

Section 28.6 – Hahei Entrance Interim Structure Plan

28.6.1 Description

The Hahei Entrance Interim Structure Plan ('Interim Structure Plan') covers approximately 39 hectares of land located on Hahei Beach Road, Hahei.

The land is the remnant of a farm property owned by the Harsant family. The topography of the land has an amphitheatre form, overlooking Hahei to the north. Ridges enclose much of the land, with a gully formed by the Wigmore Stream marking the southern boundary. The ridges to the west and south are largely covered in regenerating indigenous vegetation, interspersed with exotic weed species.

The mid to lower slopes are largely in pasture. A number of small streams and associated wetland areas traverse the lower parts of the land. On the eastern side of the Structure Plan area there is an extensive low lying wetland area bounded by the Wigmore Stream. This stream originates to the south of the Structure Plan area and flows northward through the eastern parcel of land.

28.6.2 Purpose

The purpose of the Hahei Entrance Interim Structure Plan is to provide for additional residential development, restored watercourses and wetland areas, and an enhanced visual entrance and backdrop to the existing settlement of Hahei.

Residential development will complement the existing settlement and landscape features with a range of lot sizes which are related to the physical attributes of the land.

The entrance to Hahei is enhanced by a landscaped 'gateway reserve' area along Hahei Beach Road.

The Interim Structure Plan came into the District Plan through the hearing process. In bringing it into the Plan the Council was limited to including only those areas identified on Plan A. The reason for an interim structure plan is to signal that a wider structure planning process may be undertaken in the future which would involve a plan change to replace this structure plan.

28.6.3 Issues

The unique characteristics of the land require a holistic approach to development to retain the valued landscape qualities and promote ecological restoration that is unlikely to be achieved through a conventional subdivision approach.

The land has important local landscape values in that it forms both the gateway to Hahei and a visual backdrop to the settlement. While these landscape values are important to the local community, the ecological values of the land are diminished by pastoral farming. The ridgeline forest is also dominated by invasive pinus pinaster, inhibiting the regeneration of indigenous species.

The watercourses and associated wetland areas are currently in a degraded state as result of damage by stock over a number of years.

28.6.4 Objectives and Policies

Objective 1

Protect and enhance regenerating indigenous forest and wetland areas.

Policy 1a

Development shall be planned, designed and located to:

- a) Retain significant areas of existing indigenous vegetation;
- b) Ensure the removal of weed species from areas of regenerating indigenous forest;
- c) Enhance the habitat values of watercourses and wetlands through the removal of weed species and enhancement planting;
- d) Ensure stormwater discharges are managed so that the environmental values of watercourses and wetlands are not compromised;
- e) Provide public access along the Wigmore Stream which does not compromise habitat values;
- f) Ensure that residential development is consistent with the enhancement of existing habitat values.

Objective 2

Create a pattern of development that retains the existing landscape qualities.

Policy 2a

Subdivision within the Hahei Entrance Interim Structure Plan shall be in accordance with Plan A and implement the development concepts in Plan B.

Policy 2b

Open Space Areas shall be created to:

- a) Protect the amenity values of Hahei; the amenity values of Hahei;
- b) Define boundaries of areas for residential development and contain them within neighbourhood precincts;
- c) Create a network of open space areas reserved from development which include:
 - i) Existing wetlands and watercourses;
 - ii) Appropriately landscaped 'gateway reserve' area and plantings on roadside corridors;
 - iii) Pedestrian linkages;
- d) Provide linkages between the open space areas within the Hahei Entrance Interim Structure Plan and the accessways, roads, reserves and other recreation areas located outside the interim structure plan area.
- e) Protect and enhance the landscape values of the open space areas.

Policy 2c

Open Space Areas shall either be held in private ownership and be subject to conservation covenants under the [Conservation Act 1987](#) or may be vested in [the Council](#).

Policy 2d

Create pedestrian access strips within the [subdivision](#) to link with existing walkways to Hahei Beach.

Policy 2e

To maintain the existing character within the Hahei Entrance Interim [Structure Plan](#), there shall be a ratio of at least 35 percent open space vested as public land or covenanted as private open space to 65 percent land developed for [residential](#) activity.

Objective 3

Utility and infrastructure services are established to provide for anticipated development on the [site](#).

Policy 3a

All necessary plant, facilities, utilities, pipes, ancillary equipment and other works shall be undertaken to cope with peak demands from any proposed new [subdivision](#).

