

IN THE MATTER of the Resource Management Act 1991
AND

IN THE MATTER of an appeal under clause 14 of
Schedule 1 to the Act

BETWEEN TE AWANGA DOWNS FAMILY TRUST
(ENV-2015-WLG-000064)

Appellant

AND HASTINGS DISTRICT COUNCIL
Respondent

BEFORE THE ENVIRONMENT COURT

Environment Judge C J Thompson sitting alone pursuant to section 279 of the Act.

IN CHAMBERS

CONSENT ORDER

Introduction

[1] The Court has read and considered the appeal, the parties' amended draft consent order and memoranda received 2 December 2016 and 16 October 2017, and responses to those memoranda.

[2] A number of persons gave notice of an intention to become parties under s 274, and have signed the memorandum setting out the relief sought. Other s 274 parties were deemed to have accepted or to not oppose the relief sought, after the Court sought their views, or they withdrew from the proceedings.

[3] The Court is making this order under s 279(1)(b) of the Act, such an order being by consent, rather than representing a decision or determination on the merits pursuant to s 297. The Court understands for the present purposes that:

- (a) All parties to the proceedings have executed the memorandum requesting this order; and
- (b) All parties are satisfied that all matters proposed for the Court's endorsement fall within the Court's jurisdiction, and conform to relevant requirements and objectives of the Act, including in particular Part 2.



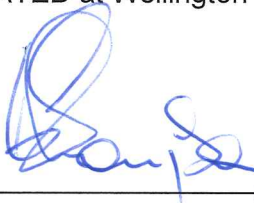
Order

[4] The Court orders, by consent, that the Proposed Hastings District Plan, Sections 2.4 Urban Strategy, 11.1 Haumoana Te Awanga Strategic Management Area, 11.2 Haumoana Te Awanga Residential Zone, 30.1 Subdivision and Land Development and Appendix 15A, Figures 1, 2 and 3 be amended with additions shown in underline and deletions shown in strike-through. Consequential amendments are also made to the planning maps and map of the Te Awanga – Haumoana Strategic Management Area. The changes are shown in **Annexure A**.

[5] The appeal is otherwise dismissed.

[6] There is no order as to costs.

DATED at Wellington this 14th day of December 2017



C J Thompson
Environment Judge



Annexure A

Proposed Plan Changes

(will become Annexure A to the Consent Order and Annexure B to the Consent Memorandum):

Additions are shown in underline and deletions in ~~strike-through~~.

SECTION 2.4: URBAN STRATEGY

Addition of the following text to 2.4.4 Methods:

2.4.4 METHODS

HASTINGS DISTRICT PLAN

Deferred Residential Zones: The District Plan includes three Deferred Residential Zones. The first of these is the second stage of the Lyndhurst development at Frimley. The second development area is at Te Awanga, incorporating the latter stages of the Te Awanga Downs urban development area and the later stages of the East Road urban development area in Haumoana to provide for future coastal residential development. The third area is located between Iona and Middle Roads, Havelock North. All of these areas require specific criteria to be met before the ~~new deferred zoning is uplifted and the new residential zones can take effect be implemented.~~ Notation in the District Plan does not necessarily indicate that development of these areas will occur ahead of other areas.

A Structure Plan has been developed for the Te Awanga Downs urban development area (Appendix 15A). This structure plan includes provisions for the staged uplifting of the Deferred Residential zoning of the Te Awanga Downs urban development area upon the satisfaction of specified triggers outlined in the Haumoana Te Awanga Residential Zone section of the District Plan.

SECTION 11.1 HAUMOANA – TE AWANGA STRATEGIC MANAGEMENT AREA

11.2.1 INTRODUCTION

Insert the following text after the last paragraph in Section 11.2.1 Introduction:

Within the life of this plan it is intended that a Master Plan be prepared for the Haumoana – Te Awanga Strategic Management Area. The preparation of the Master Plan is to be undertaken in conjunction with the local community and will provide an environmental vision for the area and will look at issues affecting the coast and future development.

11.1.5 OBJECTIVES AND POLICIES

Make the following amendments to 11.1.5 Objectives and Policies:

POLICY HTP6	<p><i>Introduce a Haumoana – Te Awanga Deferred Residential Zone to identify land intended to be developed in the future for residential use as <u>part of the new urban development areas at East Road Haumoana and at Clifton Road Te Awanga.</u></i></p> <p>Explanation</p> <p>Council will adopt a Deferred Residential Zoning to identify areas which have been identified as part of the HPUDS Strategy for future residential use. The deferred status will indicate the <u>future</u> intended residential use</p>
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	<p>of the land (within the ten year life of the District Plan), provided assessments, investigations, servicing and master planning is completed certain criteria are met. In the meantime the deferred status provides for the continued use of the site for a wide range of rural activities.</p> <p><u>Structure plans have been prepared in accordance with the requirements of the Hawkes Bay Regional Policy Statement for these future residential areas and are included in the District Plan in Appendix 15 and 15A. These documents and the Haumoana-Te Awanga Residential Zone section of the District Plan include specific provisions which outline the trigger(s) for uplifting the status of the deferred residential zoning in the case of each new urban development area.</u></p>
POLICY HTP7	<p><u>Introduce a Te Awanga Downs Structure Plan to identify land suitable to be developed for residential use in Te Awanga.</u></p> <p><u>Explanation</u></p> <p><u>Te Awanga was also identified in Heretaunga Plains Urban Development Strategy (HPUDS) as an appropriate growth area for coastal residential development within the 10 year life of the District Plan. A structure plan including design criteria and guidelines has been prepared in accordance with the requirements of the Hawkes Bay Regional Policy Statement and is included as Appendix 15A to the District Plan. Subdivision and development within this area should be designed and implemented in accordance with this structure plan and associated design criteria and guidelines.</u></p>

11.1.6 METHODS

Make/insert the following changes under the Haumoana – Te Awanga Deferred Residential Zone explanation in the methods section under the ‘Hastings District Plan’ heading:

HASTINGS DISTRICT PLAN

Haumoana – Te Awanga Deferred Residential Zone: This Zone is applied to land identified for future residential expansion. The Deferred Zone will provide a resource for future residential development that can be fully utilised for residential activities when satisfactory measures to avoid, remedy or mitigate natural hazards and other environmental impacts on nearby activities and land uses are met, and when servicing needs are adequately addressed ~~and when comprehensive master planning has been completed~~ to the satisfaction of Council.

Structure Plans have been completed for both the East Road and Te Awanga Downs urban development areas (Appendices 15 and 15A of the District Plan respectively) in accordance with the requirements of the Hawkes Bay Regional Policy Statement.

In order to ensure sustainable management of the land resource, the Haumoana – Te Awanga Deferred Residential Zone will continue to be used in a manner consistent with a Plains Zoning until ~~detailed master planning has been completed~~ the specified triggers for uplifting the deferred status of the zone have been met. The Haumoana-Te Awanga Residential Zone section of the District Plan



includes specific provisions which outline the triggers or criteria for uplifting the status of the deferred residential zoning in the case of each new urban development area.

Make/insert the following changes under the Structure Planning for Proposed New Urban Development Areas in Deferred Residential Zones under section 11.1.6 Methods:

STRUCTURE PLANNING FOR PROPOSED NEW URBAN DEVELOPMENT AREAS IN DEFERRED RESIDENTIAL ZONES

The new residential development areas identified in HPUDS for Haumoana and Te Awanga ~~will have~~ had structure plans established for them, which ~~will be have been~~ incorporated into the District Plan. These ~~purpose of these~~ structure plans ~~is will to~~ identify the preferred pattern of development as well as major public works in the area, key pedestrian and cycle linkages, and other features of the area that the community wishes to develop, enhance or retain.

~~These A-structure plans have been~~ prepared in accordance with the requirements of the Hawkes Bay Regional Policy Statement for the East Road Urban Development Area ~~Area and is in~~ (Appendix 15) and for the Te Awanga Downs Urban Development Area (Appendix 15A) of the District Plan. Development should be implemented generally in accordance with ~~these is~~ structure plans and any associated design criteria and guidelines included in the District Plan Appendices.

Insert a new heading and explanation to the Methods section pertaining to Design Guidelines:

DESIGN GUIDELINES – BUILDING DESIGN AND APPEARANCE AND SUSTAINABLE ARCHITECTURE

Building design within the Te Awanga Downs Urban Development Area (Appendix 15A) will be encouraged to be undertaken in such a way that emulates typical New Zealand bach architecture as can be seen in old Te Awanga.

To assist in achieving this, included within the Te Awanga Downs: Structure Plan Design Criteria (refer to Appendix 15A: Figure 3) are guidelines around building design and appearance and sustainable architecture.

SECTION 11.2 HAUMOANA – TE AWANGA RESIDENTIAL ZONE

11.2.1 INTRODUCTION

..... (insert prior to last paragraph):

The Te Awanga Downs structure plan in Appendix 15A of the District Plan appropriately provides for the development of this new growth area in Te Awanga in accordance with the Hawkes Bay Regional Policy Statement and the Heretaunga Plains Urban Development Strategy (HPUDS). The structure plan seeks to create a development that will to reflect the Te Awanga coastal settlement's characteristically narrow street formations and wide grass verges with an absence of footpaths, kerb and channeling. This more informal approach to street and subdivision design is an existing characteristic of this coastal village that the structure plan seeks to replicate in the development of the new growth area.



