

54.7 EAST FIELDS STRUCTURE PLAN AREA

54.7.1 DESCRIPTION OF AREA

The East Fields Structure Plan Area (see District Plan Map 58 and Diagram 54.B), comprising approximately 20 hectares, lies on the northern periphery of Pukekohe, fronting Paerata Road (State Highway 22). The land is currently in pastoral use. The site is dissected by two northeasterly trending gully systems formed by tributaries of the Whangapouri Stream. These gully systems provide opportunities for natural heritage enhancement through re-vegetation and form the basis of the stormwater drainage system. Some native trees on the watershed between the gully systems warrant retention.

The Structure Plan Area is bounded to the south by existing residential development; to the west by pastoral and horticultural activities and to the north by rural-residential properties on land zoned Rural. Paerata Road (State Highway 22) forms the eastern boundary.

54.7.2 KEY RESOURCE MANAGEMENT ISSUES

- **Amenity**

The East Fields Structure Plan Area lies on the urban fringe at the northern approach to Pukekohe along State Highway 22. Its development offers scope to enhance the approaches to the town as well as safeguarding the amenities of adjoining residential and rural-residential neighbours.

- **Urban Fringe Interface**

The development of the Structure Plan area needs to take account of existing rural properties on the western boundary, particularly horticultural land-uses, and also to minimize the impact on the existing rural-residential lifestyle to the north. The interface should provide a visual transition from the more closely developed residential development on the remainder of the Plan Change site to the rural/rural-residential activities beyond the site, retaining some rural character in the relationship of buildings to open space. It should also seek to protect new residents from the adverse effects of rural activities and minimise potential reverse sensitivity issues with regard to existing rural activities.

- **Stormwater Drainage**

Careful consideration needs to be given to the design of the stormwater drainage system to maximise the amenity value of the gullies and ensure that recharge to the underlying aquifers can continue to occur.

54.7.3 OBJECTIVE AND POLICIES-EAST FIELDS

Objective:

To provide for the sustainable management of the future peripheral growth of Pukekohe to the north.

Policies:

1. That a suitable transition or buffer is achieved between 'town' and 'country' along the western and northern boundaries of the Structure Plan area, including provision for lower density development and the retention and protection of key hedge systems.
2. That all subdivision and development be undertaken using a "minimum earthworks" approach including the avoidance of modifying natural water courses (except for stipulated stormwater management purposes), bulk land re-contouring and the location of roads in gullies.

3. That existing riparian vegetation be retained (except for pest plants) and other riparian areas re-vegetated, using locally sourced native plants, to enhance water quality, lower storm flows through natural detention and enhance natural heritage values.
4. That in the area of low density residential development along the western and northern boundaries of the site, as identified on Diagram 54.B, minimum lot size shall be 1500m² and there shall be only one dwelling house per lot.
5. That the shelterbelt along the property currently used for horticultural purposes to the west of the Structure Plan Area (as identified in Diagram 54.B), be retained and protected into the future.
6. That the group of native trees located on the watershed between the gully systems and identified in Diagram 54.B be retained and protected into the future.
7. That the form of development within the Structure Plan Area be designed to:
 - promote convenient access to public passenger transport;
 - encourage pedestrian and cycle access through the area and to schools and community focal points in adjacent areas;
 - maximise the use of solar energy (through lot orientation);
 - promote a sense of place and identity;
 - respond to the natural attributes of the landform and landscape.
8. That public open space be identified and obtained within the Structure Plan Area as part of the subdivision consent process with the aims of:
 - providing for the recreational needs of the Structure Plan Area and adjoining residential areas;
 - enhancing the natural heritage values of the Structure Plan Area as identified in Diagram 54.B;
 - enhancing the visual quality of the northern approaches to Pukekohe.
9. That provision be made in the design of the stormwater management system to ensure that recharge can be maintained to the underlying aquifer system.

