

DEVELOPMENT AREAS

DEV1 – 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 area's 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 consultation 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 the waterways and in the vicinity of the natural inland wetland

The rules in this chapter guide any future subdivision and development and apply in addition to the underlying Settlement Zone and General Rural Zone rules. Where there is a conflict between the two sets of rules, the more restrictive activity status applies. Where the activity has a more restrictive activity status due to a rule elsewhere in the District Plan, the activity will still be assessed under this Chapter.

Objectives

DEV1-O1	Future housing needs are met through the integrated provision of infrastructure and development in accordance with the Rongotea South Structure Plan.
DEV1-O2	Subdivision in the Rongotea South Development Area creates a sustainable neighbourhood where:
DEV1-O2.1	the development successfully integrates with the village character and existing environment of Rongotea.
DEV1-O2.2	natural site features are protected and incorporated into the development design.
DEV1-O2.3	the recreational and multi-modal opportunities of the community are enhanced through the provision of public open space and pedestrian and cycle linkages.
DEV1-O2.4	cultural values are recognised and provided for.

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:
DEV1-P1.1	a continuation of the block roading layout of Rongotea, with linkage to Trent Street.
DEV1-P1.2	a diversity of lot sizes.
DEV1-P1.3	open space and recreation areas.
DEV1-P1.4	Shared pathways, including walkways and cycleways.
DEV1-P1.5	a stormwater attenuation pond for stormwater treatment.
DEV1-P1.6	the infrastructure required to enable development.

DEV1-P2	Stormwater is managed by:		
	DEV1-P2.1	ensuring adequate permeable areas are required for every residential lot within the subdivision.	
	DEV1-P2.2	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.	
	DEV1-P2.3	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:	
		DEV1-P2.3.a	a detailed design of the stormwater treatment and attenuation pond.
		DEV1-P2.3.b	proposed low impact design methods to reduce stormwater runoff volumed and peak flow rates with improvement of the quality of stormwater runoff.
		DEV1-P2.3.c	how stormwater treatment and attenuation areas are to be maintained and managed.
DEV1-P2.3.d	whether specific freeboard and finished floor levels are required to manage flooding		
DEV1-P3	The provision of infrastructure gives effect to the Rongotea South Development Area with regard to:		
	DEV1-P3.1	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.	
	DEV1-P3.2	incorporating a road design that enables public transport infrastructure.	
	DEV1-P3.3	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.	
	DEV1-P3.4	requiring consent notices on titles outlining measures required to implement recommendation 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 the Rongotea South Development Area:		
	DEV1-P4.1	enables recognition of any cultural or spiritual values or associations of importance to mana whenua that:	
		DEV1-P4.1.a	has regard to the outcomes of any consultation.
		DEV1-P4.1.b	enables the incorporation of mātauranga Māori and whānau ora principles into the design and development of the open spaces and reserves.
		DEV1-P4.1.c	has regard to cultural values in the management of stormwater.
	DEV1-P4.2	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 attenuation.	
	DEV1-P4.3	enables the layout of lots to ensure connected outdoor living spaces, sunlight to habitable rooms, and onsite privacy.	
DEV1-P4.4	maintains and enhances the character and amenity values of the Rongotea Village environment.		

Rules

Rules in this chapter apply to the Rongotea South Development Area.

Restricted Discretionary Activities (RDIS)

The following activities are *restricted discretionary activities* within the Rongotea South Development Area.

DEV1-R1	Any subdivision of land within the Rongotea South Development Area as shown in DEV1-APP1 that meets the performance standards DEV1-ST1 to DEV1-ST8.
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DEV1-R2	Any activity within the Rongotea South Development Area as shown in DEV1-APP1 which is zoned General Rural that meets performance standards DEV-ST2 and DEV-ST6.
Matters of Discretion (MD)	
For these activities, the <i>Council</i> has restricted its discretion to considering the following matters.	
DEV1-MD1	The size, shape and arrangement of matters
DEV1-MD2	The maintenance and enhancement of local <i>amenity values</i>
DEV1-MD3	The provision of water supply and the disposal of wastewater and stormwater
DEV1-MD4	The number, location and formation of vehicle crossings
DEV1-MD5	Safe and efficient operation of the roading network, including walking and cycling
DEV1-MD6	Suitability of proposed lots for subsequent buildings and future use
DEV1-MD7	Avoidance or mitigation of flood hazard and stormwater inundation
DEV1-MD8	The location of the stormwater attenuation pond with respect to the location of the natural wetland
DEV1-MD9	Provision of public open space
DEV1-MD10	Availability of Council infrastructure
DEV1-MD11	Consistency with Council Engineering Standards
DEV1-MD12	General accordance with the Rongotea South Structure Plan

Standards for Restricted Discretionary Activities

The following performance standards apply to all *restricted discretionary activities* in the Rongotea South Development Area.