Insert the following modifications to the last paragraph of the Introduction:

The Haumoana – Te Awanga Deferred Residential Zone identifies areas within the Haumoana – Te Awanga Strategic Management Area that have been identified as part of the HPUDS strategy as being suitable for future residential use. The deferred status indicates the long term intended residential use of the land. Provided certain assessments, and investigations, ~~servicing master and structure planning~~ are completed, areas zoned Haumoana – Te Awanga Deferred Residential Zone will be uplifted and rezoned to Haumoana – Te Awanga Residential Zone. The specific timing of the uplifting of the deferred zone status is outlined in the particular District Plan zone section. In respect of the Te Awanga Downs urban development area, the deferred zone status will be uplifted in stages as the triggers outlined in the structure plan and Haumoana – Te Awanga Residential Zone section are met. as part of the on-going development of the District's residential resource any private requests for rezoning being approved by Council. In the meantime the deferred status provides for the continued use of the land for a wide range of rural activities.

11.2.3 OBJECTIVES AND POLICIES

POLICY HTRP4	<p>....</p> <p>Explanation</p> <p>Areas zoned Haumoana – Te Awanga Deferred Residential Zone may be rezoned to a full Residential Zone as demand for residential land occurs, or as initiated by private Plan Change requests <u>or the deferred status may be uplifted default to residential as certain specified triggers are met.</u> Amongst other environmental and economic assessments, further investigation and servicing of areas will be required, which may include investigations into natural hazard susceptibility, land use compatibility and impacts on landscape quality. Measures to ensure that new development will respect and be compatible with the existing character of the community will need to be incorporated.</p> <p>The Deferred Residential Zones are located at East Road, Haumoana and Clifton Gordon Road, Te Awanga respectively and are as shown in general in Appendix 2 – Figure 3 of the Plan <u>and, on the East Road and Te Awanga Downs Structure Plans - Appendix 15 and 15A respectively.</u></p> <p><u>Structure Plans have been prepared for the East Road and Clifton Road areas</u> Developers will also be required to prepare a comprehensive Structure Plan(s) in accordance with the requirements of the Hawke's Bay Regional Policy Statement in order to ensure the orderly and efficient development of the growth nodes and identify, where necessary, key structure roads and utilities, public open spaces and reserves and how new infrastructure and resources may interrelate or connect into the existing network and/or environment. In the meantime the deferred status provides for the continued use of the sites for a wide range of rural activities.</p> <p>.....</p>
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11.2.4 RULES



B. Haumoana – Te Awanga Deferred Residential Zone:

11.2.4.1 B. HAUMOANA – TE AWANGA DEFERRED RESIDENTIAL ZONE

Amendments to the note at the bottom of rule table 11.2.4.1B.

Notes:

East Road Urban Development Area (Appendix 15):

It will be necessary for Master Planning for the wider Cape Coast Community (broadly covered by the Haumoana Census Area Unit) to be completed and adopted by Council.

In addition it will also be necessary for a Plan Change request and associated Structure Planning, detailing and illustrating the location of water, sewer, stormwater and roading infrastructure to service the Deferred Residential Zone at East Road to be approved by Council before the deferment is uplifted. Potential reverse sensitivity effects associated with the chicken farms need to be addressed also.

Te Awanga Downs Urban Development Area (Appendix 15A):

Deferred Residential Zone A

The ~~deferred status of~~ standards applicable to the Deferred Residential Zone A area within the Te Awanga Downs Urban Development Area will ~~be uplifted upon the lapse of~~ apply until two years from the date of issue of the Section 223 certificate for the completion of the subdivision of stages 1-3 of the Te Awanga Downs Urban Development area at which time the ~~land-zoned Deferred Residential Zone A will be rezoned~~ provisions of the Haumoana Te Awanga Residential Zone will apply.

Deferred Residential Zone B

The ~~deferred status of~~ standards applicable to the Deferred Residential Zone B within the Te Awanga Downs Urban Development Area will ~~be uplifted upon the lapse of~~ apply until two years from the date of issue of the Section 223 Certificate for the completion of the subdivision of the Deferred Residential Zone A area at which time the ~~land-zoned Deferred Residential Zone B will be rezoned~~ provisions of the Haumoana Te Awanga Residential Zone will apply.

11.2.5 GENERAL PERFORMANCE STANDARDS AND TERMS

11.2.5A DENSITY

11.2.5A 1) and 2) to remain with the following inserted beneath:

3) Te Awanga Downs Urban Development Area

The following density limits shall apply:

Either:

(a) One residential building per 600m² net site area (Note 2);

Or;

(b) One visitor accommodation activity per site.

Note 2: The Te Awanga Downs Urban Development Area is subject to a detailed Structure Plan (shown in Appendix 15A) which requires the provision of a community wastewater treatment system to be in place to service sites within this area.



11.2.5E MAXIMUM BUILDING HEIGHT

Include the following additions to Rule 11.2.5E:

<p>The maximum height of all buildings or structures shall be 8m, (other than (a) those used for emergency service facilities; (b) those buildings located on the two lots that have common boundaries with Lot 12 DP 13296 Blk (9 Tirimoana Place), Flat 2 DP 19708 on Lot 13 DP 12838 (24B Gordon Road) and Lot 27 DP 12838 (30 Gordon Road) or any subsequent titles where a 4 metre maximum building height applies); and (c) those buildings located on the single lot to be positioned between the ends of Open Space 7 and the entry point to Deferred Residential Zone A shall have a maximum building height of 4 metres.</p>	<p><i>Outcome</i></p> <p><i>The general amenity of the Zone will be maintained by preventing tall obtrusive structures or buildings, and access to daylight on adjoining properties will be protected.</i></p>
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11.2.5GBUILDING IN RELATION TO YARDS

(a) to (d) to remain with the insertion of the following beneath:

<p>Except in the Te Awanga Downs Urban Development Area (Appendix 15A) the following building setbacks apply:</p> <p>(e) <u>Front Yard</u> 5m</p> <p>(f) <u>Side Yards</u> Front sites shall have side yards of a minimum of 1m on one side and 2m on the opposite side. Where abutting front sections have already been developed, minimum yards will be determined on the existing setbacks achieved on these sites. For example a 1m side yard shall be located next to a minimum 2m yard on the abutting site. (1m side yards on abutting properties cannot adjoin).</p> <p>(g) <u>Rear Yards</u> Buildings shall be located a minimum of 1m from any rear boundary, with the exception of the two lots that have common boundaries with Lot 12 DP 13296 Blk (9 Tirimoana Place), Flat 2 DP 19708 on Lot 13 DP 12838 (24B Gordon</p>	<p><i>Outcome</i></p> <p><i>A spacious and open residential area will be created, allowing sufficient space for landscaping to enhance the streetscape and ensuring that the character and amenity of this coastal residential environment will be maintained.</i></p>
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Road) and Lot 27 DP 12838 (30 Gordon Road) or any subsequent titles where a 5 metre rear yard applies.

11.2.5H SPECIAL BUILDING SETBACKS

11.2.5H(i) to remain with its renumbering to 11.2.5H(a) and the insertion of the following beneath:

<p>(b) Te Awanga Downs Urban Development Area (Appendix 15A Figure 1)</p>	
<p>Habitable residential buildings shall be erected:</p>	<p><u>Outcomes</u> <i>An open space buffer will be provided which maintains on site and neighbourhood amenity and mitigates against the effects of legitimate rural landuse activities being undertaken on adjacent land. To provide a buffer between abutting rural land use activities and adjacent habitable residential landuse activities.</i></p>
<p>(i) a minimum distance of 30m metres from any adjacent Plains Production zoned land beyond the identified buffers as shown on the Te Awanga Downs Structure Plan in Appendix 15A Figure 1.</p>	
<p>(ii) Except that: habitable residential buildings, on sites within the stage 3 area shown on the Structure Plan in Appendix 15A Figure 1, shall be erected 27.5m from the adjacent Plains Production Zone land beyond the identified buffer for this southern boundary interface shown on the Te Awanga Downs Structure Plan in Appendix 15A Figure 1.</p>	<p><i>The buffer in this area includes a 7.5m strip within the Plains Production Zone in addition to the 20m setback within residential sections.</i></p>

11.2.5K FENCING

(a) to (e) to remain with the insertion of the following beneath:

<p>(f) Fences – Te Awanga Downs Urban Development Area (Appendix 15A)</p>	
<p>(i) Fences or walls (excluding retaining walls) within 3m of the front boundary of a site* shall have a maximum height above the existing ground level of 0.5m.</p>	<p><u>Outcome</u> <i>Lower front yard fence heights result in good visual connection between the public space and private residences. This ensures natural surveillance, a sense of safety and an open, attractive/ neighbourly residential environment.</i></p>
<p>(ii) Fences or walls (excluding retaining walls) located between 3m-5m from the front boundary of a site* shall have a maximum</p>	