Methods of Implementation of Policies:

1. Zoning for Residential activities;
2. Subdivision consent applications assessed under Rules 26.5 and 26.6 and Part 54.7;
3. Utilising the Auckland Regional Council's Technical Publication Number 124, "Low Impact Design Manual for the Auckland Region" in subdivision design;
4. Restrictive covenants for riparian re-vegetation, bush and hedge protection and such other matters as are appropriate (such as Consent Notices);
5. Financial contributions for public infrastructure and public open space;
6. That long-term programmes for the protection and maintenance of riparian areas and existing areas of native trees be put in place (e.g. programmes for weed and pest control, re-vegetation using locally sourced native plant species and maintenance plantings) via appropriate methods such as monitoring conditions on consents and covenants or consent notices. In preparing such programmes, regard shall be had to the Auckland Regional Council Technical Publication 148, 'Riparian Zone Management, Strategy for the Auckland Region and Planting Guide'.

Reasons and Explanations for Objective, Policies and Methods:

The Structure Plan Area forms an important approach to Pukekohe from the north along State Highway 22. The objectives, policies and methods are intended to address the key resource management issues identified in Part 54.7.2 of the District Plan above.

Anticipated Results:

- Sustainable management of the peripheral expansion of Pukekohe to the north.

54.7.4 REQUIREMENTS FOR SUBDIVISION AND LAND USE**54.7.4.1 Discretionary Applications**

1. Notwithstanding the provisions of Rule 26, all subdivision applications within the East Fields Structure Plan Area will be processed as Discretionary applications, to enable a full assessment against the Objective, Policies and specific provisions of Part 54.7 of the District Plan.
2. However, subdivision within the East Fields Structure Plan Area is also subject to the requirements of Rules 26.5 and 26.6 to the extent that clause 1 above does not address any aspect of development within the Structure Plan Area.

54.7.4.2 Lot Sizes

Within the part of the Structure Plan Area identified for low-density residential development in Diagram 54.B the minimum lot size shall be 1500m².

54.7.4.3 Number of Dwellinghouses Per Lot

Within the part of the Structure Plan Area identified for low density residential development in Diagram 54.B there shall be no more than one dwellinghouse per lot.

54.7.4.4 Consent Notices

1. Within the part of the Structure Plan Area identified for low density residential development in Diagram 54.B, as a condition of subdivision consent, restrictive covenants (or such other mechanism as Council deems appropriate) shall be imposed by way of consent notices to prevent further subdivision below 1500m²; provided, however, that Council reserves the right to continue to process all future subdivision as a Discretionary activity, as an alternative to 'covenants', if appropriate, in order that public notification is possible and any subdivision can be assessed on its merits.
2. Consent notices shall also be used as appropriate to achieve other elements of policy including hedge protection, riparian re-vegetation, stormwater management, tree protection and pedestrian and cycle access.

54.7.4.5 Roading

The proposed roading layout must be consistent with Diagram 54.B.

54.7.4.6 Stormwater Management

1. Consent shall not be granted for urban subdivision within the East Fields Structure Plan Area until a modification or variation to the comprehensive stormwater discharge permit covering the Area has been obtained from the Auckland Regional Council. Subdivision and development shall comply with the conditions of the modified or varied comprehensive discharge permit.

2. Subject to the outcome of the above discharge consent, the following aspects are expected to be an integral part of the stormwater management plan:
- Watercourses will remain open and enhanced for stormwater treatment and disposal purposes
 - On-site stormwater detention will also be required (as is now typically the case with subdivisions in Franklin) unless either the stormwater discharge consent (from Auckland Regional Council) stipulates otherwise or some other integrated solution is approved (perhaps involving consent notices on new titles).
 - Protection of the quantity and quality of groundwater recharge.
 - Fencing and screening at the junction of the gully systems with adjacent properties outside the site boundary to ensure adequate privacy and security.
 - A pond (or ponds) as shown on Structure Plan Diagram 54.B to be created in each of the two gully systems to improve stormwater quality, for flood management purposes and as landscape amenity features. The ponds to be designed to achieve a 75% removal rate for sediments.
 - Throttling of stormwater flows through the culverts under State Highway 22.
 - Application of maximum water levels to any lots created on subdivision where flooding is a possibility so that titles can be noted as having potential inundation to a given level.
 - A vegetated stormwater swale and associated footpath to be provided from the head of the cul-de-sac serving the southern part of the site to the southern gully system.
 - Buildings, driveways, paving and other impermeable surfaces to cover no more than 35% of the total site area of any individual allotment created in the Structure Plan Area.
 - Riparian margins of 20m minimum width, centred on the channels, are required to be provided for all open watercourses as shown on Structure Plan Diagram 54.B. Flow channels within these areas should be modified and channel landscaping provided where necessary to achieve flow rates. Within these margins, modifications will be allowed to contain free flowing water. The extent of the riparian margins upstream is proposed to be the flow that could be contained within a 600mm pipe on the same grade.
 - At the time of submission of the first subdivision application relating to the Plan Change site, a planting plan for the riparian margins of the northern and southern gully systems, as identified in Structure Plan Diagram 54.B, shall be submitted for Council approval. Any subdivision consent will have conditions attached to ensure that these areas are fully developed, that new plantings will be nurtured to maturity and that the areas will be maintained in perpetuity.