DEV1-ST1	Density
Area A	The minimum net <i>site</i> area is 500m ²

	Area B	The net <i>site</i> area is a minimum of 750m ² and a maximum of 1000m ²
	Area C	The minimum net <i>site</i> area is 1500m ²
DEV1-ST2	Access and road design	
	DEV1-ST1.1	Access and road design and construction must comply with <i>Council</i> Engineering Standards. Common access to eight or more lots must be provided by road formed to <i>Council</i> standards.
	DEV1-ST1.2	Access must comply with the provisions in TR-R2 and TR-ST1.
	DEV1-ST1.3	Roads must comply with the design requirements of TR-APP2: Figure 12 – Rongotea South Development Area – Street Type 1, and Figure 13 – Rongotea South Development Area – Street Type 2.
DEV1-ST3	Shape factor	
	Each residential lot must be capable of containing an 18m diameter circle.	
DEV1-ST4	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-ST5	Earthworks	
	All subdivisions must comply with the provisions in EW-R1 and EW-R2, and EW-ST1 to EW-ST9.	
DEV1-ST6	Comprehensive Development Plan	
	Any development and subdivision must have a Comprehensive Development Plan that includes:	
	DEV1-ST6.1	an internal roading network that facilitates movement demands within the area while also providing a block structure that supports the existing character of Rongotea.
	DEV1-ST6.2	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.
	DEV1-ST6.3	an outline of 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.
	DEV1-ST6.4	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.
	DEV1-ST6.5	identifies the location of overland flow paths and how these will be managed or enhanced.
	DEV1-St6.6	if staging is required, how the stages will not compromise the overall development of the Rongotea South Development Area Structure Plan.
	DEV1-ST6.7	Provides clear reference to:
	DEV1-ST6.7.a	the objectives and policies of the Rongotea South Development Area.
	DEV1-ST6.7.b	current and anticipated future built form and uses.
	DEV1-ST6.7.c	anticipated future capacity of the activity area.
	DEV1-ST6.7.d	relationships and connections within Rongotea South Development Area.
	DEV1-ST6.8	Has given consideration to suitable boundary treatments, including but not limited to planting and fencing, to assist in softening the transition from the residential lots within the Rongotea South Development Area and the adjoining lots along Florin Lane.
DEV1-ST7	Infrastructure	
	DEV1-ST7.1	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.
	DEV1-ST7.2	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.
	DEV1-ST7.3	Any subdivision must be connected to reticulated services designed and constructed to comply with Council Engineering Standards.
	DEV1-ST7.4	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.
	DEV1-ST7.5	Development must only occur in areas where Council’s essential infrastructure is available and of sufficient capacity for the subdivision.
	<p>Guidance Note</p> <p>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.</p>	
DEV1-ST8	Stormwater Management Plan	
	Any application for subdivision consent must include a stormwater management plan that includes:	
	DEV1-ST8.1	a description of the catchment to be managed.
	DEV1-ST8.2	details of hydrologic modelling for the Rongotea South Development Area.
	DEV1-ST8.3	detail of how stormwater will be collected, treated, attenuated and managed within the Rongotea South Development Area, including how each proposed allotment will connect to Rongotea South Development Area stormwater network.
DEV1-ST8.4	treatment of all stormwater runoff prior to discharge to the primary network.	

DEV1-ST8.5	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.
DEV1-ST8.6	outline how the proposed stormwater management system is consistent with Council’s Engineering Standards and NZS 4404:2010 Land Development and Subdivision Infrastructure.
DEV1-ST8.7	a condition assessment of the Rongotea South Development Area stormwater network.
DEV1-ST8.8	a maintenance and monitoring plan.

Discretionary Activities (DIS)

The following activities are *discretionary activities* within the Rongotea South Development Area:

DEV1-R3	Any subdivision that does not meet the performance standards DEV1-ST1 to DEV1-ST8.
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DEV1-APP1 – Rongotea South Structure Plan

Rongotea South Structure Plan

