

## 54.9 PATUMAHOE AND PATUMAHOE HILL STRUCTURE PLAN AREAS

The Patumahoe settlement includes two structure plan areas; the Patumahoe Structure Plan Area and the Patumahoe Hill Structure Plan Area.

The Patumahoe Structure Plan Area (PSPA) (Plan Map 55 and Diagram 54.D(I)), comprising approximately 25 hectares, is located on the north-eastern periphery of the Patumahoe settlement. It is bounded to the east by Woodhouse Road, on the opposite side of which is existing residential development, to the south and west by existing residential and some commercial/industrial development, and to the north by horticultural and pastoral activity.

The Patumahoe Structure Plan Area is bisected by an open watercourse that drains in a north-westerly direction and discharges into the headwaters of the Taihiki River. A second, less significant watercourse also drains in a north-westerly direction along the rear boundaries of the existing residential development on Kingseat Road. The eastern half of the Structure Plan Area has been cultivated for market gardening purposes, while the western half is used for rural-residential purposes (plastichouse and some pastoral activity).

The Patumahoe Hill Structure Plan Area (PHSPA) (Plan Map 55 and Diagram 54.D(II)), comprising approximately 9.93 hectares, is located on the western periphery of the Patumahoe settlement and encompasses the north eastern portion of a 21.3 hectare block of land. It is generally rectangular in shape and is bounded by Mauku Road to the south east, Kingseat Road to the north east, Day Road to the north west, and to the south west by land used for market gardening. The south western boundary of the PHSPA is defined by the Patumahoe Stormwater Catchment Boundary.

The topography of the PHSPA is characterised by a regularly shaped hillock that is formed by a weathered volcanic cone, with the PHSPA located on the eastern flank of this elevated area. The land has been used for the cultivation of a range of vegetable crops and contains two dwellings and several farm accessory buildings located relatively centrally. There is also a separate rural residential title supporting a single dwelling located centrally in the area.

Development is required to conform in the first instance with the provisions of the Patumahoe Structure Plan and Patumahoe Hill Structure Plan Areas, but other requirements of the District Plan will also apply as indicated within part 54.9. In the event of any conflict between the provisions in 54.9 and other applicable provisions of the District Plan, the provisions in 54.9 take precedence.

### 54.9.1 RESOURCE MANAGEMENT ISSUES

#### 1. Amenity

Patumahoe is a small urban settlement within Franklin's rural area. The settlement has high amenity value because of its rural setting, compact urban form and "village" scale. If not sustainably managed, peripheral urban growth will detract from Patumahoe's amenity value.

#### 2. Infrastructure and Servicing

Stormwater runoff from further urban development must be managed in terms of both 'quantity' (flood avoidance) and 'quality' (downstream water quality) objectives (or outcomes). If the availability and capacity of the stormwater network is not adequately addressed then peripheral urban growth will have an adverse effect on infrastructure and financial resources, as well as on the natural environment.

The PHSPA is contained within the boundaries of the Patumahoe Catchment, for which an existing network discharge consent (NDC) is in place for Patumahoe (permit 25137). Urban development of the PHSPA involves an extension to the Council operated stormwater management network in Patumahoe, adding approximately 9.93 hectares of land to the existing serviced 70 hectares. This requires a variation to this permit.

The application made to vary the Patumahoe NDC has taken account of the strategic objectives and management options identified within the Patumahoe ICMP and NDC. Accordingly the proposed management approach/options for the PHSPA integrate with and complement the existing management approach, and align with the Best Practicable Option for the Patumahoe catchment. This includes use of the Main Wetland (identified in the ICMP and shown on Diagram 54.D(I)) for attenuation and quality treatment of stormwater generated from the eastern part of the PHSPA. Two stormwater options to contribute to addressing stormwater quality and quantity have been identified for the western part of the PHSPA, both of which are technically feasible. These are (1) use of an enlarged Western Wetland sited within the existing PSPA (identified in the ICMP and shown on Diagram 54.D(I)) or (2) construction of a new wetland on the PHSPA, located near the intersection of Kingseat and Day Roads, as shown in Diagram 54.D(II).

The capacity of the Patumahoe wastewater reticulation system is sufficient to manage full development of both the PSPA and the PHSPA. However a further upgrade to the pump station will be required if additional development occurs in the future that is currently unanticipated by the PSPA and the PHSPA. In this regard, Council records that the position of tangata whenua (Tainui) is that effluent must be reticulated where residential development occurs in the locality of an existing sewerage system.

Potable water is currently sourced from the local Kaawa Waitemata Aquifer and reticulated to the urban area of Patumahoe. The Kaawa Waitemata Aquifer is an important source of water supplies for domestic, commercial and agricultural uses in the area. Efficient use and conservation measures can ensure the groundwater resource is accessible on a sustainable basis to the greatest number of potential users. Watercare Services Limited has recently advanced the Southern Supply (Water) Main project. A number of Franklin communities will be supplied with treated water from the metropolitan supply as a result of the southern supply main project (i.e. rather than the existing groundwater from the Kaawa Aquifer source). Patumahoe is expected to be connected from mid-2014 and this will include all future development within the urban area of Patumahoe.

### **3. Accessibility and Connectivity**

Pedestrian and cycle movement within Patumahoe is constrained by the lack of connections between streets. Historic development tended to follow existing streets, resulting in several separate ribbons of development radiating out from a commercial area. Notwithstanding the constraints of topography, terrain and historic development patterns, a village the size of Patumahoe is potentially well-suited for walking and cycling between home and local shops and other services and community facilities. To take full advantage of the potential benefits of enabling cycle and pedestrian movement within Patumahoe Village, it will be important to ensure future development provides a well connected pedestrian, cycle, and road network.

### **4. Conflict between Residential and Rural Activities**

Patumahoe settlement is surrounded by a high proportion of high quality soils that support a range of productive rural activities, including horticulture. The surrounding horticulture in particular presents challenges in terms of the potential for reverse sensitivity, especially in relation to noise, odour and spray drift. If not appropriately managed conflicts will arise between the horticultural activities and residential activities within the structure plan areas, and this would result in a reduction in the amenity values on specific residential sites, and potential constraints on the efficient operation of the horticultural activities.

## 54.9.2 OBJECTIVES AND POLICIES

In addition to such other objectives and policies of this District Plan as are applicable, the following specific objectives and policies apply to the Patumahoe and Patumahoe Hill Structure Plan Areas.

### 54.9.2.1 Objective - Amenity

To maintain and enhance Patumahoe's amenity values while enabling growth through subdivision and development that provides a high standard of amenity, safety and convenience and contributes to a positive sense of place and identity.

#### Policies

1. That a suitable transition or buffer is achieved between "town" and "country" at the northern boundary of the PSPA and south western boundary of the PHSPA, so as to reinforce the integration of the areas with the village in a visual sense, and provide a measure of protection from the effects of typical rural land uses on the adjacent rural land (such as noise, dust and sprays); that the subdivider give consideration to the retention of the existing trees on the northern boundary of the PSPA.
2. Optimising the number of dwelling houses able to be developed within the Structure Plan Areas, thereby making efficient use of the land and infrastructural resources, while achieving an overall pattern and intensity of development compatible with Patumahoe's rural character and 'identity'.
3. That provision be made for a range of lot sizes, catering for different lifestyle choices, while maintaining/achieving a compact, concentric, urban form that reinforces the "village" scale and development pattern of Patumahoe.
4. That for the PHSPA; residential subdivision and development should be of a type and design that will achieve a high standard of amenity, safety and convenience for residents, pedestrians, and vehicles, contribute to a positive sense of place and identity, and maintain elements of an open spacious character throughout the structure plan areas. Key elements of urban form which are likely to contribute to achieving this policy within the Patumahoe Hill Structure Plan Area in particular are:

#### Subdivision Design

- a) A connected road, reserve and access network, providing direct footpaths, cycle routes and vehicular access to the facilities of the Patumahoe Village Business Centre, and connectivity throughout the Village Zone, in general accordance with the Active Mode Network in Diagram 54.D(II).
- b) Innovative residential street design in terms of widths, traffic calming measures and provision of hard and soft landscaping in keeping with or enhancing village character.
- c) Quality public open spaces which generally abut streets rather than residential sections and thus provide opportunities for passive surveillance and public amenity.

#### Residential Development

- a) Generally lower density residential development, with more intensive residential development located where its visual scale and extent is mitigated by good design and where:

- It maximises opportunities for residents to enjoy easy walking or cycling access to the Patumahoe Village Business Centre; and
  - It is located adjacent to or opposite public open space, and/or
  - It is designed and located such that it will not significantly compromise the generally lower density character of Patumahoe.
- b) Residential building and site development that directly addresses the street and public realm through appropriate building bulk and location, as well as appropriate landscape design at the public/private interface.
- c) Residential development that achieves good on-site amenity in terms of privacy, sunlight and daylight access, and appropriate design of private outdoor living areas.
5. That for the PSPA; the overall pattern and design of residential, open space, and infrastructural development enhances the landscape amenity and recreational values associated with the principal watercourse running through the Structure Plan Area (including the bush gully/waterfall area at the north western corner of the area).
6. That the public reserve areas and the covenanted (amenity/buffer) areas be brought to a fully developed state at an early stage in the process of the PSPA and PHSPA being used for residential activities, through the combined efforts of both the Council and the subdividers.
7. The design standards applied to development within the PSPA and PHSPA for roads, open spaces, accessways and cycle ways reflects the rural village context of Patumahoe, and in particular for the PHSPA is generally consistent with Diagrams 54D(II) through 54D(VIII) inclusive.
8. That for the PHSPA; in this relatively elevated structure plan area, specific design standards be applied to ensure that visual and amenity effects are appropriately avoided, remedied or mitigated.

#### **Methods of Implementation of Policies**

- 1-9: Development is required to conform in the first instance with the provisions of the Patumahoe Structure Plan and Patumahoe Hill Structure Plan, but other requirements of the District Plan will also give effect to these policies where applicable and appropriate.

#### ***Reasons and Explanation for Objective, Policies and Methods***

*Patumahoe has a particular character and sense of community, because of its rural setting and the "village" scale and development pattern of the settlement. If urban growth does not occur in a co-ordinated and sustainable way it will detract from those attributes of the settlement that the community values and this would result in a loss of amenity value. Structure planning provides for a form of growth that recognises and reinforces the particular attributes that contribute to Patumahoe's identity and amenity values.*

#### **Anticipated Results**

- A compact, concentric, urban form that enhances, integrates with, and reinforces the rural character and the 'village' scale of Patumahoe.

### 54.9.2.2 Objective – Infrastructure and Servicing

To avoid, remedy or mitigate the adverse effects of urban growth on infrastructure and the financial resources of the community, as well as on the natural environment, and to efficiently and effectively provide infrastructure and services to the structure plan areas.

