

Section 28.10 – Te Punga Station Structure Plan

28.10.1 Description

The Te Punga Station Structure Plan covers approximately 370 ha that are held in a number of titles, and is located north of the settlement of Whangapoua.

The Structure Plan area includes two visual and natural catchments, the valley and ridge adjacent the Pungapunga River overlooking Whangapoua Settlement and the coastal escarpment and farmed and forested land above Wainui-o-Toto/New Chums Beach.

The land is zoned Rural and is in the Coastal Environment Overlay, with parts also in the High and Outstanding Natural Character Overlay and the Outstanding Natural Features and Landscape Overlay.

28.10.2 Purpose

The purpose of the Te Punga Station Structure Plan is to enable sustainable land use change of the Structure Plan area in a manner that recognises and provides for the protection, enhancement, maintenance, and restoration of the special values of the area. The Structure Plan provides a comprehensive framework to manage subdivision and residential use of the properties in the Structure Plan area while securing significant biodiversity and public access benefits. The Structure Plan will enable the community to have certainty around the scale and location of future subdivision, houses and accessory buildings and the benefits that will arise as a result.

The Structure Plan identifies and establishes a framework to preserve the natural character values of the area, protect the areas of outstanding natural features and landscape, protect and enhance or restore the priority areas for the protection of significant indigenous vegetation and habitats and identify and protect cultural values and sites of significance to Māori. The rural landscape and natural values of the area and its relationship to Wainui-o-Toto/New Chums Beach will be addressed through the protection of the coastal forest escarpment behind Wainui-o-Toto/New Chums Beach, the legal protection, enhancement and restoration of other areas of special values and the siting of future house sites within the Structure Plan area. The effects of built development on these values will be further managed through the identification at the subdivision consent stage of specific building areas within the house sites that are identified on the Structure Plan and by the identification of no-build areas in certain locations elsewhere.

Recreational opportunities will be enhanced through the establishment of a new public car park on the property with a new public walkway connecting Te Punga Road through the property to the northern end of Whangapoua Beach.

28.10.3 Issues

The Structure Plan area has a range of special values that require careful management to ensure that they are protected, enhanced, maintained or restored.

These features include areas of both high and outstanding natural character values, outstanding natural features and landscapes, biodiversity and areas of native bush identified in the District Plan as priority areas for protection, rural and coastal character values and cultural values and sites of significance to Māori. The area also provides the backdrop to Wainui-o-Toto/New Chums Beach which is highly valued by the local community and visitors as a beach with a strong sense of remoteness, wilderness and naturalness.

The Structure Plan area has been subject to a number of development proposals in the past. The Structure Plan will provide certainty as to the type and form of development that can occur along with the methods to secure the conservation, amenity and public access benefits that the proposed changes in land use will bring.

Wainui-o-Toto/New Chums Beach is a popular destination with walking access from the northern end of Whangapoua Beach over Motuto Point. There is opportunity to provide additional public parking and public walking access to the northern end of Whangapoua Beach over the Structure Plan area.

28.10.4 Objectives and Policies

Objective 1

The values and characteristics of natural character of the coastal environment within the Structure Plan area are enhanced and preserved and protected from inappropriate subdivision, use and development.

Policy 1a

The number, location, design and scale of dwellings, minor units and their accessory buildings shall be managed to:

- a) avoid adverse effects on the values and characteristics of areas of Outstanding Natural Character, including by ensuring that dwellings, minor units and accessory buildings are not seen from Wainui-o-Toto/New Chums Beach; and
- b) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on the values and characteristics of natural character elsewhere in the Structure Plan area.

Policy 1b

Promote the restoration and rehabilitation of natural character of modified or degraded areas within the Structure Plan and enhance the values of other areas of identified natural character in the Structure Plan.

Objective 2

The values and characteristics of natural features and landscapes in the Structure Plan are protected from inappropriate subdivision, use and development.

Policy 2a

The number, location, design and scale of dwellings, minor units and accessory buildings shall be managed to:

- a) Maintain the character and amenity values of the Rural Zone
- b) avoid adverse effects of activities on the values and characteristics of outstanding natural features and outstanding natural landscapes in the Structure Plan area; and
- c) avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on the values and characteristics of natural features and natural landscapes elsewhere in the Structure Plan area.

Policy 2b

Dwellings, minor units and accessory buildings and other structures shall be located and designed and where necessary landscaped to:

- a) avoid them being seen from Wainui-o-Toto/New Chums Beach, its inter-tidal waters and immediate swimming zone out to a line 50 metres below mean low water springs from the beach.
- b) ensure adverse visual effects are avoided and otherwise remedied or mitigated when viewed from the marine area below mean low water springs, seaward of a line 50 metres below mean low water springs.