Policy 3b

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

28.6.5 Hahei Entrance Interim Structure Plan Rules

The interim [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	
An activity in the Open Space Area within the Interim Structure Plan	R 2
Land use activities in the Residential , Large Lot and Rural- Residential Areas on Plan A	R 3
Subdivision of land within the Interim Structure Plan	R 1

Rule 1: Subdivision of land within the Interim Structure Plan

1. Subdivision of land creating one or more additional lots within the interim structure plan is a restricted discretionary activity provided:

- a) It gives effect to the concepts in Plan B; and
- b) The subdivision standards in Section 41 Table 4 are met; and
- c) The following standards are met:

Area	Minimum <u>net lot area</u>
Residential	600 m ²
Large Lot	1,000m ²
Rural - Residential	5,000m ²

d) A Landscape Management Plan for all open space areas within the parent lot is prepared by a suitably qualified and experienced person. The Plan shall give effect to the concepts in Plan B and shall address the following:

- i) Identify existing areas and type of indigenous vegetation within the site;
- ii) Within the Open Space (Forest/Ridge) Area, specify methods and time frames for the eradication of pinaster pine and the regeneration of existing indigenous vegetation;
- iii) Within the Open Space (Wetland) Area, specify the species of plantings to be established and methods (including any planting) to restore habitat values in watercourses and wetlands;
- iv) Detail the methods for the on-going protection and maintenance of new and established planting in the open space areas;
- v) Detail methods to ensure the eradication and on-going control of weed species, and the on-going protection and maintenance of open space areas;
- vi) Detail methods to ensure that stock are excluded from open space areas;
- vii) Detail the legal mechanisms for the protection and ownership of open space areas; and
- viii) Methods to ensure that ii) to vi) above are successfully implemented, giving effect to the outcomes sought in Plan B.

e) All necessary plant, facilities, utilities, pipes, ancillary equipment and other works are either in place, or are constructed, expanded or upgraded, at no cost to the Council, to cope with peak demands from the proposed subdivision as follows:

- i) Disposal of stormwater through systems that are capable of being accommodated within the interim structure plan area either by soakage to ground or drain to the Wigmore Stream; and
- ii) Disposal of wastewater through on-site systems for all new lots within the Large Lot Area and Rural-Residential Area; or
- iii) Disposal of wastewater either to the existing Hahei treatment plant or to an approved treatment facility for all new lots within the Residential Area; and
- iv) Demonstrate how provision is made for the infrastructure requirements for future subdivision of the parent lot (if subdivision is staged).

2. The Council restricts its discretion to all the matters in Table 2 at the end of this Structure Plan, and the matters in Section 41 Subdivision Table 6.

3. Subdivision of land creating one or more additional lots within the interim structure plan that does not meet the standards in Rule 1.1 is a non-complying activity.

Note

1. Subdivision within the Hahei Entrance Interim Structure Plan may be undertaken in one or more separate stages.

Rule 2: An activity in the Open Space Area within the Interim Structure Plan

1. An activity in the Open Space Area shown on Plan A of the Hahei Entrance Interim Structure Plan that is not one of the following activities:
 - a) Emergency service training, military training; or
 - b) Informal recreation; or
 - c) Earthworks; or
 - d) Operation, minor upgrading or removal of an above-ground electricity or telecommunication line; or
 - e) Underground electricity or telecommunication line; or
 - f) Other water, wastewater, stormwater infrastructure; or
 - g) An activity in the Section 42 Transport Activity Table;is a non-complying activity.

Notes

1. Informal recreation in the Hahei Entrance Interim Structure Plan may also include structures and/or works that facilitate public access through and within open space areas, including boardwalks and footpaths.
2. For the rules relating to the activities in Rule 2.1 a)-f), refer to Section 60 Rural Lifestyle Zone.

Rule 3: Land use activities in the Residential, Large Lot and Rural-Residential Areas on Plan A

1. An activity in the Residential, Large Lot and Rural-Residential Areas of the interim structure plan that is a permitted or restricted discretionary or discretionary activity in Section 60 Rural Lifestyle Zone or the district-wide rules retains its activity status provided the yard standard for any lot abutting an Open Space Area is 7.5 m.
2. An activity in the Residential, Large Lot and Rural-Residential Areas that does not retain its activity status under Rule 3.1 is a non-complying activity.

Table 1 – Restricted Discretionary Activity Matters

1. Effects of any standard that is not met

- a) Whether any actions, taken to avoid, remedy or mitigate the effects of not meeting the standard(s) are effective.