#### Policies

1. The form, scale and rate of residential development shall recognise the current limitations of and the implications for the capacities of network utilities (particularly water and sewerage) and the need to avoid any costs falling unfairly on existing ratepayers.
2. All lots within the Structure Plan areas are to be connected efficiently and cost-effectively to the existing public sewerage and water supply networks in Patumahoe, and the Council may enter into such arrangements as are appropriate with any developer to ensure this happens in a timely manner.
3. For the PHSPA; the use of water harvesting (i.e. roof water collection tanks) for non-potable uses for individual dwellings will be required as a means of achieving stormwater management objectives and to promote water conservation and efficiency.
4. Low impact stormwater management techniques will be integrated into the design of the stormwater network in the area and stormwater management will occur in accordance with the Patumahoe Integrated Catchment Management Plan and associated Stormwater Network Discharge Consent.
5. Subdividers will be required to pay any extraordinary costs associated with obtaining any 'growth related' stormwater discharge, water take or wastewater discharge consents in advance of the normal programme for securing such consents.
6. Subdividers will be expected to work with Council to ensure development or financial contributions are fairly and reasonably payable by them to address the costs of growth (their developments are giving rise to) and Council may make payments to remit (or amend the basis for calculating) the contributions after consideration of all relevant facts at the time of subdivision consent. In considering remissions, Council shall recognise the costs associated with establishing the Stormwater Network, including the Main Wetland and Main Drain, and the relative benefit derived from land within the catchment.

#### **Explanatory Text**

*The Council cannot levy Financial Contributions in relation to reticulated public water and wastewater systems. Rather these costs are calculated and applied as an Infrastructure Growth Charge.*

#### **Methods of Implementation of Policies**

- 1-6: Development is required to conform in the first instance with the provisions of the Patumahoe Structure Plan and Patumahoe Hill Structure Plan, but other requirements of the District Plan will also give effect to these policies where applicable and appropriate.

### **Reasons and Explanation for Objective, Policies and Methods**

*If network utilities do not have sufficient capacity to accommodate urban growth then further development will result in adverse effects on the environment.*

*Structure planning provides for a form and scale of growth that can be adequately serviced without adversely affecting environmental quality or people's health and safety, or compromising other desirable outcomes such as achieving an appropriate yield of lots/houses from a given land area and achieving the efficient and sustainable use of water resources. It provides a focus for the co-ordinated, timely and economic provision of services, that avoids any unfair impacts on existing users (ratepayers).*

### **Anticipated Results**

- Avoidance of adverse effects on infrastructure resources, the natural environment, people's health and safety, and the general wellbeing of the ratepayer community.

#### **54.9.2.3 Objective - Accessibility and Connectivity**

To develop an efficient and effective road network within the structure plan areas and enable the use of alternative modes of transport (e.g. walking or cycling) for local journeys within the Patumahoe settlement.

### **Policies**

1. The overall pattern of roading is to be efficient in terms of its use of land but also integrated and 'seamless' across properties and with the other structural components (e.g. reserves).
2. With regard to the layout of new roads; that a high degree of convenient and safe access to local destinations is achieved while discouraging through traffic.
3. A safe and amenable pedestrian and cycle network is to be created along public road frontages of the PHSPA (Kingseat Road, Mauku Road and Day Road) by restricting vehicle access to private properties from these road frontages where appropriate.
4. A pedestrian/cycle network is to be developed in accordance with the PHSPA Map (Diagram 54.D(II)), and the indicative design drawings in Diagrams 54D(III) through 54D(V) inclusive.
5. That the pattern of development, including roads, open spaces and accessways, maximises pedestrian accessibility to the existing village centre, including the location of the more intensive residential developments generally within easy walking distance of the village centre.
6. That a pedestrian bridge is established across the watercourse within the PSPA.
7. That a publicly accessible pedestrian path/equestrian trail be established within the buffer along the south western boundary of the PHSPA.

**Explanation**

*A well connected development that places an emphasis on walking and cycling will ensure that Patumahoe remains a liveable village. The small scale of Patumahoe is well suited to the use of active modes such as walking and cycling for local trips, and this reduces unnecessary motor vehicle travel and enable benefits including a higher quality of life for residents, health benefits, environmental benefits, and safety of residents. The benefits of development that enables walking and cycling also include aesthetically pleasing development design that creates a sense of place and good community spirit.*

**Methods**

1-7: Development is required to conform in the first instance with the provisions of the Patumahoe Structure Plan and Patumahoe Hill Structure Plan, but other requirements of the District Plan will also give effect to these policies where applicable and appropriate.

Structure Plan

Zoning

Subdivision Rules, Performance Standards and Assessment Criteria

Land Use Rules, Performance Standards and Assessment Criteria

**54.9.2.4 Objective - Conflict between Residential and Rural Activities**

To minimise the potential for conflicts and nuisance effects between new residential areas and adjacent rural land.

**Policies**

1. That a suitable urban/rural buffer is achieved at the northern boundary of the PSPA and the south western boundary of the PHSPA, so as to minimise the potential for reverse sensitivity and conflicts with adjacent rural activities (from effects such as noise, odour and spray drift).
2. Generally where adjacent to rural zoned land, subdivision and development should provide larger lot sizes and/or larger dwelling setbacks from rural zone boundaries to minimise the potential for reverse sensitivity and conflicts with adjacent rural activities.

**Explanation**

*Urbanisation has the potential to introduce conflicts and nuisance effects at the interface of residential and adjacent rural areas, particularly in relation to odour, noise and spray drift.*

**Methods**

1-2: Development is required to conform in the first instance with the provisions of the Patumahoe Structure Plan and Patumahoe Hill Structure Plan, but other requirements of the District Plan will also give effect to these policies where applicable and appropriate.

Rules - Lot Sizes and subdivision performance standards – Shape Factor position

Structure Plan

Zoning

### **54.9.3 REQUIREMENTS FOR SUBDIVISION: PATUMAHOE STRUCTURE PLAN AREA**

#### **54.9.3.1 Restricted Discretionary Activities**

1. Subdivision within the PSPA which complies with the standards set out in Rule 54.9.3.4 General Performance Standards and the Requirements for Urban Subdivision shall be assessed as Restricted Discretionary Activities. Council has restricted its discretion to the matters listed below:
  - Lot size and layout
  - Further Subdivision
  - Rooding
  - Stormwater Management
  - Urban/Rural Buffer
  - Public Open Space
  - Staging
  - Financial Contributions
  
2. An application for a Restricted Discretionary Activity shall generally be considered without public notification unless Council determines that an application needs to be notified in terms of sections 93 and 94 of the Resource Management Act. When assessing an application for the above Restricted Discretionary Activity Council will have regard to the following assessment criteria and any relevant matters set out in Section 104, and may impose conditions in respect of each matter listed in Rule 54.9.3.2.

#### **54.9.3.2 Assessment Criteria Restricted Discretionary Activities**

##### **54.9.3.2.1 Lot Sizes and Layout**

1. The extent to which the form of development provides for a range of lot sizes, with lot sizes generally decreasing from north to south within the PSPA. In particular development shall consist of:
  - An 'outer perimeter' of large lot residential development (lot sizes typically in the order of 1,600 – 2,000 m<sup>2</sup>).
  - An intervening band of conventional residential development (lot sizes typically in the order of 800 m<sup>2</sup>).
  - A small area (or areas) of more compact residential development (lots sizes in the order of 400 m<sup>2</sup>) in the southern part of the PSPA, near to the existing village centre.

The greatest number of lots is expected to be of the 'conventional' size (800 m<sup>2</sup>).

#### 54.9.3.2.2 Further Subdivision

1. Further subdivision that would alter the initial lot size and arrangement should be avoided. This shall be achieved by a condition of subdivision consent, which may be protected by consent notice under RMA Section 221 registered against the appropriate Certificate of Title, restrictive covenants (or such other mechanism as Council deems appropriate) imposed to prevent further subdivision once the initial layout and sizes of lots have been achieved. 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.

#### 54.9.3.2.3 Roading

1. The extent to which the pattern of development, road layout and accessways are consistent with Diagram 54.D, and particular to whether these:
  - Ensure that as far as practicable, roading options remain available to adjoining landowners within the PSPA. Similarly, the subdivision layout of any one property must acknowledge the boundaries and access options of the other properties, ensuring an integrated final layout even though different landowners may choose to proceed with development independently, or at different times.
  - Reduced carriageway widths and other traffic calming devices (e.g. speed humps, chicanes, changes in paving colour and materials) are used to create a controlled speed environment. Full details of all such 'devices' are to be submitted along with any subdivision plan.
  - Roads incorporate such elements as flush edging and grass swales to promote low impact stormwater management and a rural context. Conventional kerb and channel designs are not considered appropriate for maintaining a rural 'character', but may be essential in some situations.
  - Footpaths may be limited to just one side of the road in the outer (northern) parts of the area where Council accepts that lesser pedestrian activity is likely.

#### 54.9.3.2.4 Stormwater Management

1. Whether the subdivision will give effect to the comprehensive discharge consent obtained from the Auckland Regional Council. In particular whether, subject to the outcome of the comprehensive discharge consent, the following aspects are expected to be an integral part of the stormwater management 'plan':
  - The principal watercourses will remain open and shall be further developed to be utilised for stormwater treatment and disposal.
  - A pond (or ponds) shall be established on the watercourses, primarily as a stormwater quality improvement device but also as a flood management system and landscape amenity feature.

- Stormwater for all areas shall as far as practical be reticulated or directed to enter the watercourses at the upstream end of the treatment ponds. In particular the runoff that presently comes from Kingseat Road.
- On-site stormwater detention will also be required, as is typically the case with subdivisions in Franklin.

Note: Investigations to March 2001 indicate that while little or no change is required to the watercourses for flood control/management purposes for the 20% AEP storm events, an additional pond with a minimum capacity of 2,500 m<sup>3</sup> is required to achieve a 75 % removal rate for sediments for quality improvements on the main watercourse. This capacity is for a dual pond system - forebay and main pond.

