

PART 55 VILLAGE OVERLAY PLANS**55.1 VILLAGE OVERLAY PLAN DEFINED**

A Village Overlay plan aims to ensure that subdivision and development occurs in a way that is integrated, particularly with adjoining land and the existing village, and will not adversely affect future village growth.

A Village Overlay Plan provides a means of:

- i. addressing the broader effects of village subdivision in an integrated manner;
- ii. defining a mechanism to provide for growth in identified growth areas;
- iii. providing a spatial framework for subdivision and development;
- iv. protecting and enhancing the natural and physical resources of the site and area;
- v. strengthening the social, cultural and economic wellbeing of communities; and
- vi. planning for infrastructure and services (where appropriate)

Village Overlay Plans are identified on the planning maps and relate to the following villages:

Part 55.5.1	Whakatiwai (Planning Map 52)
Part 55.5.2	Grahams Beach (Planning Map 41)
Part 55.5.3	Wattle Bay (Planning Map 1A)
Part 55.5.4	Big Bay (Planning Map 40)
Part 55.5.5	Karaka South (Planning Map 87)
Part 55.5.6	Matingarahi (Planning Map 7)
Part 55.5.7	Karaka (Planning Map 86)

55.2 VILLAGE OVERLAY PLAN REQUIRED

In addition to those already identified in Part 55.5, where a plan change requests or provides for growth through the rezoning of land associated with villages (other than key villages of Clarks Beach and Glenbrook Beach), then notwithstanding any other provisions of this Plan, the Plan Change should be accompanied by a Village Overlay Plan. The Village Overlay Plan is to be prepared in accordance with the procedures set out in Rules 55.3 and 55.4.

55.3 VILLAGE OVERLAY PLAN CONTENT
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1. A Village Overlay Plan shall cover the land to be subdivided and that part of the surrounding locality as may be needed to demonstrate that the implications for growth in the village area, and the integration with the existing village and potential neighbouring development.
2. A Village Overlay Plan should consider the following:
 - A. Physical Characteristics:
 - i. Subdivisional and land ownership pattern
 - ii. Existing roading pattern
 - iii. Contours
 - iv. Areas of instability, inundation and flooding
 - v. Basic geotechnical analysis.
 - vi. Hazards
 - vii. Relationship to existing village
 - B. Environmental Values:
 - i. Streams and associated vegetation
 - ii. Native bush and mature trees
 - iii. Areas of ecological or wildlife significance
 - iv. The coast and any associated features
 - C. Cultural Features:
 - i. Location of existing nodes of development, including community, commercial or recreation activities
 - ii. Archaeological analysis and waahi tapu.
 - D. Infrastructure:
 - i. Location of network utility services.
 - E. Landscape:
 - i. Identifies those features or aspects of the land which contribute to the area's character (including sensitive ridgelines) and which could provide a framework for village development.
3. A Village Overlay Plan should:
 - i. Define the road access points and roading pattern, and the location of pedestrian and cycle routes.
 - ii. Identify areas of high environmental and landscape sensitivity, including sensitive ridgelines.
 - iii. Identify the proposed location of reserves (including neighbourhood reserves and esplanade reserves).
 - iv. Identify existing vegetation that should be retained.
 - v. Identify areas for environmental enhancement and amenity plantings.
 - vi. Identify areas where development is not appropriate.
 - vii. Identify areas which are sensitive to development.
 - viii. Apply the relevant zonings or development densities to the land, and identify areas where because of the sensitivity of the environment larger lots are required.
 - ix. Provided a framework as to how future intensification is not foreclosed.
 - x. Consider the wastewater and stormwater treatment and disposal needs of development, including future proofing infrastructure.

4. The Village Overlay Plan should be developed in accordance with the following principles:
 - a. Natural environmental values should be managed by:
 - i. Ensuring that the location of roads and activities, and the pattern of residential development and subdivision reflect the nature of the existing landform without the need for significant modification.
 - ii. Ensuring that the location and density of development can be achieved with a level of earthworks which will have minimum impact on the environment.
 - iii. Seeking to protect significant trees and areas of bush on the land by inclusion in recreation reserves, road reserves and within adequately sized lots.
 - iv. Identifying areas where development is not appropriate.
 - v. Protecting and enhancing the natural features of the site.
 - b. A reserve network may be identified in a manner that:
 - i. Incorporates important natural features, provides habitat areas and ecological corridors.
 - ii. Contributes to the identity and amenity of the area.
 - iii. Assists in the development of reserve linkages.
 - c. Areas for development should:
 - i. Respond to the land's character, features, setting, landforms in the design and layout of the Plan's elements.
 - ii. and may in appropriate circumstances provide a Village Business Zone to provide for the social and economic wellbeing of the village.
 - d. The location and alignment of roads, cycle and pedestrian routes to provide convenient access throughout the village area and into adjacent areas, in particular to provide linkage to activities within or near the residential area, including where applicable local shops, schools, existing village centre, reserves and places of community significance.
 - e. By ensuring stormwater management is an integral component of the pattern of development on the site by:
 - i. Considering the impacts of land use on water quantity and quality, including cumulative effects.
 - ii. Protecting the integrity of the 1% AEP flood plain and secondary flow path.
 - iii. Protecting and enhancing the ecological value of riparian areas and aquatic ecosystems.
 - iv. Facilitating multiple objectives where appropriate, including provision of recreational facilities and protection of significant natural and physical resources.

55.4 VILLAGE OVERLAY PLAN PREPARATION PROCEDURE

The preparation of any Village Overlay Plan shall be documented and shall include the following:

