



Koning Family Trust
146 Te Hutewai Road, Raglan

Raglan Rezoning
Development Plan Document
May 2021

DOCUMENT CONTROL

DEVELOPMENT PLAN DOCUMENT

Prepared for: Koning Family Trust
142 Te Hutewai Road, Raglan

Date: 03 May 2021

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Revision	Date	Prepared by	Reviewers
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B - DRAFT	11.02.2021	L Burn/J Hunt	S Bray
C	03.05.2021	L Burn/J Hunt	S Bray

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CONTENTS

Introduction

Introduction 3

Context Analysis

Context 4 - 5

Planning Framework 6 - 7

Cultural Context 8 - 9

Archaeological Context 8 - 9

Ecological Context 10 - 11

Geotechnical Context 12 - 13

Connectivity Assessment 14 - 15

Character Assessment 16 - 17

Development Plan

Preliminary Development Plan 18 - 19

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Note: This document is to be read and printed in duplex format





INTRODUCTION

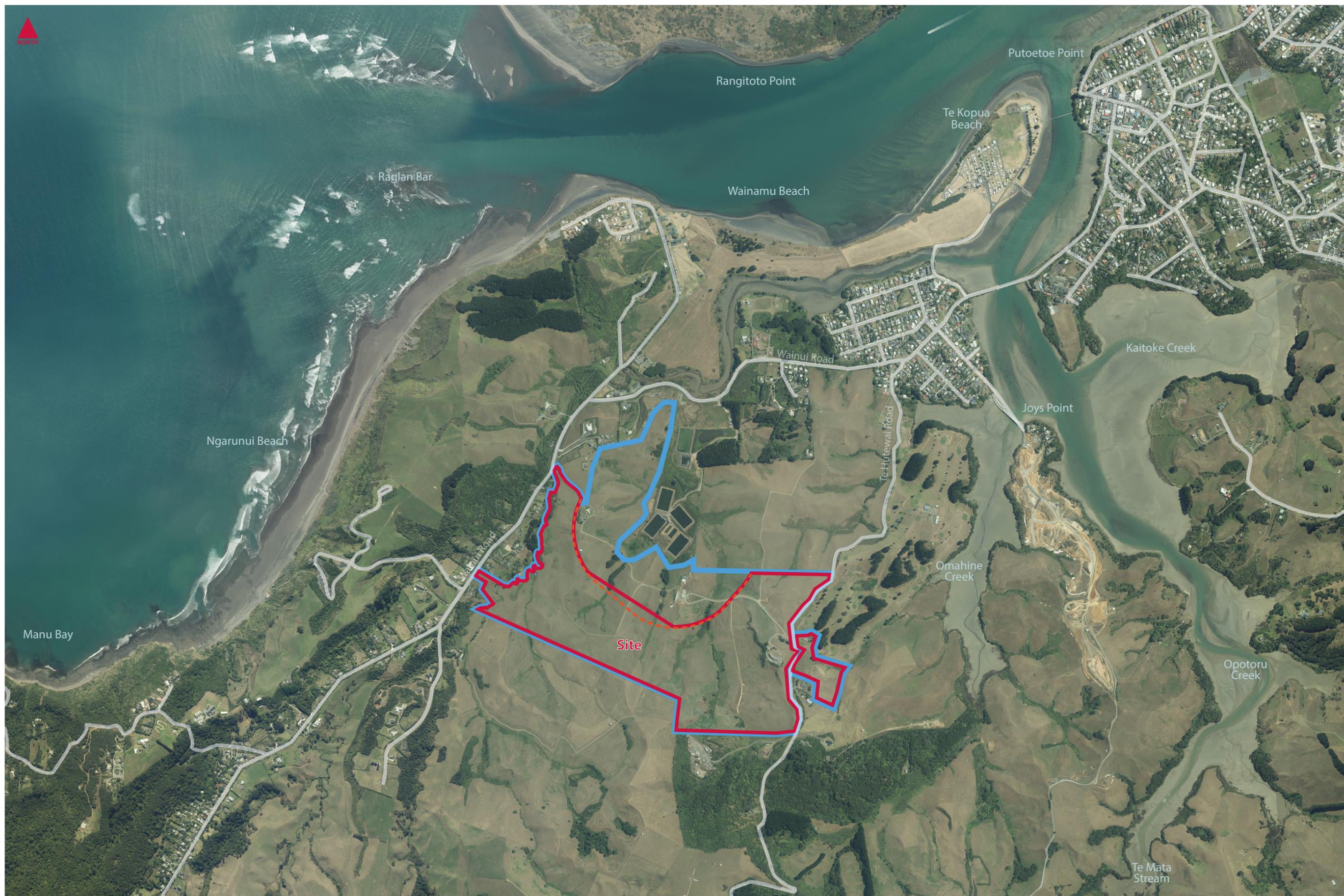
The Koning Family Trust are seeking to develop their property on the outskirts of Raglan. The vision for this property is to provide a range of high quality residential development options which respond to the unique character of the site, while contributing positively to the wider context and community.