<p><u>height above the existing ground level of 1.5m.</u></p> <p>(iii) <u>All other fencing shall have a maximum height above the existing ground level of 1.8m</u></p> <p><i>* includes side boundary fences located within the specified setback.</i></p>	
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11.2.5 M DRIVEWAYS AND HARDSTAND AREAS – TE AWANGA DOWNS URBAN DEVELOPMENT AREA

Include a new standard as 11.2.5M:

<p>(i) <u>That sites within the Te Awanga Downs urban development area and shown on the Structure Plan in Appendix 15A Figure 1 shall be accessed by a single width driveway of maximum 3m in width and a maximum vehicle crossing width at the berm of 2.8m.</u></p> <p>(ii) <u>The vehicle crossing and driveway shall be constructed using recessive materials such as asphalt or exposed aggregate concrete.</u></p> <p>(iii) <u>That a maximum of 25% of the area specified for the front yard setback shall be used for the provision of vehicle and pedestrian access and parking in accordance with the requirements of Section 26.1 Transport and Parking and the Te Awanga Downs Structure Plan.</u></p>	<p><u>Outcome</u> <i>The intention for this new coastal residential area is to provide an informal shared-space streetscape character similar to that of 'old Te Awanga'. Simple, low profile, narrow and visually recessive vehicle crossings will not visually dominate the property frontage or the streetscape as a whole. Instead landscaping, grassed berm areas and street trees will be the focus.</i></p>
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11.2.6 SPECIFIC PERFORMANCE STANDARDS AND TERMS

11.2.6B RESIDENTIAL ACTIVITIES

Include the following wording to include the Te Awanga Downs Structure Plan Area:

Supplementary Residential Buildings

- (i) One Supplementary Residential Building shall be allowed per site on sites equal to or greater than 1,000m², or on sites equal to or greater than 600m² within the Te Awanga Downs Urban Development Area.

.....

11.2.6H STRUCTURE PLANS



Include the following wording to Specific Performance Standard 11.2.6H to include the Te Awanga Downs Urban Development Area:

Activities shall be carried out in a manner that ensures that the infrastructure and reserves shown on the following Structure Plans can be implemented and are not restricted in any way

- East Road Urban Development Area (Shown in Appendix 26)
- Te Awanga Downs Urban Development Area (Shown in Appendix 15A)

11.2.8 ASSESSMENT CRITERIA – RESTRICTED DISCRETIONARY AND DISCRETIONARY ACTIVITIES

11.2.8A ACTIVITIES NOT COMPLYING WITH GENERAL PERFORMANCE STANDARDS AND TERMS IN SECTION 11.2.5 AND SPECIFIC PERFORMANCE STANDARDS AND TERMS IN SECTION 11.2.6

Include the following Assessment Criteria for the Te Awanga Downs Urban Development Area:

c) Front Yards

.....

In addition to the above criteria garages located within the front yard in the Te Awanga Downs Urban Development Area shall be assessed against the following additional criteria:

- (iv) Whether the scale and bulk of the building proposed is in keeping with the character and amenity of the streetscape sought to be achieved and outlined in the structure plan and design criteria in Appendix 15A. In general a single garage up to 3.5m in width or a carport structure of a substantially open nature may be appropriate in limited circumstances; numerous garages or carport structures along the street frontage would undermine the streetscape values sought to be maintained in this location;
- (v) The architectural style and construction materials of the building should complement or be in keeping with the proposed or existing dwelling on the site and the coastal streetscape amenity sought to be maintained;
- (vi) That vehicular and pedestrian safety including sightlines is not undermined by the location and scale of the proposed building;
- (vii) That any cumulative effects of multiple garages along street frontages on street scape character and amenity are avoided, remedied or mitigated.

Addition of the following Assessment Criteria as 11.2.8A(i):

- i) Driveways and Hardstand areas in the Te Awanga Downs Urban Development Area
 - (i) The extent to which the maximum driveway and/or crossing widths are exceeded and the rationale for exceeding one or both of these and /or the extent to which the maximum percentage of hardstand area in the front yard is exceeded;
 - (ii) The extent to which the desired streetscape outcomes outlined in Appendix 15A Figure 3 will be undermined by the proposal;



- (iii) Whether additional measures are proposed to mitigate the impacts of these infringements on the streetscape and property frontage;
- (iv) Consideration of the potential cumulative effects on the streetscape as a whole and the need to avoid or mitigate these to ensure that the outcomes of the Structure Plan design criteria document (Appendix 15A Figure 3) are achieved.

30.1 SUBDIVISION AND LAND DEVELOPMENT

30.1.4 METHODS

HASTINGS DISTRICT PLAN

Transportation Strategy (Section 2.5):

Insertion of the following paragraph at the end of the Transportation Strategy paragraph:

Where a Structure Plan provides for a site specific design approach for a new urban development area, and these have been designed in accordance with the subdivision and infrastructure development best practice design guide and the HDC Engineering Code of Practice, then these design standards will take precedence subject to the overall approval by Council of the subdivision.

30.1.6.1 SUBDIVISION SITE STANDARDS AND TERMS

TABLE 30.1.6A MINIMUM SITE SIZES AND DIMENSIONS

Include the following to cover the minimum and average net site areas for the Te Awanga Downs Urban Development Area:

6.	HAUMOANA – TE AWANGA	
1A	Haumoana – Te Awanga Residential	1000m ²
1B	Haumoana – Te Awanga Residential within the Te Awanga Downs Urban Development Area (Appendix 15A)	600m ² minimum net site area with an 850m ² average net site area (calculated across the total net site area of Stages 1-3 combined and the total net site area of the deferred areas A and B combined).

30.1.6C EXEMPTION TO MINIMUM SITE PROVISIONS

Include the following addition as 30.1.6C(5):

5. Te Awanga Downs Urban Development Area

Where:

- (i) A subdivision creates a site within the Haumoana - Te Awanga Residential Zone part



of the Te Awanga Downs Urban Development Area that complies with 30.1.6A and a balance site in the Haumoana - Te Awanga Deferred Residential Zone Areas A or B:

- (a) There shall be no minimum site size for the balance site.

30.1.7 GENERAL SITE PERFORMANCE STANDARDS AND TERMS

30.1.7G ELECTRICITY

Insertion of the following paragraph at the end of the electricity standard:

Exception:

For residential sites within the Te Awanga Downs Structure Plan Area alternative electricity solution/s shall be demonstrated sufficient to provide for the needs of residential sites – individually or collectively.

30.1.7J BALANCE LOTS

Include the following addition under 30.1.7J as an exception to the rule:

Balance lots may be created by subdivisions that lie in different zones provided the balance lot complies with the minimum net site area for the zone in which it is located (subject to noted exceptions in 30.1.6C).

30.1.7S HAUMOANA – TE AWANGA RESIDENTIAL ZONE

Include the following additions to 30.1.7S:

1. East Road Urban Development Area:
(i) The subdivision of land within East Road Urban Development Area
.....

2. Te Awanga Downs Urban Development Area

- (i) The subdivision of land within the Te Awanga Downs Urban Development Area shall be ~~substantially generally~~ in accordance with the Structure Plan in Appendix 15A Figures 1, 2 and 3 and ~~should demonstrate the principles of the design criteria outlined therein.~~

- ~~(ii) Each site shall provide suitable storm-water servicing and the overall site shall achieve onsite stormwater neutrality.~~

- ~~(iii)(ii) An overall site stormwater management system shall be designed generally in accordance with the Te~~

Outcome

The efficient and effective development of the Te Awanga Downs Urban Development Area will occur.

Subdivision will occur in a manner that enables the efficient and effective servicing of the Te Awanga Downs Urban Development Area.



Downs Structure Plan and Engineering Code of Practice and submitted with any application for subdivision within this area.

- (iv) Roading and Transport connections shall be designed in general accordance with the Te Awanga Downs Structure Plan ~~subject to the approval of Council~~ as part of any application for subdivision. ~~Specifically the vehicle crossings for each lot shall be a maximum of 2.8m wide at the berm and be paved in visually recessive materials such as asphalt or exposed aggregate.~~
- (v) Open space and buffer areas shall be provided in accordance with the Te Awanga Downs Structure Plan, including specifically that:
- (a) a minimum 30m wide open space buffer area shall be provided for the length of the interface between the existing residential area and stage 2 of new development area as shown in Appendix 15A Figure 1;
- (b) a minimum 27.5m wide open space buffer shall be provided for the length of the interface between stage 3 of new development area and the Plains Production Zone as shown in Appendix 15A Figure 1.
- (vi) Wastewater services shall be provided to each lot as outlined in the Structure Plan (Appendix 15A Figures 1-3). A legal mechanism shall be implemented on the title of each lot to ensure that wastewater services are provided for in the manner stated.
- (vii) Each site shall be connected to Council's reticulated water supply network when this becomes available.
- (viii) Where subdivision occurs in advance of the Council's reticulated water supply system becoming available:
- a. ~~A suitable~~ legal mechanism shall be implemented on each title to ensure that each



site will be connected when the Council system becomes available;

- b. The subdivider shall demonstrate that a satisfactory water supply is available to service each site in advance of Council's reticulated system being available.

(ix) Applications for subdivision within stage 1 of the Te Awanga Downs Urban Development Area as shown on the structure plan shall provide a report from a suitably qualified coastal engineer that demonstrates how the impacts of the coastal hazard Zone 3 can be avoided or mitigated ~~to the extent that the Council are satisfied that—~~ and provides a professional opinion that any adverse effects of coastal inundation on new residential properties in this area would be minimal.