Policy 2c

Dwellings, minor units and accessory buildings shall be located, designed and landscaped to avoid, remedy or mitigate adverse visual effects and effects on rural coastal character when viewed from public roads in the Whangapoua Settlement.

Policy 2d

Earthworks shall integrate with the contour of the land and avoid interrupting the natural landform of natural features and landscapes.

Policy 2e

The values and characteristics of natural features and landscape areas in the Structure Plan shall be managed in accordance with a Comprehensive Site Management Plan established at the time of subdivision of each stage.

Objective 3

Areas of significant indigenous vegetation and significant habitats of indigenous fauna , including the priority areas identified in the District Plan are restored or enhanced and protected.

Policy 3a

Dwellings, minor units and accessory buildings shall not be located in areas identified as 'Conservation' on the Structure Plan.

Policy 3b

Areas identified on the Structure Plan as 'Conservation' and areas planted and regenerated for ecological and/or landscape enhancement or visual mitigation purposes shall be legally protected and managed in accordance with the Comprehensive Site Management Plan established at the time of subdivision of each stage.

Objective 4

Provide for the relationship of Māori and their culture and traditions with their ancestral land, water, sites, waahi tapu and other taonga.

Policy 4a

Sites of significance to Māori shall be identified in the Comprehensive Site Management Plan for the Structure Plan area.

Policy 4b

Adverse effects on cultural values and sites of significance to Māori are avoided, remedied or mitigated.

Objective 5

Public walking access to Whangapoua Beach is enhanced, while ensuring that adverse effects on significant indigenous vegetation and significant habitats of indigenous fauna are avoided or mitigated.

Policy 5a

A carpark and public walkways across the Structure Plan area to Whangapoua Beach shall be created and legally protected.

Policy 5b

A Public Access Management Plan shall address how the public carpark and walkway will be located, managed and maintained on an ongoing basis.

Objective 6

Subdivision, use and development within the Structure Plan area is comprehensively planned and managed to protect the special values of the area.

Policy 6a

Development of the Structure Plan area shall be in accordance with the Structure Plan diagram.

Policy 6b

At the time of subdivision, A Comprehensive Management Plan shall be prepared for each Stage addressing, where relevant, the following:

- a) Construction, management and maintenance of the car park and public walkway; and
- b) Preservation, restoration and rehabilitation of natural character values and characteristics; and
- c) Protection of natural features and landscapes; and
- d) Measures to provide for the legal protection, enhancement and/or restoration and ongoing management of biodiversity or habitat values of the areas shown as 'Conservation' and areas planted for ecological enhancement or visual mitigation purposes over the entire Structure Plan; and
- e) The protection of sites of significance to Māori; and
- f) The extent of earthworks and vegetation clearance and methods to avoid, remedy or mitigate adverse effects.

28.10.5 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 the 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	
Accessory building	R 2
Dwelling	R 2
Minor unit	R 2
Any other activity	R 4
Any other <u>subdivision</u>	R 5
<u>Subdivision</u> creating one or more <u>Structure Plan</u> lots	R 1
<u>Earthworks</u> and <u>indigenous vegetation removal</u> associated with dwellings and accessory buildings, including associated services, roading and access	R 3

Rule 1: Subdivision creating one or more Structure Plan lots

1. Subdivision creating one or more Structure Plan lots is a restricted discretionary activity provided:
 - a) The number of house site lots in the Structure Plan area does not exceed a total of 25 with 16 lots and house sites in Stage 1 and 9 lots and house sites in Stage 2.
 - b) House sites are limited to the locations identified on the Structure Plan and to any building areas identified within these house sites on a subdivision scheme plan
 - c) The subdivision application includes a Comprehensive Site Management Plan (“CSMP”) for the land to which the stage relates, prepared by suitably qualified experts demonstrating how the objectives and policies in Section 28.10.4 are met and shall include the matters set out in rules 1d)-1g), to the extent that these matters are relevant to the particular stage.
 - d) A Biodiversity Management Plan (“BMP”) shall be prepared by a suitably qualified ecologist and have as its primary objective the enhancement, maintenance and restoration of the biodiversity values of the entire Structure Plan area. The BMP shall include:
 - i) The identification of key biodiversity values for the Structure Plan area;
 - ii) Measures required for the ecological enhancement of the Conservation areas identified on the Structure Plan;
 - iii) Measures to ensure that future access ways, dwellings, minor units and their accessory buildings are to be located, designed and/or landscaped to avoid, remedy or mitigate adverse ecological effects and effects on existing ecological values within and adjacent to the Structure Plan Area;
 - iv) Measures for the control and ongoing management of plant/animal pests (including pigs), fencing, and enhancement planting;
 - v) Measures to prohibit domestic cats, dogs, mustelids, goats and deer;
 - vi) Measures to restrict grazing animals to pasture areas;
 - vii) Restrictions on planting of species, including in the domestic curtilages, that are known to cause harm to native forests;
 - viii) The use of species in enhancement and revegetation planting that naturally occur in the Colville Ecological District;
 - ix) Methods to ensure that construction machinery and plant material is free from disease, pathogens and pest species that would compromise the objective of the BMP;
 - x) Measures to avoid, remedy or mitigate the effects of any indigenous vegetation clearance required to establish building platforms on and access and services to house sites;
 - xi) Measures to minimise disturbance and / or mortality of indigenous fauna during construction activities, including the future construction of dwellings, minor units and accessory buildings.
 - xii) The ongoing monitoring methods to ensure the success of the implementation of the above management methods; and
 - xiii) Identification of the instruments that will be registered on property titles that are legally binding on current and successive owners to ensure the above matters are met.
 - e) A Public Access Management Plan (“PAMP”) shall be prepared and shall include the following to the extent that these matters are relevant to the particular stage:
 - i) A plan which shows the alignment of the walking track;
 - ii) Details of the walkway design and associated signs or demarcation;

