

Section 28.3 – Matarangi Structure Plan

28.3.1 Description

The Matarangi Structure Plan includes residential and recreational land located south of Matarangi Drive and the Matarangi Golf Course, and the two golf course holes on the northern side of Matarangi Drive.

The land within the Structure Plan is Residential Zone to enable residential development and Open Space to maintain the original structure plan's vision of an open space area for recreation, views and amenity. In the Structure Plan, the term "open space" includes the Open Space Zone and any of the following that are publicly owned, or privately owned but publicly accessible through a consent notice:

- Road
- Lake
- Wetland
- Stormwater management feature (e.g swale)
- View corridor
- Re-vegetation area
- Pedestrian walkway or link
- Golf course
- Recreation facility
- General open space for informal recreation.

A future plan change may propose an extension of the structure plan area to the east to enable the integrated planning of:

- any extension to the town centre;
- parking associated with the town centre;
- infrastructure, especially potable water and wastewater;
- possible residential subdivision of larger lots.

28.3.2 Purpose

The purpose of the Matarangi Structure Plan is to set the context for development, provide for pedestrian and road connectivity, ensure appropriate infrastructure is established, and to create a coastal community that complements the existing settlement of Matarangi.

New development will be based around the Whangapoua Harbour with distinct residential neighbourhoods defined by areas of open space enabling pedestrian connections to be formed to esplanade reserves and between residential neighbourhoods. There will be strong pedestrian connections to existing development, other residential neighbourhoods, recreational opportunities, protection of the Coromandel Ranges visual backdrop, and enhancement of the natural character of the Whangapoua Harbour.

28.3.3 Issue

1. Without an integrated planning framework for ongoing and future development of Matarangi, such development has the potential to adversely affect the overall residential amenity of the existing Matarangi settlement, including:
 - a) A reduction in open space;
 - b) A lack of pedestrian and road connections;
 - c) Inadequate infrastructure capacity;
 - d) Compromising viewshafts;
 - e) Degradation of the natural character of the Coastal Environment.

28.3.4 Objectives and Policies

Objective 1

Matarangi remains a high amenity settlement based on residential neighbourhoods defined by areas of publicly accessible open space.

Policy 1a

Subdivision and development of the Structure Plan area shall be in general accordance with Diagram A.

Policy 1b

Existing open space shall be retained and new open space established to:

- a) Protect the configuration and amenity of existing development; and
- b) Define boundaries of areas for residential development and contain smaller residential neighbourhoods; and
- c) Provide strong links between open space areas within and outside the Structure Plan area, particularly the Whangapoua Harbour; and
- d) Provide an enlarged Harbour Park, including boat ramp facilities; and
- e) Create walkways, walking areas and edges around open spaces that enhance the amenity of adjacent dwellings; and
- f) Provide opportunities for a range of recreational activities; and
- g) Provide linkages from the coastal edge into the internal 'open' space network; and
- h) Restore appropriate indigenous coastal vegetation; and
- i) Provide an area of open space and connection around the perimeter of the existing commercial centre and fire station site.

Policy 1c

Open space designed to provide public access to and from the coastal edge shall be landscaped and vested in the Council as reserve.

Policy 1d

After land is vested in the Council as road or reserve, the remaining open space shall have a consent notice on its title to preserve public access and the open space character in perpetuity.

Policy 1e

Pedestrian access is provided both along the coast and away from the coast to link internal pedestrian accessways within the subdivision and with existing walkways to the beach and Whangapoua Harbour.

Policy 1f

To maintain the existing character within the structure plan area, the proportion of open space to residential land shall be at least 40% open space to 60% residential land.

Objective 2

The current Matarangi golf course remains a publicly accessible open space area for recreation, views, residential amenity and stormwater management.

Policy 2a

Activities within the golf course area shall:

- a) Maximise the area free from buildings and structures; and
- b) Provide clearly defined space between development cells and future subdivision; and
- c) Extend the character of the Council's coastal reserves into and form part of the internal open space network; and
- d) Maintain pedestrian and visual connectivity of open spaces; and
- e) Provide an opportunity for recreational activities that do not involve buildings, structures (other than those associated with the golf course or vehicles (other than golf carts and maintenance vehicles); and
- f) Maintain the strong natural, physical, visual and cultural connection between the ocean, Whangapoua Harbour, Motutere/Castle Rock and the Coromandel Ranges.