~~(x) Where any portion of the Te Awanga Downs Urban Development Area is subdivided or developed for any activity other than a Permitted activity, the relevant Assessment Criteria in Section 30.1.8, and the outcomes and performance standards included in the Structure Plan in Appendix 15A shall apply.~~

~~(xi)(x) A suitable legal mechanism shall be imposed to restrict building height on the two lots that have The maximum height of any buildings with common boundaries with Lot 12 DP 13296 Blk (9 Tirimoana Place), Flat 2 DP 19708 on Lot 13 DP 12838 (24B Gordon Road) and Lot 27 DP 12838 (30 Gordon Road) or any subsequent titles to a maximum building height of shall be 4 metres. This shall be secured by conditions subject to consent notice.~~

~~(xii)(xi) A suitable legal mechanism shall be imposed to restrict tThe maximum building height for the single lot to be positioned between the ends of Open Space 7 and the entry point to Deferred Residential Zone A to shall be~~



4 metres. This shall be secured by conditions subject to consent notice.



30.1.8.1 GENERAL ASSESSMENT CRITERIA

Amend the following sections:

1. Structure Plans

Council will have regard to any approved Structure Plan for an Urban Development Area (as identified in Appendices 11, 12, 13, 14 and 15 and 15A), the Irongate Industrial Area (as identified in Appendix 16), or the Omaha North Industrial Area (as identified in Appendix 17) and any other approved Structure Plan (including Appendices 18, 19, 21, 22, and 23) in regard to the placement of roads, infrastructural elements, reserves and other identified amenity elements. Subdividers and/or developers will be expected to address how the outcomes proposed in any Structure Plan will be achieved by their proposals. If a road, infrastructural elements, reserves and other identified elements have already been provided by another approved subdivision or development and vested in Council, then the need to provide these will not be necessary.

4. Water Supply, Wastewater Disposal, Stormwater Disposal

Council will have regard to the following:

...

(vi) In the Tomoana Food Industry Zone and Te Awanga Downs Urban Development Area, where wastewater, water supply and stormwater disposal infrastructure servicing more than one site that will be privately owned and operated, the mechanisms in place for the management and maintenance of the infrastructure to ensure appropriate level of service is maintained.

30.1.8.2 SPECIFIC ASSESSMENT CRITERIA

Insertion of the following criteria at the end of the criteria pertaining to the Cape Kidnappers Building and Infrastructure Development Node (currently 20):

21. Controlled Activity subdivision within the Te Awanga Downs Urban Development Area

The following matters shall be considered:

- (i) The proposed mitigation measures and the adequacy of these measures to ensure that any potential nuisance effects (such as noise, dust, odour and spray drift) that could be generated by adjoining agricultural and horticultural activities will not be objectionable to residents of the proposed subdivision. Consideration may be given to the imposition of conditions to ensure the mitigation of these effects including the placement of a consent notice on the titles of any sections, if appropriate in the circumstances.
- (ii) The ability to mitigate any actual or potential reverse sensitivity effects where specific site characteristics and/or the nature of surrounding or existing land uses are likely to generate the potential for complaints about lawfully established activities. Methods to mitigate reverse sensitivity effects may include a 'no complaints' covenant where this is offered by the applicant.

The maximum width of vehicle crossings measured at the berm;

The use of visually recessive materials such as asphalt or exposed

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aggregate for vehicle crossings;

The reserve and carriageway widths of the entrance road, the main spine road and any other internal roads;

The provision, ownership and management of wastewater treatment facilities for the urban development area and how these will be maintained and managed in perpetuity. Consideration will be given to the imposition of conditions to ensure that these facilities will be maintained on an on-going basis, including the placement of a consent notice on the titles of any sections, if appropriate;

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21.22. Subdivision within the Te Awanga Downs Urban Development Area that does not comply with the performance standards in 30.1.7S.2.

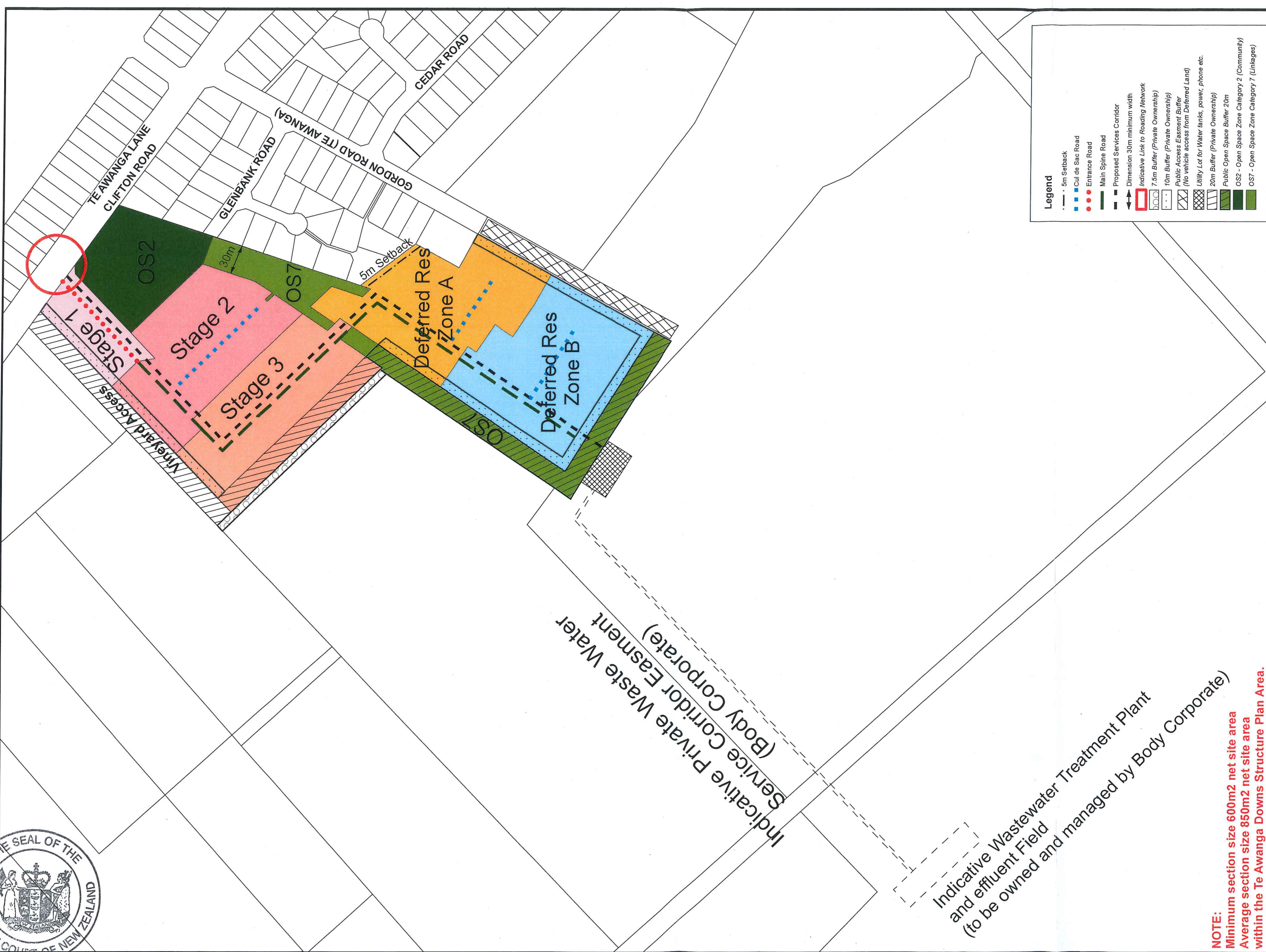
In addition to consideration of the general criteria outlined above in 30.1.8.1, applications for restricted discretionary activity subdivision within the Te Awanga Downs Urban Development Area shall also be assessed against the following criteria:

- (i) The extent to which the proposed subdivision deviates from the structure plan provisions outlined in Appendix 15A;
- (ii) Whether the proposed subdivision will achieve the outcomes sought and the general intent of the structure plan and associated documents including the design criteria outlined in Appendix 15A;
- (iii) The extent to which fundamental aspects of the structure plan will be undermined by the layout and design of the proposed subdivision such as the location and size of the public open space areas and any reduction of the minimum 30m buffer area between the existing residential area and stage 2 of the new urban development area;
- (iv) The extent to which any reverse sensitivity buffers are reduced in size and whether other measures are proposed to compensate for this reduction to ensure that adverse effects in relation to surrounding productive rural activities are avoided or mitigated.

22.23. In addition to other specified subdivision matters, subdivision within Deferred Residential Zone A of the Te Awanga Downs Urban Development Area shall specifically consider:

- (i) The extent to which earthworks and re-contouring of the two lots that have common boundaries with Lot 12 DP 13296 Blk (9 Tirimoana Place), Flat 2 DP 19708 on Lot 13 DP 12838 (24B Gordon Road) and Lot 27 DP 12838 (30 Gordon Road) is to occur to reduce existing ground levels in this area.





