

Chapter 17 Rongotea South Development Area

Introduction

The Rongotea South Development Area and associated Structure Plan have been designed to provide for residential growth on approximately 20ha of land, adjacent and to the south of Rongotea Village. It sets out a framework to enable urban development through a design that respects the areas natural features and ensures the village character of Rongotea is maintained.

The defining elements of the structure plan and associated provisions are:

- Access via Banks Road and Trent Street with a continuation of the block layout of Rongotea
- Provision of a variety of lot sizes to support different residential housing typologies
- Connectivity for all transport modes through the area, including safe pedestrian and cycling links through to Rongotea Village
- The creation of a stormwater treatment and attenuation pond for stormwater management, providing opportunities for an improved natural landscape and biodiversity
- The creation of new public reserve areas along waterways and in the vicinity of the natural inland wetland

The rules in this chapter guide any future subdivision applications and apply in addition to the underlying Village Zone rules. Where there is a conflict between the two sets of rules, the more restrictive activity status applies.

Objectives

DEV1 – O1

Future housing needs are met through the integrated provision of infrastructure and development in accordance with the Rongotea South Structure Plan

Relates to DEV1 – P1, DEV1 – P2, DEV1 – P3, DEV1 – P4

DEV1 – O2

Subdivision in the Rongotea South Development Area creates a sustainable neighbourhood where:

- a. the development successfully integrates with the village character of Rongotea;
- b. natural site features are protected and incorporated into the development design;
- c. the recreational opportunities of the community are enhanced through the provision of public open space and pedestrian and cycle linkages; and

- d. cultural values are recognised and provided for

Relates to DEV1 – P1, DEV1 – P2, DEV1 – P3, DEV1 – P4, DEV1-P5

Policies

DEV1 – P1

Subdivision within the Rongotea South Development Area occurs in accordance with the Rongotea South Structure Plan and a Comprehensive Development Plan that provides for:

- a. a continuation of the block roading layout of Rongotea, with linkage to Trent Street;
- b. a diversity of lot sizes;
- c. open space and recreation areas;
- d. shared pathways, including walkways and cycleways;
- e. a stormwater attenuation pond for stormwater treatment; and
- f. the infrastructure required to enable development.

DEV1 – P2

Stormwater is managed by:

1. ensuring adequate permeable areas are required for every residential lot within the subdivision;
2. requiring an integrated approach to stormwater management that provides for treatment and attenuation of stormwater generated from the development, prior to discharge into the existing stormwater network; and
3. prior to any subdivision or development occurring, an integrated Stormwater Management Plan for the Rongotea South Development Area is submitted to Council that includes, as a minimum:
 - a. a detailed design of the stormwater treatment and attenuation pond;
 - b. how stormwater collection, attenuation and discharge will be managed to achieve hydraulic neutrality for the proposed development at subdivision stage;
 - c. proposed low impact design methods to reduce stormwater runoff volumes and peak flow rates with improvement of the quality of stormwater runoff;
 - d. how stormwater treatment and attenuation areas are to be maintained and managed; and

- e. whether specific freeboard and finished floor levels are required to manage flooding

DEV1 – P3

The provision of infrastructure gives effect to the Rongotea South Structure Plan with regard to:

- a. restricting subdivision and development within Rongotea South Development Area where Council's essential infrastructure is not in place, or of sufficient capacity to service the subdivision;
- b. incorporating a road design that enables public transport infrastructure;
- c. requiring an integrated and connected transport and open space network that enables walking and cycling opportunities between the Rongotea South Structure Plan area and Rongotea Village; and
- d. requiring consent notices on titles outlining measures required to implement recommendations from any technical reports to achieve water sensitive stormwater or wastewater designs, including requirements to maintain all measures.

