

- (A) Buried effluent disposal field
- (B) Buried wastewater treatment plant
- (C) Wastewater maintenance access to treatment plant
- (D) Residential Height Restriction Area
- (E) Residential Zone - Density A (higher)
- (F) Residential Zone - Density B (lower)
- (G) Commercial Zone

| DEVELOPMENT AREAS | |
|--|----------|
| Total Development Area # | 15.38 ha |
| Residential Housing - Density A (high) | 2.27 ha |
| Residential Housing - Density B (low) | 4.64 ha |
| Commercial Zone * | 0.37 ha |
| Reserve to Vest * | 1.14 ha |
| Primary Wastewater treatment area * | 3.53 ha |
| Reserve Wastewater treatment area * | 1.77 ha |
| Landscape Buffer | 0.18 ha |
| Access & Utility Corridors | 1.44 ha |

* Areas excluded from Developable Land calculation (considering similarity of both BOP RPS and WBOPDC definitions - total developable area 8.53ha)
 # Includes primary & reserve wastewater disposal areas

- NOTES**
- Refer to staging plan and staging pre-requisites Rule 12.4.24 & Appendix 7, Section 13 of the District Plan.
 - Existing trees are only retained where practical.
 - New storm-water channel to be meandering, and new treatment pond to be terraced for maximum sediment removal to reflect discussions with Ngāti Pikiao

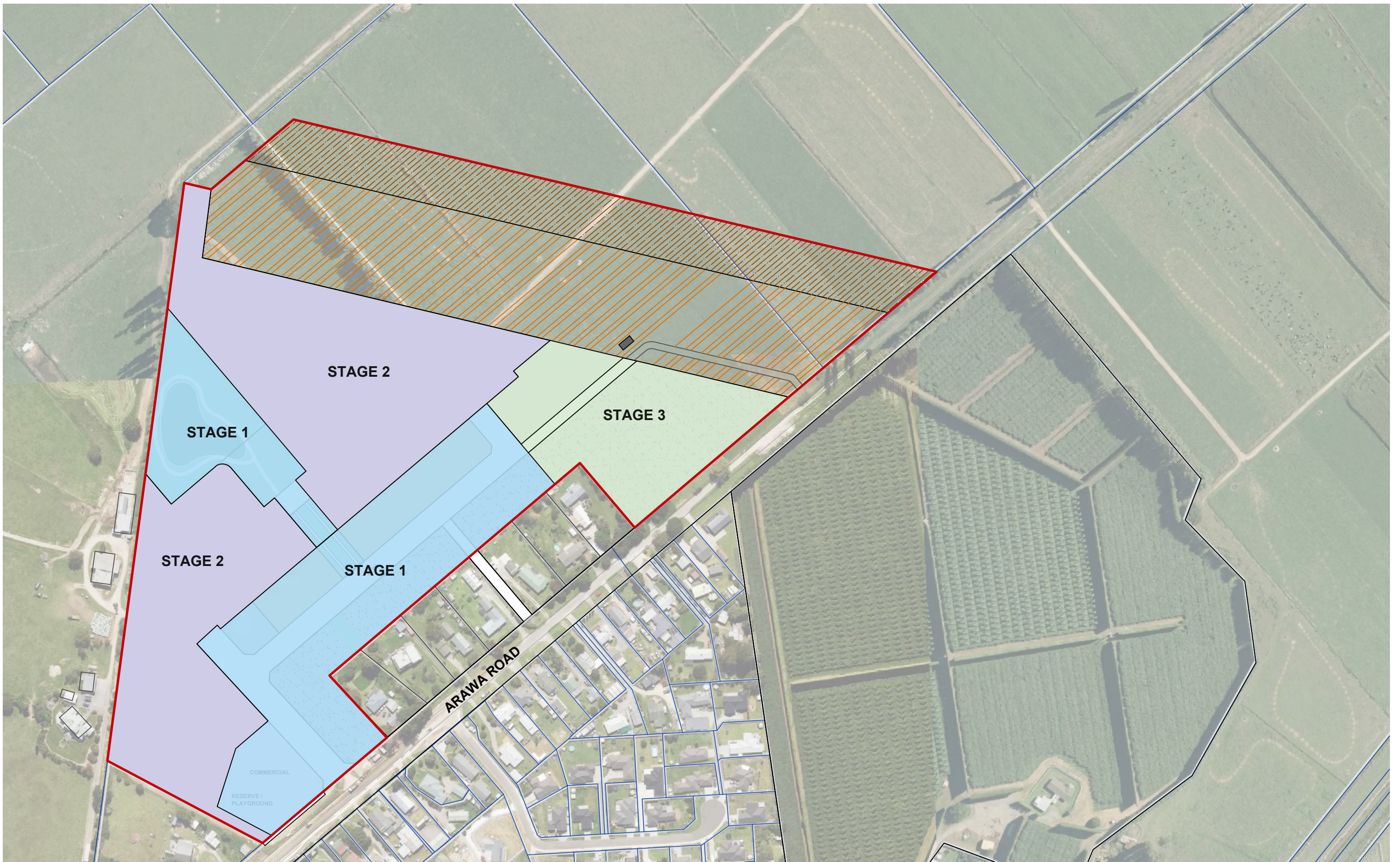
Pencarrow Estate Pongakawa - General Layout & Infrastructure