- iii) Measures to ensure any access restrictions during the shore bird breeding season;
 - iv) Details on the construction of the public car park off Te Punga Road and the public walkways across the Structure Plan area as shown on the Structure Plan diagram;
 - v) A plan to demonstrate that the walking track and public car park will be constructed to an appropriate standard; and
 - vi) Methods to ensure the ongoing maintenance of the public car park and walking track.
- f) A Landscape and Ecology Management Plan (“LEMP”) shall be prepared by suitably qualified landscape architect and ecologist and achieve objectives 28.10.4.1, 28.10.4.2 and 28.10.4.3. The LEMP shall include the following for each subdivision stage:
- i) Identification of landscape values and characteristics of the Structure Plan area;
 - ii) Landscape and visual avoidance, remediation and mitigation measures for the stage in respect of the identified values and characteristics;
 - iii) A detailed vegetation mitigation plan in accordance with the Vegetation Management Plan, which meets the requirements of the BMP, and identifies existing native bush vegetation relied on for visual mitigation, proposed landscape enhancement and retirement areas for both the curtilage around house sites and balance areas, including screening planting and includes methods for establishment and maintenance of indigenous vegetation;
 - iv) Methods to monitor the establishment and growth of revegetation and regeneration areas;
 - v) Building areas within each house site, within which a dwelling, minor unit and accessory buildings may be established;
 - vi) Methods to control the bulk, location, design and treatment of future dwellings, minor units and accessory buildings and associated earthworks, services, roading and access (these may include restrictions on the location, footprint and height of future dwellings, minor units and accessory buildings);
 - vii) Areas where no buildings should occur;
 - viii) For House Site 8, the LEMP shall demonstrate how dwellings, minor units and accessory buildings will be located, and designed and/or landscaped to avoid or mitigate adverse visual effects when viewed from public roads in the Whangapoua Settlement;
 - ix) For House sites 6 and 13, the LEMP shall utilise mounding to a height of no less than 2 metres above the finished ground level of the building platform, planted with native dune planting and pohutukawa, to screen buildings;
 - x) Methods to ensure vehicles and structures (including boat ramps) are excluded from Wainui-o-Toto/New Chums Beach, except for emergency purposes, and that internal roading terminates a minimum of 75 metres from the Structure Plan boundary;
 - xi) Measures to ensure that dwellings, minor units, accessory buildings and other structures are located and designed and where necessary landscaped to:
 - avoid them being seen from Wainui-o-Toto/ New Chums Beach, its inter-tidal waters and immediate swimming zone, out to a line 50 metres below mean low water springs from the beach; and