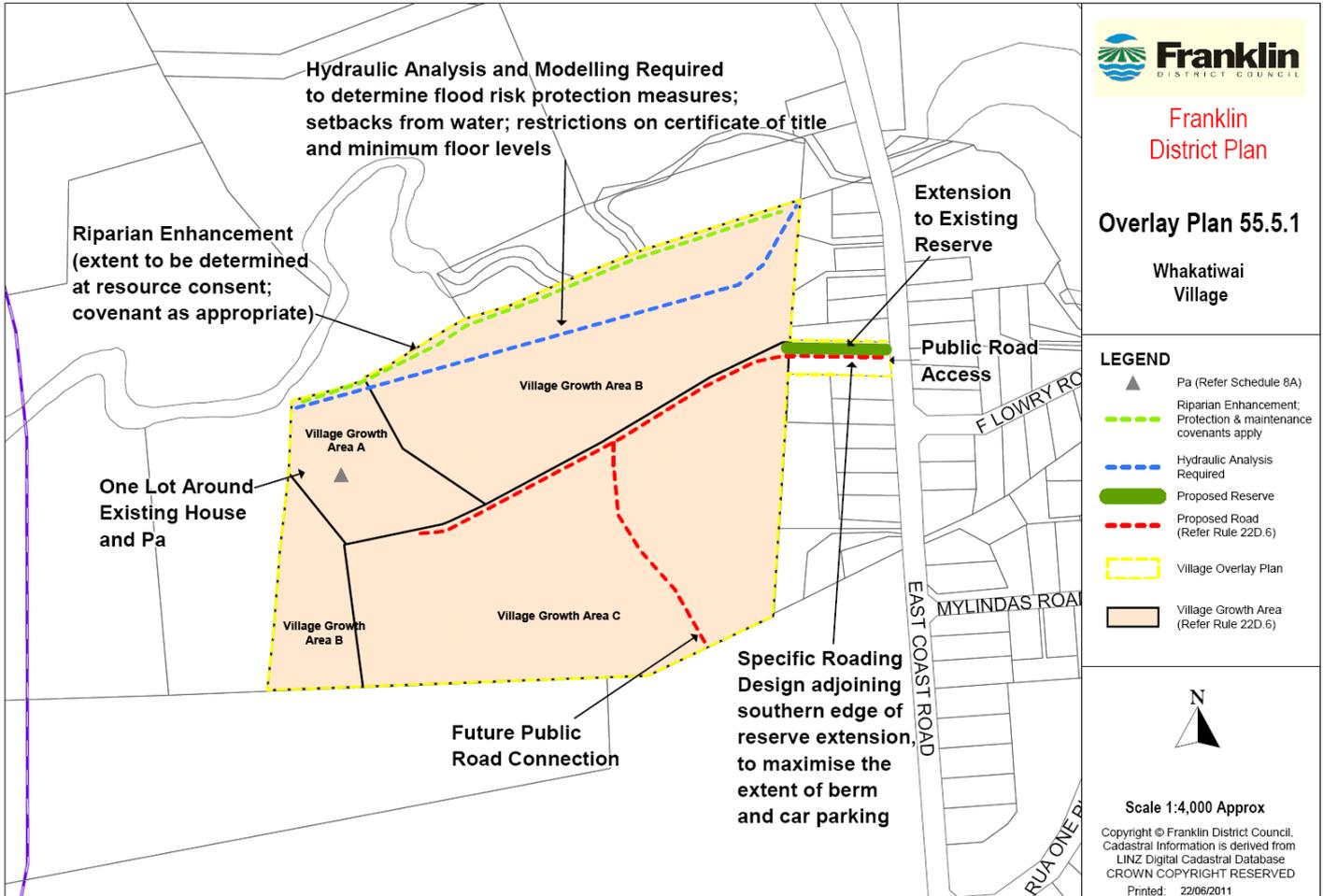
1. Consultation with and identification of issues of concern to relevant iwi.
2. Identification and scoping of natural and physical resource issues and anticipated impacts or effects, with particular emphasis on stormwater quality and flooding potential and land or vegetation disturbance effects.
3. Identification of community expectations or concerns.
4. Identification and discussion of all relevant national, regional and district policy provisions (including financial policies).
5. Identification of any subsequent resource consents likely to be required and the probable timing of same.
6. Investigation of any land hazard or geotechnical or other relevant land development constraint that is depicted in or specifically referred to as relevant to the area in any District Plan or any 'hazards' register or database (whether of national, regional or district origin).
7. Dialogue with all relevant Council staff (particularly Asset Managers) and
8. Consultation and/or workshopping with all landowners, both individually and collectively as appropriate, for the general design of all structural components, servicing options, and residential (or other landuse) character and density issues.
9. Preparation of such Plan Change or Variation (and relevant Section 32) documentation.
10. Preparation of such specialist reports as may be necessary to address the environmental, financial or technical aspects of servicing the area, including consideration of alternatives.

55.5 VILLAGE OVERLAY PLANS

The following Village Overlay Plans relate to specific villages where identified on the Planning Maps.

55.5.1 WHAKATIWAI VILLAGE OVERLAY PLAN

Refer to Village Overlay Plan 55.5.1 – Whakatiwai Village below.



Explanation

The Whakatiwai Village Overlay Plan applies to a site which gains access through an existing lot to East Coast Road. Opportunities for development are provided by the framework of the Village Overlay Plan and the three Village Growth Areas illustrated on the planning maps. Any subdivision proposal shall be consistent with the Village Overlay Plan.

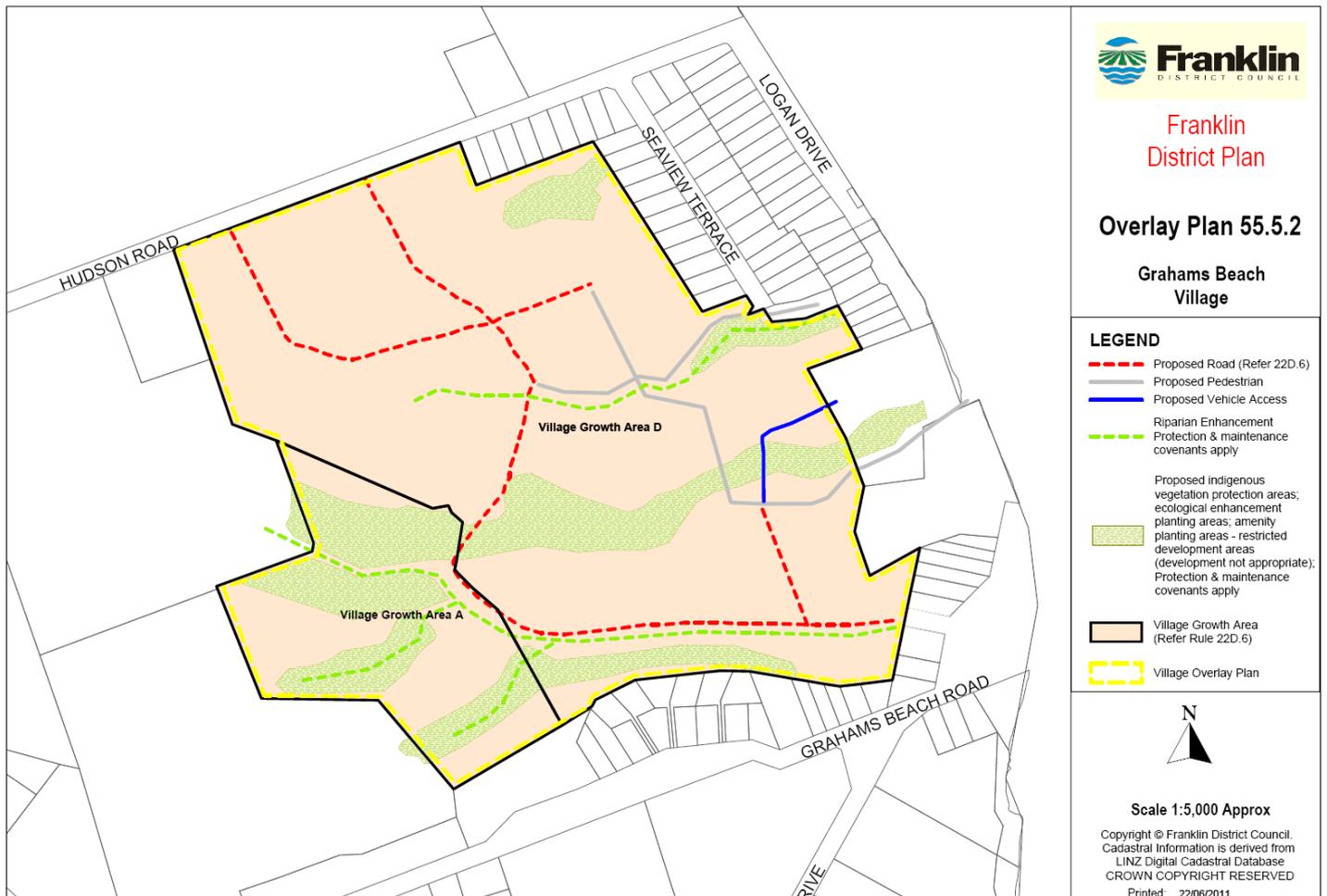
Village Growth Area C provides for unserviced 2500m² lots and serviced lots where reticulated infrastructure is available to 800m². Village Growth Area B allows for a minimum average subdivision density of 1 lot per 5000m² applying to the site and a minimum lot size of 2500m². It provides a low density large lot edge adjoining the flood plain of the Whakatiwai Stream and the western extent of the Whakatiwai Village, providing a long term edge for the Village with the adjoining Coastal Zone. Village Growth Area A allows for the establishment of one lot around the existing house which is located on a knoll that is a site of waahi tapu, and therefore no further subdivision below 1 hectare is anticipated.