Legend

- 5m Setback
- Cul de Sac Road
- Entrance Road
- Main Spine Road
- Proposed Services Corridor
- Dimension 30m minimum width
- Indicative Link to Roading Network
- 7.5m Buffer (Private Ownership)
- 10m Buffer (Private Ownership)
- Public Access Easement Buffer (No vehicle access from Deferred Land)
- Utility Lot for Water tanks, power, phone etc.
- 20m Buffer (Private Ownership)
- Public Open Space Buffer 20m
- OS2 - Open Space Zone Category 2 (Community)
- OS7 - Open Space Zone Category 7 (Linkages)

NOTE:
Minimum section size 600m² net site area
Average section size 850m² net site area
within the Te Awanga Downs Structure Plan Area.

HASTINGS
DISTRICT COUNCIL

Map Produced using ArcMap

Te Awanga Downs Structure Plan - Appendix 15A
For Mediation Purposes

Projection: NZTM
Datum: D_NZGD_2000

Scale 1:3,500

30 15 0 30 60 90 120 Meters

Original Size: A3
Date: Wednesday, 19 October 2016

DATA SOURCE: Cadastral information derived from the Land Information New Zealand's Core Record System (CRS).
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APPENDIX 15A
Figure 2

TE AWANGA DOWNS URBAN DEVELOPMENT AREA STRUCTURE PLAN

**Te Awanga Downs Urban Development Area
PURPOSE, STANDARDS AND OUTCOMES**

Purposes of the Structure Plan

- TADSP-P1** The District Plan provides for Structure Plans to guide and where appropriate direct subdivision development in new urban development areas. The purpose of these Structure Plans is to provide a broad framework within which landowners and developers can prepare development proposals in a flexible manner whilst maintaining an integrated approach to development, promoting the efficient use of infrastructure resources and avoiding, remedying or mitigating the potential adverse effects of urban development on the surrounding environment, including roading and utility service networks.
- TADSP-P2** This Structure Plan relates to the Te Awanga Downs Urban Development Area identified in Appendix 15A of the District Plan. It sets out Performance Standards and Outcomes which apply to the assessment of applications for subdivision and development activities, other than Permitted Activities, so as to achieve the above purpose. Applications for Subdivision or Land Use Consent are to show how these Performance Standards will be met and Outcomes achieved. Conditions may be imposed on consents granted to give effect to these Performance Standards and Outcomes.

Outcomes and Standards

- TADSP-O1** **Transportation**
New road design will provide for a low-key, slow-speed, shared-space character to reflect the features of old Te Awanga.
- Road access to the Te Awanga Downs Structure Plan area road network shall be only from Clifton Road via a single intersection link located generally as shown on the Structure Plan in Appendix 15A Figure 1. The entrance road must adjoin the OS2 'Open Space Zone Category 2' (Community) Reserve. No public vehicle access is provided to the Structure Plan area via Gordon Road (Te Awanga).
- The internal transport network will provide for road vehicles, cyclists and pedestrians and support the pedestrian and cycle links throughout the structure plan area as shown and utilising stormwater drainage and reserve areas.
- A reserve is required to be provided fronting Clifton Rd and adjacent to the western boundaries of the properties fronting Glenbank and Clifton Roads, generally in accordance with the structure plan in Appendix 15A Figure 1 and shown as Open Space 2. The Open space area can be used for stormwater detention provided that there is sufficient space for a community open space area. The Entrance and Main Spine Roads will also assist with stormwater management, encompassing the existing Stormwater Drain and stormwater service corridor. An Open Space corridor will be provided between the existing residential area at Glenbank Road and stage 2 and 3 of the new urban development area as shown on the Structure Plan as Open Space category 7 (OS- 7) . This open space will provide a buffer area of a minimum 30m width as shown on the Structure Plan in Appendix 15A Figure 1.
- Internal streets shall generally comply with HDC Engineering Standards for local streets and cul-de-sacs, except innovative and attractive solutions that enhance residential amenity, safety and sense of place should be provided priority. Legal widths, formation widths and provision for mountable kerb, grassed swales and vehicle crossings shall be in accordance with the Structure Plan design criteria and design guidelines in Appendix 15A Figure 3.



Council will look favourably on alternative subdivision concepts that achieve safe, pedestrian friendly streets with an open character and high amenity streetscape that are reflective of the features of old Te Awanga.

TADSP-O2

Water Supply

Water Supply upgrading shall occur in tandem with staged development and be either constructed by the developer(s) or funded through financial contributions.

Any easements or other arrangements to provide for conveyance of water supply services shall be demonstrated at the time of any application for subdivision.

TADSP-O3

Stormwater

Stormwater design will be hydrologically neutral across the Structure Plan area and will not increase stormwater flows above pre-development levels beyond the area, unless otherwise agreed to by Council.

Hydraulic neutrality for stormwater shall be achieved through a range of measures and may incorporate a mix of individual onsite controls, and individual or community based attenuation having regard to the principles of Low Impact Design.

At the time of subdivision an overall 'Stormwater Management Plan' (SMP) will be provided for the Te Awanga Downs Structure Plan Area. The SMP will demonstrate how 'stormwater neutrality' is to be achieved such that existing rates of runoff are not exceeded. The SMP will specify the mix of measures to be employed including, but not necessarily limited to:

- Any individual onsite measures, including calculations for storage/detention and release of stormwater, and how these are to be implemented and enforced.
- Any communal measures, their capacity, design, management and ownership.

1 in 50 and 1 in 100 year flooding events shall be designed within the sites infrastructure and/or on the adjoining farmland.

Internal stormwater shall otherwise comply with the HDC Engineering Code of Practice with the addition, where practicable, of promoting voluntary measures for low-impact design solutions and/or onsite stormwater disposal.

TADSP-O4

Wastewater

Part onsite and offsite effluent disposal shall be in accordance with the Regional Resource Management Plan.

Each residential dwelling shall provide an onsite primary wastewater treatment plant.

Secondary wastewater from the onsite primary plant will be pumped under high pressure to discharge to the reticulated wastewater network.

The wastewater network shall be reticulated within legal road and/or buffer and open space areas and may require a License to Occupy legal road.

All secondary wastewater will be reticulated to a tertiary wastewater treatment plant and associated land based effluent disposal field located as indicated in the Structure Plan.

The wastewater reticulation system, the treatment plant and the disposal field area (and any ancillary component(s)) shall be held under Body Corporate ownership by those parties serviced by the facilities.

Ongoing maintenance and servicing of the overall wastewater system, including compliance with any resource consent and licence to occupy requirements, shall remain the sole responsibility of the Body Corporate.

Any easements or other arrangements to provide for conveyance of wastewater services shall be demonstrated at time of subdivision application.



TADSP-O5 Open Space

A range of open space areas will be provided across the structure plan area, these combined will provide opportunity for passive recreation and may accommodate community based activities in accordance with the open space zone requirements of the District Plan (Section 13.1).

Open spaces are configured to provide linkages and to create an open feel and low density character of the area and will provide for mixed purpose use including elements of the overall stormwater conveyance and treatment system for the area, and functional reverse sensitivity buffers between adjacent rural activities and residential activities.

The following open spaces shall be located and configured as depicted in the Te Awanga Downs Structure Plan (refer to Appendix 15A):

Community Reserve (shown on the Structure Plan as OS2):

This area fronting Gordon Road is categorized as OS-2 Community and will provide for informal leisure, social opportunities and may provide general amenities e.g. green space or picnic areas i.e. playgrounds, skate parks, walkways cycle paths and community buildings.

Gordon Road Extension Easement (shown on the Structure Plan as Public Access Easement Buffer (no vehicle access from deferred land):

This area comprises a 20m wide strip available for public access but not as legal or formed road. This strip may be vested to Council or may remain in private ownership with easement to provide legal rights for public access provided.

Perimeter Open Space Strip – Public Access (shown on the Structure Plan as OS7):

The public access perimeter open space strip comprises a 20m wide area.

This strip will vest to Council at time of subdivision and will be managed by Council, as reserve, as a component of the open space providing public access and a buffer between residential activities and rural activities on adjacent land. Part of the strip will also support conveyance of stormwater.

Perimeter Open Space Strip – Private:

The private perimeter open space strip comprises a 20m wide area along the western side of the Te Awanga Downs urban development area (shown on the Structure Plan as 20m Buffer (private ownership)). It will remain in private ownership as part of the abutting Plains production site.

An additional open space strip comprising a 7.5m wide area along the southern side of Stage 3 (shown on the Structure Plan as 7.5m Buffer (private ownership)). It will remain in private ownership as part of the abutting Plains production site.

The title/s within which these areas are contained will at the time of subdivision be subject to a Consent notice requiring that:

It is important that land use activities undertaken on the strip, including any land based primary production, shall not result in any objectionable noise, odour or discharge effect, and shall not cause unreasonable nuisance or annoyance, to the occupants of any adjacent habitable residential dwelling located on land zoned Haumoana – Te Awanga Residential Zone. This is a matter over which Council will exercise control and may impose conditions of consent.



Performance Standards**TADSP-S1 Reverse Sensitivity**

Any site(s) created by subdivision during the development of the Te Awanga Downs Structure Plan Area, that are located on the perimeter of the area adjacent to or subject to buffers are required to address have a restrictive potential reverse sensitivity effects, and control will be reserved over this issue. covenant, in the form of a consent notice, registered against the Certificate of Title(s).

