

CHAPTER 17 – Rongotea South Development Area

Table of Contents

17 Rongotea South Development Area	1
17.1 Introduction	1
17.2 Objectives and Policies	2
17.3 Rules	4
17.3.1 Restricted Discretionary Activities	4
17.3.2 Performance Standards	5
17.3.3 Discretionary Activities	8
Appendix 17A – Rongotea South Structure Plan	9

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17 RONGOTEA SOUTH DEVELOPMENT AREA

17.1 Introduction

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

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

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

The rules in this chapter guide any future subdivision and development and apply in addition to the underlying Village Zone and 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.

17.2 Objectives and policies

Objective 1

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

Relates to Policies 1.1, 1.2, 1.3, and 1.4.

Objective 2

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

- a. the development successfully integrates with the village character and existing environment of Rongotea;
- b. natural site features are protected and incorporated into the development design;
- c. the recreational and multi-modal opportunities of the community are enhanced through the provision of public open space and pedestrian and cycle linkages; and
- d. cultural values are recognised and provided for.

Relates to Policies 1.1, 1.2, 1.3, and 1.4.

Policies

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

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

1.2 Stormwater is managed by:

- a. ensuring adequate permeable areas are required for every residential lot within the subdivision;

- b. requiring an integrated approach to stormwater management that provides for treatment and attenuation of stormwater generated from the development, prior to discharge into the existing stormwater network; and
- c. 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:
 - i. a detailed design of the stormwater treatment and attenuation pond;
 - ii. a detailed design of the stormwater treatment and attenuation pond;
 - iii. proposed low impact design methods to reduce stormwater runoff volumes and peak flow rates with improvement of the quality of stormwater runoff;
 - iv. how stormwater treatment and attenuation areas are to be maintained and managed; and
 - v. whether specific freeboard and finished floor levels are required to manage flooding

1.3 The provision of infrastructure gives effect to the Rongotea South Development Area with regard to:

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

1.4 Ensure that subdivision and development within the Rongotea South Development Area:

- a. enables recognition of any cultural or spiritual values or associations of importance to mana whenua that:
 - i. has regard to the outcomes of any consultation;
 - ii. enables the incorporation of mātauranga Māori and whanau ora principles into the design and development of the open spaces and reserves; and

- iii. has regard to cultural values in the management of stormwater.
- b. provides for biodiversity improvements through the creation of native riparian and wetland planting at appropriate locations within reserve areas and as part of the constructed wetland for stormwater treatment and attenuation;
- c. enables the layout of lots to ensure connected outdoor living spaces, sunlight to habitable rooms, and onsite privacy; and
- d. maintains and enhances the character and amenity values of the Rongotea village environment.

17.3 Rules

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

17.3.1 Restricted Discretionary Activities

The following activities are **Restricted Discretionary Activities** within **Rongotea South Development Area**:

- a. Any subdivision of land within the Rongotea South Development Area as shown in Appendix 17A that meets the performance standards a. – h.
- b. Any activity within the Rongotea South Development Area as shown in Appendix 17A which is zoned Rural that meets performance standards b. and f.

For these activities, the **Council** has restricted its discretion to considering the following matters:

- MD01 The size, shape and arrangement of matters
- MD02 The maintenance and enhancement of local amenity values
- MD03 The provision of water supply and the disposal of wastewater and stormwater
- MD04 The number, location and formation of vehicle crossings
- MD05 Safe and efficient operation of the roading network, including walking and cycling
- MD06 Suitability of proposed lots for subsequent buildings and future use
- MD07 Avoidance or mitigation of flood hazard and stormwater inundation
- MD08 The location of the stormwater attenuation pond with respect to the location of the natural wetland

MD09	Provision of public open space
MD10	Availability of Council infrastructure
MD11	Consistency with Council Engineering Standards
MD12	General accordance with the Rongotea South Structure Plan

17.3.2 Performance Standards

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

a. Density

Area A: The minimum net site area is 500m²

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

Area C: The minimum net site area is 1500m²

b. Access and road design

- i. Access and road design and construction must comply with Council Engineering Standards. Common access to eight or more lots must be provided by road formed to Council standards
- ii. Access must comply with the provisions in Rule 3B.4.2 and 3B.4.3.
- iii. Roads must comply with the design requirements of Appendix 3B.2 – Figure 5: Rongotea South Development Area – Street Type 1 and Figure 6: Rongotea South Development Area – Street Type 2.

c. Shape factor

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

d. 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.

e. Earthworks

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

f. Comprehensive Development Plan

Any development and subdivision must have a Comprehensive Development Plan that includes:

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

g. Infrastructure

- a. 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.
- b. 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.
- c. Any subdivision must be connected to reticulated services designed and constructed to comply with Council Engineering Standards.
- d. 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
- e. Development must only occur in areas where Council’s essential infrastructure is available and of sufficient capacity for the subdivision.

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

h. Stormwater Management Plan

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

- i. a description of the catchment to be managed;
- ii. details of hydrologic modelling for the Rongotea South Development Area;
- iii. 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;
- iv. treatment of all stormwater runoff prior to discharge to the primary network;
- v. 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;

- vi. outline how the proposed stormwater management system is consistent with Council’s Engineering Standards and NZS 4404:2010 Land Development and Subdivision Infrastructure;
- vii. a condition assessment of the Rongotea South Development Area stormwater network; and
- viii. a maintenance and monitoring plan

17.3.3 Discretionary Activities

The following activities are **Restricted Discretionary Activities** within **Rongotea South Development Area**:

- a. any subdivision that does not meet the performance standards 17.3.2 a. – h.

Appendix 17A – Rongotea South Structure Plan

Rongotea South Structure Plan