LEGEND

- Higher-Density Housing (A)
 - Lower-Density Housing (B)
 - Residential Height Restriction Area
- Shelterbelt Planting
 - Commercial
 - Development Site
 - Village Green
- Maintained Property Access
 - Overland Flowpath
 - Stormwater Swale
 - Water Supply
- Proposed Playground Area
 - Stormwater Treatment Wetland
 - Stormwater/Riparian Reserve (8m min. width)
 - Landscape Buffer (8m parallel to stream)
 - Access & Utility Corridors
- Planned Public Recreation Upgrades (path, pump trucks, playground by WBOPDC)
 - Primary Wastewater Disposal Area
 - Reserve WW Field
 - Existing Trees



Date: 12.11.2024
 Drawing : 001
 Reference: Pencarrow Estate Pongakawa
 Scale: 1:2500 at A3
 Drawn: PT
 Reviewed: VM



Pencarrow Estate Pongakawa - Staging Plans

LEGEND

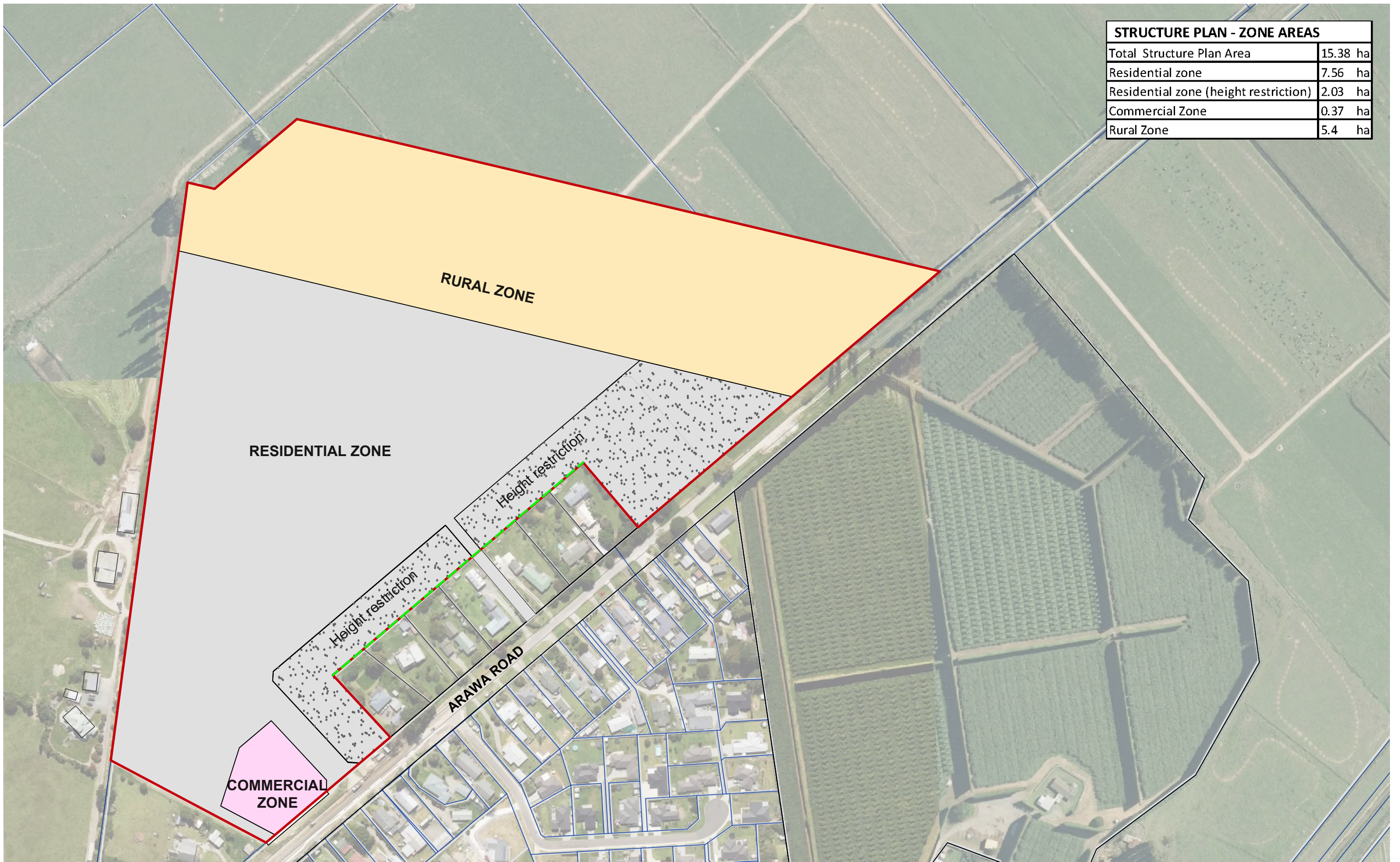
- STAGE 1 Development Area
- STAGE 2 Development Area
- STAGE 3 Development Area