One way that a landowner may seek to mitigate reverse sensitivity effects is for a 'no complaints' covenant to be offered, and this is generally considered by Council to be an effective method of mitigation. The consent noticeSuch a covenant would shall acknowledge the horticultural / agricultural activities carried out in the surrounding area and their potential to create noise, dust, odour and to involve agrichemical 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 horticultural / agricultural and purposes, so long as these operations are carried out in accordance with relevant District Plan provisions. An example of this is as follows:

That a Consent Notice pursuant to Section 221 of the Resource Management Act 1991 shall be issued by Council and registered against the Certificates of Title to be issued for Lots (insert ref) hereon. The notice shall be registered at the subdivider's expense and shall read as follows:

This property is located near to a productive plains area where a range of horticultural, viticultural, and agricultural management practices such as agrichemical spraying, use of farm machinery, the operation of bird scarers and other similar activities may occur.

Where land use activities in the surrounding area are carried out in accordance with the relevant Local Authority requirements, the property owner, or their successor in title shall not:

- Bring any proceedings for damages, negligence, nuisance, trespass or interference arising from the use of that land; or
- Make nor lodge; nor
- Be party to; nor
- Finance nor contribute to the cost of;

Any application, proceeding or appeal (either pursuant to the Resource Management Act 1991 or otherwise) designed or intended to limit, prohibit or restrict the continuation of the operations of any plains activity on surrounding land including without limitation any action to require the surrounding landowners/occupiers to modify the plains activities carried out on their land.

TADSP-S3 Reverse Sensitivity Buffers (Habitable Building Setbacks)

At the time of subdivision buffers of 30m and in the case of the southern boundary 27.5 metres (adjoining Stage 3) will be secured and restrictive covenants placed on the titles of residential sections created along the interface with any Plains Production zone. A standard in the Haumoana – Te Awanga Residential Zone section will also ensure that any habitable residential buildings on residential sites are located no closer than 30 metres and in the case of the southern boundary 27.5 metres (adjoining Stage 3) from land used for land based primary production purposes.

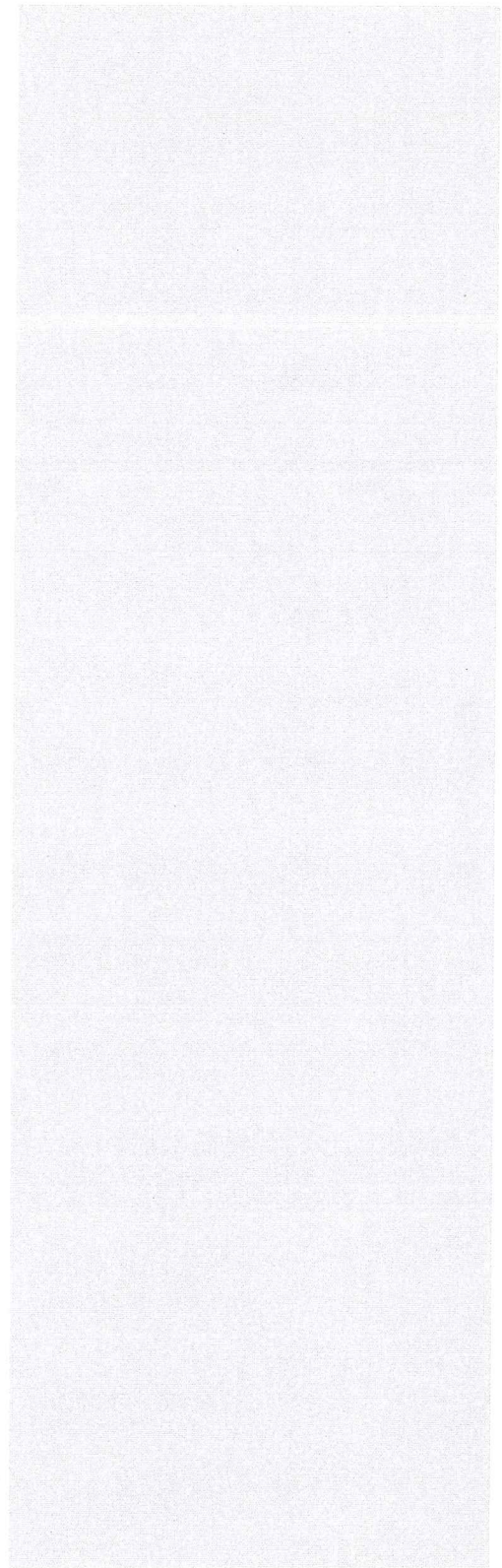
The 30m buffer may comprise a combination of a 10m or 20m wide restrictive covenant (imposed by way of Consent Notice) within the residential section(s) and any form of further buffer in public or private ownership of 10m or 20m width to ensure a total buffer strip of 30m is provided – as shown on the Te Awanga Downs Structure Plan Appendix 15A Figure 1.

As per the paragraph above, for the southern boundary buffer (adjoining Stage 3) similar mechanisms to ensure a total buffer strip of 27.5 metres is provided (as shown on the Te Awanga Downs Structure Plan Appendix 15A Figure 1) will be considered.



TADSP-S4 Section Size

Each Stage of Development shall have an average net site area of 850m² and a minimum net site area of 600m² as per Table 30.1.6A of the District Plan.



Deferred Zoning Uplifting

TADSP-S5 ——— Deferred Haumoana — Te Awanga Residential Zone A

The deferment of this zone will be lifted and this land will be zoned Haumoana — Te Awanga Residential Zone, two years after the Section 223c notice is issued, for the subdivision of all of Stage 3 of the existing Haumoana — Te Awanga Residential Zone.

TADSP-S6 ——— Deferred Haumoana — Te Awanga Residential Zone B

The deferment of this zone will be lifted and this land will be zoned Haumoana — Te Awanga Residential Zone, two years after the Section 223c notice is issued for subdivision of all of the land within Deferred Haumoana — Te Awanga Residential Zone A.





Appendix 15A: Figure 3

TE AWANGA DOWNS: STRUCTURE PLAN DESIGN CRITERIA



CONTEXT - THE EXISTING ENVIRONMENT

Te Awanga

Te Awanga is on the 'Cape Coast' at the mouth of the Maraetotara River (refer to Appendix A, Figure 1 - Context Plan). The otherwise smooth sweep of the coastline is interrupted by a stony delta at the river mouth, with a raupo lagoon trapped in the rear-beach depression. North-west of Te Awanga the coastline reverts to a long stony bank at the crest of a gravel beach. Inland there is a coastal plain and terraces of former beaches, with a backdrop of bold hills.

The Te Awanga settlement can be divided into three character areas (refer to Appendix A, Figure 1 - Context Plan):

1. 'Old Te Awanga' occupies the triangular area between the river mouth and the sweep of coastline to the north-west. It is on low-lying land behind the lagoon. There is a geometric grid of lots and three roads, truncated by the fourth road tracing the edge of the lagoon. Old Te Awanga has the character of a traditional bach settlement including the following features:
 - Relatively narrow and small lots (typically 12m wide and around 490m²);
 - Baches closely spaced with small side yards and, in a number of instances, close to the road;
 - Mostly single-storey dwellings, with small footprints, light framed construction, individual design, and vernacular bach 'architecture';
 - Narrow roads with a low-key character comprising narrow carriageways (5.3m), no kerbs, no footpaths, mown- grass swales, informal street trees, and narrow driveway crossings (typically 2.5m, often graveled);
 - A strong green character, partly because of the berm width in the road, and largely because of the extent of road front hedging and front yard trees.
2. 'Beachfront Te Awanga' comprises a row of dwellings along the coast north-west of 'old Te Awanga'. While this strip also has a traditional bach character, it is different for the following reasons:
 - It comprises a single string of properties, rather than a compact grid;
 - The dwellings are proud on the crest of the gravel bank and are oriented to the coast rather than the road;
 - There are typically higher fences and hedges along the road (i.e. fencing-off the back yards);
 - The area is more open, without the strong framework of trees; and
 - There appears to have been somewhat greater recent redevelopment of dwellings.
3. 'New Te Awanga' is on the inland side of Clifton Road. It appears to have been developed in the 1970s and 1980s, and has a noticeably different character to that of the older parts of Te Awanga. It is suburban in character with little to acknowledge that it is part of a coastal settlement. The following elements contribute to its character:
 - The lot proportions are typically wider and shallower compared to the narrow, deep lots of 'old Te Awanga';
 - The street ends are closed, either by cul-de-sac ends or T intersections, so there is very restricted outlook to the surrounding landscape;
 - The streets have a suburban character: The carriageways are wide, are edged with kerb & channel with formal vehicle crossings, there are footpaths adjacent to the kerb on both sides of the street, and only narrow grass strips;



- Houses are more substantial, with a higher proportion of two-storey dwellings, and often double garages.

Of the three areas, 'old Te Awanga' offers the most cues for new development. It has a compact and grid-like layout and a distinctive informal coastal character that can be applied to the Te Awanga Downs site. Conversely, 'new Te Awanga' has a conventional suburban character, while 'Beachfront Te Awanga' is specific to a particular topographic feature.