#### 54.9.3.2.5 Urban / Rural Buffer

1. The extent to which amenity buffering at the urban rural interface is provided. In particular a planted landscape strip, with an average width of no less than 20m, shall be established by way of restrictive covenant/s (or similar) along the northern perimeter of the Patumahoe Structure Plan Area (Diagram 54.D). This strip shall as far as practicable merge with the vegetated gully area (following its 'development') in terms of plant types and overall visual or landscape appeal. A 'landscape' plan shall be submitted at the time of subdivision application, for subsequent approval by the Council.
2. The extent of enhancement of the bush/gully in the north-western corner of the Patumahoe Structure Plan Area. A landscape/planting plan shall be submitted at the time of subdivision application, for approval by the Council as part of the consent, for the tidying up and enhancement of the bush/gully area in the north-western corner. Any subdivision consent will have conditions attached to ensure that this area is fully developed, that new plantings will be nurtured to maturity, and that the whole area will be maintained in perpetuity.
3. The landscape and/or planting plan shall have regard to the following points:
  - Ecologically sourced native plants (i.e.those that naturally occur in the Manukau Ecological District) which are appropriate to the site, should preferably be used in the plantings.
  - Provisions shall be made for ongoing weed and pest control by the landowner.
  - Plantings shall not only be nurtured to maturity, but also restocked by the landowner to maintain an 80% survival rate of vegetation.
  - The planted areas shall be fenced where appropriate to prevent either grazing by stock or the creation of informal paths through the bush areas by locals. Such paths can lead to 'edge effects' such as the spread of weeds to inner forest areas, increased light levels.

Note: Advice regarding landscaping/planting plans for areas that are to be protected or enhanced can be obtained from the Auckland Regional Council.

**54.9.3.2.6 Public Open Space (Reserves)**

1. The extent to which development maintains and enhances amenity values and in particular whether development is consistent with the Reserve Development Plan for the area which incorporates the following. Subject to stormwater management and maintenance considerations, a public open space stormwater reserve of no less than 5 metres in width shall be provided along both sides of the principal watercourse running through the Patumahoe Structure Plan Area (Diagram 54.D).
2. At least one fully developed neighbourhood or playground reserve shall be incorporated into the public open space stormwater reserve, near the watercourse (ponds).
3. A pedestrian bridge shall be provided across the watercourse in a position that provides ready access to the 'neighbourhood' reserve.
4. Subject to the availability of funds from 'financial contributions', consideration shall be given to a walkway/cycleway system within the public open space stormwater reserve.
5. All of the above proposals shall be developed in accordance with plans that Council approves (plans to be prepared by subdividers or the Council) and a programme for their development shall be established and agreed prior to the issue of any conditions certificate for any subdivision.

**54.9.3.2.7 Staging**

1. The extent to which, as far as is practicable, each stage or combination of two or more stages, are contiguous to either:
  - land (already) zoned Residential adjacent to the Patumahoe Structure Plan Area; or
  - an area that has already been subdivided within the Patumahoe Structure Plan Area.

**54.9.3.2.8 Financial Contributions**

1. The extent to which financial contributions are required to offset the effects on reserves from development within the Structure Plan Area. The specified 'financial contribution' provisions set out below shall apply in the place of the equivalent provisions of Part 10 of this District Plan, but in all other respects the provisions of Part 10 apply, including the objectives and policies.
2. Local Reserves: A payment, per allotment, to be specified no later than at the time of subdivision consent, that takes account of the following factors:
  - the total land area and its value, of land that would be set aside as reserves (excluding esplanades) in terms of Part 10 (100 square metres per allotment), and the areas and values being contributed by each property;
  - the costs of development of the 'neighbourhood' reserve (assessed at approximately \$75,000) and the pedestrian bridge (assessed at \$15,000);
  - the value of works to be completed by subdividers towards forming and preparing the land for reserve;

- the total figure payable to satisfy the District Reserves Contribution (currently at \$935 including GST);
- the recreational values (as opposed to conservation and stormwater management) of the land to be vested as public open space stormwater reserve;
- the total number of lots expected to be generated from within the Patumahoe Structure Plan Area.

#### **54.9.3.3 Discretionary Activities**

Any subdivision activity which is clearly provided for under Rule 54.9.3 above, but which does not meet one or more of the General Performance Standards set out below shall be deemed to be a Discretionary Activity provided for under this rule, to enable a full assessment against the Objectives and Policies of Part 54.9.3 and in terms of Rule 26.5.

#### **54.9.3.4 General Performance Standards**

##### **1. General Requirements For Urban Subdivision**

- In terms of Part 26.6 of the Operative District Plan the following Rules are general requirements for subdivision within the Patumahoe Structure Plan Area. Rules 26.6.1 Shape Factor, 26.6.2 Residential Cross Lease Subdivision, 26.6.4 Frontage To Road (Vehicular Access Requirement), 26.6.5 Private Way (Rozing) Standards, 26.6.6 Fire Hydrants, 26.6.9 Electricity and Telephone, 26.6.10 Undergrounding, 26.6.11 Gas Supply and 26.6.12 Stormwater Management – Volume Control.

##### **2. Rozing**

- Road access shall not be provided across the principal watercourse, thereby preventing through traffic between Kingseat Road and Woodhouse Road.

##### **3. Stormwater Management**

- Consent shall not be granted for urban subdivision within the Patumahoe Structure Plan Area until a comprehensive stormwater discharge consent has been obtained from the Auckland Regional Council. Subdivision and development shall comply with the conditions of the comprehensive discharge consent.

##### **4. Wastewater Disposal**

- All lots within the Patumahoe Structure Plan Area shall be connected to the Patumahoe sewerage system.
- A completion certificate shall not be granted for urban subdivision within the Patumahoe Structure Plan Area until either a new effluent discharge permit has been obtained, or that it has been established that one is not required, with respect to any particular stage of subdivision.

- It is envisaged that all development within the Patumahoe Structure Plan Area shall be reticulated by gravity sewer to the existing “Fletchers Pump Station” (upgraded if necessary) but other pumps may be approved by Council’s Asset Manager.

#### **5. Water Supply**

- All lots within the PSPA shall be connected to the Patumahoe water supply system.
- Consent shall not be granted for urban subdivision within the Patumahoe Structure Plan area until a resource consent to take water from the Kaawa Formation Aquifer or alternative source to meet the potential demands from intensification has been obtained from the Auckland Regional Council.
- The water supply system shall be consistent with the Fire Fighting Water Supplies Code of Practice SNZ PAS 4509: 2008.

#### **6. Reserve Development Plans**

- No later than at the time of the first subdivision application in the PSPA, there shall be a reserve development plan prepared and approved by the Council, setting out the designs and costs of all public reserve development works. This plan shall contribute to the calculation of the reserves contribution set out in Rule 54.9.3.2.8.

### **54.9.4 REQUIREMENTS FOR RESIDENTIAL LAND USE ACTIVITIES: PATUMAHOE STRUCTURE PLAN AREA**

#### **54.9.4.1 Multi-Unit Housing Discretionary Activities**

Notwithstanding the provisions of Rule 27 (which apply to all land use activities within the PSPA) all Multi-Unit Housing in the PSPA is a Discretionary activity, and will be subject to the provisions of Rule 27.4 and the Objectives and Policies of Part 54.9 of this District Plan as appropriate.

#### **54.9.4.2 Multi-Unit Housing Discretionary Assessment Criteria**

Multi-Unit Housing developments shall be assessed in respect to those matters contained in Rule 54.9.3 relating to:

- Roading
- Stormwater Management
- Urban/Rural Buffer
- Public Open Spaces
- Financial Contributions (where the reference to per allotment shall be substituted to read ‘to the establishment of any multi-unit house’).

And shall comply with the provisions contained in Rule 54.9.3.4 relating to:

- Roading
- Stormwater Management
- Wastewater Disposal

- Water Supply

Reserve Development Plans where the word subdivision shall be substituted to read 'multi-unit house'.

## **54.9.5 REQUIREMENTS FOR SUBDIVISION: PATUMAHOE HILL STRUCTURE PLAN AREA**

### **54.9.5.1 Discretionary (RA) Activities**

1. Subdivision within the PHSPA Village Zone which complies with the standards set out in Rule 54.9.5.4 General Performance Standards shall be assessed as Restricted Discretionary Activities. Council has restricted its discretion to the matters listed below:

- Lot size and layout
- Further Subdivision
- Roading and Pedestrian/Cycle Network
- Stormwater Management
- Urban/Rural Buffer
- Public Open Space
- Landform Modification
- Staging
- Financial Contributions
- Cultural and Heritage Values

An application for a Restricted Discretionary Activity shall generally be considered without public notification unless Council determines that an application needs to be notified in terms of Section 95A of the Resource Management Act. When assessing an application for the above Restricted Discretionary Activity Council will have regard to the following assessment criteria and any relevant matters set out in Section 104, and may impose conditions in respect of each matter listed in Rule 54.9.5.2.

### **54.9.5.2 Assessment Criteria Discretionary (RA) Activities**

#### **54.9.5.2.1 Lot Sizes, Layout and Yield**

1. The extent to which the form of development provides for a range of lot sizes, with lot sizes generally decreasing towards the eastern corner of the PHSPA. In particular development shall consist of:
  - i. An area of large lot residential development (lot sizes typically in the order of 950m<sup>2</sup> – 1,400m<sup>2</sup>) adjacent to the 'buffer strip' on the PHSPA south western boundary.
  - ii. The greatest number of lots being of a size between 700m<sup>2</sup> and 1,000m<sup>2</sup>.
  - iii. An area of more compact residential development (lots sizes in the order of 600m<sup>2</sup> – 800m<sup>2</sup>) in the eastern part of the PHSPA, near to the existing village centre.

The greatest number of lots is expected to be of the 'conventional' size (800m<sup>2</sup>), and the average lot area throughout the residential part of the PHSPA is expected to be 900m<sup>2</sup>.

2. The extent to which the configuration of lots provides for lots abutting Kingseat Road that will be capable of achieving active frontages to Kingseat Road, as shown in Diagram 54D(V).
3. The total lot yield in the PHSPA shall be a maximum of 73 residential lots, including those containing the two existing dwellings.

#### **Explanation**

*The distribution of residential density across the PHSPA is intended to focus more lots/dwellings towards the village centre. The method for achieving this density gradient is the provision of lot sizes which reflect the transition between village centre to a more rural context along western boundary of the structure plan area. The larger lot sizes adjacent to the urban/rural buffer also enables the establishment of a relatively deep rear yard that can assist in minimising any adverse effects from the rural activities on the adjacent rural site. Overall, lot areas are intended to achieve a spacious subdivision where the ratio of built form to open space is low, creating a strong rural village character, sympathetic to the existing village character. Lot sizes are intended to enable the development of the lots for residential purposes while minimising the need for cut and fill earthworks, to retain natural contours where possible while still creating functional outdoor space for residences.*

#### **54.9.5.2.2 Further Subdivision**

Further subdivision that would alter the lot size, arrangement and yield set by the initial subdivision is not anticipated or provided for. This shall be achieved by a condition of subdivision consent, which may be protected by consent notice under RMA Section 221 registered against the appropriate Certificate of Title, restrictive covenants (or such other mechanism as Council deems appropriate) imposed to prevent further subdivision once the initial layout and sizes of lots have been achieved.