Other elements of the Village Overlay Plan include:

- i. Public road access into the site from East Coast Road with a future public road connection to the adjoining property on the southern boundary.
- ii. An extension to the existing reserve which adjoins the proposed public road. This reserve is narrow in its width and additional vested land can increase its amenity and recreation value to the local community. The design of the road access should locate the carriageway to the southern edge of the road reserve, allowing increased berm width adjoining the reserve. This increased berm width can be used for car parking, pedestrian access and to increase the perceived size of the reserve.
- iii. Resource consent proposals should be accompanied by an hydraulic analysis and modelling of flood hazards associated with the Whakatiwai Stream and other watercourses. Subdivision and development should identify the extent of flood risk protection measures, setbacks, riparian planting and erosion control, minimum floor levels and building line restrictions.
- iv. Where appropriate, subdivision should enhance the margins of the Whakatiwai Stream with riparian planting.
- v. Development should provide for the protection of the scheduled Pa site.

55.5.2 GRAHAMS BEACH VILLAGE OVERLAY PLAN

Refer to Village Overlay Plan 55.5.2 – Grahams Beach Village below.



Explanation

Opportunities for village growth are provided through the Village Zone which includes two Village Growth Areas and the Grahams Beach Village Overlay Plan identified on Map 41. The Village Overlay Plan is located on land between Hudson Road and Grahams Beach Road. This area is subject to the provisions on a Village Overlay Plan in Part 55.5.2 which establishes parameters for the design and layout of subdivision and development. Any subdivision proposal shall be consistent with the Village Overlay Plan.

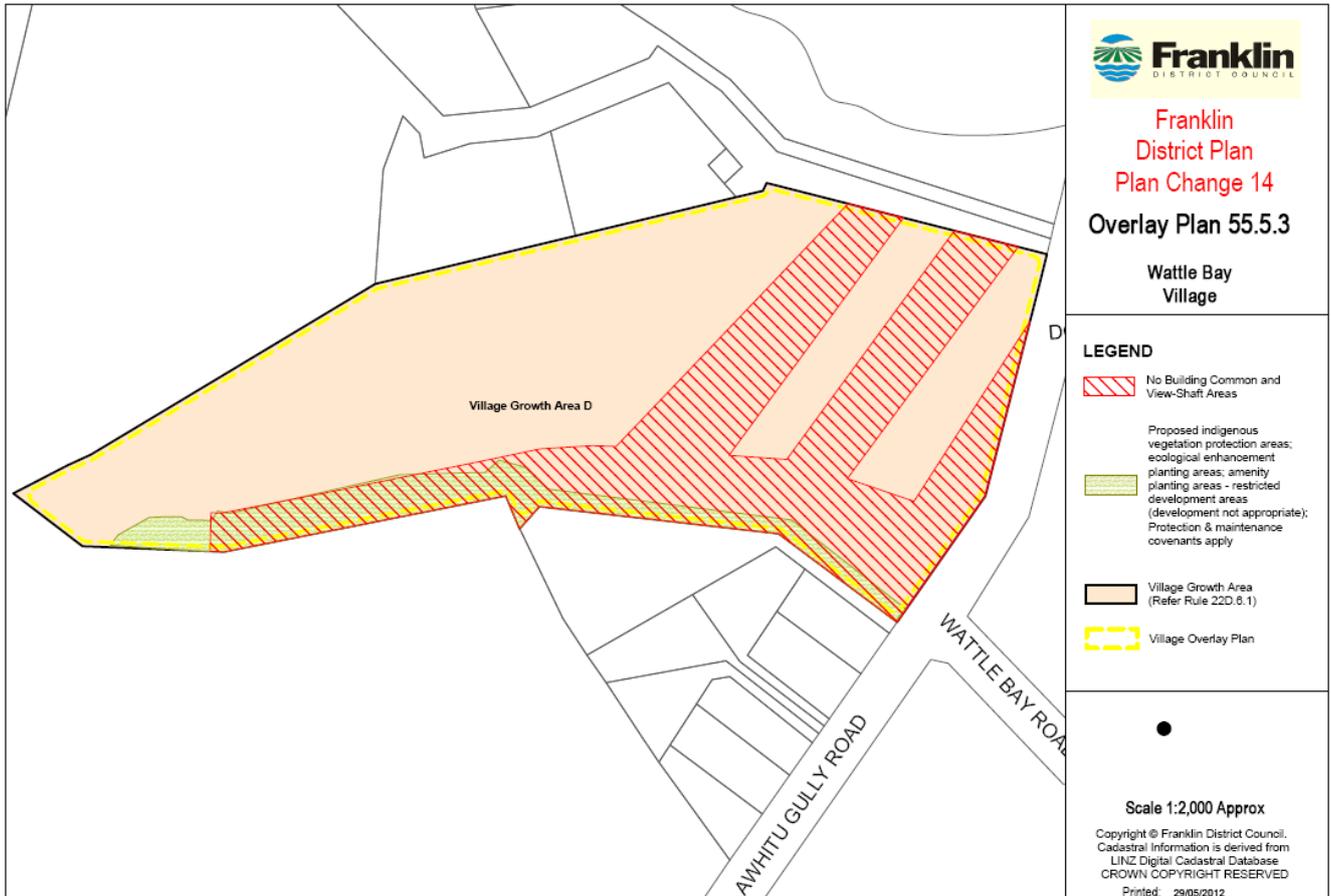
Subdivision and development is anticipated to be self-servicing and lots are anticipated to have a minimum lot size of 1 hectare in Village Growth Area A and 2500m² in Village Growth Area D, subject to on-site wastewater disposal.

Other elements of the Village Overlay Plan include:

- i. Development providing public road access between Hudson Road and Grahams Beach Road.
- ii. A layout of road and vehicle access.
- iii. Provision of pedestrian walkways to the coast.
- iv. Enhancement of the riparian margins of streams and waterbodies.
- v. Enhancement plantings associated with areas of native vegetation.
- vi. Amenity plantings and avoidance of inappropriate development on steep slopes.