The Site

The site has a somewhat irregular geometry, wrapping around the south-western corner of the existing Te Awanga settlement. It covers part of the coastal plain and extends up to an inland terrace approximately 2-4m higher in elevation (refer to Appendix A, Figure 2 - Site Analysis).

The site's main features are:

- The terrace **scarp**, which is relatively subtle at 2-3m in height. Parts of it have been previously modified (for instance there is a silage pit excavated in the scarp);
- The overland **drain** (referred to as the 'Leyland' drain) which drains a rural catchment and discharges to the beach north of the site. In essence the drain directs floodwater away from Te Awanga. It is deeply excavated in the upper terrace, but is partly contained within bunds on the coastal plain. The drain turns through 90° across the front of the site, before turning again through 90° to pass beneath Clifton Road some 350m to the north. The drain flows after rain, particularly during winter, but the lower reaches dry out during summer due to infiltration through the bed of the drain;
- A row of tall **gum trees** adjacent to the drain on the upper scarp;
- A **farmhouse** (a renovated early 20th Century villa) located on top of the scarp;
- A **smaller cottage**, also on top of the scarp, near the northern boundary; and
- The former **woolshed**, located on the coastal plain. It is currently used as a base for commercial outdoor pursuits (branded as 'Outfoxed').

Otherwise the site is open, flat, has stony ground, and thin, dry pasture. The site has attractive outlook over the surrounding landscape:

- Vineyards to the west;
- Rolling pasture toward a backdrop of bold hills to the south;
- The existing Te Awanga suburban development to the east and north; and
- Glimpses of the sea between the coastal strip of dwellings from the edge of the upper terrace.



STRUCTURE PLAN COMPONENTS

A Structure Plan has been prepared which shows the area, staging of development, where roads, reserves, walkways and infrastructure services will go to guide development of the area. In order to ensure these components are met by the development these components have been built into the District Plan provisions and will be checked when subdivision consent is sought under Section 30.1 of the District Plan. Later checks are also done when building consent is lodged for any development to ensure the District Plan performance standards for the Haumoana Te Awanga Residential Zone are met.

The Structure Plan is appended in Appendix 15A – Figure 1 and include:

Road Network Layout and Design

Overall, it is proposed that the road network reflects the features of old Te Awanga with sufficient variation in response to topographic features to provide amenity and legibility. The elements of the road design provide a low-key, slow- speed, shared-space character.

Access to Proposed Subdivision

A new single access to the subdivision will be provided off Clifton Road, approximately 300m North West of the existing Gordon Road Intersection. The entrance to the development from Clifton Road will embrace the edge of the open space area. As a principle road it will have a greater carriageway width.

Proposed Road Cross-Sections

The Entrance Road will be designed in accordance with HDC guidelines with a proposed road carriageway width of 7.5m and a road reserve width of 20m. After 60m this merges into the Main Spine Road which comprises smaller dimensions with a road reserve width of 15m and a carriageway width of 5.5m.

The road pavement will be bounded by a concrete edge strip and shallow grassed swales from the road edge to the property boundary. This grassed swale will allow for additional roadside parking and also for pedestrians to use. Grassed swales should be at a maximum grade of 1:10.

Internal cul-de-sac roads will have a carriageway width of 5.5m and a road reserve width of 12m, with a concrete edge strip and shallow grassed swales.

Street

Street trees shall be designed to an informal layout on both sides of the street and be of appropriate coastal species such as Pohutukawa.

Trees

Lighting

Lighting should be in accordance with HDC standards.

Infrastructure Services and Environmental Engineering

Coastal Hazard

The Coastal Hazard zone 3 (CHZ3) is an area predicted to be potentially at risk due to moderate inundation, which includes an allowance for predicted sea level rise over the next 100 years. The Coastal Hazard 3 zone is applied to this new urban development area along the frontage with Clifton Road up to a depth of between 50-70m. The structure plan provides protection by strategically positioning the open space reserve within the bulk of this coastal hazard area ensuring new development is set back from the current CHZ3. However, stage 1 of the initial development area will fall within this coastal hazard zone. As a consequence, applications for subdivision within stage 1 of the structure plan area will need to provide a report from a suitably qualified coastal engineer that demonstrates how the



impacts of the coastal hazard 3 zone can be avoided or mitigated through raising the ground level contours in this area, floor level height restrictions or other appropriate means such that the Council are satisfied that any adverse effects of coastal inundation on new residential properties would be minimal.

Stormwater

The overland drain ('the Leyland drain') is to be retained within the development and accommodated within the open space area. Roadside swale drainage will accommodate stormwater flows discharging to the Leyland Drain.

The open space area will accommodate in part a shallow detention basin and a low bund will be extended adjacent to the eastern boundary to protect low lying existing properties in Glenbank Road.

The development makes use of 'Low Impact Urban Design' for stormwater through such measures as:

- Restricting carriageway and driveway width for individual sections;
- Narrow road carriageways accommodating wide grassed berms for stormwater conveyance and treatment;
- The wide grassed swales in the road berms will increase infiltration, reduce potential sediment /pollutant load, and contribute to the streetscape amenity (replicating the character of 'old Te Awanga'); and
- The adoption and implementation of a single comprehensive stormwater management plan incorporating Low Impact Urban Design (LIUD) solutions across the development which includes a mix of onsite elements and communal elements for the management of stormwater flows and stormwater treatment. The LIUD Stormwater Management Plan shall take into account the following documents: 'Subdivision and Infrastructure Development in Hastings District: Best Practice Design Criteria, 2011'; Hawke's Bay Waterway Guidelines – Stormwater management; 2009, NZS 4404 Standard for Subdivision Infrastructure.

Portable

Water

Potable water will be via extension of the Council water supply network. The Structure Plan supports the provision of suitable land and pipeline access for expansion of the community system, with specific detail (relating to siting and pipeline alignments) to be confirmed at time of development.

Wastewater

Wastewater services will not be provided via the Council network. A community wastewater scheme is to be designed and built and will comprise of:

- A. Individual onsite primary wastewater treatment systems discharging greywater under pressure into a high pressure sewer system;
- B. The high pressure reticulation system will connect to a common wastewater treatment plant that will discharge treated waste to a wastewater disposal field;
- C. The reticulation system will be located with legal road (berm area) and will require a licence to occupy legal road;
- D. The reticulated wastewater network, treatment plant and effluent discharge field will be owned and managed by a Body Corporate, with membership comprising all of those sites serviced; and
- E. All necessary discharge consents will be required to be obtained from the Hawkes Bay Regional Council for discharge of wastewater.



Managing Reverse Sensitivity Effects

Potential reverse sensitivity effects in relation to the adjacent vineyards, are addressed as follows:

- The establishment of buffer areas comprising a mix of public and privately owned land are depicted on the Structure Plan appended to the District Plan as Appendix 15A – Figure 1 and have been included to establish minimum separation distance between rural activities on adjacent sites and habitable residential activities.
- There are four zone interface edges where buffer areas are required to separate the Plains Production Zone from the new urban development area. A 30m buffer area in private ownership is located along the western side of the initial development area. This buffer is made of a 20m vineyard access strip and a 10m yard setback within the residential sections themselves secured via a restrictive covenant on each new title created along this edge.
- The southern edge of the initial development area also requires a buffer from the adjacent Plains zone. This buffer comprises a private 20m yard setback within the residential sections created along this boundary and again secured by a restrictive covenant on the title. The remaining 10m area is in private ownership on the adjacent Plains Zone site.
- The third buffer area is located along the western and southern edge of the deferred residential zone areas A and B and will comprise a 20m wide open space area in public ownership. The remaining 7.5m buffer area is provided through a yard setback within the residential sections along this edge and secured by a restrictive covenant on the title.
- The fourth zone interface is located along the eastern side of the Deferred Residential Zone Areas A and B. This buffer area comprises the 20m width paper road extension of Gordon Rd and a 10m yard setback within the residential sections created along the eastern boundary of these deferred zone areas.

Open Space Areas

The 'Open Space' areas depicted on the Structure Plan have two distinct categories which align with their primary purpose. The area fronting Clifton Road is categorized as OS-2 Community and will provide for informal leisure, social opportunities and may provide general amenities e.g. green space or picnic areas i.e. playgrounds, skate parks, walkways cycle paths and community buildings.

The open space area that runs in a north / south direction between the existing residential area at Glenbank Road and the stage 2 and 3 development areas as shown on the Structure Plan is categorized as OS-7 urban and ecological linkages. This open space linkage will act as a buffer area between the existing residential zone and the new development area and will have a minimum width of 30m.

The other narrow open space area that wraps around the Deferred Residential Zone A and B areas is also categorized as an OS-7 linkage. This open space area primarily seeks to provide a green space buffer between the Plains zone land to the south and west of the development area and the new deferred residential zone areas that will be developed in the future for residential purposes. This area also has a secondary function of accommodating the existing Leyland Drain to facilitate stormwater drainage.



DESIGN CRITERIA

The objective of the design criteria is that each lot has sufficient open land area to contribute to a green streetscape character similar to that found in old Te Awanga.