DEV1 – P4

Ensure that subdivision and development within Rongotea South Development Area:

- a. enables recognition of any cultural or spiritual values or associations of importance to mana whenua that:
 - i. has regard to the outcomes of any consultation;
 - ii. enables the incorporation of mātauranga Māori and whanau ora principles into the design and development of the open spaces and reserves; and
 - iii. has regard to cultural values in the management of stormwater.
- b. provides for biodiversity improvements through the creation of native riparian and wetland planting at appropriate locations within reserve areas and as part of the constructed wetland for stormwater treatment and attenuation;
- c. enables the layout of lots to ensure connected outdoor living spaces, sunlight to habitable rooms, and onsite privacy; and
- d. maintains and enhances the character and amenity values of the Rongotea village environment.

Restricted Discretionary Activities:

The following activity is a restricted discretionary activity in respect to subdivision.

DEV- R1 Any subdivision of land within the Rongotea South Development Area as shown in Appendix 17A and zoned Village Zone that meets the performance standards DEV1 S1 – S9.

For this activity, Council has reserved its discretion to the following matters:

MD01 The size, shape and arrangement of lots

MD02 The maintenance and enhancement of local amenity values

MD03 The provision of water supply and the disposal of wastewater and stormwater

MD04 The number, location and formation of vehicle crossings

MD05 Safe and efficient operation of the roading network, including walking and cycling.

MD06 Suitability of proposed lots for subsequent buildings and future use.

MD07 Avoidance or mitigation of flood hazard and stormwater inundation

MD08 The location of the stormwater attenuation pond with respect to the location of the natural wetland.

MD07 Provision of public open space

MD08 Availability of Council Infrastructure

MD09 Consistency with Council Engineering Standards and the Rongotea South Structure Plan

Performance Standards

DEV1 – S1 Density

Area A: The minimum net site area is 500m²

Area B: The net site area is a minimum of 750m² and a maximum of 1000m²

Area C: The minimum net site area is 1500m²

DEV1 – S2 Access and Road Design

- i. Access and road design and construction must comply with Council Engineering Standards. Common access to eight or more lots must be provided by road formed to Council standards
- ii. Access must comply with the provisions in Rule 3B.4.2 and 3B.4.3.
- iii. Roads must comply with the design requirements of Appendix 3B.2 – Rongotea Street Type Cross Section 1 and Rongotea Street Type Cross Section 2.

DEV1- S3 Shape Factor

Each residential lot must be capable of containing an 18m diameter circle

DEV1-S4 Building Platforms

Each Lot must be able to contain a building platform which is at or above the flood and stormwater inundation level predicted for a 0.5% annual exceedance probability (AEP) (1 in 200 year) flood event.

DEV1 – S5 Earthworks

All subdivisions must comply with the provisions in Rules 3D.4.1 and 3D.4.2.

DEV1 – S6 Comprehensive Development Plan

Any development and subdivision must have a Comprehensive Development Plan that demonstrates how the proposal:

- i. provides a connected internal roading network that gives effect to the Rongotea South Structure plan and that facilitates movement demands within the area while also providing a block structure that supports the existing character of Rongotea;
- ii. shows the location, width and design of publicly accessible roads, laneways and accessways having regard to vehicles, public transport, pedestrians and cyclists that are intended to use them;
- iii. outlines the servicing required for the development, including the location of the stormwater treatment and attenuation pond, any necessary easements and ensures suitable sizing of infrastructure;
- iv. includes a spatial layout plan showing how the development achieves connectivity and integration to the wider area including public access along the Ruilvaldts and Campbell drains and their margins, and the constructed wetland area;
- v. identifies the location overland flow path and how these will be managed or enhanced;
- vi. if staging is required, how the stages will not compromise the overall development of the Rongotea South Development Area Structure Plan; and
- vi. provides clear reference to:
 - a. the objectives and policies of the Rongotea South Development Area;
 - b. current and anticipated future built form and uses;
 - c. anticipated future capacity of the activity area; and
 - d. relationships and connections within Rongotea South Development Area.

DEV1 – S7 Infrastructure

- i. All cables and pipes, including for gas, power and telecommunications must be placed underground, except where they are required to be above ground for connection to associated infrastructure.
- ii. All Council's essential infrastructure must have capacity and be available for connection within 30 metres of the nearest point of the land being subdivided.
- iii. Any subdivision must be connected to reticulated services designed and constructed to comply with Council Engineering Standards.
- iv. All Council's new essential infrastructure proposed in a subdivision must be located within road reserve and/or open space reserve and vested in Council, or accessible via easement
- v. Development must only occur in areas where Council's essential infrastructure is available and of sufficient capacity for the subdivision.