55.5.3 WATTLE BAY VILLAGE OVERLAY PLAN

Refer to Village Overlay Plan 55.5.3 – Wattle Bay Village below.



Explanation

Opportunities for development are provided by the framework of the Village Zone, Village Overlay Plan and the Village Growth Area illustrated on the planning maps. Any subdivision proposal shall be consistent with the Village Overlay Plan.

Village Growth Area D provides for unserviced 2500m² lots. Performance standards restrict subdivision to 12 lots for the purposes of accommodating a total of 12 residential dwellings.

Other elements of the Village Overlay Plan include:

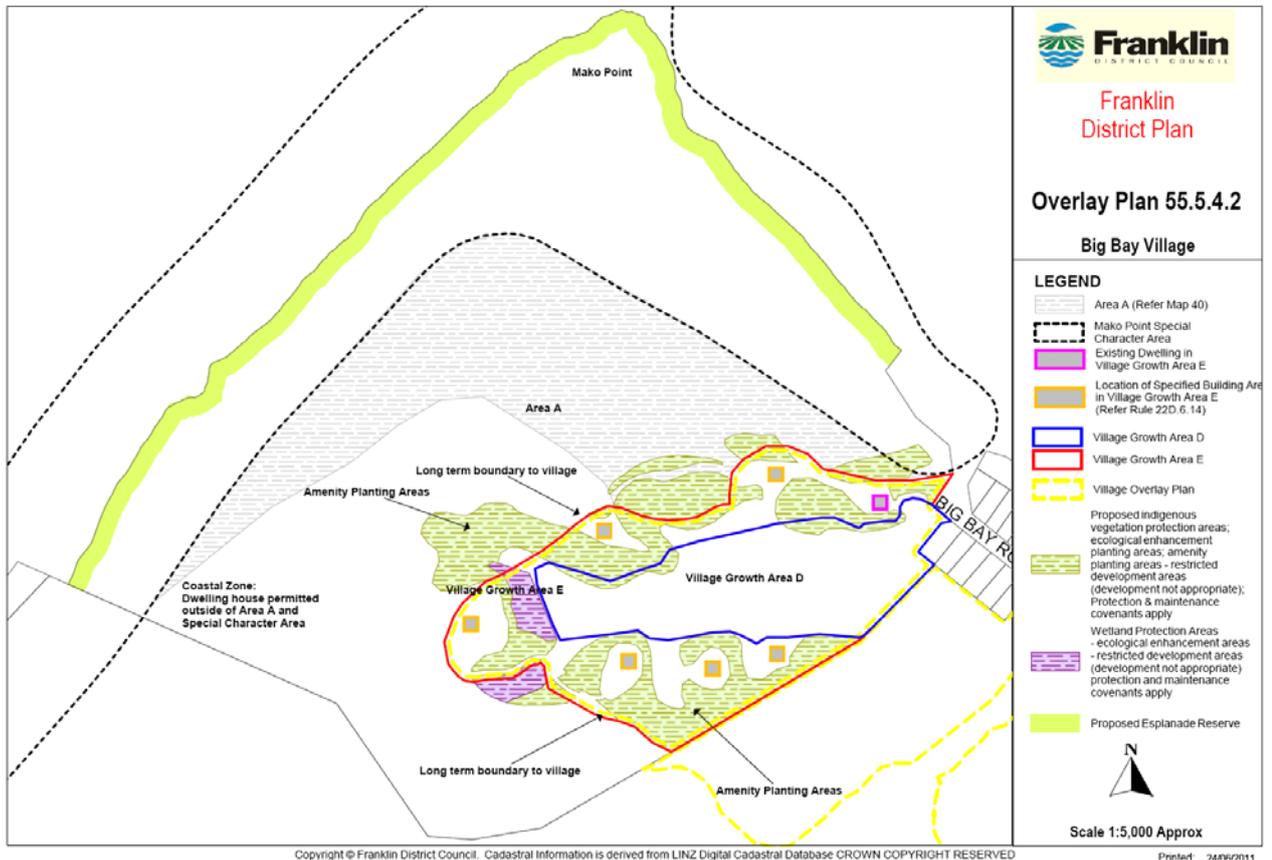
- i. No Building Common and View-shaft Areas where SPECIFIED BUILDING AREAS are not appropriate. This provides amenity spaces and view lines between existing dwellings and subdivision within the area of the Village Overlay Plan.
- ii. Enhancement plantings of indigenous vegetation within the No Building Common and View-shaft Areas and along the length of the watercourse as illustrated on the Village Overlay Plan. This vegetation is to be protected and maintained by covenant/consent notice.

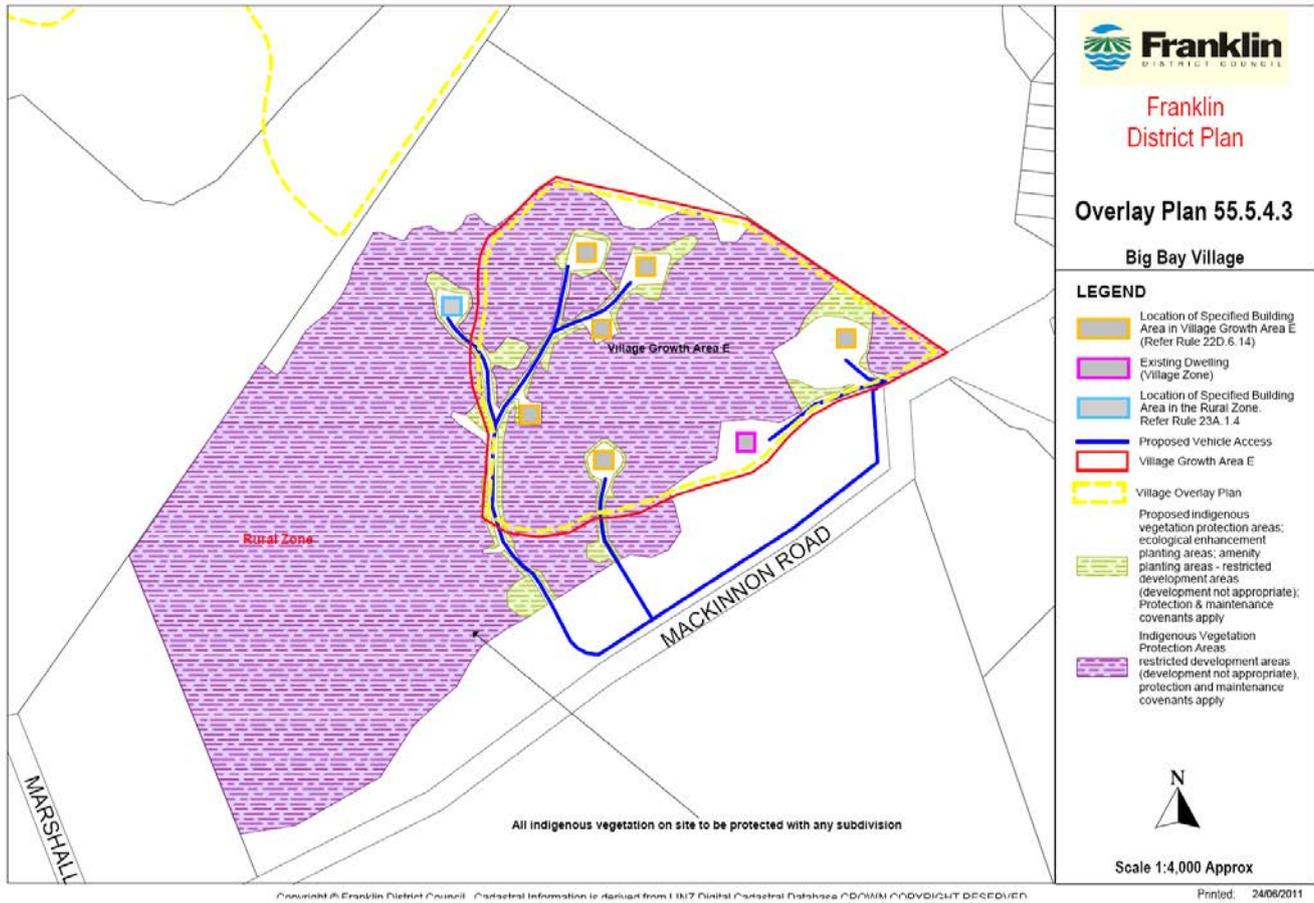
Other matters that the resource consent application shall address include:

- i. Preliminary geotechnical reports indicate potential for surface instability resulting from the harvesting of plantation pine trees on the adjoining site. The resource consent application shall be accompanied by an analysis of this matter and propose appropriate methods (eg. building line restrictions / swales) to mitigate this potential hazard.
- ii. The resource consent application shall provide details of how it will achieve HYDROLOGICAL NEUTRALITY.

55.5.4 BIG BAY VILLAGE OVERLAY PLANS

Refer to Village Overlay Plans 55.5.4 (1, 2 & 3) – Big Bay Village below.





Explanation

Three Village Overlay Plans in Part 55.5.4 provide a framework for managing the long-term form of Big Bay Village through the Village Zone, Village Overlay Plans and the Village Growth Areas. Any subdivision proposal shall be consistent with the Village Overlay Plan(s).

Village Growth Area D provides for unserviced 2500m² lots.

Village Growth Area E provides a low density edge to the village, located within existing indigenous vegetation or areas which shall be replanted in indigenous vegetation when development occurs. The density and location of development in Village Growth Area E is limited to the total number of Specified Building Areas. For clarity no subdivision or development shall exceed the total number of identified Specified Building Areas within each Village Overlay Plan. Each identified Specified Building Area shall only provide for a single dwelling house as illustrated on the Village Overlay Plans.

Elements of the Village Overlay Plan in Part 55.5.4.1 include:

- i. Two areas of Village Growth Area D which provide for development of lots with a minimum size of 2500m².
- ii. Enhancement plantings of indigenous vegetation within the restricted development area as illustrated on the Village Overlay Plan. This vegetation is to be protected and maintained by covenant/consent notice. The plantings include those for ecological enhancement where there is existing indigenous vegetation and amenity enhancement to mitigate the visual effects of development on the landscape.
- iii. Limiting development to the lowland areas and the mid terrace and avoiding development on the main plateau and close to the ridgeline to maintain a contained urban form.
- iv. A requirement to provide SPECIFIED BUILDING AREAS above potential inundation hazards for any development in the lowland areas.
- v. Maintenance of access to the remaining farm land through two vehicle access points.
- vi. A public viewing area and public access to a prominent landform feature within the Rural Zone above the village (as per the landowner’s offer) which will contribute to the amenity and enjoyment of Big Bay by residents and visitors.

Elements of the Village Overlay Plan in Part 55.5.4.2 include:

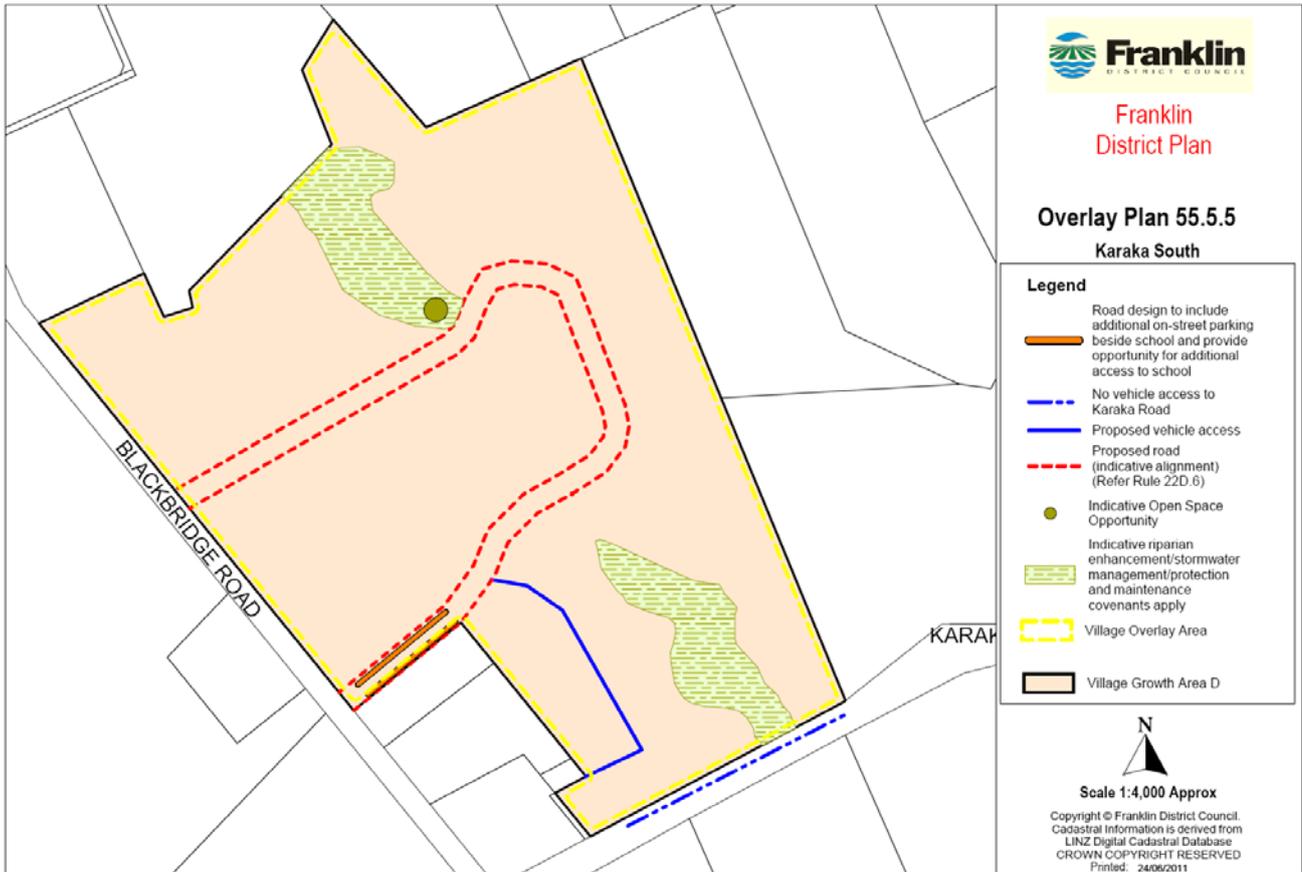
- i. An area of Village Growth Area D located on the lowland which provides for development of lots with a minimum size of 2500m². Development in the lowland areas will be required to provide SPECIFIED BUILDING AREAS above potential inundation hazards.
- ii. An area of Village Growth Area E which provides minimum lot sizes of 5000m² and identifies a maximum number of 7 additional lots, including the subdivision of the existing dwelling house. New dwelling houses will be restricted to the SPECIFIED BUILDING AREAS identified on the Village Overlay Plan and these shall be identified on the certificates of title by a consent notice.
- iii. Enhancement plantings of indigenous vegetation within the restricted development area as illustrated on the Village Overlay Plan. This vegetation is to be protected and maintained by covenant/consent notice. The plantings include those for ecological enhancement where there is existing indigenous vegetation and amenity enhancement to mitigate the visual effects of development on the landscape. These plantings extend into the Coastal Zone to mitigate the visual effects of development on the landscape, including the provision of a backdrop to dwellings within Village Growth Area E. All plantings shall be established with subdivision.
- iv. Protection and enhancement of an area of wetland.
- v. Avoiding development on the main plateau which forms the Mako Point headland (including Area A on Map 40) and the Special Character Area.
- vi. Establishment of a new dwelling house on the remaining Coastal zoned land as a permitted activity outside of Area A and the Special Character Area. The existing dwelling house is located within the Village Zone.
- vii. Vesting of a 20 metre esplanade reserve around the Mako Point headland with any subdivision application on the site, which in accordance with the landowner's offer, will be at no cost to Council.

