

# Proposed Plan Change 8 Provisions

## Chapter 2: Strategic

### Changes to Objectives And Policies

Amend the objectives and policies as follows:

Strategic Objective 1 Growing our District

Policy 1 Urban development shall be enabled through the:

a. rezoning from Deferred Residential to Residential the following sites:

i. Maraetōtara East (Area 12) (see Figure 2.1); and

~~ii. Rezoning Shaw/Huna Road (approximately 10ha to Residential and 12ha to Deferred Residential(see Figure 2.2).~~

Delete Policy 3

Delete Figure 2.2 Shaw / Huna Road / State Highway 30

Strategic Objective 6 Creating Liveable Places

Policy 1 To require that development on deferred residential zoned land at Ōhope and Maraetōtara East (Area 12) ~~and Shaw/Huna Road~~ implement the following design principles:

**Add the following new objectives and policies:**

#### **Shaw/Huna Road Structure Plan - Integration of Land Use and Stormwater Management**

##### **Strategic Objective 9:**

**The environmental quality, character, amenity and cultural values of the Shaw /Huna Road Structure Plan area are developed, and then maintained and enhanced through the integrated management of land use and stormwater.**

##### **Policy 1:**

**Stormwater generated within the Shaw/Huna Road Structure Plan is managed through the application of low impact design principles with the development of a “treatment train”, using measures that distribute stormwater management across the site, including:**

- a. **Source control – individual lot level stormwater management approaches such as soak holes for capturing roof runoff, rain gardens, water harvesting;**
- b. **Site control – collecting and conveying runoff from a collection of lots through to smaller stormwater management facilities such as dry attenuation zones, swales, through to;**
- c. **Larger dedicated catchment facilities, such as detention basins and treatment wetlands.**

##### **Policy 2**

The design of stormwater infiltration measures is based on a geotechnical assessment to achieve and maintain a low level of natural hazard risk within the Structure Plan area without increasing risk elsewhere;

#### Policy 3

The formed width of roads is minimised to reduce stormwater run-off while ensuring that road function and safety is maintained;

#### Policy 4

Open space is used for stormwater management and recreation including the provision and protection of adequate space to safely accommodate detention ponds and overland flow paths; and

#### Policy 5

The treatment wetland that discharges to Marshalls Drain is designed as a single, continuous wetland, not a pond, and is planted and maintained with appropriate native wetland species.

#### Policy 6

All new buildings within the structure plan area are constructed from inert building materials (for example no unpainted zinc or copper products are used).

### Changes to Rules

Delete existing rules as follows:

#### **2.2.4 Incompatible Activities**

2.2.4.1 Delete reference to Shaw/Huna Road Deferred Residential Zones

Add new rules as follows:

#### **2.2.2.3 Comprehensive Residential Development**

2.2.2.3 Add reference to Shaw/Huna Road Structure Plan

#### **2.2.5 Shaw/Huna Road Transport Management**

2.2.5.1 Any subdivision and development within the Shaw Road/Huna Road Structure Plan area shall not commence until the following safety improvements on State Highway 30 are operational:

- a. Huna Road and Shaw Road intersections are left in and left out only;
- b. Roundabout at Thornton Road;
- c. Median Barrier between Thornton Road and Shaw Road.

2.2.5.2 Non-compliance with Rule 2.2.5.1 shall be a Discretionary Activity.

#### **2.2.6 Shaw/Huna Road Mixed Use Centre**

2.2.6.1 A business activity may be established and operated as a permitted activity within the area at Shaw/Huna Road shown in Figure 2.2 subject to the following:

- a. The location is within the mixed use centre area shown on the Structure Plan;

- b. The activity is a retail activity;
- c. The GFA of the activity does not exceed 100m<sup>2</sup>;
- d. Siting and height of buildings comply with the rules of the applicable zone;
- e. Noise complies with Rule 11.2.6;
- f. Lighting and glare comply with Rule 11.2.16;
- g. Signage complies with Rule 11.2.19.