Guidance Note: In situations where development is proposed ahead of Council infrastructure investment, Council may enter into agreements with landowners as outlined in the Council Development Contributions Policy around the provision of Council's essential infrastructure.

DEV1 – S8 Stormwater Management Plan

Any application for subdivision consent must include a stormwater management plan that includes:

- b. a description of the catchment to be managed;
- c. details of the site-specific hydrologic modelling assessment based on the proposed subdivision plan which includes details of how the stormwater will be collected, treated, attenuated and managed within the Rongotea South Development Area;
- d. treatment of all stormwater runoff prior to discharge to the primary network;
- e. how the proposed stormwater management approach recognises the Ruivaldts and Campbell waterways and their margins and the natural wetland as a sensitive receiving environment where natural, public access and mana whenua values must be recognised and provided for;
- f. outline how the proposed stormwater management system is consistent with Council's Engineering Standards and NZS 4404:2010 Land Development and Subdivision Infrastructure;
- g. a condition assessment of the stormwater network;and
- h. a maintenance and monitoring plan.

Discretionary Activities:

The following activity is a discretionary activity:

- a. any subdivision that does not meet the performance standards S1 – S9

Amendments to Section 4 – Managing Land Use Effects (additions underlined)

4.5 Village Zone

Objectives

LU 14a) xiii) Buildings and structures in Rongotea South Development Area are located and designed to manage the risk of natural hazards.

Policies

h) Require development within Rongotea South Development Area to provide appropriate permeable surface areas to minimise the effects of flooding.

i) To manage the risk of stormwater inundation within Rongotea South Development Area by requiring low impact stormwater design solutions and minimum floor levels (if required)

j) To encourage an active street and reserve frontage within Rongotea South Development Area through design controls for yards and fencing

Amendments to Rule C2 – Zone Standards (additions underlined)

C2.2.1 Performance Standards

A) Minimum Site Areas

- i. Sewered 500m² net site area
- ii. Unsewered 800m² net site area
- iii. Rongotea South Development Area A 500m²
- iv. Rongotea South Development Area B 750 – 1000m²
- v. Rongotea South Development Area C 1500m²

Amendments to Rule B2 – Village Zone (additions underlined)

B2.3 Standards for Permitted and Controlled Activities

B2.3.1 Dwelling Units and Housing for the Elderly

- A) iv) Rongotea South Development Area

	<u>Area A</u>	<u>Area B</u>	<u>Area C</u>
<u>Maximum Density</u>	<u>1 dwelling unit per 500m²</u>	<u>1 dwelling unit per 750 – 1000m²</u>	<u>1 dwelling unit per 1500m²</u>
<u>Building coverage</u>	<u>40%</u>	<u>35%</u>	<u>25%</u>
<u>Permeable area</u>	<u>45%</u>	<u>50%</u>	<u>65%</u>