Elements of the Village Overlay Plan in Part 55.5.4.3 include:

- i. An area of Village Growth Area E which provides minimum lot sizes of 5000m² and identifies a maximum number of 7 additional lots inclusive of the existing dwelling house. New dwelling houses will be restricted to the SPECIFIED BUILDING AREAS identified on the Village Overlay Plan and these shall be identified on the certificates of title by a consent notice.
- ii. The balance of the Rural Zoned site will be retained within a lot which includes a new SPECIFIED BUILDING AREA. Any dwelling house outside the SPECIFIED BUILDING AREA will require resource consent as a discretionary activity (refer Rule 23A.1.4).
- iii. Any subdivision of the site shall protect all the areas of indigenous vegetation on the site by covenant/consent notice.
- iv. Enhancement plantings of indigenous vegetation within the restricted development area as illustrated on the Village Overlay Plan. This vegetation is to be protected and maintained by covenant/consent notice. These plantings will restore cleared areas and mitigate the visual effects of development on the landscape.
- v. Avoiding development on the main ridgeline running parallel with the portion of MacKinnon Road that is currently unformed.
- vi. Vehicle access to the lots through the establishment of driveways as opposed to new public roads.

55.5.5 KARAKA SOUTH VILLAGE OVERLAY PLAN

Refer to Village Overlay Plan 55.5.5 – Karaka South Village below.



Explanation

Opportunities for village growth are provided through the Village Zone which includes a Village Growth Area D and the Karaka South Village Overlay Plan identified on Map 87. The Village Overlay Plan is located on land adjoining the Karaka Primary School accessed off Blackbridge Road. This area is subject to the provisions of a Village Overlay Plan in Part 55.5.5 which establishes parameters for the design and layout of subdivision and development. Any subdivision proposal shall be consistent with the Village Overlay Plan.

Subdivision and development is anticipated to be self-servicing and lots are anticipated to have a minimum lot size of 2500m² in Village Growth Area D, subject to on-site wastewater disposal.