Date: 12.11.2024
 Drawing : 002
 Reference: Pencarrow Estate Pongakawa
 Scale: 1:2500 at A3
 Drawn: PT
 Reviewed: VM



| STRUCTURE PLAN - ZONE AREAS | |
|---------------------------------------|----------|
| Total Structure Plan Area | 15.38 ha |
| Residential zone | 7.56 ha |
| Residential zone (height restriction) | 2.03 ha |
| Commercial Zone | 0.37 ha |
| Rural Zone | 5.4 ha |



Pencarrow Estate Pongakawa - Zoning

LEGEND

- Rural Zone
- Residential Zone
- Residential Height Restriction Area
- Commercial Zone
- Reserve to Vest
- Residential Rear Yard Boundary
- Structure Plan Area



Date: 12.11.2024
Drawing : 003
Reference: Pencarrow Estate Pongakawa
Scale: 1:2500 at A3
Drawn: PT
Reviewed: VM



- (A) Effluent disposal field with wide spaced groups of trees
- (B) Street tree area planting zone min 4sqm per tree
- (C) Boundary buffer planting - 4m wide strip provided
- (D) Boundary buffer planting - 6m wide reserve provided
- (E) Stormwater Reserve trees
- (F) Wastewater Landscaped buffer (20m wide)
- (G) Residential Rear Yard Boundary

TREES
 All trees within the proposed road reserve shall be minimum 45 litre size at the time of planting and be planted no closer than 1.5m from boundary fences or road kerbs. All other trees to be minimum 18 litre size at the time of planting. Trees to be selected from the following lists, or similar species as available at the time of planting:

Streetscape Trees - Large:

- Titoki (*Alectryon excelsus*)
- Puriri (*Vitex lucens*)
- Tarere (*Beilschmiedia taraire*)
- Kohekohe (*Dysoxylum spectabile*)

Streetscape Trees - Medium:

- Kowhai (*Sophora tetraptera*)
- Puka (*Meryta sinclairii*)
- Karaka (*Corynocarpus laevigatus*)

Other Trees - Large:

- Rewarewa (*Knightia excelsa*)
- Totara (*Podocarpus totara*)
- Kahikatea (*Dacrycarpus dacrydioides*)

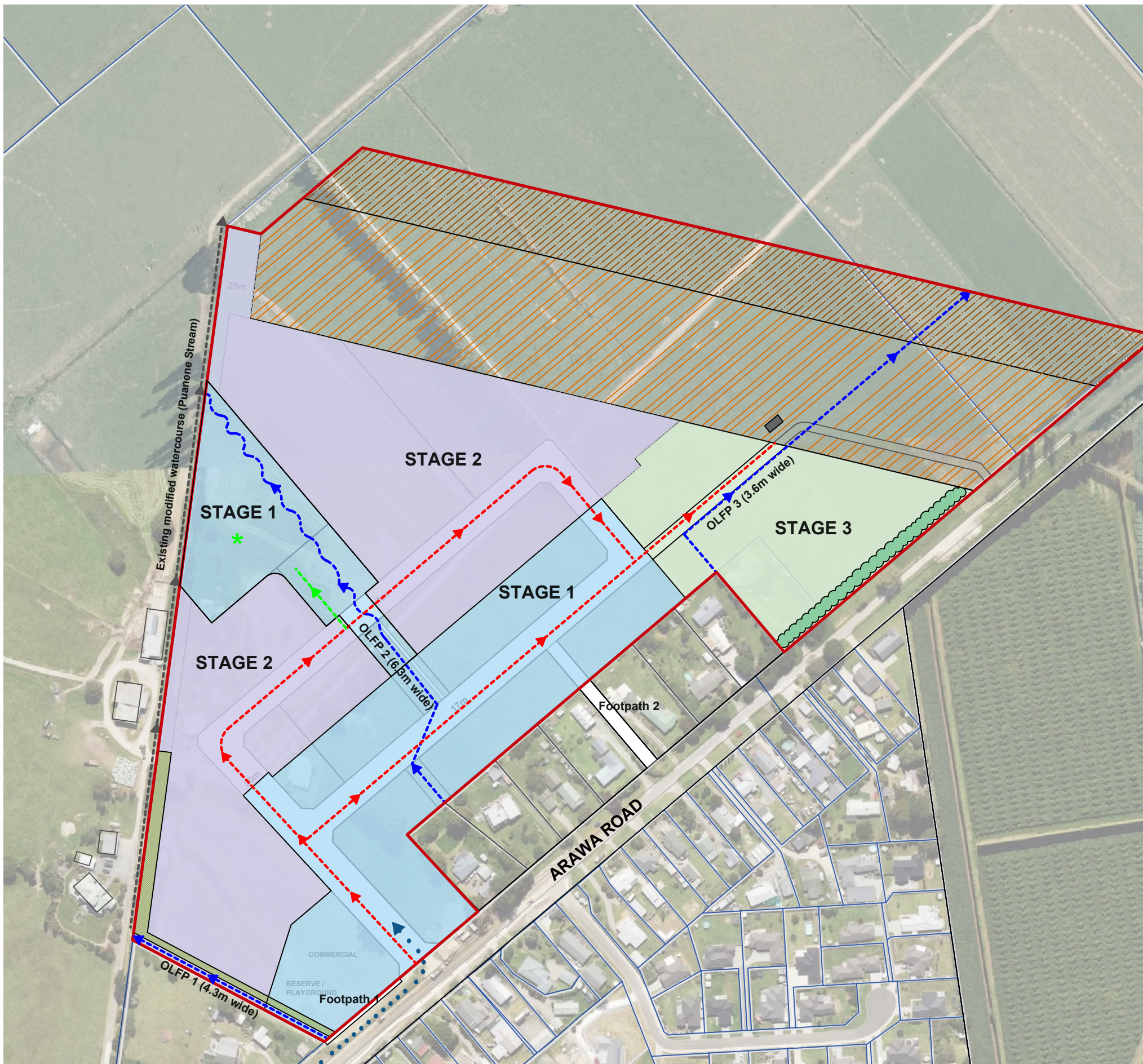
Other Trees - Medium:

- Lemonwood (*Pittosporum eugenioides*)
- Cabbage tree (*Cordyline australis*)
- Putaputawheta (*Carpodetus serratus*)

Pencarrow Estate Pongakawa - Landscaping Plan

LEGEND

| | | | | |
|-------------------------------------|----------------------|----------------------------------|---|--|
| Higher-Density Housing | Shelterbelt Planting | Riparian Planting to Stream Bank | Maintained Property Access | Access & Utility Corridors |
| Lower-Density Housing | Commercial | Existing Trees | Proposed Playground Area | Planned Public Recreation Upgrades (path, pump trucks, playground by WBOPDC) |
| Residential Height Restriction Area | Development Site | Proposed Large Trees | Stormwater Treatment Wetland | Primary Wastewater Disposal Area |
| | Village Green | Proposed Medium Trees | Stormwater / Riparian Reserve (8m min. width) | Reserve Wastewater Disposal Area |
| | | | Landscape Buffer (8m parallel to stream) | |



Pencarrow Estate Staged Infrastructure Requirements:

All to be completed to WBOPDC satisfaction through design, consenting and construction approvals. See also corresponding Pencarrow Estate Structure Plan stage pre-requisites, Chapter 12 WBOPDC District Plan, and Structure Plan drawings.

Future subdivisions to enable dwelling construction within Stages 1-3 of Pencarrow Estate Structure Plan to vest the infrastructure and accompanying land specified below with WBOPDC, unless otherwise stated.

Stage 1:

Roading and Access

- Intersection of Arawa Road and State Highway 2 to be upgraded to include left-turn deceleration lane, also to Waka Kotahi NZTA satisfaction.
- Intersection of Arawa Road and entrance into the site, and road corridor within Stage 1, to be upgraded and constructed as road suitable to vest with WBOPDC.
- Footpaths 1 and 2 to be formed. Footpath 1 fronting the commercial area as a standard concrete footpath adjacent to Arawa Road; Footpath 2 may be to an alternative standard.
- Access to, and bus stop established within Commercial zone (protected via right of way easement in gross).

Stormwater, Wastewater and Water Infrastructure

- Stormwater treatment wetland and attenuation pond and outlet to Puanene Stream drain to be formed and planted in stormwater reserve area.
- Stormwater conveyance infrastructure servicing Stage 1, installed and reticulated to the stormwater pond.
- Construction of overland flowpaths 1 and 2 and discharge points into Puanene Stream drain.
- Installation of reticulated wastewater network within Stage 1, and supporting treatment infrastructure and drip field to service Stage 1 in the wastewater field area.
- Water supply pipework installed to supply Stage 1, either from pipe upgrade at SH2 or via reservoir solution.

Landscaping, Reserves

- Tree and shrub planting along Puanene Stream bank within stormwater reserve to vest to be planted.
- Tree planting within remainder of Stage 1 to be established.

Reverse Sensitivity:

- All effluent pond infrastructure shall be re-located west of the Puanene Stream and north of the existing farm milking shed/stock pad.

Commercial Land:

- The commercially-zoned land shall be formed and available for development.

Stage 2:

Roading and Access

- New roads and footpaths within Stage 2 constructed.
- Extension of Footpath 2 through to 'Village Green' at the start of the stormwater reserve, completed.

Stormwater, Wastewater and Water Infrastructure

- Stormwater conveyance infrastructure servicing Stage 2, installed and reticulated to the stormwater pond.
- Extension of reticulated wastewater network within Stage 2 installed, and supporting treatment infrastructure and drip field to service Stages 1 and 2 installed in the wastewater field area.
- Water supply pipework extended to supply Stage 2.