#### **54.9.5.2.3 Roading and Pedestrian/Cycle Networks**

1. The extent to which the pattern of development, road layout and accessway location are consistent with Diagrams 54.D(II), 54D(III), 54D(IV), and 54D(V), and in particular the extent to which these:
  - i. Ensure that the location of intersections with Mauku, Day, and Kingseat Roads are generally consistent with the location shown on Diagram 54D(II).
  - ii. Utilise reduced carriageway widths to a minimum of 4.0 metres and other traffic calming devices (e.g. speed humps, chicanes, changes in paving colour and materials) to create a controlled speed environment. Full details of all such 'devices' are to be submitted along with any subdivision plan.
  - iii. Incorporate such elements as flush edging and grass swales to promote low impact stormwater management and a rural character. Conventional kerb and channel designs are not considered appropriate for maintaining a rural 'character', but may be necessary in some situations.
  - iv. Roads incorporate entry features at the intersections with Mauku, Day and Kingseat Roads.

- v. Provide on-street parking in appropriately spaced groupings that are broken up by landscaped areas ('pocket parking') only where a 4.0 metre carriageway width will be retained for traffic.
  - vi. Footpaths have a minimum width of 1.8 metres and may be limited to just one side of the road on roads identified as "Minor Roads" on Diagram 54D(II), where Council accepts that lesser pedestrian activity is likely.
  - vii. Lighting design for streets shall reflect the visually prominent hillside location of the PHSP by minimising all light pollution. Design of lighting standards may include bollard style standards for street lighting which can be mixed with pedestrian scaled light standards. Appropriate lighting design shall be demonstrated by way of a lighting plan submitted at the time of a subdivision consent application.
2. The extent to which the pedestrian / cycle network is consistent with Diagrams 54D(II), 54D(III), 54D(IV) and 54D(V), and provides for easy and safe pedestrian, cycle and vehicular access between the residential area of the PHSPA and other areas of the Patumahoe Village, particularly the Village Centre. Particular attention should be given to the intersection of Kingseat Road and Mauku Road and design improvements proposed to enable safe and convenient crossing points for pedestrians and cyclists. The surface treatment of all new and upgraded footpaths, including the shared pedestrian/cycle path, should run through any driveways to reinforce pedestrian and cycle priority as shown in the plan views in Diagram 54.D(III) and Diagram 54.D(IV).
  3. The extent to which landscaping and street trees both within the site and on the adjacent public roads achieves suitable amenity taking into account Patumahoe's rural village character and having regard to Diagram 54.D(VIII). Paving materials shall minimise the visual impact of paved areas on the landscape.
  4. Alternatively, the extent to which the road reserve designs, with regard to surface treatment, low impact design techniques, carriageway widths and provision for services, meet a higher current standard outlined in the Councils Code of Practice than the standards referred to above.
  5. Whether the safety, efficiency and function of the intersections of the site with Day, Kingseat and Mauku Roads has been adequately assessed and appropriate mitigation or upgrades proposed.

#### **Explanation**

*Roading design in the PHSP area is to reflect the rural character of its surroundings. This is done through diminishing the linearity of road edges by using flush edges and grass swales, landscape plantings, and pocket parking. Road cross-sections will reflect the village context through the use of smaller road profiles, particularly in areas of low traffic volumes. Smaller roads, along with traffic calming devices, will be used to ensure that roads are safe and accessible for pedestrians and cyclists and enhances the character of the development by discouraging through traffic. Design features such as landscaped entry features to the subdivision and careful lighting design will add to the legibility and aesthetic amenity of streets.*

#### **54.9.5.2.4 Stormwater Management**

1. Whether the subdivision will give effect to the Patumahoe Stormwater Network Discharge Consent. In particular:

- Stormwater from 85% of the PHSPA area (sub-catchments 'East' and 'West 1') will be directed to the Main Stormwater Treatment/Detention Pond in the PSPA (refer to Diagram 54.D(VII)).
  - Stormwater flows from the western sub-catchments ('West 2' and 'West 3') are maintained at pre-development levels (refer to Diagram 54.D(VII)).
  - If required for the purpose of maintaining stormwater flows at a pre-development level, a pond is established on the northern corner of the PHSPA (i.e. adjacent to the intersection of Day and Kingseat Roads, Diagram 54.D(II)), primarily as a flood management system and landscape amenity feature but also as a stormwater quality improvement device.
  - If a pond is established on the site it is to be treated as an amenity feature and landscaped accordingly.
  - On-site stormwater detention will also be required (such as soakage pits) except where it can be demonstrated that geotechnical conditions within the PHSPA do not allow for on-site soakage.
2. The extent to which the subdivision provides Low Impact Design (LID) measures in the design, including swales, grey water rainwater harvesting for outdoor use, rain gardens, and/or permeable paving etc.

#### 54.9.5.2.5 Urban / Rural Buffer

1. The extent to which amenity buffering at the urban/rural interface is provided. In particular a planted landscape strip including a pedestrian/equestrian way, with an average width of no less than 20m, shall be established by way of reserve to vest in Council or restrictive covenant/s (or similar) along the south western boundary of the PHSPA (Diagram 54.D(II) and Diagram 54.D(VIII)). The shared path is to have a minimum width of 2 metres. This strip shall be planted in native species and, if not integrated with the Reserve Development Plan for the PHSPA, a 'Landscape and Planting Plan' shall be submitted at the time of subdivision application, for subsequent approval by the Council.
2. The extent to which the landscape and/or planting plan has due regard for the following points:
- Ecologically sourced native plants (i.e. those that naturally occur in the Manukau Ecological District) which are appropriate to the site, should be used in the plantings. Examples of such species are set out in the typical plant palettes in Diagram 54.D(VIII).
  - Plantings and other landscape features shall result in a maintenance free mature landscape, inasmuch as is practical.
  - Plantings shall not only be nurtured to maturity, but also restocked by the landowner to maintain an 80% survival rate of vegetation for 7 years.
  - The planted areas shall be fenced where appropriate to prevent either grazing by stock or the creation of informal paths through the planted areas by locals. Such paths can lead to 'edge effects' such as the spread of weeds to inner forest areas, reducing the effect of the landscape design and buffer.

Note: Advice regarding landscaping/planting plans for areas that are to be protected or enhanced can be obtained from the Auckland Council.

**54.9.5.2.6 Public Open Space (Reserves)**

1. The extent to which development maintains and enhances amenity values and in particular whether development is consistent with the Reserve Development Plan for the area.
2. At least one neighbourhood or playground reserve should be incorporated into the residential area, generally in the location shown on Diagram 54D(II).
3. A walkway/cycleway/equestrian path should be developed within the rural/urban buffer along the PHSPA south western boundary.
4. The public open space shall be developed in accordance with plans prepared and submitted by the subdividers. Plan details and a programme for their development shall be submitted and agreed by the Council prior to the issue of any Completion Certificate pursuant to Section 224c of the RMA 1991 for any subdivision.

**54.9.5.2.7 Landform Modification**

1. The extent to which subdivision and development activities will maintain the natural landform of the Patumahoe Hill. Grading of individual lots is not expected to occur at the time of the subdivision engineering works; rather, the formation of building platforms is anticipated to occur at the time individual sites are developed and the modification of the natural gradient of the Patumahoe Hill shall be minimised. Thus the presence and scale of retaining walls is intended to be minimised.

Note: The design of retaining walls on individual lots is controlled by Rule 54.9.6.3.

**54.9.5.2.8 Cultural and Heritage Values**

1. The extent of effects on cultural and heritage values.
2. The development of an accidental discovery protocol.

Note: The Historic Places Act 1993 makes it unlawful for anyone to damage an archaeological site without prior authority from the New Zealand Historic Places Trust regardless of whether it is recorded or not. Offences can carry significant fines. The implementation of an Accidental Discovery Protocol for all works will assist in avoiding adverse effects on historic heritage.

Not all sites are recorded, and it is possible that a site may be discovered during the course of an activity. Works should be undertaken under an Accidental Discovery Protocol, which requires that in the event of the discovery of a site of potential historical or cultural importance the activity should cease, and the site should be reported immediately to the New Zealand Historic Places Trust, Ngati Tamaoho and Ngati Te Ata. The discovery of the site should also be reported immediately to Auckland Council along with the activity being ceased. The activity should not recommence without the permission of Auckland Council.

### **54.9.5.3 Discretionary Activities**

Any subdivision activity which is clearly provided for under Rule 54.9.5.1 above, but which does not meet one or more of the General Performance Standards set out in Rule 54.9.5.4 below shall be deemed to be a Discretionary Activity provided for under this rule, to enable a full assessment against the Objectives and Policies of Part 54.9.2 and in terms of Rule 22D.10.

### **54.9.5.4 General Performance Standards**

#### **1. General Performance Standards: Village Zone**

In terms of Part 22D.6 of the Operative District Plan the following Rules are general requirements for subdivision within the Patumahoe Hill Structure Plan Area. Rules 22D.6.2 Shape Factor, 22D.6.3 Frontage To Road (Vehicular Access Requirement), 22D.6.4 Private Way (Roding) Standards, 22D.6.5 Fire Hydrants, 22D.6.6 Water Supply and Metering, 22D.6.7 Sewage Disposal, 22D.6.8 Electricity and Telephone, 22D.6.9 Undergrounding, 22D.6.10 Stormwater Management – Volume Control, 22D.6.12 Contaminated Sites and 22D.6.13 Lot for Network and Other Utilities.

#### **2. Stormwater Management**

Consent shall not be granted for urban subdivision within the Patumahoe Hill Structure Plan Area until a variation pursuant to Section 127 of the RMA to the Patumahoe Township Catchment Stormwater Network Consent (Permit 25137) has been granted by the Council, or a subsequent stormwater discharge consent is granted. Subdivision and development shall comply with the conditions of the Stormwater Network Consent.

#### **3. Wastewater**

Consent shall not be granted for urban subdivision within the Patumahoe Hill Structure Plan Area until a Wastewater Network Consent has been granted by the Council. Subdivision and development shall comply with the conditions of the Wastewater Network Consent.

#### **4. Reserve Development Plans**

A reserve development plan for the public reserves proposed shall be prepared by the subdivider, setting out the designs and costs of all public reserve development works. The plan shall be approved by Council prior to the issue of any Completion Certificate pursuant to Section 224c of the RMA 1991 for subdivision. This plan shall contribute to the calculation of the reserves development contribution.

#### **5. Water Supply**

All lots within the PHSPA shall be connected to the Patumahoe water supply system.

The water supply system shall be consistent with the Fire Fighting Water Supplies Code of Practice SNZ PAS 4509: 2008. (2.5).

## 6. Landform Modification: Kingseat Road Boundary

Any retaining wall adjacent to the Kingseat Road boundary shall be a maximum of 1.2 metres high. Landscaping shall be planted to the front of any such retaining wall facing Kingseat Road for its entire length.