C) Yards

vii) **Rongotea South Development Area**

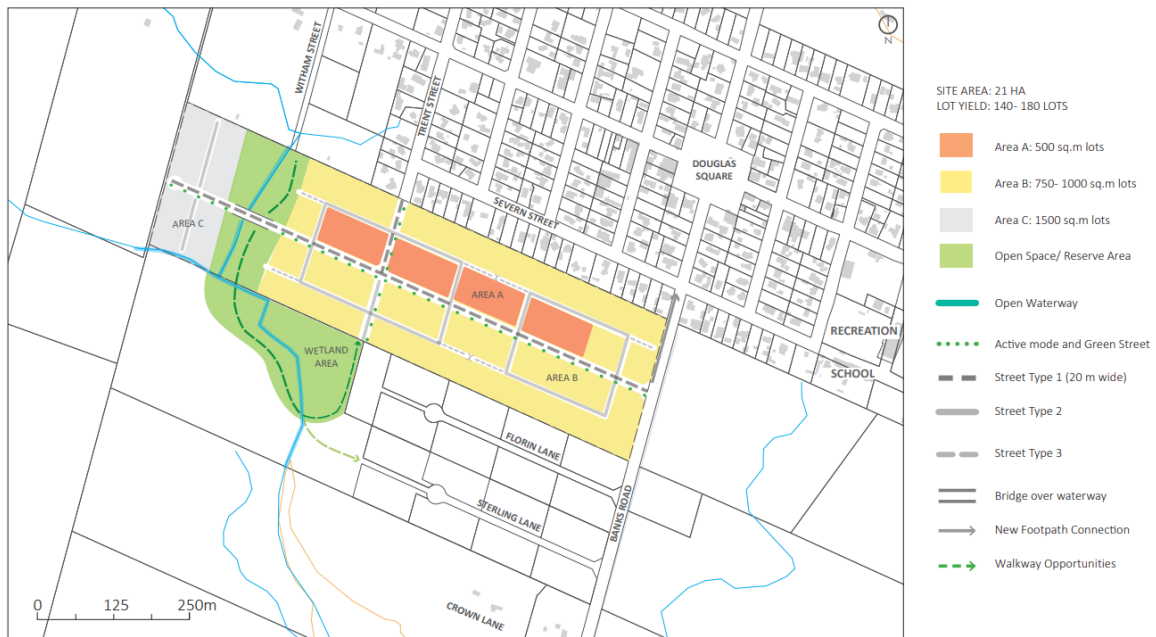
a) Front opening garage - 6m.

b) Accessory buildings - 3 metres from the boundary with any road unless it is a garage or carport facing the road and having direct access from the road, in which case the minimum separation distance shall be 6 metres.

M) Fences within the Rongotea South Development Area

Compliance with Rule 15.4.3

Rongotea South Structure Plan

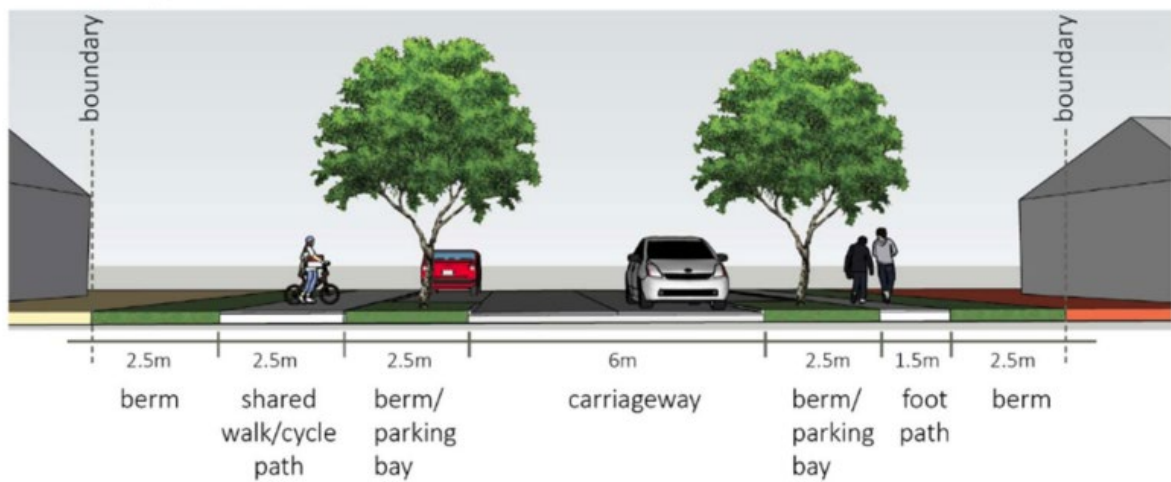


Amendments to Transport Chapter

Appendix 3B.2 Road Cross Sections

New Figure 5: Rongotea South Development Area – Street Type 1

20m Street Type 1 Cross Section



New Figure 6: Rongotea South Development Area – Street Type 2