54.7.4.7 Wastewater Disposal

All lots within the East Fields Structure Plan Area shall be connected to the Pukekohe sewerage system.

54.7.4.8 Water Supply

All lots within the East Fields Structure Plan Area shall be connected to the Pukekohe water supply system.

54.7.4.9 Financial Contributions

1. The specified financial contribution provisions set out below shall apply in place of the equivalent provisions of Part 10 of this District Plan, but in all other respects the provisions of Part 10 apply.
2. **Water Supply**
Notwithstanding the provisions of Rule 10.2.7(a) and Schedule 10.3.3 of this District Plan, for every new allotment able to be connected to the public water supply system, the contribution shall be the sum of \$1954 plus tax for share of the cost of buy-in and upgrading the trunk water supply system. This figure shall be indexed to the Consumers Price Index (CPI) with effect from the date of adoption of this Plan Change by Franklin District Council and adjusted annually at 1 July based on the preceding year's CPI adjustment as measured over the preceding twelve (12) months to the end of the June quarter.

Note (Not Part of the District Plan): The CPI is published monthly by Statistics New Zealand in 'Key Statistics'. The relevant figure appears in the 'All Groups' column. The CPI is also available on the Statistics New Zealand web-site www.stats.govt.nz.

3. **Wastewater Disposal**
Notwithstanding the provisions of Rule 10.2.8 (a) and Schedule 10.3.4 of this District Plan, for every new allotment connected to the public wastewater disposal system, the contribution shall be the sum of \$2286 plus tax for share of the cost of buy-in and upgrading the trunk wastewater disposal system. This figure shall be indexed to the Consumers Price Index (CPI) with effect from the date of adoption of this Plan Change by Franklin District Council and adjusted annually at 1 July based on the preceding year's CPI adjustment as measured over the preceding twelve (12) months to the end of the June quarter.

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54.7.4.10 Reserve Provision

1. A recreation reserve shall be provided in the southeast corner of the site as shown on Structure Plan Diagram 54.B. The minimum land area permitted to be taken for reserve purposes under the operative District Plan (100m² per lot) shall be required.
2. No later than at the time of the first subdivision application in the East Fields Structure Plan Area, a reserve development plan shall be prepared by the developer for approval by the Council, setting out the designs and costs of all public development works. This plan shall contribute to the calculation of the contribution for local reserves land set out in the District Plan.

54.7.4.11 Gully/Watercourse Crossings

Access across the gully/watercourse systems formed by the Whangapouri Stream tributaries shall be by way of appropriately designed footbridges only and shall not involve piping or culverting of the waterways. Any existing culverts or pipe systems in these waterways shall be removed when development takes place. (Note: Care must be taken, in carrying out any works under this provision, to ensure that existing wetlands are not adversely affected.)