Landscaping, Reserves

- Completion of landscaping to create the stormwater reserve to vest, inclusive of 'village green' seating area.
- Tree planting within remainder of Stage 2 to be established.

Reverse Sensitivity:

- Milking shall cease to occur at the existing milking shed.

Stage 3:

Roading and Access

- New roads or privateways, and footpaths, within Stage 3 constructed.

Stormwater, Wastewater and Water Infrastructure

- Stormwater conveyance infrastructure servicing Stage 3, installed and reticulated to the stormwater pond.
- Overland flowpath 3 to be constructed, utilising privateway corridor through Lot 3 to then convey water through the wastewater field with gap to be provided if necessary.
- Extension of reticulated wastewater network within Stage 2 installed, and supporting treatment infrastructure and drip field to service Stages 1 and 2 installed in the wastewater field area.
- Water supply pipework extended to supply Stage 3.

Landscaping, Reserves

- Formation of the private playground reserve within the Commercial Area as shown on the structure plan.
- Landscaping within Stage 3 boundaries established in general accordance with the structure plan landscaping plan.

Reverse Sensitivity

- Shelterbelt planting to Arawa Road frontage of Stage 3 to be planted and established.

Note:

- OLFP widths are bank to bank, based on engineering advice at plan change stage, to be refined at resource consent stage.
- Subject to revision corresponding to plan change proceedings.

Pencarrow Estate Pongakawa - Infrastructure Staging Plan

LEGEND

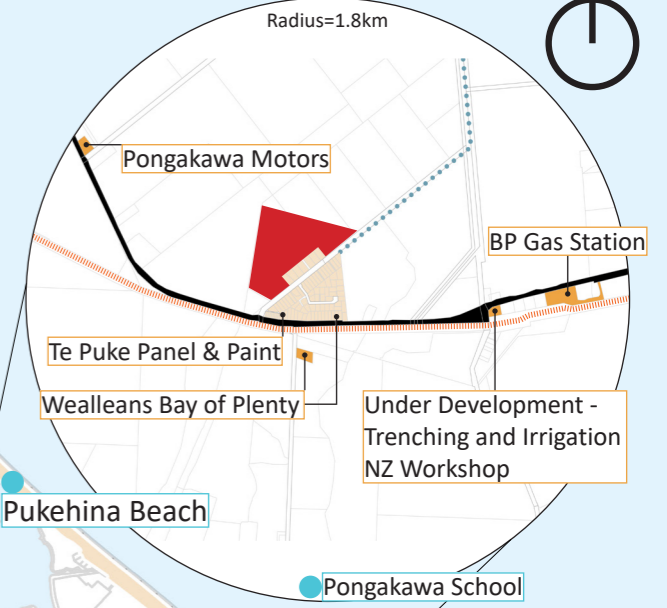
- | | | | |
|--------------------------|--------------------|--|----------------------------------|
| STAGE 1 Development Area | Overland Flowpath | Water Supply | Primary Wastewater Disposal Area |
| STAGE 2 Development Area | Stormwater Swale | Stormwater Treatment Wetland | Reserve Wastewater Disposal Area |
| STAGE 3 Development Area | Wastewater Network | Landscape Buffer - 8m parallel to stream | Access (Utility Corridor) |



Date: 12.11.2024
 Drawing : 005
 Reference: Pencarrow Estate Pongakawa
 Scale: 1:2500 at A3
 Drawn: YW
 Reviewed: VM