2. Subdivision design

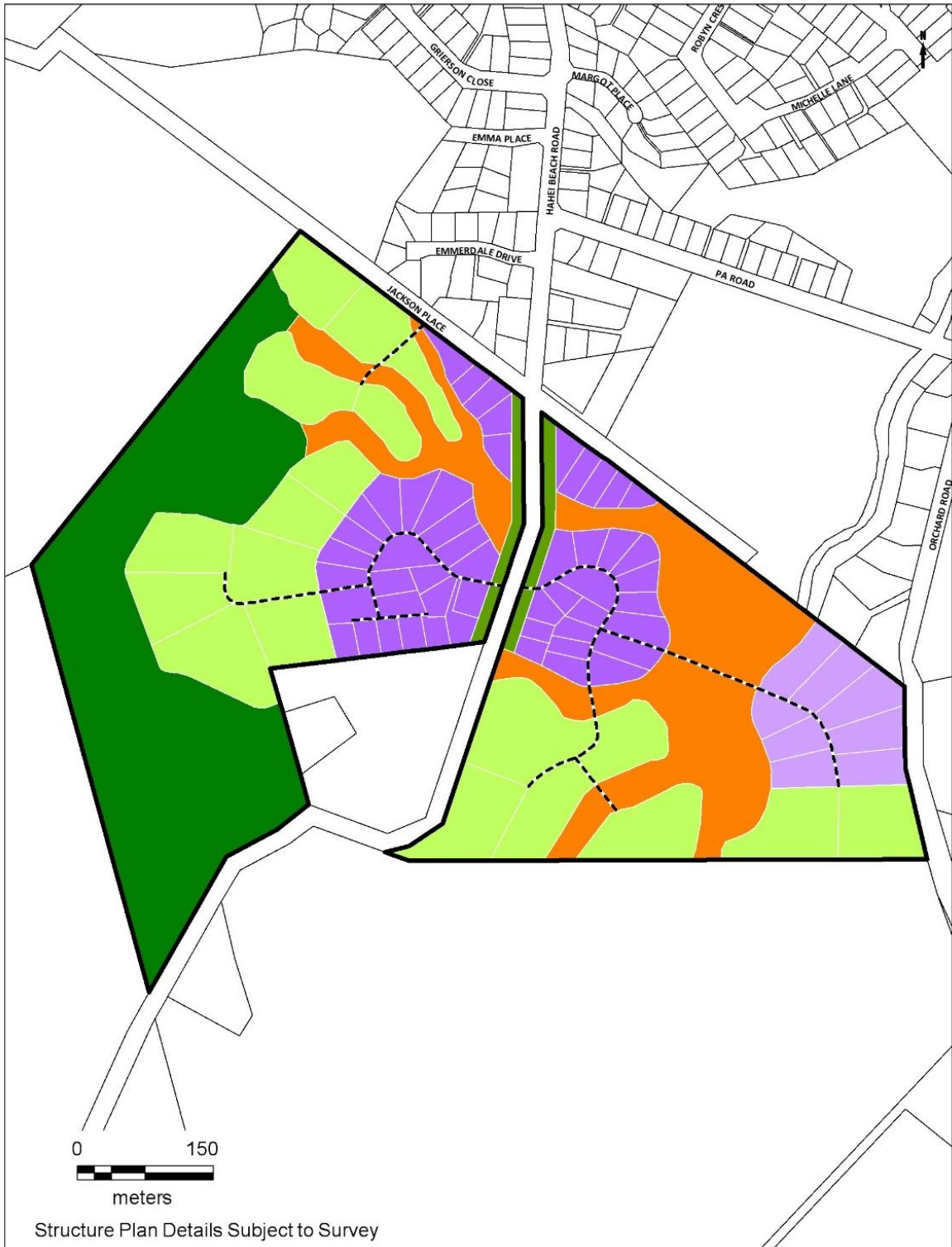
- a) The extent to which the subdivision is in accordance with Plan A.
- b) The extent to which the subdivision gives effect to the concepts shown in Plan B.
- c) Whether pedestrian linkages are provided within the subdivision to connect with existing internal accessways and existing walkways to Hahei Beach.
- d) Whether the subdivision design and roading layout protect public views from Hahei to the Open Space (Forest/Ridge) Area.
- e) Whether roads are drained to swales and watercourses.

3. Open Space Areas

- a) Whether there is a necessity for part or all of the land to be vested as a reserve.
- b) The extent to which the Landscape Management Plan gives effect to the concepts shown in Plan B.
- c) Whether the Landscape Management Plan includes appropriate provisions to ensure positive environmental outcomes for Open Space Areas (Forest/Ridge and/or wetland), including a high strike rate for plants.
- d) Whether Open Space Areas (Forest/Ridge and/or Wetland) are retained in private ownership subject to conservation covenants or these areas are vested in the Council.