### 54.9.6 REQUIREMENTS FOR RESIDENTIAL LANDUSE ACTIVITIES: PATUMAHOE HILL STRUCTURE PLAN AREA

#### 54.9.6.1 General Requirements for Activities in the Village Zone - Patumahoe Hill Structure Plan Area

The provisions of Part 23C apply to activities within the Village Zone portions of the PHSPA, subject to the following specific performance standards. Permitted or controlled activities that do not comply with one or more of the following specific standards are restricted discretionary activities and will be assessed in accordance with the objectives and policies of the PHSP and the criteria of Part 23C.4.1.

#### 54.9.6.2 Rear Yards

Minimum Rear Yards, including all boundaries on rear sites: 3.0 metres.

##### **Explanation**

*A three metre rear yard setback ensures that there will be minimal sufficient space for a functional rear yard for each property. This also assists in reducing daylight effects between neighbouring properties.*

#### 54.9.6.3 Site Preparation and Grading

The use of retaining walls should be avoided where possible. It is preferred that slope changes between the building platforms / outdoor living areas on different lots take place across site boundaries and without the use of retaining walls. Where the use of retaining walls is unavoidable then:

- The height of a single retaining wall may not exceed 1.2 metres.
- Where a change in level needs the use of more than 1.2 metres of retaining wall, this can only be done by terracing a second wall behind a first. The space in between the two walls cannot be less than .75 metres and this intervening area must be landscaped in accordance with Diagram 54.D(VI).
- Retaining walls are to be constructed of natural stone, timber or may be designed with materials that match materials used on the exterior of a dwelling on the same lot. Crib or keystone walls do not meet this performance standard.
- At the base of each retaining wall landscape plantings shall be established in accordance with the Diagram 54.D(VI) to visually break up the appearance of the face of the retaining wall.

**Explanation**

*While retaining walls are likely to be required in some areas to enable the development of functional building platforms and yard spaces, their potential visible prominence has the ability to undermine the intended rural character of this development and the natural contours of the Patumahoe Hill. They should only be used when absolutely necessary. Grade changes should take place across the boundaries between sites to produce a tiered development pattern when viewed in cross-section. Where retaining walls are used within individual lots, heights, terracing, materials and landscaping in front of retaining walls shall be used to reduce their impact on the overall landscape.*

**54.9.6.4 Building Orientation, Design, Layout, and Finishing**

1. No relocated dwellings are to be established on the lots within the PHSPA.

**Explanation**

*This rule will ensure that buildings are of a similar era to ensure a visually cohesive and high quality development.*

2. The facade of a dwelling shall include a sheltered entry that is visible from the public road, or where public road frontage is less than 6.0 metres in width the dwelling shall have a sheltered entry that is visible from a Private Way or a public road frontage. The active building frontage is defined as:
  - The front façade of a dwelling including any attached or detached garage that faces the street.
  - For the purposes of this rule, the front facade of a dwelling on lots fronting Kingseat Road faces Kingseat Road.

**Explanation**

*This rule ensures that there is a strong relationship between residences and streets. Ensuring that household entries face the street or are at least visible from the street creates a stronger ownership of the street than would otherwise develop if entries were not visible from the street. This rule also assists in making sure that streets in the development are more active places where people are seen and see each other in their daily routines, which helps ensure a safer street. To a lesser extent, this will also contribute to diminishing the dominance of the car and garages in the streetscape.*

3. No accessory buildings are to be erected between the dwelling and the site's public road and/or reserve boundaries. For this rule, a reserve does not include the rural/urban buffer. For this rule, accessory building includes a detached garage.

**Explanation**

*This rule ensures that visual clutter within the streetscape and in yards is kept to a minimum.*

4. Walls and roofs shall have low light reflectivity:
- The finishing of external walls of buildings shall have a light reflectivity value of no more than 70%.
  - The finishing of roofs shall have a light reflectivity value of no more than 40% and the roof finishing shall be darker than the external walls of the building.

**Explanation**

*Given the visual prominence of the PHSPA on Patumahoe Hill overlooking the Village, building finishes should blend into the surrounding landscape.*

5. The total area of all attached or detached garage doors or the open façade of a carport fronting the street shall not occupy more than 35% of the active building frontage. The active building frontage is defined as:

The front façade of a dwelling including any attached or detached garage that faces the street but excludes:

- Any vertical faces that are located more than 3.0 metres to the rear of the garage door.
- Any roof.

**Explanation**

*Dominance of garages in a streetscape reduces the relationship between the residential activity and the street (public space). This can have a detrimental effect on the liveability of a street and may reduce walkability and community character. Limiting the width of a garage along an active building frontage assists in maintaining a strong relationship between residential activity and the street. This also increases passive surveillance opportunities.*

6. Garages and garage doors shall be set back at least 6.0 metres from a public road or Private Way.

**Explanation**

*This setback allows cars to park in front of a garage without overhanging a footpath. Additionally, this setback is greater than front yard setbacks, which assists in diminishing the presence of garages on the streetscape.*

7. No utility connection, meter or plumbing located on the front wall of the building shall be visible from the road.

**Explanation**

*This rule reduces the visual clutter along a streetscape.*

8. Paving materials and colour shall comprise exposed aggregate concrete, concrete with charcoal oxide (6.0 kg/m<sup>3</sup>), natural stone, natural timber, or dark/earth toned pavers. The intent of this standard is to ensure paving is a recessive colour (i.e. not a white or light tone).

**Explanation**

*Given the visual prominence of the PHSPA on the Patumahoe Hill, paving materials should blend into the surrounding landscape to reduce visual dominance of the built infrastructure in the PHSPA.*

**54.9.6.5 Fences**

## 1. Road Boundaries

Fences on the road boundary, or between the road boundary and the closest building on site, shall not exceed 1.2 metres in height and shall either:

- a. Have the fence concealed within an evergreen hedge; or
- b. Be of a timber post and rail construction finished in a black stain.

**Explanation**

*The height maximum for fences ensures that residential activities provide passive surveillance to a street. Controls on hedges and fence colour ensure that the development is of a rural village character and is visually cohesive.*

## 2. Public Reserves

Fences on the public reserve boundary, or between the public reserve boundary and the closest building on site, shall either:

- a. Not exceed 1.8 metres in height and shall be visually permeable; or
- b. Not exceed 1.2 metres in height and have the fence concealed within an evergreen hedge.

**Explanation**

*The height maximums for fences ensure that residential activities provide passive surveillance to the public open space. Control on hedges ensures that the development is of a rural village character and is visually cohesive.*

## 3. Private Ways

Fences on the private way boundary, or between the private way boundary and the closest building on site, shall either:

- a. Not exceed 1.8 metres in height, be closed board with a capping rail, and shall be finished in black stain or finished in a colour consistent with the main dwelling on the site; or
- b. Not exceed 1.2 metres in height and have the fence concealed within an evergreen hedge.

**Explanation**

*The control on colours, materials and hedges ensures that the development is of a rural village character and is visually cohesive.*

**54.9.6.6 Garden Tree Planting**

Garden tree planting shall be undertaken in general accordance with Diagram 54.D(VIII).

**Explanation**

*Garden tree planting along private lot boundaries is required to ensure the development respects the rural village character of Patumahoe. The tree planting layout shown in Diagram 54.D(VIII) is indicative only. However it shall be used as a guide for the extent of tree planting likely to be required. The final amount and locations of garden trees will need to be coordinated with the overall development and individual house layout. Note also the site layout shown on this plan (including lot boundaries and numbers, roads and private ways) is indicative only and does not form part of this requirement.*

**54.9.6.7 Vehicle Parking and Access**

1. Restrictions on private vehicle access
  - a. No vehicle access to private lots is permitted from Kingseat Road. Vehicle access for properties with frontage onto Kingseat Road shall be from public roads or private lanes at the rear of properties.

Note: The active building frontage of a dwelling on sites fronting Kingseat Road is the face of the dwelling oriented towards Kingseat Road.

- b. Where there is a shared private way that is adjacent to a lot then the lot access shall be made using the shared private way where this is practical. It is expected that around four lots will use each shared lane.

**Explanation**

*The intent of these rules is to limit the curb cuts along the more active walking and cycling routes. Additionally, this will have the benefit of creating a less cluttered street frontage in areas where this applies.*

2. The width of a formed driveway shall be between 3.0 metres and 3.5 metres where it crosses the site boundary.

**Explanation**

*This is to minimise the presence of vehicles on the street as well as to ensure a pedestrian oriented street develops whilst requirements of emergency services are accommodated.*

3. There shall be a maximum of two outdoor parking spaces located within or partly within a front yard.

**Explanation**

*This is to ensure that the emphasis in front yards is not on parking, but rather on landscaping and outdoor living areas that contribute to the rural village character of the PHSPA and help to make an active street.*

**54.9.6.8 On-site Stormwater Mitigation**

All stormwater from impervious areas shall be mitigated to achieve flow attenuation, such that  $5\text{m}^3/100\text{m}^2$  of roof area and  $3\text{m}^3/100\text{m}^2$  of other impervious areas are attenuated by one (or a combination) of the following methods:

- a. Stormwater Soakage Pits where geotechnical conditions allow.
- b. Stormwater rain tanks where geotechnical conditions do not allow for effective soakage, or to provide generally for rainwater harvesting.

**54.9.6.9 Public-Private Interface for Kingseat Road**

All sites fronting Kingseat Road:

- a. Front yards: Minimum 4.0 metres, maximum 5.0 metres
- b. At least one principal room is to have a clear glazed window facing the street. For corner sites, this shall only be required on the road frontage to Kingseat Road.

**Explanation**

*These rules are to ensure that lots fronting Kingseat Road will retain a good public-private interface and opportunities for passive surveillance even though vehicle access will be from the rear of the site.*

**54.9.7 Possible Staging of Urban Development in PHSPA**

1. If development of the PHSPA is staged rather than undertaken all at once, development in the PHSPA should proceed generally in an easterly to westerly direction in sequence with the provision of infrastructural services as outlined below.
2. There shall be two main stages, one and two, which are defined by the stormwater sub-catchment areas related to the 'Eastern' and the 'Western' catchments as shown in Diagram 54.D(VII). Sub-catchments 'East' and 'West 1' will drain to the Main pond in the PSPA. Together, these areas comprise Stage 1. Sub-catchments 'West 2' and 'West 3' will drain to the Western pond in the PSPA. Together, these areas comprise Stage 2. These stages are identified in Diagram 54.D(VII).
3. Infrastructure Requirements – Stormwater  
Before S224(c) certificates or building consents are granted for development within Stage 2, either:
  - (i) a stormwater management pond shall be constructed and completed to Council's satisfaction within the PHSPA at the corner of Kingseat and Day Roads; or
  - (ii) any upgrades necessary to the Western Pond within the PSPA shall be constructed and completed to Council's satisfaction.