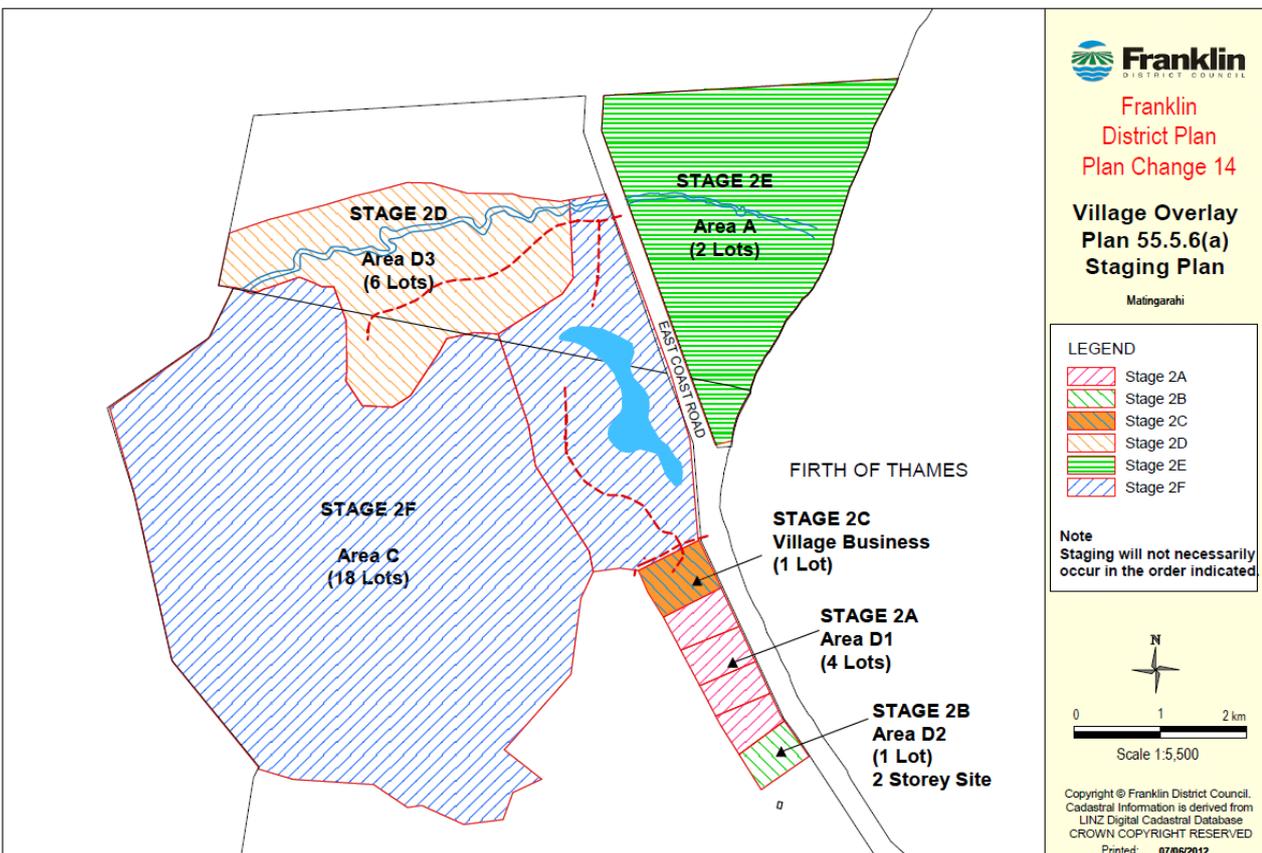
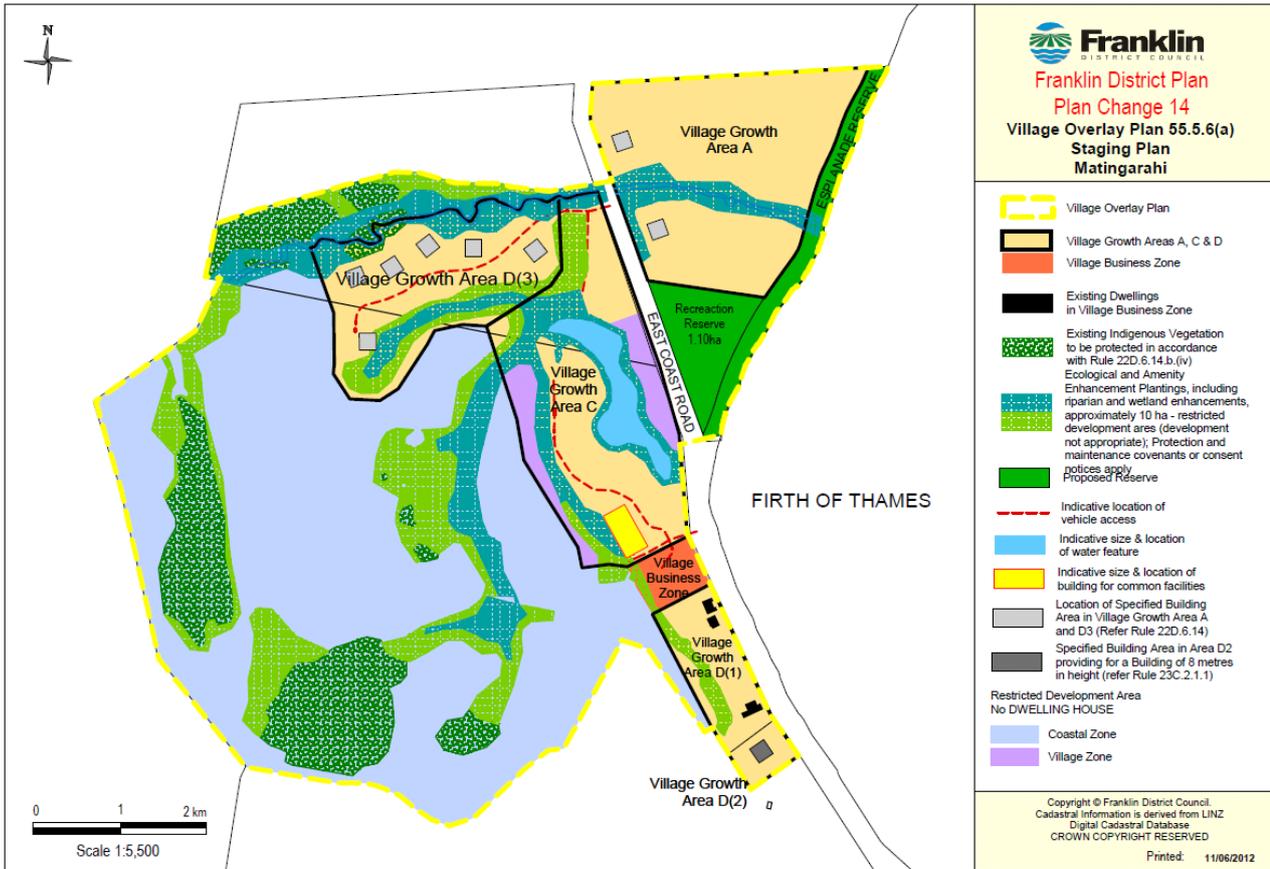
Because the land in the village is held by a number of different landowners, the Village Overlay Plan provides the basis for development to occur in a co-ordinated and integrated manner in order to achieve the environmental outcomes that are envisaged for the Village. Coordination between landowners will be necessary in terms of the roading design and stormwater management.

Other elements of the Village Overlay Plan include:

- i. Development providing a connected public loop access road from Blackbridge Road.
- ii. No new roads or driveway access are to be provided from Karaka Road.
- iii. Development enhancing on-street car parking and access associated with the Karaka Primary School.
- iv. Village roading design with flush kerbs, swales, street trees and a single pedestrian footpath.
- v. Low impact stormwater design techniques with stormwater management to be provided on a catchment basis that establishes a treatment train approach to stormwater management including on-site treatment and detention, management of impervious surfaces, swales within the roads and accessways, riparian enhancements and detention wetlands as appropriate.
- vi. Where riparian enhancements are proposed, opportunities may exist for passive recreation areas.
- vii. Creation of an access from the Village to the existing business activity.

55.5.6 MATINGARAHİ VILLAGE OVERLAY PLANS

Refer to Village Overlay Plans 55.5.6. – Matingarahi Village below.