Policy 2b

The ponds and associated stormwater infrastructure within the golf course shall remain an integral part of the open space area and its stormwater capacity shall not be reduced.

Objective 3

Subdivision and development enhances the Coastal Environment and protects water quality.

Policy 3a

Subdivision and development shall be planned, designed and located to:

- a) Retain existing stands of trees; and
- b) Maintain unmodified Whangapoua Harbour margins and rehabilitate degraded margins, including removal of weed species and planting appropriate indigenous coastal vegetation; and
- c) Create a Harbour Park as shown in Diagram B; and
- d) Discharge stormwater to ground, or to lakes and through managed wetlands or planted swales before the Whangapoua Harbour outlets; and
- e) Set buildings back from the Whangapoua Harbour edge reserve; and
- f) Provide public access to and around the Whangapoua Harbour's edge, but restrict access to sensitive ecological areas; and
- g) Avoid activities that have adverse effects on the Coastal Environment, particularly indigenous ecosystems.

Objective 4

Utility and infrastructure services are established to provide for current and future development.

Policy 4a

All necessary equipment, infrastructure and other works to service potable water, wastewater, stormwater, roading, electricity and telecommunications requirements shall either be in place, be installed, expanded or upgraded to cope with peak demands from both the existing and proposed subdivision.

Policy 4b

Provision of utility and infrastructure services shall take into account the results of monitoring of capacity and performance of existing systems.

Policy 4c

Land vested or covenanted for lakes, managed wetlands or planted swales (including service access to them) to manage stormwater flows shall be credited for stormwater provision rather than for reserve contributions, except where lakes or wetlands have a dual function for stormwater and amenity, contributions will be proportionately credited to both stormwater and reserve contributions.

28.3.5 Matarangi Structure Plan Rules

The structure plan rules are part of a hierarchy of rules. There may be overlay rules, district-wide rules or zone rules that also apply to the activity and site. Where there is conflict between rules the rule hierarchy applies to the extent of the conflict (see Section 1 Background and How to Use the Plan for more information). This means that the rules in this section take precedence.

Activity Table	
Activity	
Activities in the Open Space Zone	R 1
Activities in the <u>Residential</u> Zone	R 2
<u>Subdivision</u> in the Open Space Zone	R 3
<u>Subdivision</u> in the <u>Residential</u> Zone	R 4

Rule 1: Activities in the Open Space Zone

1. An activity in the Open Space Zone that is a permitted or restricted discretionary activity in Section 53 Open Space or the district-wide rules, retains its activity status provided:
 - a) The site remains publicly accessible; and
 - b) The major and secondary view corridors shown on Diagram A are retained; and
 - c) The maximum gross floor area of any building is 25 m²; and
 - d) The maximum number of buildings on any lot shall not exceed three (3); and
 - e) The maximum site coverage is 1%; and
 - f) The maximum height is 3.5 m; and
 - g) The stormwater ponds and associated infrastructure retain their hydraulic capacity and existing water treatment functions; and
 - h) The activity is not afforestation or farming.
2. An activity in the Open Space Zone that does not retain its activity status under Rule 1.1 is a non-complying activity.

Rule 2: Activities in the Residential Zone

1. An activity in the Residential Zone that is a permitted or restricted discretionary activity in Section 57 Residential Zone or the district-wide rules, retains its activity status provided:
 - a) The height in relation to boundary adjoining a Council Whangapoua Harbour reserve is 2.5 m and 35°; and
 - b) The front yard adjoining Matarangi Drive is 7.5 m.
2. An activity in the Residential Zone that does not retain its activity status under Rule 2.1 is a discretionary activity.

Rule 3: Subdivision in the Open Space Zone

1. Subdivision in the Open Space Zone is a controlled activity provided:
 - a) The new lots are vested in the Council as a reserve; or
 - b) The new lots have a consent notice on their title to preserve public access and the open space character in perpetuity.
2. The Council reserves its control over all the matters in Table 2 in this structure plan.
3. Subdivision in the Open Space Zone that is not a controlled activity under Rule 3.1 is a non-complying activity.