2.2.6.2 Non-compliance with Rule 2.2.6.1 shall be a Restricted Discretionary Activity.

Changes to 2.3 Assessment Criteria for Controlled Activities

Amend the criteria as follows:

**Subdivision of Residential Zoned Land at Shaw/Huna Road**

2.3.3.1 Council shall exercise control over:

- d. the criteria listed in 12.7.1; 13.2.26; 13.2.27; 13.2.28 and 13.2.29 with particular regard to 13.2.28.8.
- e. the means by which vehicle, cycle, pedestrian and future infrastructure connectivity is provided to the Residential and Urban Living-zoned land to the west and north;
- f. the means by which the interface with rural land is managed to minimise visual and noise impacts and other reverse sensitivity effects of rural activities on neighbours and integrate with the rural landscape;
- g. the means by which the interface with the Paroa Rugby and Sports Club is managed to minimise visual, light, noise, and vibration reverse sensitivity effects of club activities on residential activities;
- ~~h. the means by which traffic impacts on Shaw Road and the Shaw Road/State Highway 30 intersection are mitigated;~~
- i. the means by which ~~the stormwater ponding/attenuation area shown on the Structure Plan~~ management is integrated into the design of the subdivision;
- j. the means by which the building platforms comply with Rule 18.2.3.2;
- k. the means by which direct access from the residential zone to State Highway 30 is avoided;
- l. the means by which the subdivision design ensures that dwellings are not built within 40m of State Highway 30 (see Rule 11.2.8.2) and that dwellings within 80m of State Highway 30 address reverse sensitivity effects of traffic noise; and

Changes to 2.4 Assessment Criteria for Restricted Discretionary Activities

Amend the criteria as follows:

**Subdivision of Residential Zoned Land at Shaw/Huna Road**

2.4.4.1 Council shall restrict its discretion over matters listed below;

- a. the criteria listed in 12.7.1; 13.2.26; 13.2.27; 13.2.28 and 13.2.29 with particular regard to 13.2.28.8.
- b. the means by which vehicle, cycle, pedestrian and future infrastructure connectivity is provided to the Deferred Residential land to the west;
- c. the means by which the interface with rural land is managed to minimise visual and noise impacts and other reverse sensitivity effects of rural activities on neighbours and integrate with the rural landscape;
- d. the means by which the interface with the Paroa Rugby and Sports Club is managed to minimise visual, light, noise, and vibration reverse sensitivity effects of club activities on residential activities;
- e. ~~the means by which traffic impacts on Shaw Road and the Shaw Road/State Highway 30 intersection are mitigated;~~
- f. the means by which ~~the stormwater ponding/attenuation area shown on the Structure Plan~~ management is integrated into the design of the subdivision;
- g. the means by which the building platforms comply with Rule 18.2.3.2;
- h. the means by which direct access from the residential zone to State Highway 30 is avoided;
- i. the means by which the subdivision design ensures that dwellings are not built within 40m of State Highway 30 and that dwellings within 80m of State Highway 30 address reverse sensitivity effects of traffic noise; and
- j. the consistency of the development with the Structure Plan in Appendix 2.6.1.