Explanation

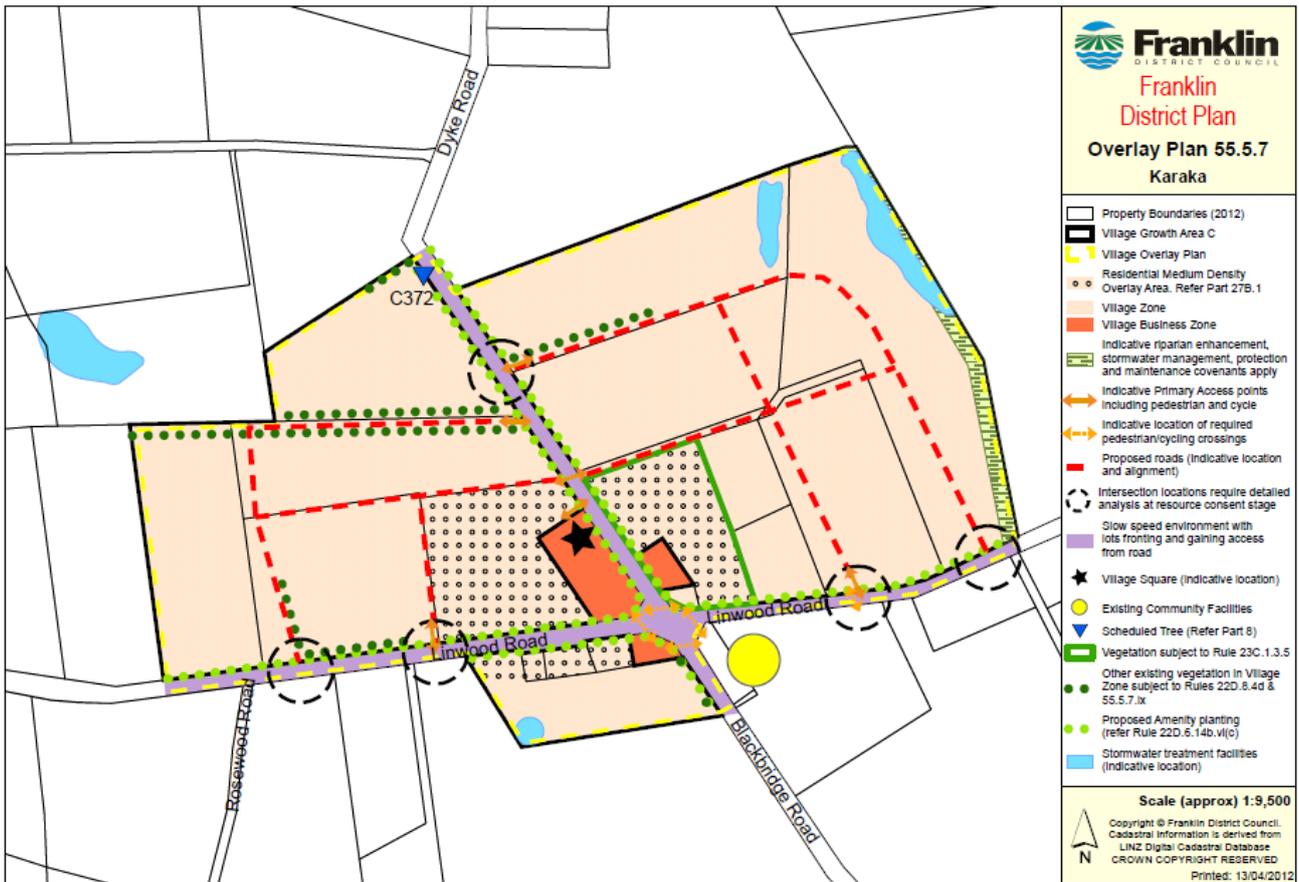
A new village is planned for Matingarahi to manage growth along the Seabird Coast. Opportunities for village development are provided through the Village Zone which includes three Village Growth Areas and the Matingarahi Village Overlay Plan identified on Map 7A. This area is subject to the provisions on a Village Overlay Plan in Part 55.5.6 which establishes parameters for the design and layout of subdivision and development. Any subdivision proposal shall be consistent with the Village Overlay Plan.

Elements of the Village Overlay Plan include:

- i. The protection of approximately 280ha of indigenous vegetation on the property as identified on the Village Overlay Plan;
- ii. Amenity and ecological enhancement plantings of approximately 10ha, which shall be protected and maintained (covenant or consent notice). The ecological enhancement plantings include the restoration of riparian margins of streams, wetlands, ecological linkages and enhancement of existing areas of indigenous vegetation;
- iii. Opportunities to establish 31 new lots for residential purposes (including lots around three existing dwelling houses);
- iv. Village Growth Area C which provides for a maximum of 18 serviced 800m² lots (minimum size) on the basis of the establishment of reticulated infrastructure.
- v. Village Growth Area D (areas D(1), D(2), D(3)) which provides for a maximum of eleven 2500m² lots (minimum size) which may be serviced or un-serviced. The area identified as D(1) provides for a total of 4 lots, with one dwelling house per lot. This area contains three existing dwelling houses and provides opportunities for the development of one additional dwelling house. The area identified as D(2) provides for a single lot which may contain a single two storey dwelling house and this dwelling house is limited to the Specified Building Area illustrated on the Village Overlay Plan. The area identified as D(3) provides for six lots, each containing a Specified Building Area illustrated on the Village Overlay Plan.
- vi. Village Growth Area A which provides two lots with a minimum size of 1ha on the seaward side of East Coast Road. Specified Building Areas are identified for each of these lots.
- vii. A reticulated wastewater system and treatment plant is anticipated to be developed with the subdivision in the village.
- viii. An area of proposed recreation reserve (1.1 ha) and esplanade reserve (9700m²) that shall be vested with subdivision in the village;
- ix. An area of Village Business Zone;
- x. The identification of a single future dwelling house on a Specified Building Area (D(2)) which allows for a building height of 8 metres, with all other buildings in the village being limited to 5 metres in height;
- xi. An area of water feature which will be formed as a consequence of anticipated earthworks to create an elevated area for the village;
- xii. Indicative location of access to the village;
- xiii. Indicative stages and the obligations and identification of rules that apply to each stage; and
- xiv. Restricted development areas.

55.5.7 KARAKA VILLAGE OVERLAY PLAN

Refer to Village Overlay Plan 55.5.7 – Karaka Village below.



Explanation

Opportunities for village growth are provided through the Village Zone which includes the Village Growth Area C and the Karaka Village Overlay Plan identified on Map 86. To enable the efficient utilisation of the land, the PLAN anticipates that all village subdivision and development will be serviced by reticulated wastewater treatment and disposal methods. Because the land in the village is held by a number of different landowners, the Village Overlay Plan provides the basis for development to occur in a co-ordinated and integrated manner in order to achieve the environmental and amenity outcomes envisaged for the Village. Coordination between landowners will be necessary in terms of subdivision pattern, infrastructure provision (including wastewater treatment and disposal), roading design and stormwater management.

Elements of the Village Overlay Plan include:

- i. Village Growth Area C to provide for residential subdivision in accordance with Rule 22D and a 'Residential Medium Density Overlay Area' to support comprehensive residential developments that provide a diversity of housing opportunities in the Village. The Residential Medium Density Overlay Area and the provisions in the Village Business Zone allow for increased housing density within and adjoining the Village centre.
- ii. An interconnected road network with access points into the local road network from Linwood, Dyke and Blackbridge Roads. The Village Overlay Plan illustrates the indicative location of these interconnected roads. The location of the roads and intersections may alter from that shown as a consequence of detailed design.
- iii. An identified slow speed environment that requires physical design measures to achieve that outcome, such as gateway thresholds and statements, road signs, and residential lots and development designed to front and gain access directly to Linwood Road.

- iv. A rural village roading design as detailed in the roading typologies for new roads and upgrades to Dyke, Blackbridge and Linwood Roads as shown in Appendix 55.5.7A (below).
- v. Pedestrian connections across Dyke, Linwood and Blackbridge Roads, particularly those to the Karaka Sportsgrounds and the Village Business Zone.
- vi. Utilisation of integrated and comprehensively designed low impact stormwater management techniques including onsite use and soakage. The Village Overlay Plan illustrates indicative locations for stormwater management wetlands or other appropriate facilities, which may be located within the Village Zone or the adjoining Rural or Coastal Zone where this is appropriate (providing for the better utilisation of the Village Zone land).
- vii. Provision for the servicing of the village by reticulated wastewater treatment and disposal. This infrastructure can be located within or outside of the Village Zone.
- viii. Planting of new specimen trees along Linwood, Dyke and Blackbridge Roads to achieve an avenue of tree planting consistent with existing established vegetation.
- ix. Rules to ensure that existing large trees on specific sites are retained where practicable.
- x. Provision of a Village Business Zone that will enable a variety of land use activities to establish and that will include a Village Square to create a community focal point. The Village Square is to be located on the western side of Dyke Road, although its location on the Village Overlay Plan is indicative and subject to detailed design.

Appendix 55.5.7A Karakā Village Roding Typologies

