

Section 28.7 – Otama Structure Plan

28.7.1 Description

The Otama Structure Plan covers approximately 104 hectares of land, located on Black Jack Road at Otama.

The topography of the structure plan area on the southern side of Black Jack Road is generally flat land closer to the road, but rising to a higher elevation on the sloping land adjoining the south-eastern boundary. The land is largely in pasture with a wetland area located on the western boundary and small stands of remnant indigenous vegetation towards the rear of the structure plan area.

The structure plan includes land on the northern side of Black Jack Road. This land is a steep knoll, comprising of a former pa site, which is currently in pasture.

28.7.2 Purpose

The purpose of the Otama Structure Plan is to protect and enhance the landscape and natural features of the site to provide an enhanced coastal environment.

To achieve this purpose, the structure plan shall meet the following outcomes:

- (a) Conserve existing remnant indigenous vegetation; maintenance and enhancement of the wetland feature; where appropriate restore the natural landscape patterns of the farmland; and management of the Historic Pa site by:
 - (i) retirement of areas in accordance with Diagram A;
 - (ii) enhancing the natural vegetation patterns in accordance with Diagram A;
 - (iii) securing in perpetuity the ongoing management and enhancement of existing indigenous vegetation; the wetland and cultural site by either a Thames-Coromandel conservation covenant, a QEII conservation covenant, vesting the Pa site in the Department of Conservation, or an alternative technique approved by Council;
 - (iv) the restoration and enhancement of the degraded wetland feature, which incorporates as far as practicable stormwater detention from the development through the wetland feature.
- (b) Provide for limited subdivision and development for residential purposes to ensure:
 - (i) stewardship over the protection, ongoing enhancement and management of the indigenous vegetation;
 - (ii) retirement of areas identified within Diagram A;
 - (iii) ongoing control of animal and plant pests within the covenant areas;
 - (iv) vehicle access located in general accordance with Diagram A;
 - (v) existing vegetation, new plantings and landform provide visual integration of residential dwellings; and
 - (vi) building bulk and location is controlled to minimise adverse visual effects and maintain rural character.

28.7.3 Rules

All subdivision and development of the land within the structure plan area shall give effect to the purpose of the structure plan and shall generally be in accordance with Diagram A.

Activity Table	
Activity	
One <u>dwelling</u> per lot; Accessory buildings	R 2
Any other activity in the Otama <u>Structure Plan</u>	R 3
<u>Subdivision</u> creating one or more lots	R 1

28.7.4 Otama Structure Plan Rules

Rule 1: Subdivision creating one or more lots

1. Subdivision creating one or more lots shall be a restricted discretionary activity provided:
 - a) The subdivision standards in Section 41 Table 4 are met; and
 - b) The subdivision layout and accessways are in general accordance with Diagram A; and
 - c) No more than 12 lots are created plus any conservation lots (i.e. Pa site); and
 - d) Each lot shall contain a defined building area unless the allotment is entirely for conservation purposes (i.e. Pa site); and
 - e) All proposed covenant / retirement areas shall:
 - (i) Be in general accordance with Diagram A; and
 - (ii) Identified on the plan of proposed subdivision; and
 - (iii) Protected in perpetuity by appropriate covenants; and
 - f) A conservation management plan prepared by a suitably qualified person shall be submitted with the subdivision application detailing the following:
 - (i) The area/feature to be restored or enhanced and protected; and
 - (ii) A planting and restoration regime for the wetland and the retired pasture; and
 - (iii) A weed and pest control management plan for the wetland feature and the retired farmland to ensure that the biodiversity gains are maintained; and
 - (iv) A requirement for a monitoring bond for a three year period requiring annual performance reports on the planting regime and control of animal pests and weed species; and
 - g) Ecological, visual and landscape reports prepared by a suitably qualified person shall be submitted with the subdivision application that address relevant matters in the purpose of the Otama Structure Plan.
 - h) A consent notice shall require the owner and successors in title to meet recommendations in ecological, visual and landscape assessments; and the conservation management plan.
2. The Council restricts its discretion to the matters in Table 1 below.
3. A resource consent application under Rule 1.1 shall be assessed without public or limited notification under Sections 95, 95A and 95B of the RMA.
4. Subdivision that does not retain its activity status under Rule 1.1 is a non-complying activity.