The works outlined above shall be undertaken in accordance with the Patumahoe stormwater network discharge consent.

#### **4. Infrastructure Requirements – Transport**

Before any S224(c) certificates or building consents are granted for any stage, of development, the following works shall be constructed and completed to Council's satisfaction:

- central spine local road – major (Diagram 54.D(II))
- A shared footpath, appropriate kerb and channel, berm and street trees, and a services corridor along the frontages of Day Road, Mauku Road and Kingseat Road, where they are adjacent to the portion of land being developed.
- Any local intersection or transport upgrades fronting the PHSPA on Day, Mauku and Kingseat Road identified at the time of subdivision.

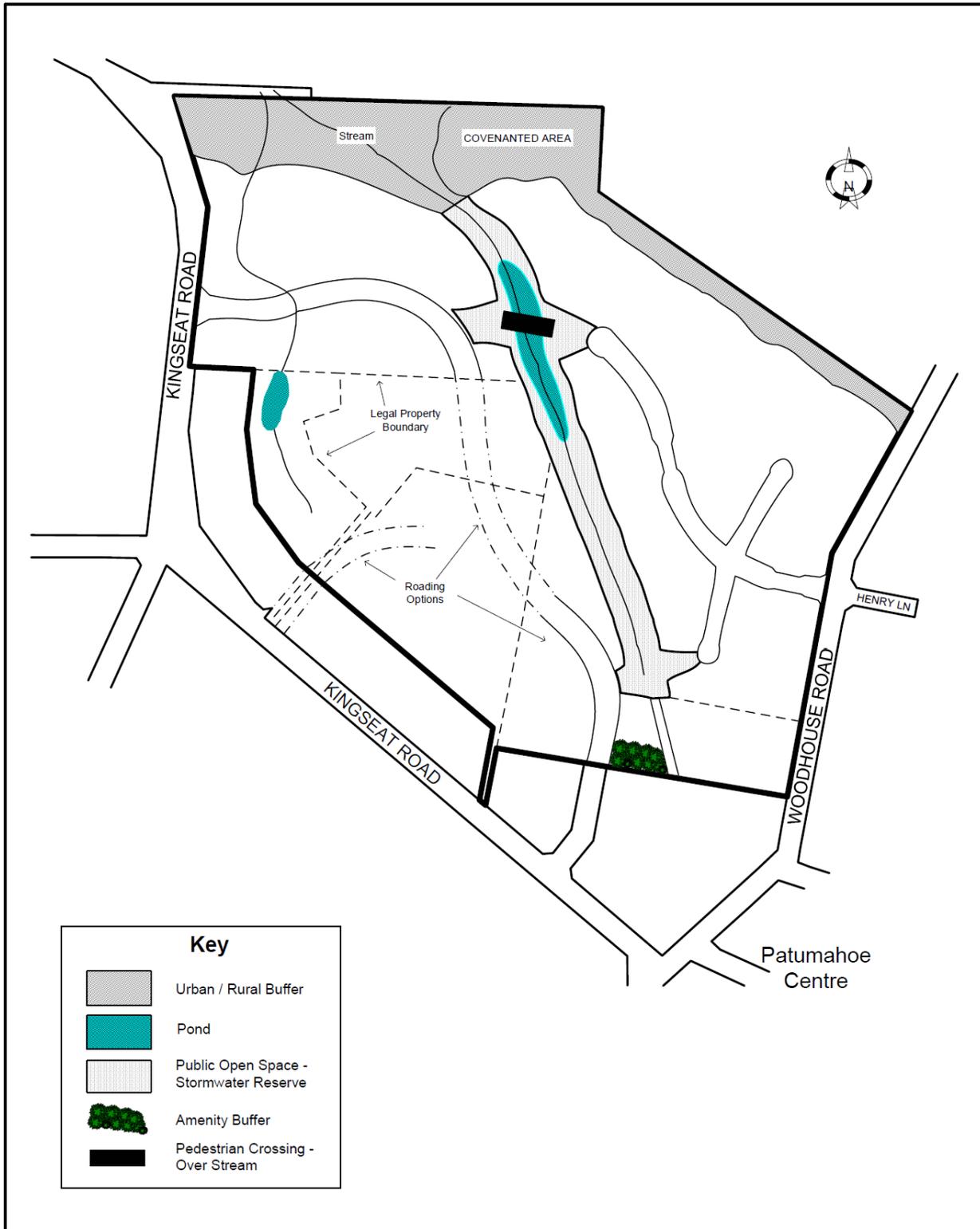
#### **54.9.8 Financial Contributions**

Any development within the PHSPA will be subject to the operative development or financial contributions policy of the Council at the time of application for development. This does not diminish any requirement in the District Plan to vest land or carry out and vest works to avoid, remedy or mitigate the effects of the development which works the Council is not responsible for providing or funding.

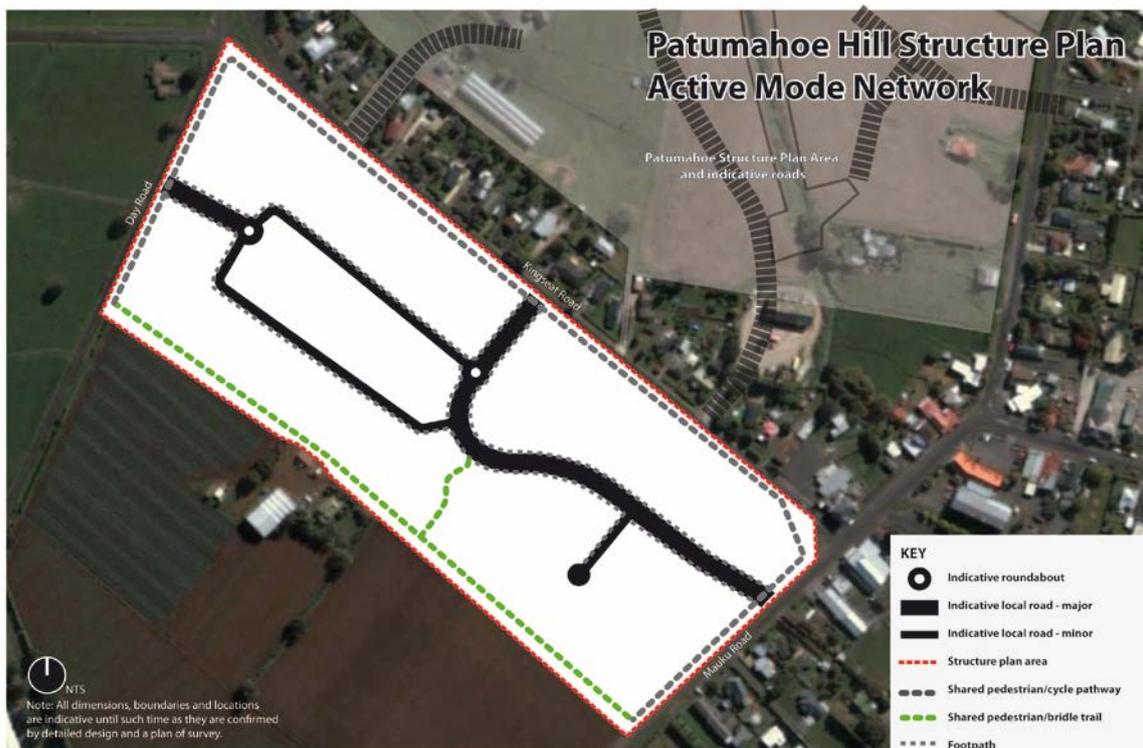
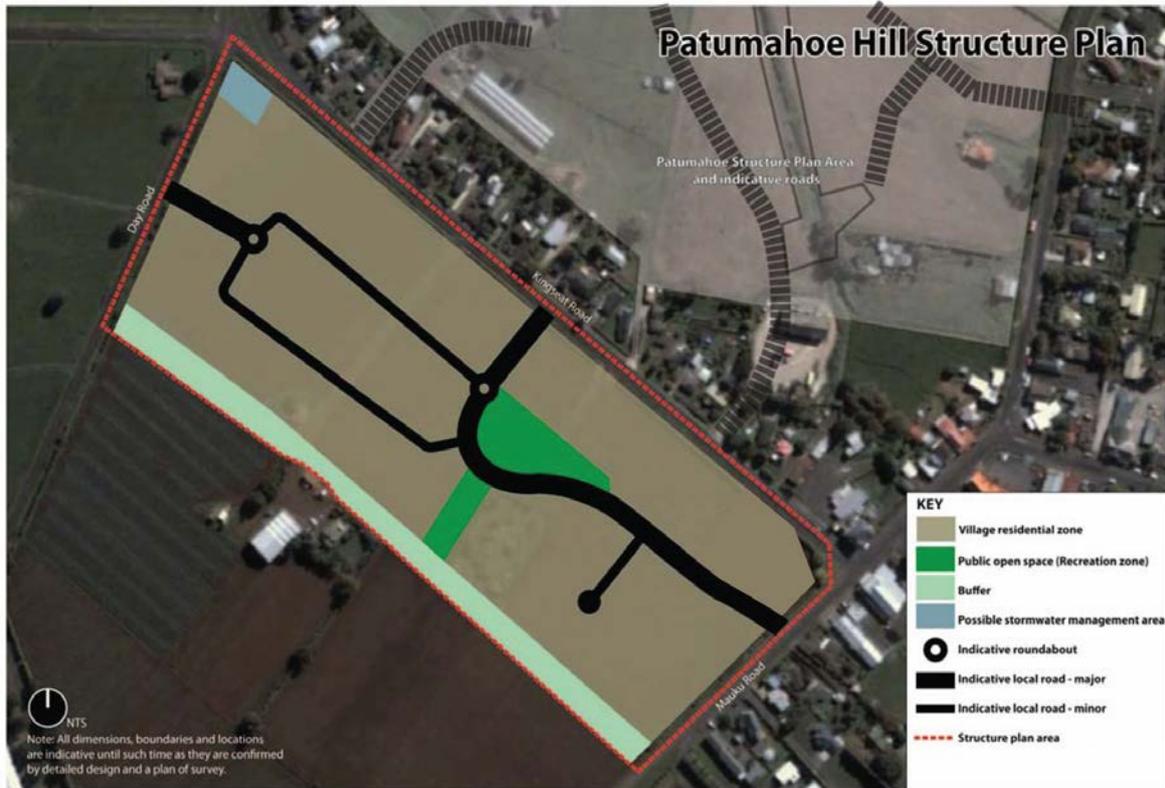
Where infrastructural limitations exist, such that the required infrastructure cannot be provided by Council within a particular time-frame, or within a particular budget, the provision of the required infrastructure will be the responsibility of the developer. Should the developer fund and provide this infrastructure, the Council shall pay a remission to the developer in accordance with provisions in the development or financial contributions policy.