- ensure adverse visual effects are avoided and otherwise remedied or mitigated when viewed from the marine area below mean low water springs, seaward of a line 50 metres below mean low water springs from the beach.
 - xii) Measures to ensure that dwellings, minor units and accessory buildings are located and designed and where necessary landscaped to avoid, remedy or mitigate adverse visual and landscape effects and effects on rural coastal character when viewed from public roads in the Whangapoua Settlement;
 - xiii) Identification of the instruments that will be registered on property titles that are legally binding on current and successive owners to ensure the above matters are met.
 - g) The identification of cultural values and sites of significance to Māori and methods to ensure that these are protected.
 - h) The subdivision application includes methods to secure the following by way of binding legal instruments on the titles in the area identified as Stage 1 on the Structure Plan:
 - i) The legal protection of areas identified as Conservation on the Structure Plan and areas to be planted for ecological and/or landscape enhancement or visual mitigation purposes in Stage 1;
 - ii) The legal protection of any identified 'no build' areas in the Structure Plan;
 - iii) Measures to ensure the outcomes of the Biodiversity Management Plan and the Landscape and Ecology Management Plan are achieved and complied with on an ongoing basis, including the ongoing retention of areas planted for ecological or landscape enhancement or visual mitigation purposes;
 - iv) A public carpark accessed off Te Punga Road;
 - v) A public walking access track from the public car park to public land at the Pungapunga River mouth
 - i) The subdivision application includes methods to secure the following by way of binding legal instruments on the titles in the area identified as Stage 2 on the Structure Plan:
 - i) The legal protection of areas identified as Conservation on the Structure Plan and areas to be planted for ecological enhancement or visual mitigation purposes in Stage 2;
 - ii) The legal protection of any identified 'no build' areas in the Structure Plan;
 - iii) Measures to ensure the outcomes of the Biodiversity Management Plan and the Landscape and Ecology Management Plan are achieved and complied with on an ongoing basis, including the ongoing retention, maintenance and protection of areas planted for ecological enhancement or visual mitigation purposes.
2. The Council restricts its discretion to all the matters in Table 1 below.
 3. Subdivision creating one or more Structure Plan lots that is not a restricted discretionary activity under Rule 1 is a non-complying activity.
 4. Subdivision creating one or more Structure Plan lots which is a restricted discretionary activity under Rule 1 shall be assessed without public or limited notification under Sections 95A and 95B of the [Resource Management Act](#) unless special circumstances exist or notification is required under section 95B (2) and (3).

Note

1. Stage 1 and Stage 2 need not be sequential under Rule 1.

Rule 2: Dwelling; Minor Unit; Accessory Building

1. An activity listed in Rule 2 is a controlled activity provided:
 - a) Resource consent for a Subdivision in accordance with Rule 1 has been granted and a certificate issued by the Council under s224(c) of the RMA 1991 for the site on which the dwelling, minor unit and accessory building is proposed to occupy; and
 - b) There are no more than 25 dwellings and minor units, with 16 dwellings and minor units in Stage 1 and 9 dwellings and minor units in Stage 2; and
 - c) It is located in an identified house site shown on the Structure Plan or an alternative house site identified on a survey plan approved by the Council under section 223 of the RMA 1991; and
 - d) It is located in a building area identified on a survey plan approved by the Council under section 223 of the RMA 1991 ; and
 - e) There are no more than 1 dwelling and 1 minor unit on each lot; and
 - f) Dwellings, minor units and accessory buildings meet the standards in Table 2 below.
2. The Council restricts its control to the matters set out below:
 - a) The layout of dwellings, minor units and accessory buildings to ensure building configuration:
 - i) is set lengthways across the slope;
 - ii) on moderately steep to steep sites are benched into the site's natural landform;
 - iii) avoids exposed deep cuts; and
 - iv) creates built form that is congruent with the natural landform.
 - b) The location and screening of accessory buildings and water tanks to ensure they are located within specified house sites (unless buried) and visually screened from view;
 - c) Lighting to ensure it is directed away from the dominant viewing audience of Whangapoua and Wanuiototo/New Chums Beach;
 - d) Fencing of individual properties to ensure it is consistent with rural character of the area and avoids solid post and panel fencing or urban style fencing;
 - e) The location of domestic gardens to ensure they are limited to the building curtilage to retain the rural character of the balance of the lot;
 - f) Landscaping of the curtilages of house sites 1, 2, 4, 8, 14 and 16 – 23 so that they include native bush planting as the dominant vegetation cover, integrating with the natural character values of the area;
 - g) Earthworks or mitigation planting to avoid cut faces of permanently exposed soil visible beyond the Structure Plan area, and ensure that they integrate landform back into the natural contour;
 - h) The height of retaining walls, their colour and whether native planting is necessary to mitigate their visual effects ;
 - i) Retaining walls to minimise height and utilise dark coloured materials;
 - j) Driveway colours to ensure that dark oxide coloured concrete, exposed aggregate or asphalt and gravel (or similar recessive colouration) is used and white concrete either as a surface or kerb and channel is avoided; and
 - k) For minor units, in addition to the matters above, the following additional matters shall apply:
 - i) design to ensure visual integration with the dwelling on the site, including consistency of style, materials and colour with the dwelling; and
 - ii) the minor unit is either part of the dwelling and integrated with the design of the dwelling so that it looks like one building, or where it is a separate building, it is located so that it

is substantially screened by the dwelling from any public view or otherwise integrated with the design of the dwelling so that the design of the two reads as a unified whole.