Rule 2: One dwelling per lot; Accessory buildings

1. An activity in Rule 2 is a permitted activity provided:
 - a) It meets the standards in Table 5 and 6 at the end of Section 59; and
 - b) Any fencing shall not include closed boarded fences; and
 - c) Each dwelling and accessory building(s) shall be located within a defined building area
2. An activity in Rule 2 that is not a permitted activity under Rule 2.1 is a discretionary activity.

Note:

1. *Rules controlling vehicle parking, access and manoeuvring are in Section 42 Transport.*
2. *In the Coastal Environment where one dwelling per lot is proposed the Council will not publicly notify the application or serve notice on affected parties unless in the Council's opinion there are special circumstances that warrant notification.*

Rule 3: Any other activity in the Otama Structure Plan

1. Any other activity in the Otama Structure Plan that is a permitted or restricted discretionary or discretionary activity in Section 59 Rural Zone or the district-wide rules retains its activity status provided that in the event of a conflict between the zone or district-wide rules and the Otama Structure Plan, the rules of the Otama Structure Plan shall prevail.
2. Any other activity in the Otama Structure Plan that does not retain its activity status under Rule 3.1 is a non-complying activity.

Note:

1. *Rules controlling vehicle parking, access and manoeuvring are in Section 42 Transport*

Table 1 – Restricted Discretionary Activity Matters

- 1. Site suitability, water supply, wastewater, stormwater and electricity/telecom infrastructure and services.**
 - a) Whether water, wastewater and stormwater services are provided to Council standards.
 - b) Whether all lots can be serviced by electricity and a telecommunication service either reticulated or whether alternative power and telecom supply would be appropriate;
 - c) Whether lots will have a building platform free from inundation (including sea level rise), erosion, subsidence and slippage. Council may require a report on the suitability of the lot (including any restrictions) from a Chartered Professional Engineer.
- 2. Ecological rehabilitation, restoration, enhancement and protection.**
 - a) The extent to which measures are provided to ensure rehabilitation, weed control, pest control, mechanisms for legal protection by way of covenant, restoration planting, natural retirement of farmland, and ecological corridors to meet the purpose of the structure plan.
 - b) Whether the management plan is adequate to ensure restoration or enhancement of the area/feature and ensure ongoing management.

Table 1 – Restricted Discretionary Activity Matters

- c) Whether the protected area/feature can be successfully monitored to ensure the management requirements can be met.

3. Transport network

- a) The extent to which the proposal meets the transport requirements of Section 39 and assessment criteria.
- b) The extent to which subdivision design has taken into account topography, vegetation and waterways.