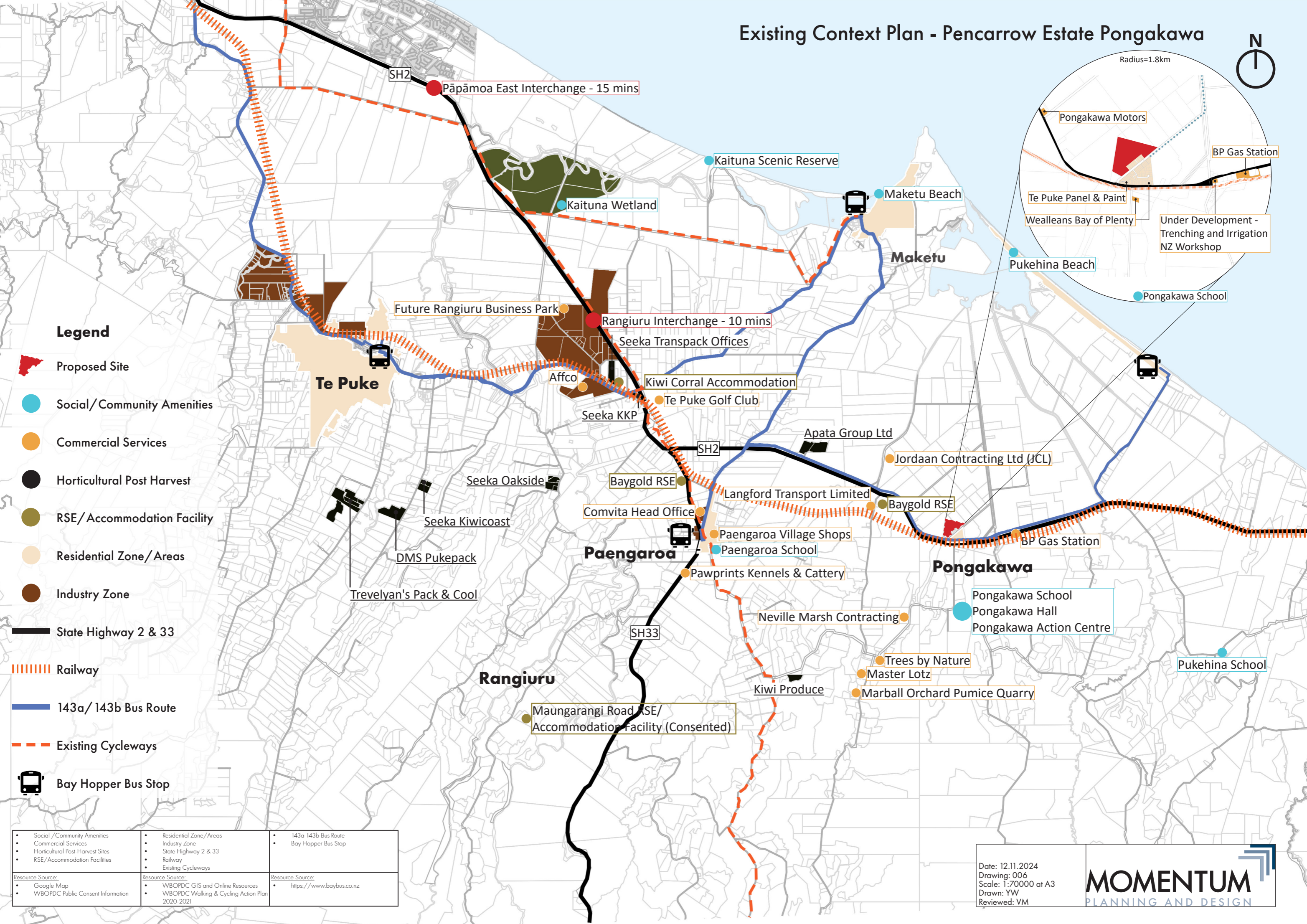
Existing Context Plan - Pencarrow Estate Pongakawa



Legend

- Proposed Site
- Social/Community Amenities
- Commercial Services
- Horticultural Post Harvest
- RSE/Accommodation Facility
- Residential Zone/Areas
- Industry Zone
- State Highway 2 & 33
- Railway
- 143a/143b Bus Route
- Existing Cycleways
- 🚌 Bay Hopper Bus Stop

| | | |
|--|--|---|
| <ul style="list-style-type: none"> • Social /Community Amenities • Commercial Services • Horticultural Post-Harvest Sites • RSE/Accommodation Facilities | <ul style="list-style-type: none"> • Residential Zone/Areas • Industry Zone • State Highway 2 & 33 • Railway • Existing Cycleways | <ul style="list-style-type: none"> • 143a/143b Bus Route • Bay Hopper Bus Stop |
| <p>Resource Source:</p> <ul style="list-style-type: none"> • Google Map • WBOPDC Public Consent Information | <p>Resource Source:</p> <ul style="list-style-type: none"> • WBOPDC GIS and Online Resources • WBOPDC Walking & Cycling Action Plan 2020-2021 | <p>Resource Source:</p> <ul style="list-style-type: none"> • https://www.baybus.co.nz |