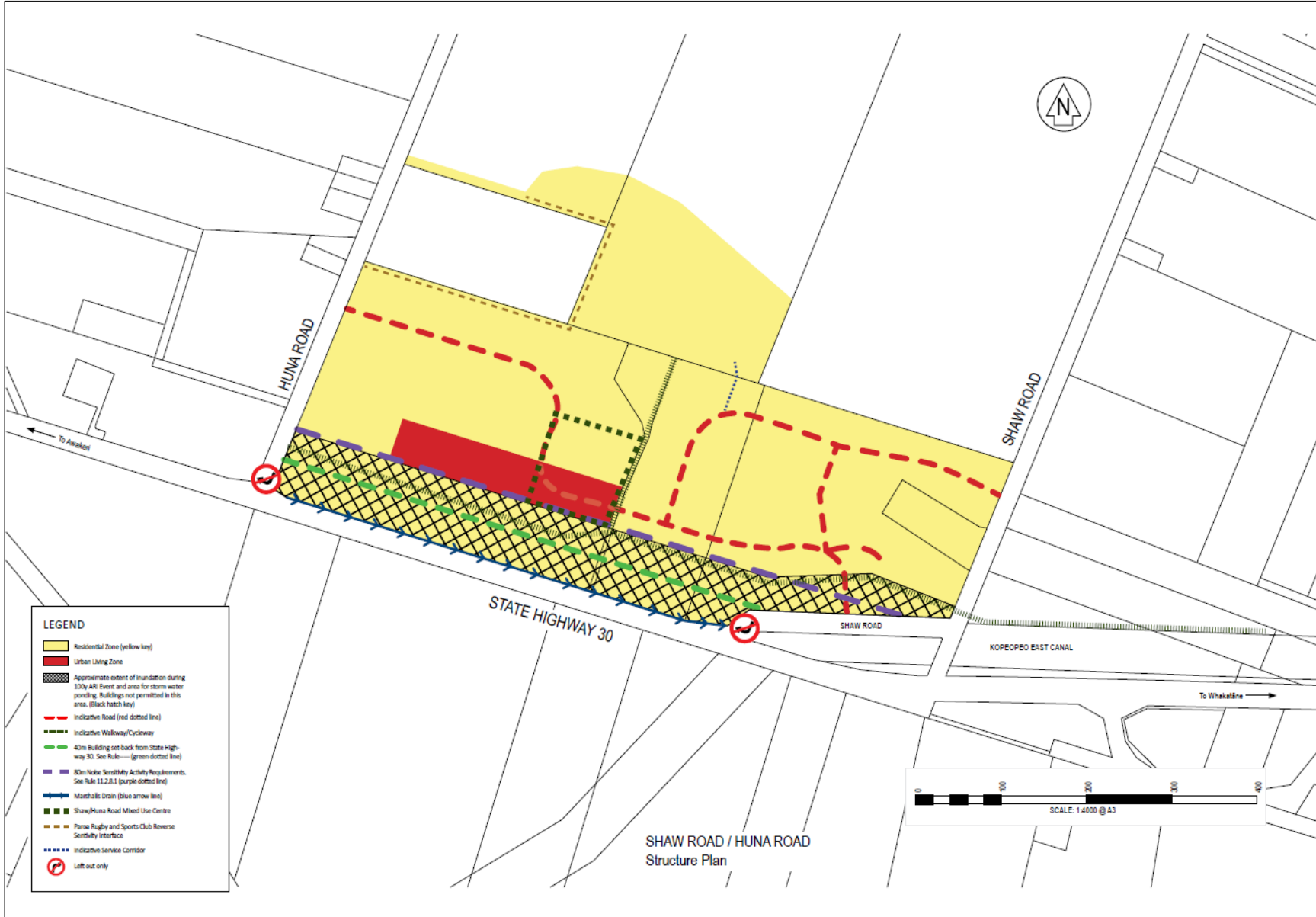
#### **2.4.5 Shaw/Huna Road Mixed Use Centre**

The Council shall restrict its discretion to:

- a. Traffic effects of an increased greater scale of operation on the adjacent streets and surrounding road network;
- b. Amenity effects of any non-compliances on surrounding residential activities.

Changes to 2.6 Appendices

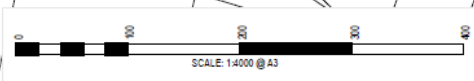
**Delete and Replace Shaw/Huna Road Structure Plan with the following:**



**LEGEND**

- Residential Zone (yellow key)
- Urban Living Zone
- Approximate extent of inundation during 100y ARI event and area for storm water ponding. Buildings not permitted in this area. (Black hatch key)
- Indicative Road (red dotted line)
- Indicative Walkway/Cycleway
- 40m Building set back from State Highway 30. See Rule 11.2.3.1 (green dotted line)
- 80m Noise Sensitivity Activity Requirements. See rule 11.2.3.1 (purple dotted line)
- Marshall's Drain (Blue arrow line)
- Shaw/Huna Road Mixed Use Centre
- Parua Rugby and Sports Club Reverse Sensitivity Interface
- Indicative Service Corridor
- / Left out only

SHAW ROAD / HUNA ROAD  
Structure Plan



## Chapter 3: Zone Descriptions, Activity Status, Information Requirements and Criteria for Resource Consents

Amend the Zone Description for Urban Living Zone as follows:

### 3.1.7 Urban Living Zone

3.1.7.1 The Urban Living Zone applies to the urban residential area in Kōpeōpeō and part of the Shaw/Huna Road Structure Plan. It is similar to the Residential Zone except that it provides for higher residential density rates and more on-site intensive design matters. Yards and height controls differ from the Residential Zone.

## Chapter 11: General Provisions

Amend Rule 11.2.8 Noise sensitive activities near any of State Highways 2, 30 and 34 as follows:

11.2.8.1 Within 80m in a Rural Zone and the Residential Zone at Shaw/Huna Road, or 40m in any other Residential zone from any of State Highway 2, 30 and 34 (measured from the nearest painted edge of the carriageway):

- a. any new building housing a noise sensitive activity shall meet an internal road-traffic design sound level of 40 dBLAeq(24h) inside all habitable rooms, teaching spaces or general office areas; and
- b. any addition, extension or alteration to an existing building housing a noise sensitive activity which exceeds 25% of the existing GFA shall be designed and constructed to achieve a maximum internal road-traffic design sound level of 40 dBLAeq (24h) inside all habitable rooms, teaching spaces or general office areas.