Rule 4: Subdivision in the Residential Zone

1. Subdivision in the Residential Zone that is a restricted discretionary activity in Section 41 Subdivision retains its activity status provided:
 - a) It is generally in accordance with Diagrams A and B; and
 - b) It does not reduce the equivalent area of open space and the connectivity of walkways shown in Diagram A; and
 - c) It does not reduce the extent of the Harbour Park reserve or otherwise compromise the Harbour Park concept shown in Diagram B; and
 - d) It meets the standards in Section 41 Table 1 and Table 3; and

- e) Residential dwellings are no closer than 40 metres from Mean High Water Spring (MHWS) or the seaward Whangapoua Harbour boundary of the esplanade reserve vested in the Council; and
- f) A landscaping and planting plan is submitted to the Council with the subdivision application; and
- g) Each residential lot, internal access and vehicle access strip is capable of providing stormwater either through soakage to ground or to a piped stormwater connection into the reticulated stormwater network, in either case capable of handling a 20% Annual Event Probability (AEP) flood; and
- h) Lake outlets have a managed wetland and/or planted swales at the point of discharge to the Whangapoua Harbour; and
- i) Residential lots are designed and contoured to be free from flood waters in a 1% AEP flood, and ponding areas are created with a capacity to hold flood waters in a 1% AEP flood; and
- j) Stormwater ponds should:
 - adjoin a public walkway or road, or have adequate access for maintenance;
 - include wetland plant species where appropriate, and
 - have a formed public pedestrian walkway around the perimeter; and such public walkway shall connect up to the broader walkway network.
- k) All open space areas either have a consent notice on their title that preserves public access and the open space character in perpetuity, or are vested in the Council; and
- l) At no cost to the Council, all necessary infrastructure including plants, facilities, utilities, pipes, ancillary equipment and other works are in place, undertaken, expanded or upgraded to cope with peak demands from both existing and proposed subdivision as follows:

Water supply and reticulation:

- i) A treatment plant for treatment of raw water minimum capacity 2 m³ per lot per day and complying with the Drinking-water Standard for New Zealand 2005 (Revised 2008); and
- ii) Treated water storage and reticulation capacity sufficient for 1 peak day demand and reticulation of 2.8 m³ per lot per day maximum instantaneous flow to meet domestic and firefighting requirements; and
- iii) Raw water supply or storage minimum capacity 2 m³ per lot per day throughout the duration of the peak period (Christmas Day to Waitangi Day in the following year) and 0.6 m³ per lot per day for the balance of the year; and

Stormwater:

- iv) System capable of handling stormwater flows from upstream catchments outside the Structure Plan area in a 1% AEP flood event; and
- v) Piped systems to relieve ponding at low points where no secondary flow path outlets are available; and
- vi) Grassed swale flow paths sufficient to convey volume from a 2% AEP flood event; and
- vii) No ponding in roads or grassed swale flow paths in a 20% AEP flood event; and
- viii) Piped and grass swale systems designed to convey stormwater to lakes or dedicated ponding areas especially designed for the purpose; and
- ix) Lakes or dedicated ponding areas designed for a 1% AEP flood event; and
- x) Outlets to Whangapoua Harbour after swale/lake retention; and
- xi) Stormwater diverted from and around the wastewater treatment plant site; and

Wastewater:

- xii) Best engineering practice to minimise stormwater infiltration into the wastewater network; and

Either:

- A sufficiently-sized treatment pond with aeration to cater for the wastewater from all residential lots; and
- Sand filtered disposal beds with wick drains upgraded and/or alternative disposal options provided; and
- Upgrading and expansion of the system to meet the requirements set out in Table 1:

Or:

- A high quality wastewater system that meets Council's wastewater treatment standards.

Monitoring:

- xiii) A compliance and monitoring plan for potable water, wastewater and stormwater reticulation provided to the Council with the subdivision application.

- m) The road connecting Harbour Drive to the Harbour Park reserve and boat ramp, shown on Diagram A as "Road: Special Cross Section", shall have a width of 20m and shall be formed generally in accordance with the cross-section shown on Diagram B.

