

## KOPAKI BAY RURAL RESIDENTIAL AREA STRUCTURE PLAN

**Kopaki Bay Rural Residential Area Structure Plan  
OUTCOMES AND PERFORMANCE STANDARDS**

Purpose of the Structure Plan

- KBSP-P1** The District Plan provides for Structure Plans to guide and where appropriate direct subdivision and development. The purpose of these Structure Plans is to provide a broad framework within which landowners and developers can prepare subdivision and development proposals in a flexible manner whilst maintaining an integrated and comprehensive approach to development. This approach promotes the efficient use of infrastructure resources and assists in avoiding, remedying or mitigating the potential adverse effects of development on the surrounding environment, including the areas roading, utility and service infrastructure networks.
- KBSP-P2** This Structure Plan relates to the Kopaki Bay Rural Residential Area situated on Puketitiri Road, Poraiti. It sets out Outcomes and Performance Standards which apply to the assessment of resource consent applications so the above purpose can be achieved. Applications for resource consent are to show how the Performance Standards can be met and Outcomes achieved. Conditions may be imposed on the approval of resource consents to give effect to these Performance Standards and Outcomes.

Performance Standards

**KBSP-PS1** Any sites created by subdivision are required to have a restricted covenant, in the form of a consent notice, registered against the certificate of title(s). The consent notice shall acknowledge the agricultural activities carried out on near by land and their potential to create noise, dust, odour and to involve agricultural spraying, and requiring the owner and subsequent owners, not to bring any proceedings for damages, negligence, nuisance, trespass or interference arising from the reasonable and responsible use of these lands for agricultural purposes, so long as these operations are carried out in accordance with the relevant District Plan provisions.

**KBSP-PS2** Applications for subdivision consent shall contain a Landscape Report and Planting Plan that gives specific consideration to the key landscape characteristics associated with the Kopaki Bay Rural Residential Area which are –

- clearly defined boundaries in particular the Ahuriri Estuary boundary
- diversity of adjoining land use
- open landscape with clearly defined landform
- role of the area in the broader entry landscape
- backdrop.

The Landscape and Planting Plan shall be prepared in general accordance with the Vegetation Concept Plan (*Trim Ref 98368#033*) provided with 'Kopaki Bay Proposed Plan Change Assessment of Landscape and Visual Effects' prepared by Boffa Miskell Ltd (*Trim Ref 98368#030*) and shall provide for the following -

- appropriate use of species
- appropriate set back of highly flammable species from building sites
- ecological enhancement and in particular enhancement of freshwater dams and wetlands

- revegetation of the Ahuriri Estuary edge with coastal indigenous species
- erosion control and in particular planting of south facing slopes, areas of instability and slopes over 20 degrees
- screening and buffering of development
- planting to screen and buffer dwellings existing as at 17 September 2005 that are within 100metres of any new local collector roads
- compliance with Electricity (Hazards from Trees) Regulations 2003.

The Landscape Report shall consider and address location, scale, design and materials of buildings, minimisation of earthworks and location and design of service infrastructure within the areas defined as 'prominent ridgelines'.

KBSP-PS3 Applications for subdivision consent shall contain a Vegetation Management Strategy which specifically details how planting will be undertaken and protected to generally achieve the comprehensive pattern for vegetation as detailed on the Vegetation Concept Plan (*Trim Ref 98368#033*) provided with 'Kopaki Bay Proposed Plan Change Assessment of Landscape and Visual Effects' prepared by Boffa Miskell Ltd (*Trim Ref 98368#030*).

KBSP-PS4 Subdivision proposals shall demonstrate how the 'stormwater treatment chain' approach to stormwater management as shown on Figure 15.1-5B is to be achieved.

KBSP-PS5 Subdivision proposals shall demonstrate how low impact design and water quality enhancement solutions such as on site storage tanks, vegetated filter strips, grassed swales, rock swales, natural channels, water quality/detention ponds and wetlands are to be used to provide for stormwater management.

KBSP-PS6 Subdivision proposals shall demonstrate how integrated infrastructure networks for roading, water supply including fire fighting water, and stormwater are to be provided in general accordance with Figure 15.1-5A and how compliance with the Hastings District Council Engineering Code of Practice will be achieved. Roading networks shall demonstrate that the manoeuvring requirements of emergency vehicles are provided for.

KBSP-PS7 Subdivision proposals shall demonstrate how buildings, structures and other infrastructure can achieve compliance with the New Zealand Electrical Code of Practice for Electrical Safe Distances 2001 (NZECP 34: 2001) (and how the planting of trees can achieve compliance with the Electricity (Hazards from Trees) Regulations 2003.