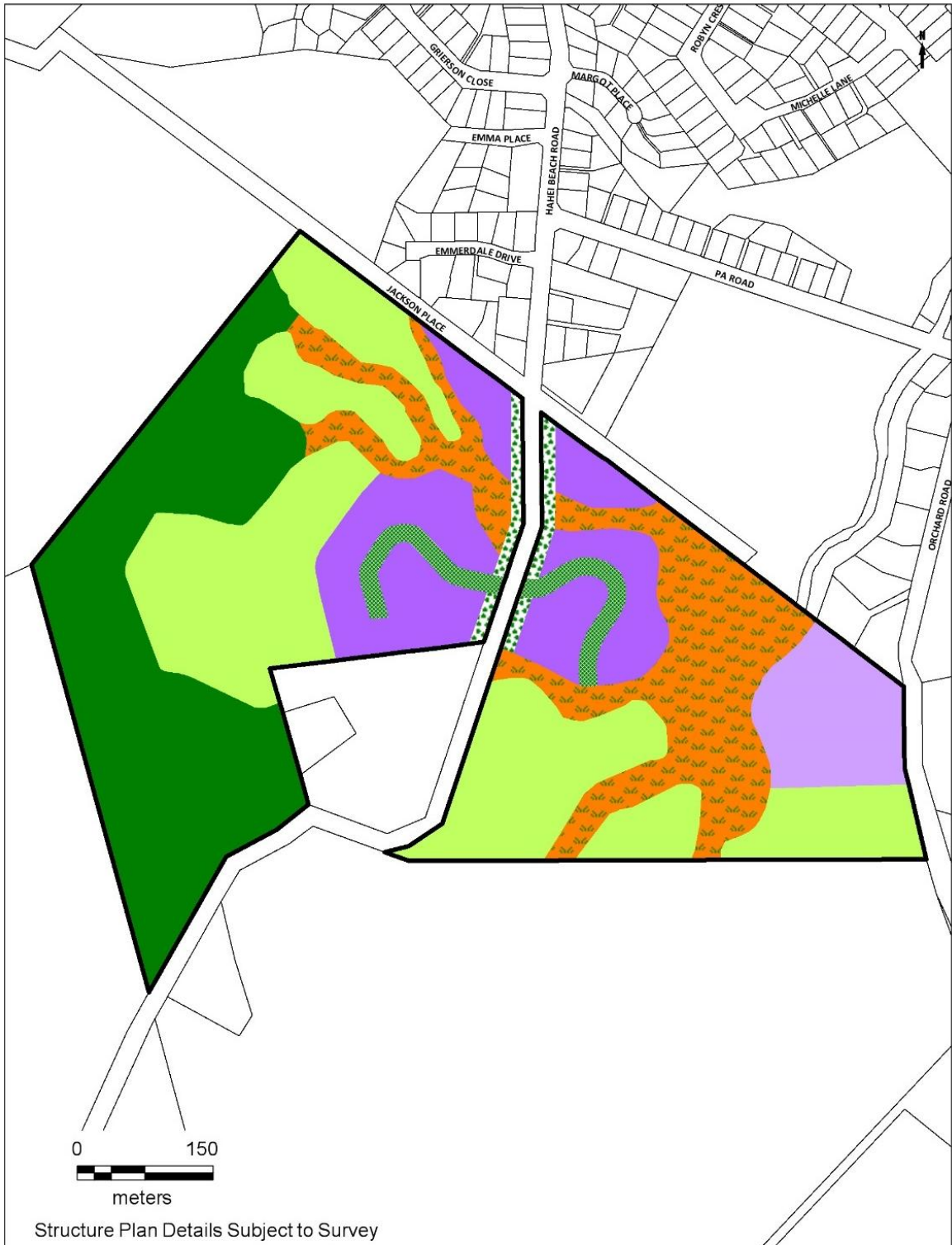
4. Gateway reserve area

- a) The extent to which the 'gateway reserve' area on Hahei Beach Road is designed and landscaped to provide an appropriate entry into Hahei.
- b) Whether the 'gateway reserve' area is protected by an appropriate legal mechanism or is vested in the Council.



<p>Hahei Entrance Interim Structure Plan</p> <p>PLAN A</p>	Interim Structure Plan Boundary	Open Space (Forest/Ridge) Area
	Residential Area	Gateway Reserve Area
	Large Lot Area	Indicative Lot Boundary
	Rural Residential Area	Vehicle Access
	Open Space (Wetland) Area	Cadastral Boundary

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<p>Hahei Entrance Interim Structure Plan PLAN B</p>	Interim Structure Plan Boundary	Open Space (Forest/Ridge) Area
	Residential Area	Landscaped Gateway Reserve Area
	Large Lot Area	Street Tree Planting
	Rural Residential Area	Cadastral Boundary
	Open Space (Wetland) Area Riparian and Wetland Planting	

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