This document provides a multi-disciplinary overview of the constraints and opportunities associated with development this property. The following pages will take you through a series of maps which brings together the key contextual information, before outlining the site character and combining the relevant information into a proposed Development Plan. This document draws on information from assessments that have been undertaken by the following consultants:

- ▶ Bloxam Burnett and Olliver Ltd – Planning / Transport / 3 Waters Infrastructure
- ▶ CMW Geosciences – Geotechnical
- ▶ Sian Keith Archaeology Ltd – Archaeological
- ▶ Ecology New Zealand – Ecology
- ▶ Wayfinder – Landscape
- ▶ Insight – Economics

The key benefits of the proposal is a development that:

- ▶ is well screened from the wider area by the natural landform;
- ▶ is directly adjacent to existing residential zoning;
- ▶ is already predominantly within an 'Indicative Urban Limit' which seeks to provide a more compact urban form;
- ▶ is naturally backdropped by landforms with greater elevation;
- ▶ will not compromise the appreciation of the Mt Karioi Outstanding Natural Landscape (further to the south);
- ▶ does not contain any areas of High, Very High or Outstanding Natural Character, nor does it have any identified Significant Natural Areas (SNAs); and
- ▶ provides a significant opportunity for wider community connectivity by linking Wainui Rd and Te Hutewai Rd (and possibly even then connecting up across to the southern end of the Rangitahi Peninsula development).



CONTEXT

LEGEND

-  Koning Family Trust Property
-  300m Setback from oxidisation ponds
-  Proposed Development area

The property is approximately 3km south-west of central Raglan and 1km east of Ngarunui Baech, located on rolling hills between Wainui Rd and Te Hutewai Rd, and is currently operated as a dairy farm by the Koning Family Trust. The property also includes a portion of land in close proximity to the oxidation ponds, however a 300m setback has been applied which excludes this area of the property from the actual development site.

This page includes three photographs taken from the wider area (which are part of a series of site photographs contained in a separate document, Viewpoint Location Document) looking back toward the proposed site, with the visible portion of the site indicated in light green.



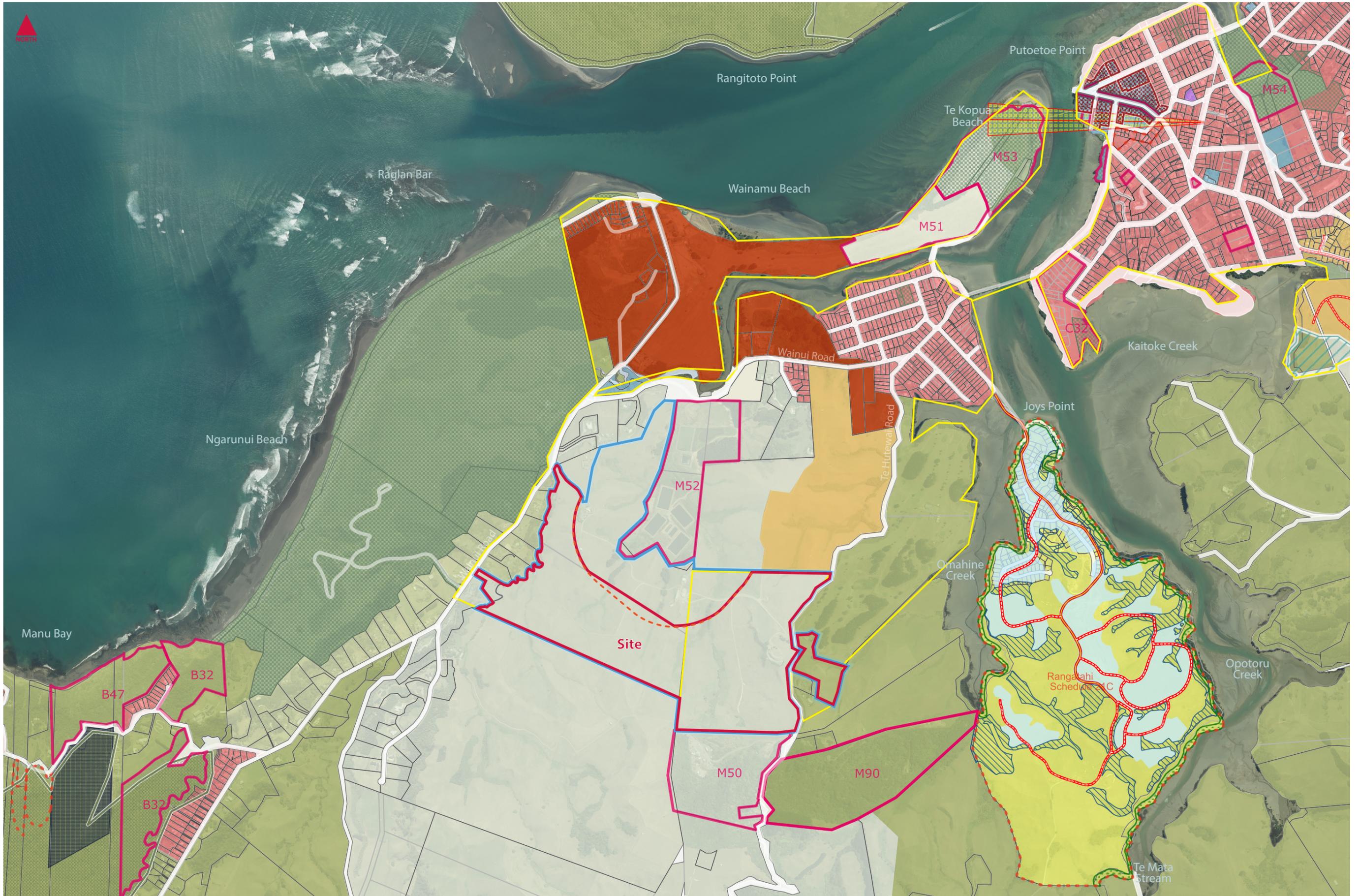
Viewpoint - O (Raglan Rezoning Assessment)