KBSP-PS8 Applications for subdivision consent shall contain an Archaeological Report that gives specific consideration to the mechanisms and methods required to provide for the protection of the archaeological landscape associated with the Kopaki Bay Rural Residential Area. The Archaeological Report shall confirm that any Authority required under the Historic Places Act 1993 to modify, damage or destroy an archaeological site has been obtained.

KBSP-PS9 That upon formation of the Northern Collector (as identified on Figure 15.1-5A) an amenity planting area of at least 20m in width shall be located between the Northern Collector Road and the boundary of Lot 1 DP 337758. Consideration of the visual amenity of this planting area shall be undertaken with reference to the design and location of the screening and buffering of Development required under KBSP-PS2.

#### Outcomes

KBSP-O1 The management of reverse sensitivity effects by providing for rural residential development on sites in close proximity to existing agricultural activities without reducing the ability of these legitimate rural activities to continue to operate unhindered.

- KBSP-O2 The provision of a comprehensive pattern of vegetation in general accordance with the Vegetation Concept Plan (*Trim Ref 98368#033*) provided with 'Kopaki Bay Proposed Plan Change Assessment of Landscape and Visual Effects' prepared by Boffa Miskell Ltd (*Trim Ref 98368#030*) which relates to the underlying topography and which creates a planting framework for development that can enhance landscape, ecological and natural character values as detailed in 'Kopaki Bay Proposed Plan Change Assessment of Landscape and Visual Effects' prepared by Boffa Miskell Ltd (*Trim Ref 98368#030*).
- KBSP-O3 The improvement of connections between freshwater dams and wetlands and the Ahuriri Estuary and achievement of ecological gains through the recreation of wetlands and extension of riparian margin planting as detailed in 'Kopaki Bay Proposed Plan Change Ecological Overview' prepared by Boffa Miskell Ltd (*Trim Ref 98368#031& 032*).
- KBSP-O4 The use of appropriate techniques to avoid, remedy or mitigate the potential for adverse landscape and visual effects where development is to be located on identified ridgelines as shown on Figure 15.1.5A. Consideration will be given to the location, scale, design and materials of buildings, minimisation of earthworks and location and design of service infrastructure.
- KBSP-O5 The provision of an integrated and comprehensive stormwater management approach that will avoid, remedy or mitigate any potential for adverse effects on the Ahuriri Estuary and downstream properties through the use of appropriately designed, and environmentally-sound, stormwater control and disposal infrastructure. This approach will provide for runoff from sealed roads to discharge directly to grassed berms, with kerb and channel only where absolutely necessary, the maintenance of existing watercourses, the utilisation and enhancement of existing dams and wetlands and the use of stormwater management dams to provide for improved flow retention, with lower peak outflows, and less contaminant discharge.
- KBSP-O6 The management of earthworks during the construction phase to avoid the potential for sediment to enter watercourses and the Ahuriri Estuary. Consideration will be given to the need for the preparation of erosion and sediment control plans prior to the commencement of construction works as a condition of consent.
- KBSP-O7 Achievement of the fundamental objectives for stormwater management for the Kopaki Bay Rural Residential Area as identified in 'Kopaki Bay Plan Change Request Engineering Issues Technical Report' prepared by Holmes Consulting Group (*Trim Ref 98368#079 & 020 – 022*) which includes design treatment devices to ensure post-development peak flow rates do not exceed pre-development peak flow rates down stream of control structures, removal of the majority of suspended sediment by treatment devices on a long term basis, protection of aquatic resources by maintaining the physical structure of the receiving system and minimisation of the area of impervious surfaces.
- KBSP-O8 The provision of a comprehensive, safe, efficient and convenient roading network for the Kopaki Bay Rural Residential Area that will comply with the Hastings District Council Engineering Code of Practice.
- KBSP-O9 The provision of a water supply to each new site in a comprehensive manner that will comply with the Hastings District Council Engineering Code of Practice and provide for the potential needs of rural residential activities while protecting the health and safety of residents.
- KBSP-O10 The location of existing natural dams and wetlands, stormwater management dams, intersections with Puketitiri Road, local collector roads and water supply infrastructure generally in accordance with the structure plan for the development of the Kopaki Bay