Depending on the design criteria, the following will be considered when subdivision consent is sought under Section 30.1 of the District Plan or alternatively when building consent is lodged for any development for compliance with Section 11.2.5 of the District Plan 'Haumoana Te Awanga Residential Zone performance standards and terms'.

Section or Lot Design

Sites created are to have a minimum section size of 600m² with an average section size of 850m². To ensure that section design provides an open spacious streetscape and property frontage, section and lot design should meet the following criteria as well as the general performance standards of the Haumoana Te Awanga Residential Zone and any specific standards for the Te Awanga Downs Structure Plan area set out in Section 11.2.5 of the District Plan:

The Haumoana Te Awanga Residential Zone has a front yard setback of 5m which will apply to the Te Awanga Downs Structure Plan area. The design criteria associated with property frontages for the Te Awanga Downs development are outlined below:

- That driveway berm crossings are narrow and are visually recessive elements in the streetscape. Such crossings are envisaged to be up to 2.8m wide, to follow the profile of the berm swale, and to use visually recessive colour and texture such as asphalt or exposed aggregate concrete); and
- That hard-stand areas, with the exception of a single-width driveway up to 3m wide, are avoided in the front yard. This is controlled through a standard in the Haumoana – Te Awanga Residential Zone section.

Garages within the 5 metre front yard setback are strongly discouraged. Garages within front yard areas have the potential to detract from the character of the streetscape. Double garage structures with large doors facing the street and formal parking aprons can dominate the street reducing the open nature and spacious feel that is sought to be created in this coastal environment. New garages within front yard setbacks would require an application for resource consent which would be assessed in terms of a number of criteria which are outlined in Section 11.2.5 of the District Plan 'Haumoana Te Awanga Residential Zone.

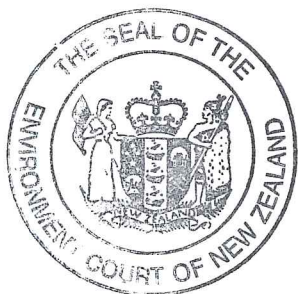
Explanation: A distinguishing feature of old Te Awanga is that the streetscape is not dominated by accommodation for vehicles including formal parking aprons and double garages. In certain instances single garages or carports in the front yard contribute to the informal character of the area and may be appropriate if designed to meet certain criteria outlined in Section 11.2.

Fencing of residential sections on boundaries with an open space zone need to comply with the following:

If a fence is built on or within 5 metres of the boundary of the open space zone it shall be either a 1.2m high picket fence, in accordance with Figure 8.1 NZS4404:2004, or a 1.2m-1.8m high open style steel pool fence, galvanised and powder coated, or an alternative design agreed to by the Environmental Consents Manager, Hastings District Council.

Fences of front boundaries of residential sections need to comply with the following:

That front boundary fences are limited to 0.5m in height within 3m of the front boundary. Fences can



have a maximum height of up to 1.5m where they are located between 3m - 5m from the front boundary. The maximum height of any fence located more than 5m from the front boundary is 1.8m.

ROADS

Roads within the Te Awanga Downs Structure Plan Area shall have the following dimensions which are reflective of their respective roles:

Type	Road Reserve Width	Carriageway Width	Design
Entrance Road for 60m	20m	7.5m	Meandering
Main Spine Road	15m	5.5m	Meandering
Internal Cul-de-sac Roads	12m	5.5m	Meandering

The following features are envisaged to create a slow speed / shared space street character:

- Avoidance of raised kerb and channel; and a prevalence of flush kerb;
- Avoidance of paved footpaths;
- Incorporation of traffic calming features to create a low speed environment. Features such as kerb extensions, chicane and planting and the installation of 'gateway' fences and/or planting.
- Shallow mowable grassed verges incorporating swale drainage channels on one or both berms;
- Narrow vehicle crossings (up to 2.8m wide), following the swale profile (avoiding piped vehicle crossings), and that are recessive in colour (gravel, asphalt, exposed-aggregate or oxide concrete);
- No formed road parking bays. i.e. on-street parking to be accommodated on grass berms;
- Street trees to have an informal character (irregular layout, mixed species but with a predominance of pohutukawa), siting subject to ensuring safe sightlines and accommodating underground services;
- Services (including power and telecommunication) to be underground; and
- Road design is to have regard to the 'Subdivision Infrastructure Development in Hastings District: Best Practice Design Guide'.

Explanation: The intention is to provide a low-key character similar to that of 'old Te Awanga'. The standards adopt similar narrow carriageways, grassed swales, and informal street tree plantings. Simple, low profile, narrow and visually recessive vehicle crossings will not visually dominate the street scape.

Roadside swale drainage will contribute to the streetscape character of the roads, whilst also improving environmental performance by increasing stormwater infiltration, and reducing discharge of sediment and pollutants. Vehicle crossings are to follow the swale profiles so as to facilitate maintenance by mowing.



OPEN SPACE AREAS

The open space areas seek to fulfil the following functions:

- a) To ensure the provision of an easily accessible public open space and recreational facilities to support the social, cultural, environmental and economic wellbeing of the Te Awanga community,
- b) To enhance the environment while contributing to the character and amenity of the Community and the provision of places for active and passive recreation.
- c) To accommodate in part a stormwater detention area for stormwater overflows from the main drain (the 'Leyland Drain') through the Structure Plan area
- d) To provide an attractive rural character between Clifton Road and the development and through linkages to Clifton Road;
 - Additional benefits include:
 - Open space within urban areas
 - Visual relief from the built environment
 - Beautification and amenity enhancement
 - Opportunities for recreation and sport
 - Protection of the natural environment
 - Ecological corridors and habitats for wildlife
 - Community pride
 - Children's play and development

In addition to the Assessment Criteria in Section 13.1.8 of the District Plan any consent for subdivision should be assessed against the following criteria:

- The effectiveness of the open space area to provide stormwater detention as a secondary function;
- Whether the open space areas proposed maintains the visual character and amenity of the area as a component of the wider Te Awanga settlement;
- That the open space area remain primarily as open space (unbuilt); and
- That any building is visually subservient to the main open space use, has a rural character, and does not compromise the stormwater detention function.



DESIGN GUIDELINES - BUILDING DESIGN AND APPEARANCE

The following statements outline the design guidelines to be considered when draughting plans for buildings within the Te Awanga Downs Structure Plan area. The objective of the guidelines is to encourage building design that reflects aspects of the form and flavour of vernacular bach architecture found in old Te Awanga. The following principles are sought to be encouraged in building and house design:

- Individuality:

That houses are individually designed, each house different from its neighbours, and contributing to a varied streetscape. That uniformity in streetscape appearance is avoided.

- Light appearance:

That houses have a light appearance characteristic of vernacular bach architecture, through such means as:

- Use of mainly light cladding materials (such as horizontal weatherboards, vertical timber cladding, plywood, light sheet material, corrugated iron and the like);
- A high degree of glazing and indoor-outdoor connections;
- Light roof materials and forms: Materials with a heavy appearance (such as brick, concrete slab, concrete block, plastered finishes, roofing tiles and the like) are to be avoided except when used sparingly in conjunction with the dominant use of light materials;
- Small scale forms:

That houses contribute to a fine-grain scale through articulation of the building's component forms, use of recessed window and door frames, and use of elements (such as eaves) that create deep shadow lines;
- Simple roofs:

Use of simple roof forms, such as single-pitch (skillion) and gable roofs, that reflect bach architecture. Avoidance of hipped and mansard type roof forms that are more characteristic of urban or suburban architecture; and
- Visual connection to street:

That there are clear visual connections between the house and street through such means as living room windows overlooking the street, front decks / verandas / porches / balconies, and/or front doors with direct paths to the street.

Explanation: The Te Awanga Downs urban development area is intended to add to housing choice by providing a character that is different from standard suburban development. It is to have a character that reflects the coastal location and complement the vernacular kiwi bach architecture and character of 'old Te Awanga'. The guidelines above are designed to reflect such characteristics while recognising that new houses are likely to be significantly larger permanent residences and that they will have a contemporary function and appearance.



DESIGN GUIDELINES – SUSTAINABLE ARCHITECTURE

The objective of these guidelines is to encourage houses in Te Awanga Downs to seek to achieve a higher degree of sustainable design than typical suburban housing. Houses are encouraged to achieve a high standard of environmental design through incorporating the following principles:

- Use of passive heating through orientation to the sun, a high proportion of glazing on north and west facing walls, and use of internal materials that provide a heat sink;
- Use of passive cooling through flow-through ventilation;
- Use of features such as (eaves, overhangs, louvres) to provide winter sun and summer shading;
- High levels of insulation and double-glazing;
- Use of solar water heating (and photovoltaic electricity generation);
- Use of materials from sustainable sources; and
- Use of roofwater storage for non-potable uses such as gardens, toilets etc.
- Use renewable energy generation, storage and smart grid interaction.

Explanation: Such measures are considered 'best practice' for new development. More specifically, such measures are in keeping with the lifestyle choices of residents buying into Te Awanga having regard to the connection between Te Awanga and its natural setting, its green appearance, and a tradition of environmental awareness within the existing community.



APPENDIX A – FIGURE 1 - CONTEXT PLAN



APPENDIX A – FIGURE 2 – SITE ANALYSIS PLAN