3. Dwellings and minor units that are not a controlled activity under Rule 2.1 are a discretionary activity.
4. Accessory buildings that are not a controlled activity under 2.1 a), c), d) or e f) are a discretionary activity.
5. Dwellings and minor units that are not a controlled activity under Rule 2.1 a) are a non-complying activity.

Rule 3: Earthworks and indigenous vegetation removal associated with dwellings, minor units and accessory buildings, including associated services, roading and access

1. Earthworks and vegetation removal associated with dwellings, minor units and accessory buildings, including associated services, roading and access are a restricted discretionary activity, provided:
 - a) Resource consent for a subdivision under Rule 1 has been granted and a survey plan has been approved by the Council under section 224 of the RMA 1991 for the site on which the earthworks and vegetation removal are proposed to occur; and
 - b) It is associated with the construction of a dwelling, minor unit or accessory building or are for the purpose of providing access or services to a house site.; and
 - c) It is not within a conservation area; and
 - d) For roading and access, it is generally consistent with the alignment shown on the Structure Plan; and
 - e) For dwellings, minor units and accessory buildings it is within an identified house site.
2. The Council restricts its discretion to matter 5 in Table 1 below.
3. Earthworks and vegetation removal associated with dwellings, minor units, and accessory buildings, including associated services, roading and access which is not a restricted discretionary activity in Rule 3 are a discretionary activity.
4. Earthworks and vegetation removal not associated with dwellings, minor units, and accessory buildings, including associated services, roading and access shall retain its activity status under the overlay, district-wide and zone rules.
5. Activities which are a restricted discretionary activity under Rule 3 shall be assessed without public or limited notification under Sections 95A and 95B of the [Resource Management Act](#) unless special circumstances exist or notification is required under section 95B (2) and (3).

Rule 4: Any other activity

1. Any other activity that is permitted, controlled, restricted discretionary or discretionary activity in the overlay, underlying zone and district-wide rules retains its activity status provided:
 - a) Buildings and structures associated with such activities are located or screened so as to not be visible from Wainui-o-Toto/New Chums Beach, its inter-tidal waters and immediate swimming zone, out to a line 50 metres below mean low water springs from the beach.
2. Any other activity that does not retain its activity status under Rule 4.1 is a non-complying activity unless the underlying status is prohibited in which case that status shall continue to apply.

Rule 5: Any other subdivision

1. Any other subdivision under Section 41 Subdivision retains its activity status provided:
 - a) Subdivision under Section 41 Rule 8 Conservation lot subdivision and Rule 9 Subdivision creating one or more additional lots is a non-complying activity following the granting of a subdivision consent under Section 28.10 Te Punga Structure Plan Rule 1.

Table 1 – Restricted Discretionary Activity Matters

- 1. Natural character of the Coastal Environment, Rural Character and Natural Features and Landscapes**
 - a) Whether the subdivision and the CSMP, BMP, PAMP and LEMP are adequate to achieve objectives 1, 2, 4, 5 and 6 and their associated policies.
- 2. Public access and recreation**
 - a) Whether the PAMP is adequate to achieve Objectives 5 and 6 and their associated policies.
 - b) Whether the Public Access Management Plan is adequate to ensure the construction, ongoing management, maintenance and operation of the car park off Te Punga Road and the public walkway in accordance with the objectives of the PAMP.
 - c) The extent to which the walkway is generally aligned with the walkway shown on the Structure Plan, noting that the final position of the walkway can be altered from that shown on the Structure Plan to protect the landscape and biodiversity values of the area, including for the purpose of minimising the spread of Kauri dieback and disturbance to Pateke (Brown teal).
- 3. Sites of significance to Māori and effects on Māori cultural values**
 - a) The extent to which sites of significance to Māori are identified and suitably protected.
 - b) The extent to which subdivision, use and development avoids, remedies or mitigates adverse effects on Māori cultural values associated with the Structure Plan area.
 - c) Whether adverse effects on the historic heritage value of the site of significance to Māori are avoided, remedied or mitigated.
 - d) The extent to which the relationship of tāngata whenua with the site of significance to Māori is recognised and provided for.
 - e) The extent to which regard has been had to the outcomes of consultation with tāngata whenua.
- 4. Biodiversity**
 - a) Whether subdivision, use and development:
 - i) Adequately identifies the biodiversity and habitat values within and adjacent to the Structure Plan Area;
 - ii) Avoids significant adverse effects on threatened or rare coastal ecosystems and vegetation types and threatened or at-risk species within and adjacent to the Structure Plan Area;
 - iii) Avoids, remedies or mitigates adverse effects on the values and characteristics of priority areas identified in the District Plan in the Structure Plan area, and on

Table 1 – Restricted Discretionary Activity Matters

significant indigenous vegetation and habitats of significant flora and fauna within and adjacent to the Structure Plan Area;

- iv) Contains appropriate measures to ensure that the biodiversity and habitat values within the Structure Plan Area will be protected, maintained, enhanced and/or restored, including the prevention of the spread of kauri dieback disease.
- b) Whether the BMP and Vegetation Mitigation Plan are adequate to achieve objectives 3, 5 and 6 and their associated policies.