Local financial contributions under the District Plan may therefore still be required in special cases, and will be levied in addition to the development contribution fee.

**DIAGRAM 54.D(I): PATUMAHOE STRUCTURE PLAN AREA**

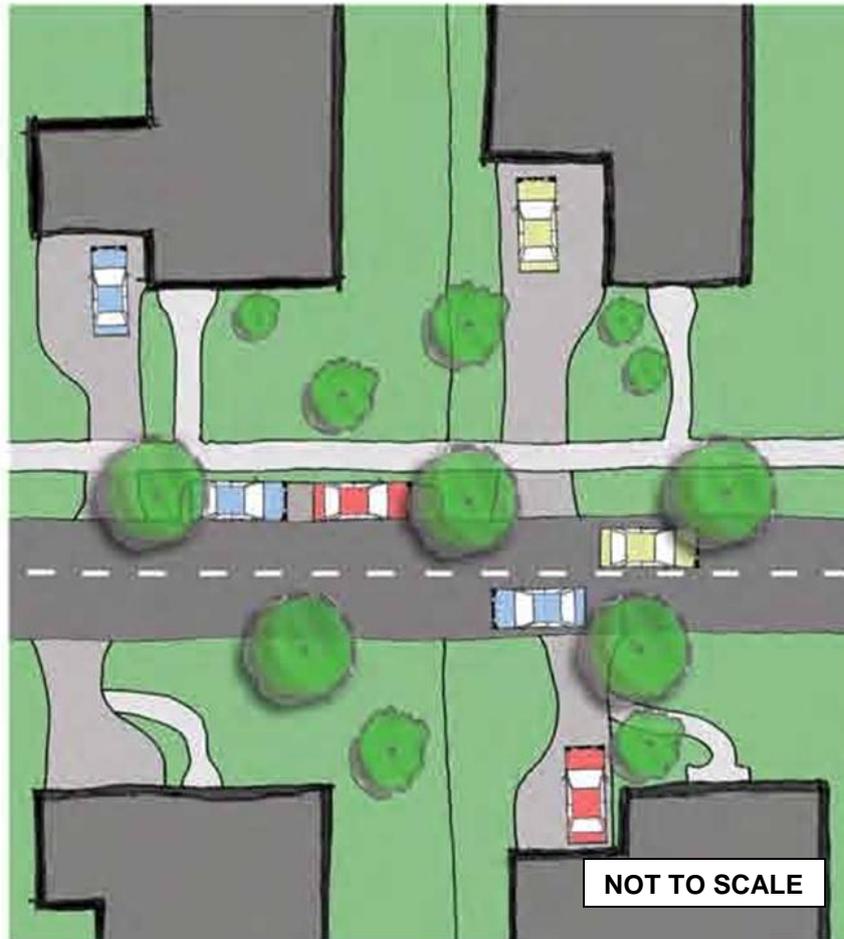


**DIAGRAM 54.D(II): PATUMAHOE HILL STRUCTURE PLAN AREA**

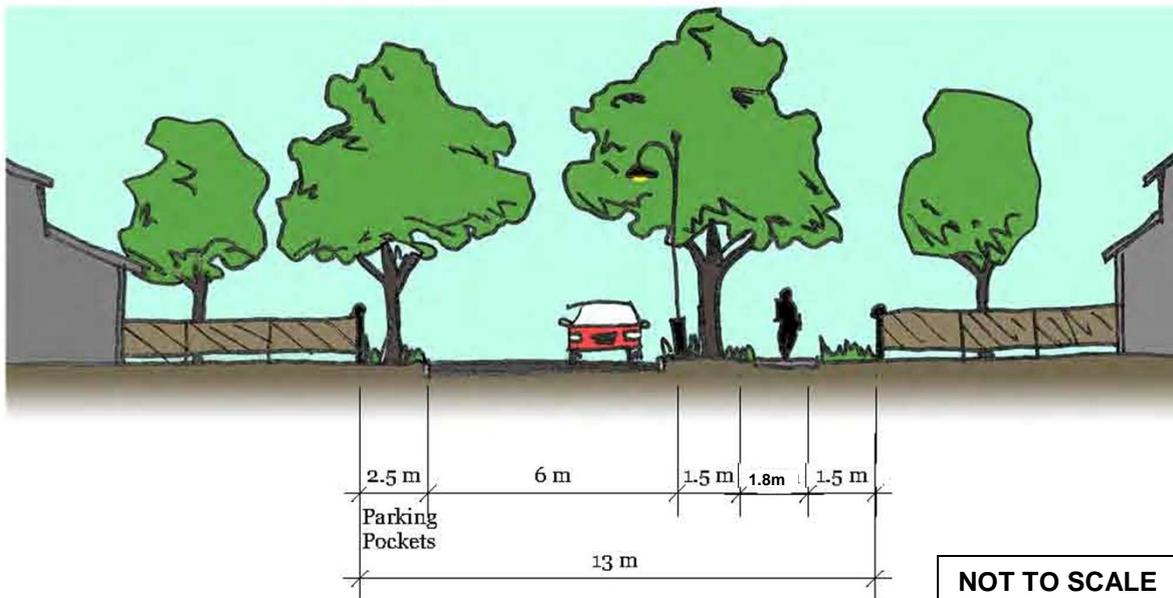


**DIAGRAM 54.D(III): PATUMAHOE HILL STRUCTURE PLAN AREA – MINOR ROADS**

Minor Road Plan

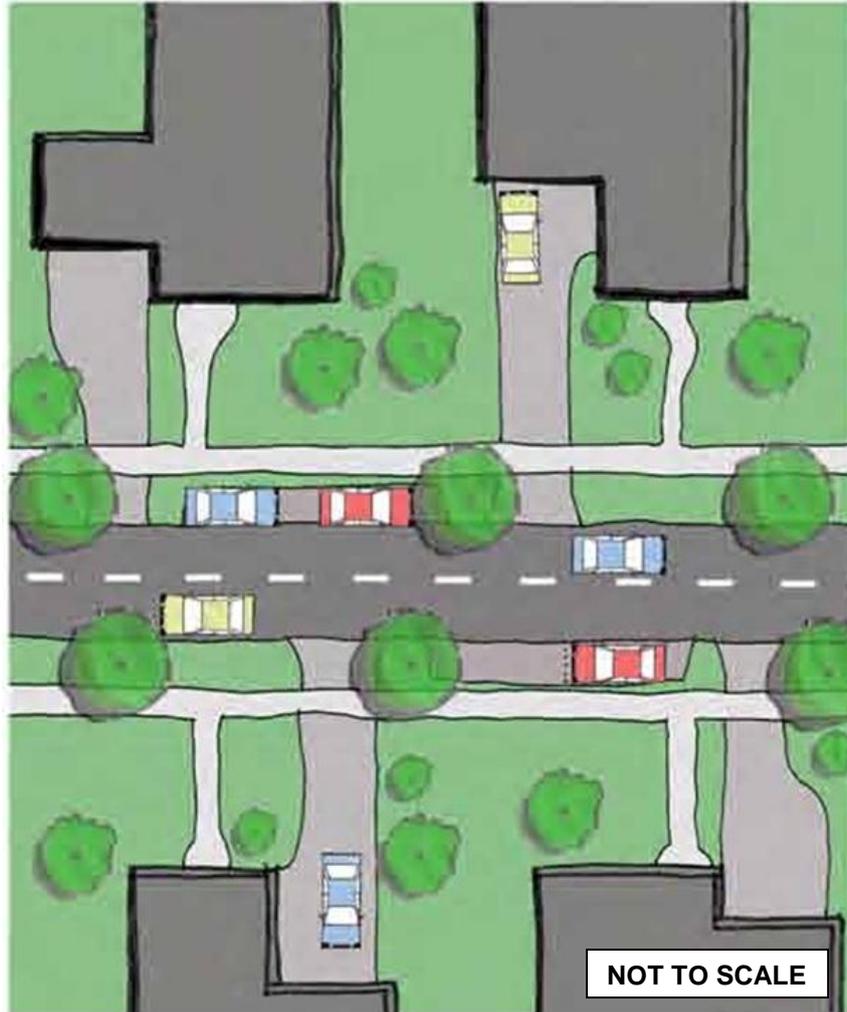


Minor Road Section

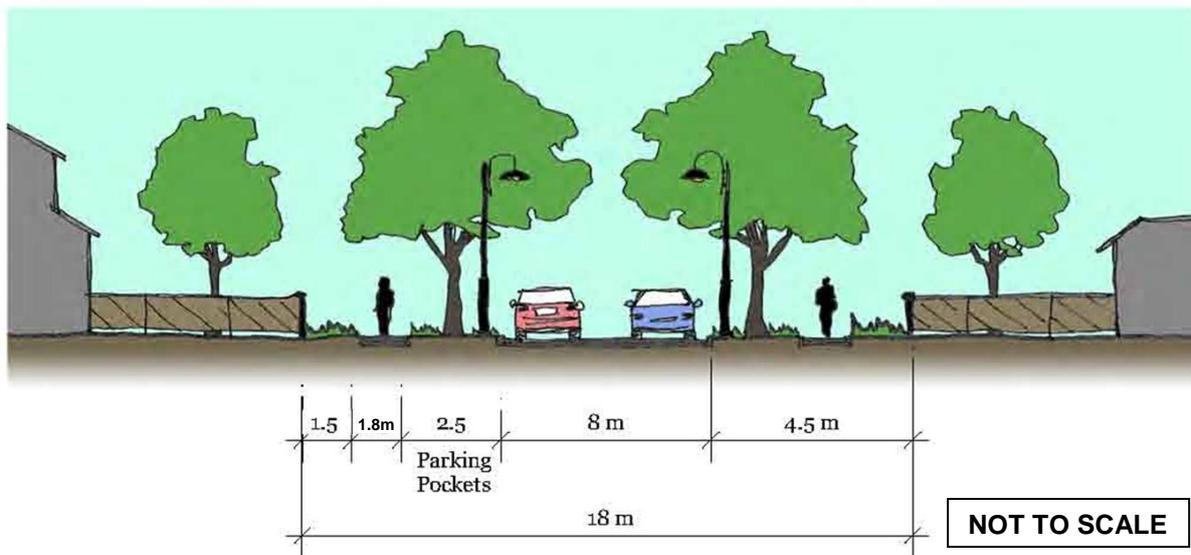


**DIAGRAM 54.D(IV): PATUMAHOE HILL STRUCTURE PLAN AREA – MAJOR ROAD**

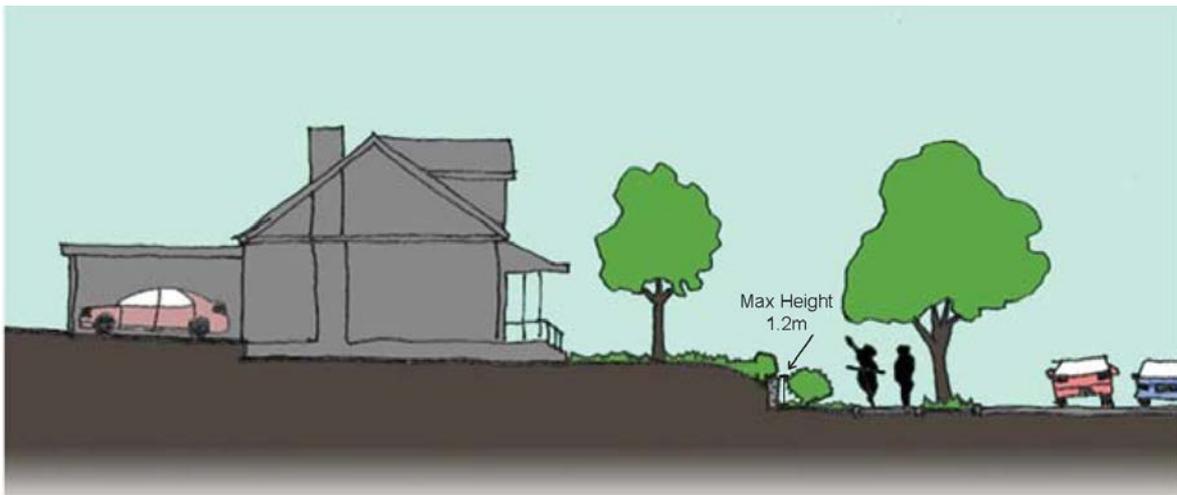
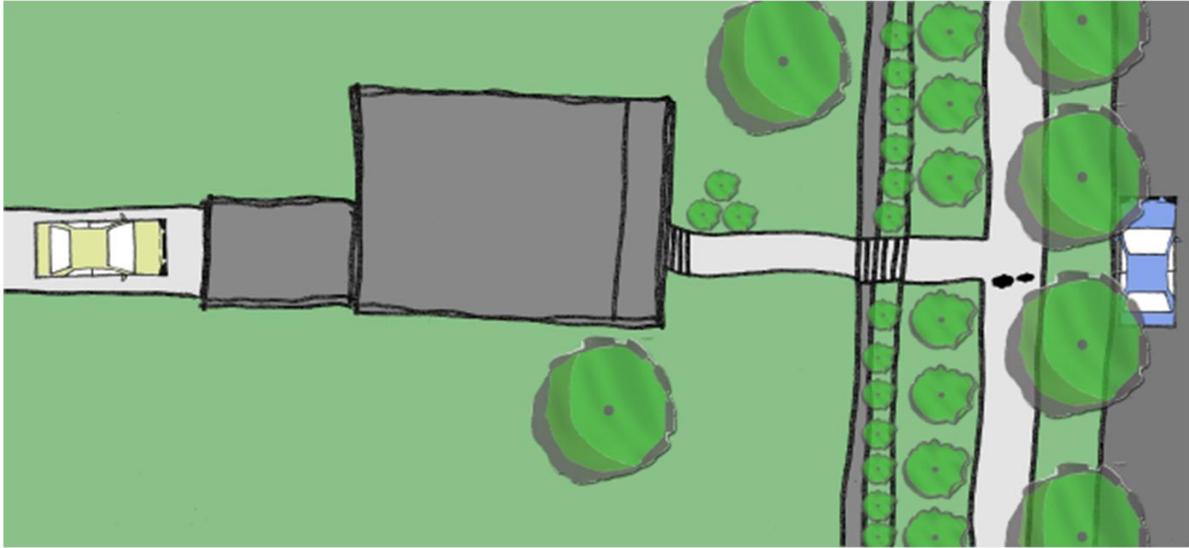
Major Road Plan



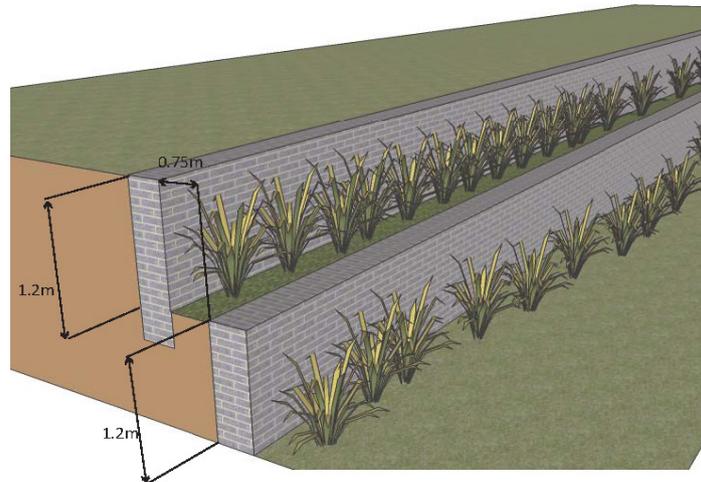
Major Road Section



**DIAGRAM 54.D(V): PATUMAHOE HILL STRUCTURE PLAN AREA – KINGSEAT ROAD**



**DIAGRAM 54.D(VI): PATUMAHOE HILL STRUCTURE PLAN AREA – RETAINING DETAIL**



**DIAGRAM 54.D(VII): PATUMAHOE HILL STRUCTURE PLAN AREA – STAGING STORMWATER SUB-CATCHMENT PLAN**



**DIAGRAM 54.D(VIII): PATUMAHOE HILL STRUCTURE PLAN AREA – LANDSCAPE CONCEPT PLAN & TYPICAL PLANT PALETTES**



## NATIVE RESTORATION PLANTING

Table 1: Native Restoration Planting Schedule (all species to be eco-sourced)

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING
Native Restoration: Nurse Species			
<i>Carex sp</i>	Native grasses	PB2	500mm
<i>Coprosma repens</i>	Taupata	PB2	1.0m
<i>Coprosma robusta</i>	Karamu	PB2	1.0m
<i>Cordyline australis</i>	Cabbage tree	PB2	1.0m
<i>Geniostoma rupestre</i>	Hangehange	PB2	1.0m
<i>Hebe stricta</i>	Koromiko	PB2	1.0m
<i>Kunzea ericoides</i>	Kanuka	PB2	1.0m
<i>Leptospermum scoparium</i>	Manuka	PB2	1.0m
<i>Libertia sp</i>	NZ Iris	PB2	0.5m
<i>Melicytus ramiflorus</i>	Mahoe	PB2	1.0m
<i>Myrsine australis</i>	Mapou	PB2	1.0m
<i>Phormium sp (dwarf)</i>	Dwarf flax	PB2	0.5m
<i>Phormium tenax</i>	Flax	PB2	1.5m
Native Restoration Enrichment Species *			
<i>Cordyline australis</i>	Cabbage tree	PB5	2.0m
<i>Cyathea medullaris</i>	Tree fern	PB5	4.0m
<i>Knightia excelsa</i>	Rewarewa	PB5	4.0m
<i>Meryta sinclairii</i>	Puka	PB5	4.0m
<i>Podocarpus totara</i>	Totara	PB5	5.0m
<i>Vitex lucens</i>	Puriri	PB5	5.0m

\* Enrichment species planted once nurse crop established – approximately 3 years after commencement of planting