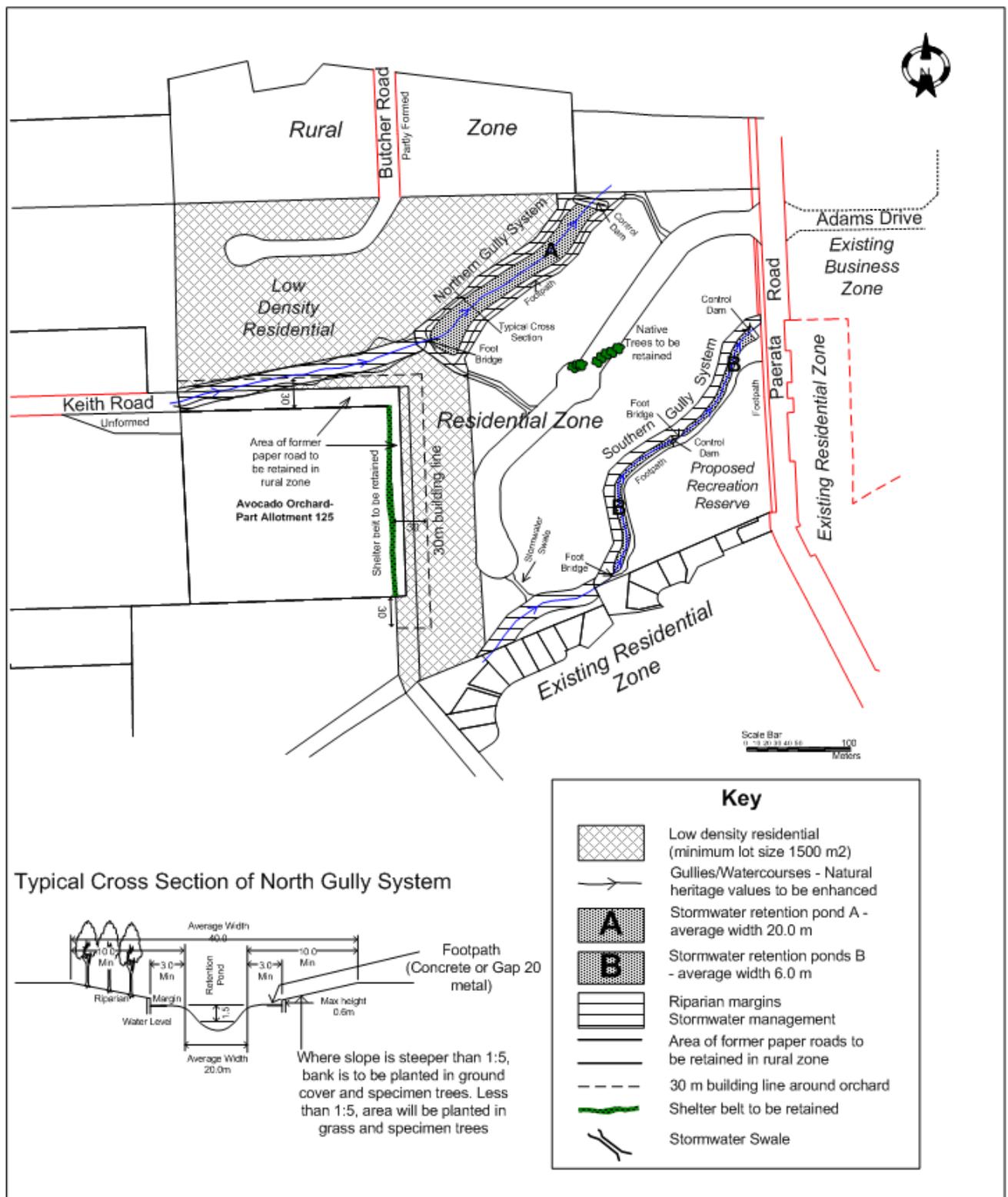
54.7.4.12 Building Line

No part of any building shall extend beyond a building line situated 30m from and parallel to, the boundary of the existing avocado orchard located on Part Allotment 125 Section 2 Parish of Pukekohe.

54.7.4.13 Building Platforms

Within the part of the Structure Plan Area identified for low density residential development and lying north of the northern tributary to the Whangapouri Stream, all subdivision plans shall identify building platforms on each proposed allotment and be accompanied by a geotechnical report, to enable specific consideration to be given to potential erosion and sedimentation problems and their mitigation, on the steep land bordering the gully system, at an early stage in the development process.

DIAGRAM 54.B: EAST FIELDS STRUCTURE PLAN AREA



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