5. Access, earthworks and vegetation clearance

- a) Whether the alignment of the proposed site access routes integrates with the contour of the land and will be concealed from public viewing points.
- b) Whether the earthworks and vegetation clearance proposed are planned, and will be managed, to avoid adverse effects on the values and characteristics identified in the LEMP of the area including visual effects and coastal habitats with significant indigenous flora and fauna values. In respect of visual effects, this includes whether earthworks or post-earthworks mitigation planting avoid cut faces permanently visible beyond the Structure Plan area, integrate landform back into the natural contour and minimise the height of retaining walls.
- c) Whether internal roads and driveways are located so as to integrate with the topography of the site to avoid adverse effects on the values of outstanding natural features and landscapes, and avoid significant effects and/or avoid, remedy or mitigate adverse effects on landscape values elsewhere in the Structure Plan.
- d) The extent to which the earthworks required for the construction of access and house sites/building areas are minimised.
- e) Whether the effects of the earthworks on natural character values and characteristics will be temporary or permanent.
- f) Whether access way colours use dark oxide coloured concrete, exposed aggregate or asphalt and gravel (or similar recessive treatment) and avoid white concrete either as a surface or kerb and channel.
- g) Whether earthworks will be undertaken in a manner that avoids the discharge of sediment or contaminants into waterways or the coastal marine area adjoining and in the Structure Plan area
- h) Whether stream crossings over permanent water courses are limited to existing locations to avoid or minimise potential impacts on Threatened and At Risk freshwater species, including not restricting migratory fish movement.
- i) Whether the earthworks include management measures to minimise the introduction and spread of new and existing pests (weeds and animals) and pathogens.

6. Stormwater Management

- a) Whether stormwater from future development will be managed and management measures are in place to avoid the discharge of sediment or contaminants into waterways or the coastal marine area adjoining and in the Structure Plan area.

Table 1 – Restricted Discretionary Activity Matters

7. Site suitability for building and coastal hazards

- a) Whether lots will have a building area free from inundation (including the effect of sea level rise in relation to house sites 6 and 13), erosion, subsidence and slippage. **The Council** may require a report on the suitability of the lot (including any restrictions on development) from a Chartered Professional Engineer.

8. On-site effluent treatment

- a) Whether a site and soil evaluation assessment has been carried out in accordance with NZS 1547:2012 Onsite Domestic Wastewater Management, and the results indicate that the site and soil can adequately cope with anticipated wastewater loads without leaching or ponding during wet seasons and that there will be no discharge of contaminants into waterways or the coastal marine area adjoining and in the Structure Plan area.

9. Servicing of water, wastewater, electricity and telecommunications

- a) Whether all lots can be adequately serviced.
- b) Whether adequate provision for a firefighting water supply can be made in accordance with the SNZ PAS 4509:2008 New Zealand Fire Service firefighting water supplies code of practice. If this is not available or is impractical, whether a condition secured by consent notice requires all buildings used for residential purposes to have sprinkler systems installed.
- c) Whether all lots can be serviced by electricity and a telecommunications service (reticulated underground or provided remotely).
- d) Whether any network utility required as part of the subdivision proposal (e.g. transformer) can be contained within the subdivision and their location is appropriate.
- e) Whether improvements to existing infrastructure, including extensions and upgrades, are required to service the subdivision and how the cost of these works will be met.
- f) Whether easements are required.
- g) Whether a consent notice on the title is needed to make future property buyers aware of any limitations of telecommunication availability (e.g. no fibreoptic cable) to the lot.