## STREET TREE PLANTING

Table 2: Specimen Tree Planting Schedule

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING (approximate)
Large Scale Street Trees			
<i>Vitex lucens</i>	Puriri	PB150	20.0m
Residential Scale Street Trees			
<i>Alectryon excelsa</i>	Titoki	PB150	10.0m

## NATIVE GARDEN SPECIMEN TREE PLANTING

Table 3: Native Garden Specimen Tree Planting Schedule

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING (approximate)
Native Garden Specimen Trees			
<i>Alectryon excelsa</i>	Titoki	PB95	4.0m
<i>Cordyline australis</i>	Cabbage tree	PB95	2.0m
<i>Hoheria populnea</i>	Lacebark	PB95	3.0m
<i>Meryta sinclairii</i>	Puka	PB95	3.0m
<i>Plagianthus regius</i>	Ribbonwood	PB95	3.0m
<i>Sophora microphylla</i>	Kowhai	PB95	4.0m
<i>Vitex lucens</i>	Puriri	PB95	5.0m

## GARDEN SPECIMEN TREE PLANTING

Table 4: Garden Specimen Tree Planting Schedule

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING (approximate)
Garden Specimen Trees			
<i>Alectryon excelsa</i>	Titoki	PB95	4.0m
<i>Cordyline australis</i>	Cabbage tree	PB95	2.0m
<i>Fraxinus sp</i>	Ash	PB95	4.0m
<i>Ginkgo sp</i>	Maidenhair	PB95	5.0m
<i>Liquidambar styraciflua</i>	America sweet gum	PB95	5.0m
<i>Liriodendron tulipifera</i>	Tulip tree	PB95	5.0m
<i>Magnolia sp</i>	Magnolia	PB95	6.0m
<i>Meryta sinclairii</i>	Puka	PB95	3.0m
<i>Quercus palustris</i>	Pin Oak	PB95	5.0m
<i>Vitex lucens</i>	Puriri	PB95	5.0m

## GATEWAY SPECIMEN TREE PLANTING

Table 5: Gateway Specimen Tree Planting Schedule

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING (approximate)
Gateway Specimen Trees			
<i>Cordyline australis</i>	Cabbage tree	PB150	2.0m
<i>Meryta sinclairii</i>	Puka	PB150	3.0m
<i>Vitex lucens</i>	Puriri	PB150	5.0m

## EVERGREEN HEDGING

Table 6: Evergreen Hedging Planting Schedule

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING (approximate)
<i>Camellia sp</i>	Camellia	PB8	1.0m
<i>Griselinia sp</i>		PB8	1.0m
<i>Pittosporum sp</i>		PB8	1.0m

## RETAINING WALL PLANTING

Table 7: Retaining Wall Planting Schedule

SPECIES	COMMON NAME	MINIMUM SIZE	SPACING (approximate)
Shrubs and Hedging sp			
<i>Camellia sp</i>	Camellia	PB5	1.0m
<i>Griselinia sp</i>		PB5	1.0m
<i>Phormium sp (dwarf)</i>	Dwarf flax	PB5	0.5m
<i>Pittosporum sp</i>		PB5	1.0m
Groundcovers			
<i>Dietes grandiflora</i>		PB5	0.5m
<i>Lomandra sp</i>		PB5	0.5m
Climbers			
<i>Ficus pumila</i>	Creeping fig	PB5	0.5m