Date: 12.11.2024
 Drawing: 006
 Scale: 1:70000 at A3
 Drawn: YW
 Reviewed: VM

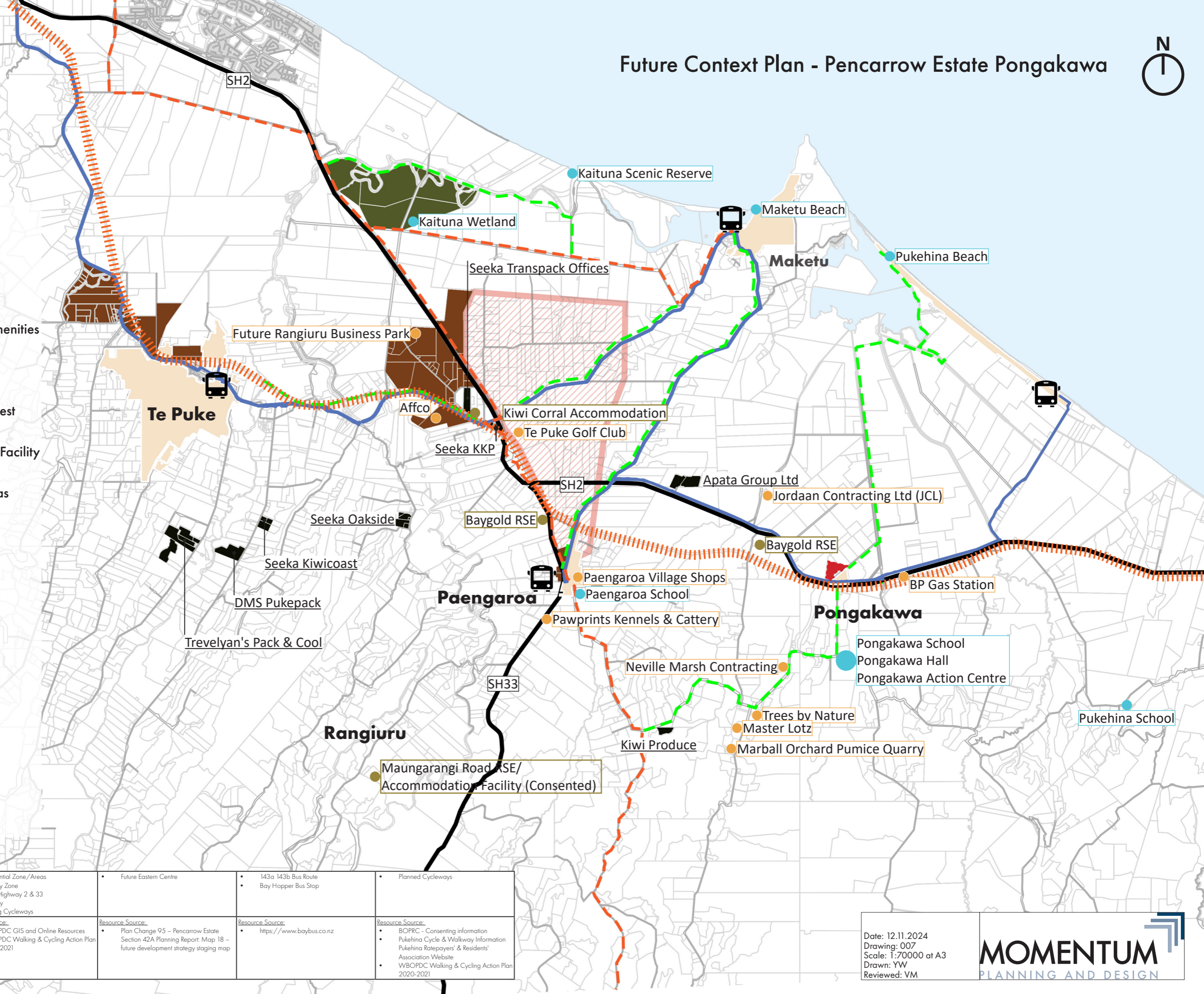


Future Context Plan - Pencarrow Estate Pongakawa



Legend

- ▲ Proposed Site
- Social/Community Amenities
- Commercial Services
- Horticultural Post Harvest
- RSE/Accommodation Facility
- Residential Zone/Areas
- Industry Zone
- Future Eastern Centre
- State Highway 2 & 33
- Railway
- 143a/143b Bus Route
- Existing Cycleways
- Planned Cycleways
- Bay Hopper Bus Stop



| | | | | |
|--|--|--|--|---|
| <ul style="list-style-type: none"> • Social /Community Amenities • Commercial Services • Horticultural Post-Harvest Sites • RSE/Accommodation Facilities | <ul style="list-style-type: none"> • Residential Zone/Areas • Industry Zone • State Highway 2 & 33 • Railway • Existing Cycleways | <ul style="list-style-type: none"> • Future Eastern Centre | <ul style="list-style-type: none"> • 143a 143b Bus Route • Bay Hopper Bus Stop | <ul style="list-style-type: none"> • Planned Cycleways |
| <p>Resource Source:</p> <ul style="list-style-type: none"> • Google Map • WBOPDC Public Consent Information | <p>Resource Source:</p> <ul style="list-style-type: none"> • WBOPDC GIS and Online Resources • WBOPDC Walking & Cycling Action Plan 2020-2021 | <p>Resource Source:</p> <ul style="list-style-type: none"> • Plan Change 95 – Pencarrow Estate Section 42A Planning Report: Map 18 – future development strategy staging map | <p>Resource Source:</p> <ul style="list-style-type: none"> • https://www.baybus.co.nz | <p>Resource Source:</p> <ul style="list-style-type: none"> • BOPRC - Consenting Information • Pukehina Cycle & Walkway Information Pukehina Ratepayers' & Residents' Association Website • WBOPDC Walking & Cycling Action Plan 2020-2021 |