2. The Council restricts its discretion to all the matters in Table 3 below and the matters in Section 41 Subdivision Table 6.
3. Subdivision in the Residential Zone that is not a restricted discretionary activity under Rule 4.1 is a discretionary activity.
4. In accordance with section 95A(1) of the RMA, a resource consent application shall be assessed without public notification unless the Council decides that special circumstances exist under section 95A(4) of the RMA.
5. Any resource consent application for a discretionary activity under this rule will be subject to the normal tests for notification under the relevant sections of the RMA. When determining who is an affected person in relation to any activity for the purposes of section 95E of the RMA. When determining who is an affected person in relation to any activity for the purposes of section 95E of the RMA, the Council will give specific consideration to the Matarangi Ratepayers Association Incorporated, unless it has given written approval to the proposed subdivision.

Table 1 – Wastewater Treatment Upgrade and Expansion	
System capability (based on lot numbers)	Upgrade requirements
1. 1,084 (as at 2002)	a) Upgrade half the disposal fields b) Upgrade 1 sand filter c) Upgrade no.3 pond including pump to filters
2. Increase from 1,084 to 1,200 or 1,500 (depending on the results of monitoring)	a) Upgrade the rest of the disposal beds and/or expand by subsurface drip on adjoining land b) Upgrade automatic sand filters c) Step screen d) Aeration pond (1 st stage)
3. Increase from 1,200 or 1,500 to 2,000	a) Upgrade final sand filter b) Complete sand aeration c) UV disinfectant

28.3.6 Assessment Matters and Criteria

Table 2 – Controlled Activity Matters
1. The appropriate classification of the reserve. 2. The form and appropriateness of the conservation covenants to protect public access and open space character, if the open space remains in private ownership.

Table 3 – Restricted Discretionary Activity Matters
1. Effects of the standard(s) that are not met <ol style="list-style-type: none"> Whether actions, if any, taken to avoid, remedy or mitigate the effects of not meeting the standard(s) are effective.
2. Subdivision layout and design <ol style="list-style-type: none"> The extent to which the <u>subdivision</u> layout and design is in accordance with Diagram A. Whether neighbourhood cells are articulated by open space and view corridors. Whether pedestrian links are provided along the coast and within the <u>subdivision</u> to connect with existing walkways to the beach and the Whangapoua Harbour. Whether the <u>subdivision</u> design and <u>road</u> layout provide unimpeded public views through to the Whangapoua Harbour and the Coromandel Ranges Whether roads are drained to swales and lakes. Whether open space designed to provide access to and from the coastal edge is vested in <u>the Council</u>. Whether open space is retained in private ownership with consent notices on relevant titles to preserve public access and open space character in perpetuity, or are vested in <u>the Council</u>.

3. Proposed Harbour Park

- a) The extent to which the subdivision implements and does not compromise the Harbour Park concept in Diagram B.

4. Landscaping and planting

- a) The extent to which landscaping and planting implements policies 1 b g) and 1c.

5. Potable water, stormwater and wastewater

- a) Whether a reliable, efficient potable water supply is provided for each residential lot.
- b) The extent to which the potable water network provides a reasonable water supply for the peak demands of all residential lots, particularly over the summer holidays and long weekends.
- c) The extent to which the stormwater network, including ground infiltration, can dispose of stormwater in a 1% AEP flood event without significant adverse effects on life or property, including stormwater that flows in from adjacent areas.
- d) The extent to which the stormwater network incorporates 'soft' engineering solutions by incorporating indigenous vegetation and biological processes.
- e) The extent to which stormwater infiltration into the wastewater network is minimised.
- f) Whether the treatment pond size, volume and aeration are sufficient.
- g) The extent to which sand filter bed constraints arising from sand size and grade, control of groundwater influence, improvements in water application and control of algae issues are overcome or alternative wastewater technologies approved by Council achieve equivalent environmental performance standards.
- h) Whether disposal beds with wick drains are upgraded and/or alternative disposal options are provided or alternative wastewater technologies approved by Council achieve equivalent environmental performance standards.
- i) Whether the compliance and monitoring plan is efficient and effective to retain functioning potable water, stormwater and wastewater networks in perpetuity for Matarangi.
- j) Whether the system capability, upgrade and peak demand requirements in Table 1 should be amended as a result of monitoring.