4. Effects on landform and visual effects

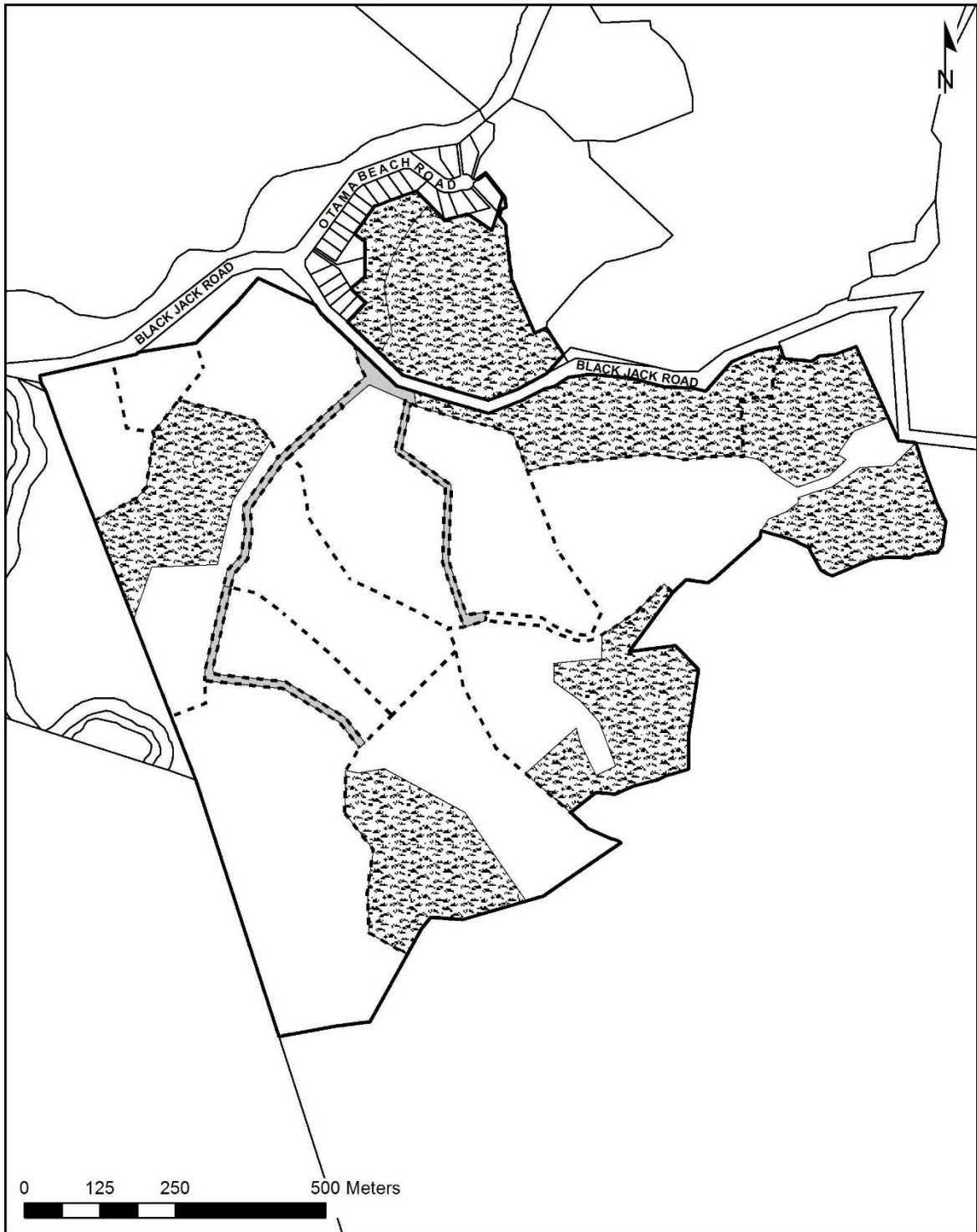
- a) Whether a defined building area is situated to ensure residential buildings (including retaining walls) are visually unobtrusive in the landscape.
- b) The extent to which access roads and earthworks are identified to avoid adverse effects on the landscape.
- c) The extent to which spatial separation of defined building platforms is addressed through a comprehensive approach to site layout.
- d) The extent to which residential building height restrictions are appropriate to manage building bulk and scale within the subdivision.

5. Historic Pa site

- a) The extent to which the Historic Pa site is legally protected by a covenant or other similar legal mechanism;
- b) Whether a Management Plan is prepared to ensure ongoing protection and maintenance of the Historic Pa site.

6. Staging of development

- a) The extent to which staging a development needs to be identified at the time of subdivision.
- b) Whether conservation covenants and protection of archaeological or cultural sites are identified for each particular stage of development.



<p>Otama Structure Plan</p> <p>Diagram A</p>	Structure Plan Boundary	Proposed Covenant / Retirement Areas
	Indicative Lot Boundary	Vehicle Access
Cadastral Boundary		
<small>Data sourced from TCDC database. COPYRIGHT RESERVED. Cadastral information derived from Land Information New Zealand's Core Record System (CRS). CROWN COPYRIGHT RESERVED.</small>		