Orchard Conversion - East of Te Puke

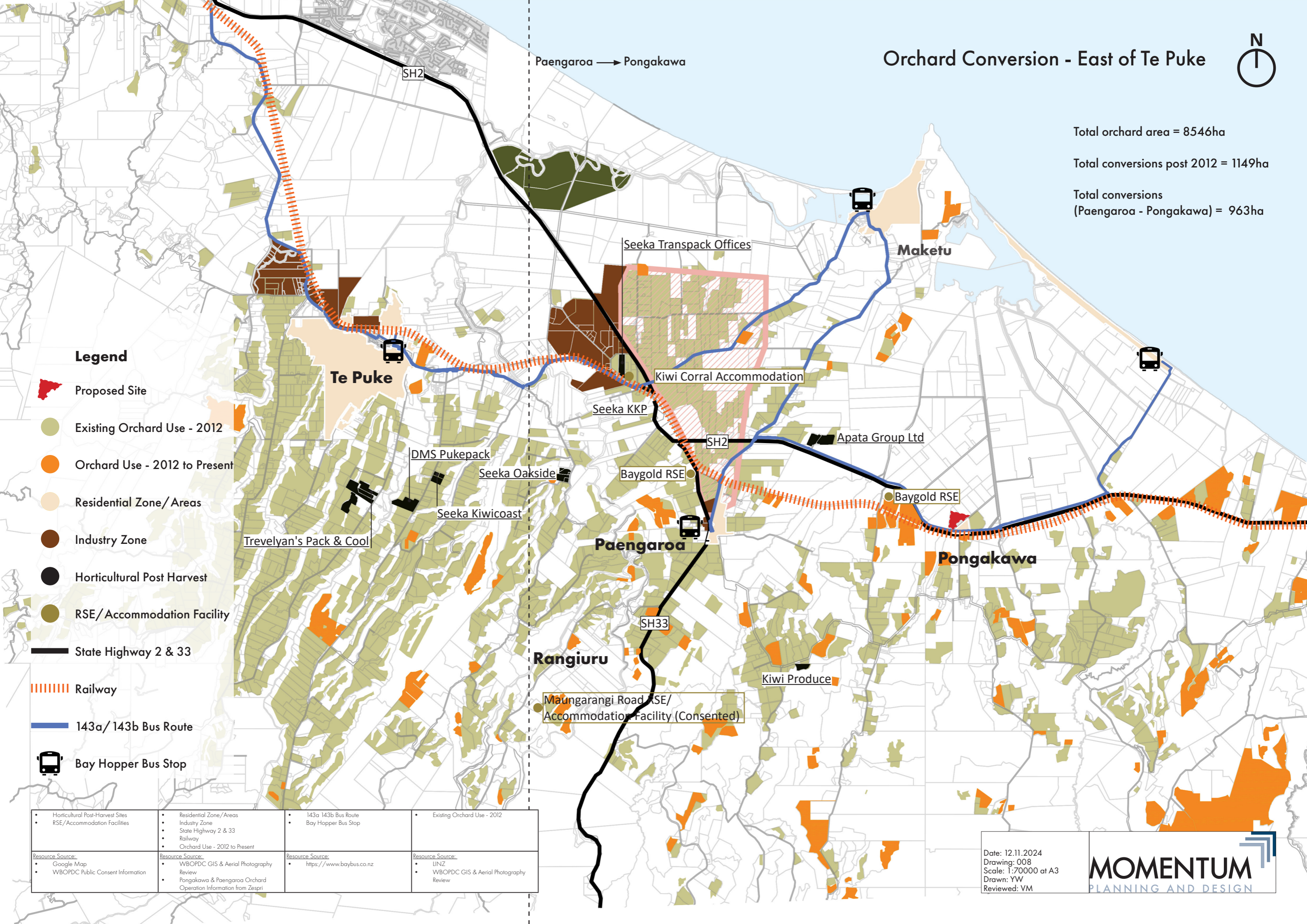


Total orchard area = 8546ha
 Total conversions post 2012 = 1149ha
 Total conversions (Paengaroa - Pongakawa) = 963ha

Legend

- Proposed Site
- Existing Orchard Use - 2012
- Orchard Use - 2012 to Present
- Residential Zone/ Areas
- Industry Zone
- Horticultural Post Harvest
- RSE/ Accommodation Facility
- State Highway 2 & 33
- Railway
- 143a/ 143b Bus Route
- Bay Hopper Bus Stop

| | | | |
|---|--|---|---|
| <ul style="list-style-type: none"> • Horticultural Post-Harvest Sites • RSE/ Accommodation Facilities | <ul style="list-style-type: none"> • Residential Zone/ Areas • Industry Zone • State Highway 2 & 33 • Railway • Orchard Use - 2012 to Present | <ul style="list-style-type: none"> • 143a/ 143b Bus Route • Bay Hopper Bus Stop | <ul style="list-style-type: none"> • Existing Orchard Use - 2012 |
| Resource Source: • Google Map • WBOPDC Public Consent Information | Resource Source: • WBOPDC GIS & Aerial Photography Review • Pongakawa & Paengaroa Orchard Operation Information from Zespri | Resource Source: • https://www.baybus.co.nz | Resource Source: • LINZ • WBOPDC GIS & Aerial Photography Review |



Date: 12.11.2024
 Drawing: 008
 Scale: 1:70000 at A3
 Drawn: YW
 Reviewed: VM