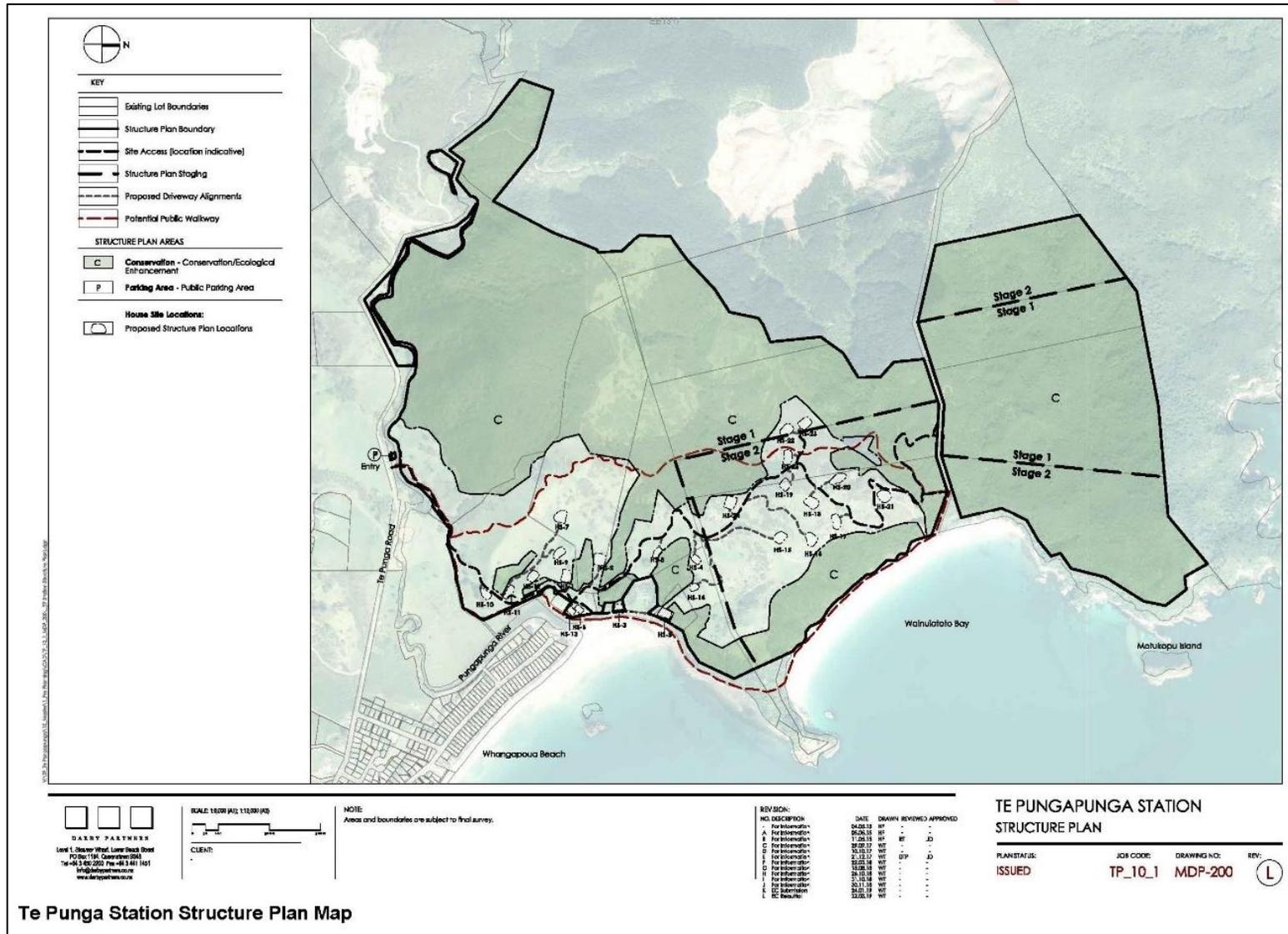
10. Roads and access

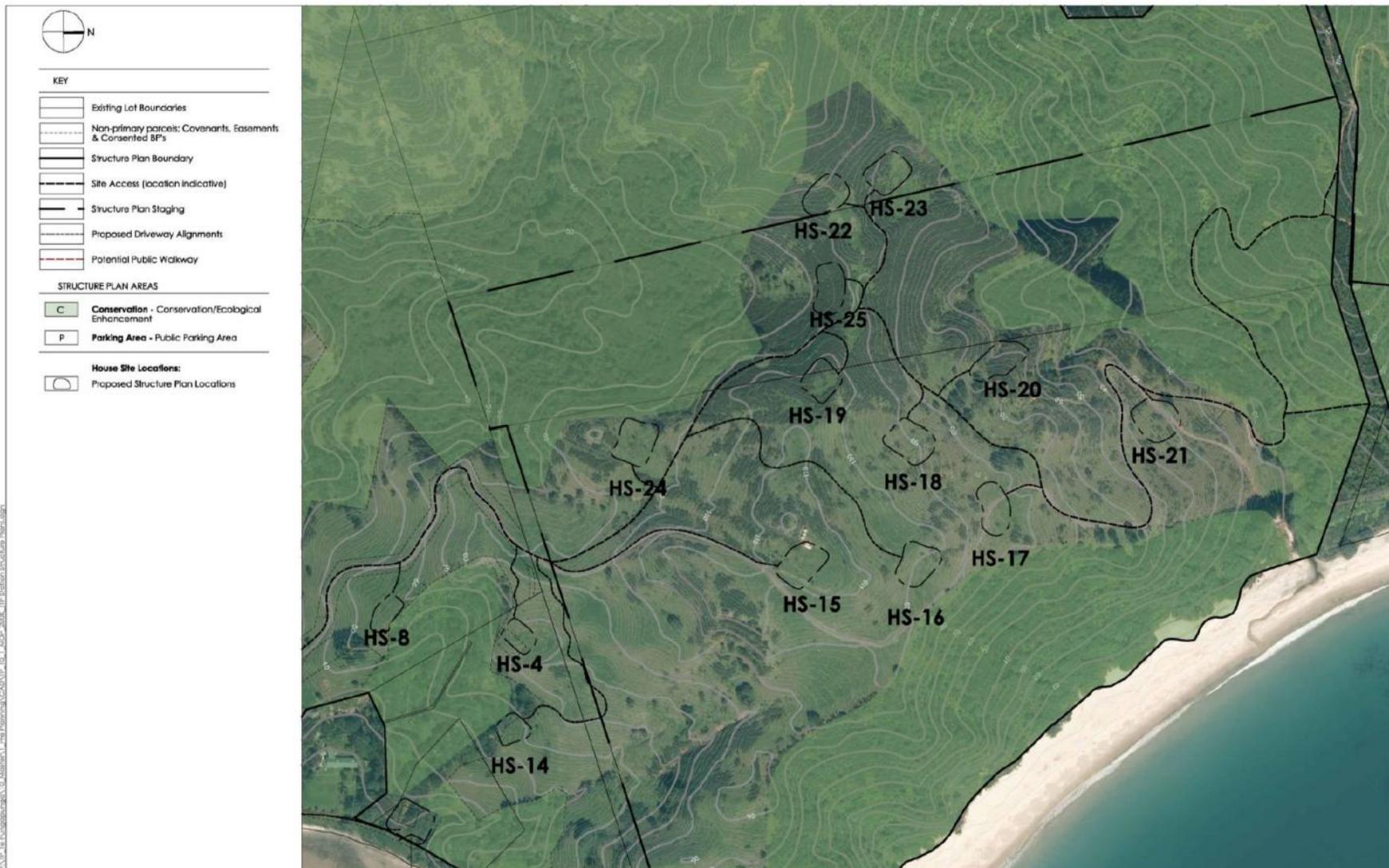
- a) Whether adverse effects on birds are avoided by the luminance, location and direction of any road and access lighting.
- b) The extent to which suitable physical and legal access is provided to each lot, and where appropriate, whether that access meets New Zealand Transport Agency and SNZ PAS 4509:2008 New Zealand Fire Service firefighting water supplies code of practice requirements.
- c) Whether improvements to existing roads, including extensions and upgrades, are required to provide access and ensure connectivity and how the cost of these works will be met.
- d) Whether the subdivision has the potential to undermine the safe and efficient operation of the transport network.

Table 1 – Restricted Discretionary Activity Matters	
<p>11. Staging of subdivision</p> <p>a) Whether applications for staging sufficiently demonstrate the anticipated extent and order of the proposed stages.</p>	
<p>12. Code of Practice for Subdivision and Development (October 2013)</p> <p>a) The extent to which the works are designed and constructed in accordance with the Code of Practice for <u>Subdivision</u> and Development (October 2013).</p>	

Table 2 - Dwelling, Minor Units and Accessory Building Development Standards		
1.	Standards	
a)	Maximum <u>building</u> height for House Sites 1 – 3 is 6 m Maximum <u>building</u> height for House Sites 4 – 25 is 4.5 m	
b)	Maximum <u>building</u> coverage is 100% of the <u>building</u> area approved under Rule 1	
c)	Roof Colour	i) Exterior <u>building</u> colours are selected from the British Standard BS5252 numbers 00-24 in Appendix 5; or are a COLORSTEEL [®] colour; and ii) Has a reflective value no greater than 25%.
d)	Exterior Walls	i) Either exterior <u>building</u> colours are selected from the British Standard BS5252 numbers 00-24 in Appendix 5; or are a COLORSTEEL [®] colour; or ii) are a natural timber material or a natural stone material; and iii) Has a reflective value of no greater than 35%.
e)	Reflectivity	Windows and skylights must have a reflective value no greater than 15%

Te Punga Station Structure Plan Map





House sites – New Chums / Wainuiototo Catchment