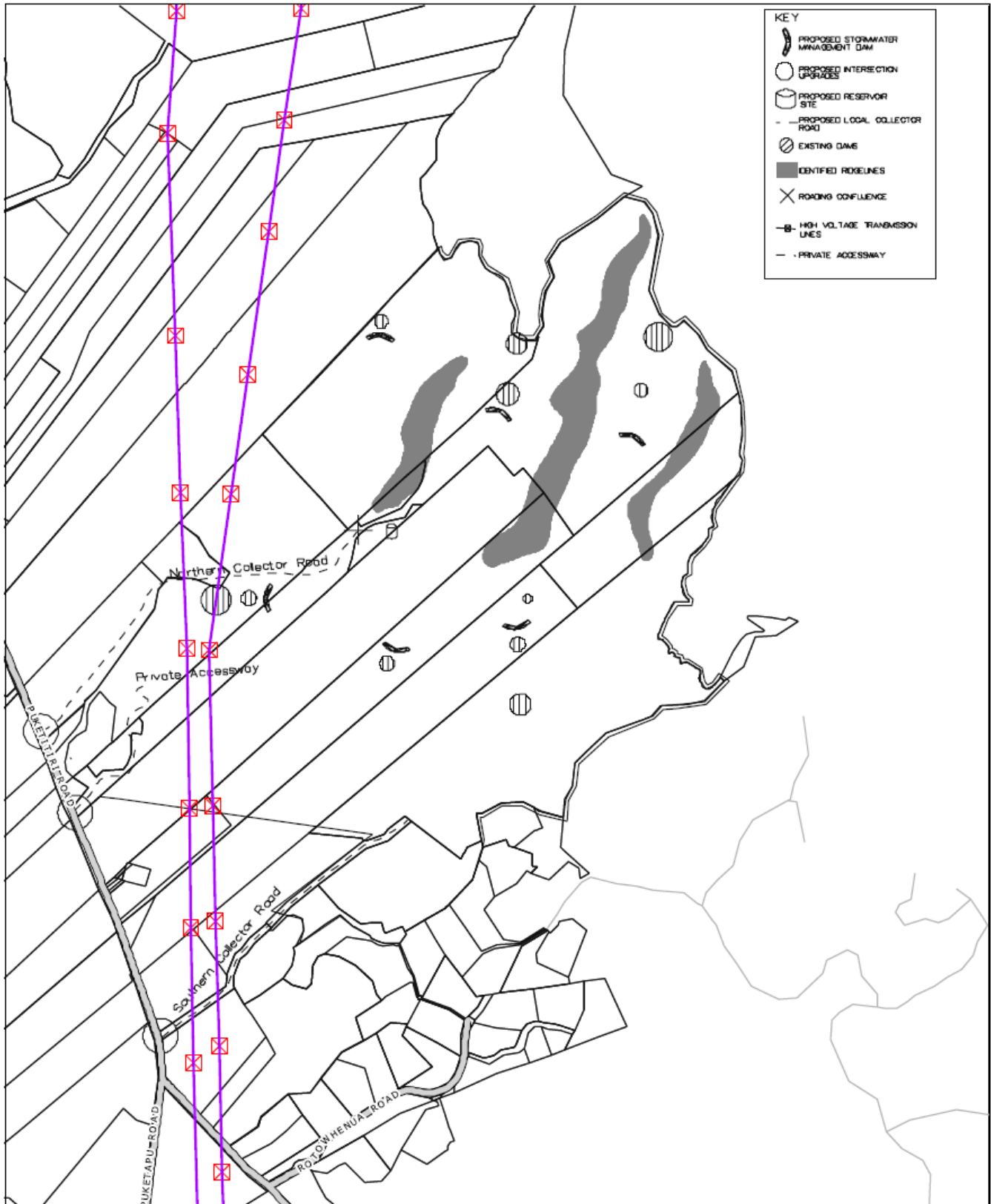
Rural Residential Area as shown on Figure 15.1-5A.

KBSP-O11 The protection of the historic and cultural heritage values associated with the Kopaki Bay Rural Residential Area from inappropriate rural residential subdivision, use and development through the use of the mechanisms and methods identified in 'Archaeological Assessment of Effects of Proposed Plan Change for Kopaki Bay Ltd' prepared by Dianne Harlow of Architage Heritage Consultancy (*Trim Ref 98368#025 & 026*) and other mechanisms and methods of protection such as covenants, consent notices and buffer zones around archaeological sites.

KBSP-O12 The recognition of the potential adverse effects of site development on the efficient use and operation of high voltage transmission lines and the potential for site development to place human health and safety at risk from such lines.

Figure 15.1-5A

### Kopaki Bay Rural Residential Zone - Structure Plan Map



KEY	
	PROPOSED STORMWATER MANAGEMENT DAM
	PROPOSED INTERSECTION UPGRADES
	PROPOSED RESERVOIR SITE
	PROPOSED LOCAL COLLECTOR ROAD
	EXISTING DAM
	IDENTIFIED ROGELINES
	ROADING CONFLUENCE
	HIGH VOLTAGE TRANSMISSION LINES
	PRIVATE ACCESSWAY



**HASTINGS DISTRICT COUNCIL**

Grid: New Zealand Map Grid  
 Height Datum: Mean Sea Level  
 Coordinates in Metres  
 Geodetic Datum 1949

Date: Thu Nov 29 2007

Scale 1 : 15000 (on A4)

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