Viewpoint - G (Raglan Rezoning Assessment)



Viewpoint - M (Raglan Rezoning Assessment)



PLANNING FRAMEWORK

LEGEND

- Living
- Business
- New residential
- Country living
- Recreation
- Coastal
- Rural
- Pa
- Reserve
- Town centre
- Land stability policy area
- Infrastructure designation
- Land restoration policy area
- Esplanade reserve
- Indicative roads
- Indicative roads
- Indicative urban limits
- Koning proposed zoning
- Koning proposed development area

The proposed site is primarily contained within the Rural Zone of the Operative District Plan. The land east of Te Hutewai Rd, and a small portion of the site, is contained within the Coastal Zone. The north-eastern boundary of the site abuts the existing extent of the Residential Zone (although not yet developed), while the remainder of the northern boundary and the entirety of the southern site boundary are adjacent to the Rural Zone. There is also a stretch of 6 Country Living Zone properties which share the western boundary with the submission site.

While the District Plan Zoning does influence the intensity of coastal lifestyle development that has extended out along Wainui Rd (west of the Riria Kereopa Memorial Drive intersection), it is clear that the areas character is a response to the underlying landform pattern, rather than the zoning. For example the development contained along Wainui Rd, Upper Wainui Road, Te Ahiawa Rd and Earls Place has a unifying character, despite being located across four separate zones.

Under the Proposed Waikato District Plan as notified, the Koning land is zoned Rural Zone, and a Coastal Environment overlay has been applied to the site and surrounding area.

One of the drivers for the proposed residential rezoning is in relation to the material demand for additional dwellings within proximity to Raglan. This demand has been identified and addressed within the Planning submission by Bloxam Burnett and Olliver, as well as the economic evidence by Insight Economics, and is an important contributing factor in determining the appropriateness of the proposed rezone.

Insight Economics have identified that “both the Council and community need to actively consider any credible proposals to help bring more land and dwellings to the market to meet ongoing growth in demand”, while noting significant economic benefits and an absence of any obvious adverse economic effects associated with the proposal.

The higher-level analysis of growth management has been identified within the ‘Future Proof Strategy’ prepared for the Waikato region [2], which has identified Raglan as one of the key sub-region growth areas. The key features associated with the Raglan growth management area includes;

- ▶ Seaside settlement that maintains the established desirable character of the Raglan coastal environment.
- ▶ Destination town.
- ▶ High number of holiday houses.
- ▶ Residential growth is expected to occur due to coastal lifestyle, proximity to Hamilton and technological and transport improvements.
- ▶ Better public transport and improved opportunities for walking and cycling.

The Indicative Urban Limit (IUL) contained in, the 2017 Future Proof Strategy includes a large proportion of the submission property. The Waikato Regional Policy Statement Plan adopts the Future Proof Growth Strategy for the Waikato District (however is yet to be updated to reflect the 2017 version of that document). In addition, the Waikato District Council’s Waikato 2070 Growth & Economic Development Strategy indicates residential development in and around the Koning land in the long term. It is noted that these limits are only indicative, and this provides the opportunity for development analysis through structure planning, in a manner that is currently being undertaken by the Koning Family Trust. When reviewing the current extent of the Raglan IUL, it is considered logical to also include (at a minimum) the balance of the Koning Family Trust land that has been suggested for Rezoning. This additional pocket of land on the eastern side of the submission site has a similar context and proximity to Raglan as the land on the western side of the submission site. It is also positioned on the downward slope side of a Significant Natural Area (SNA) which visually backdrops views looking south.

(1) Statement of Evidence - Fraser James Colegrave, Extent of Residential Rezoning at Raglan. 4 February 2021.

(2) Future Proof Strategy: Planning for Growth – November 2017



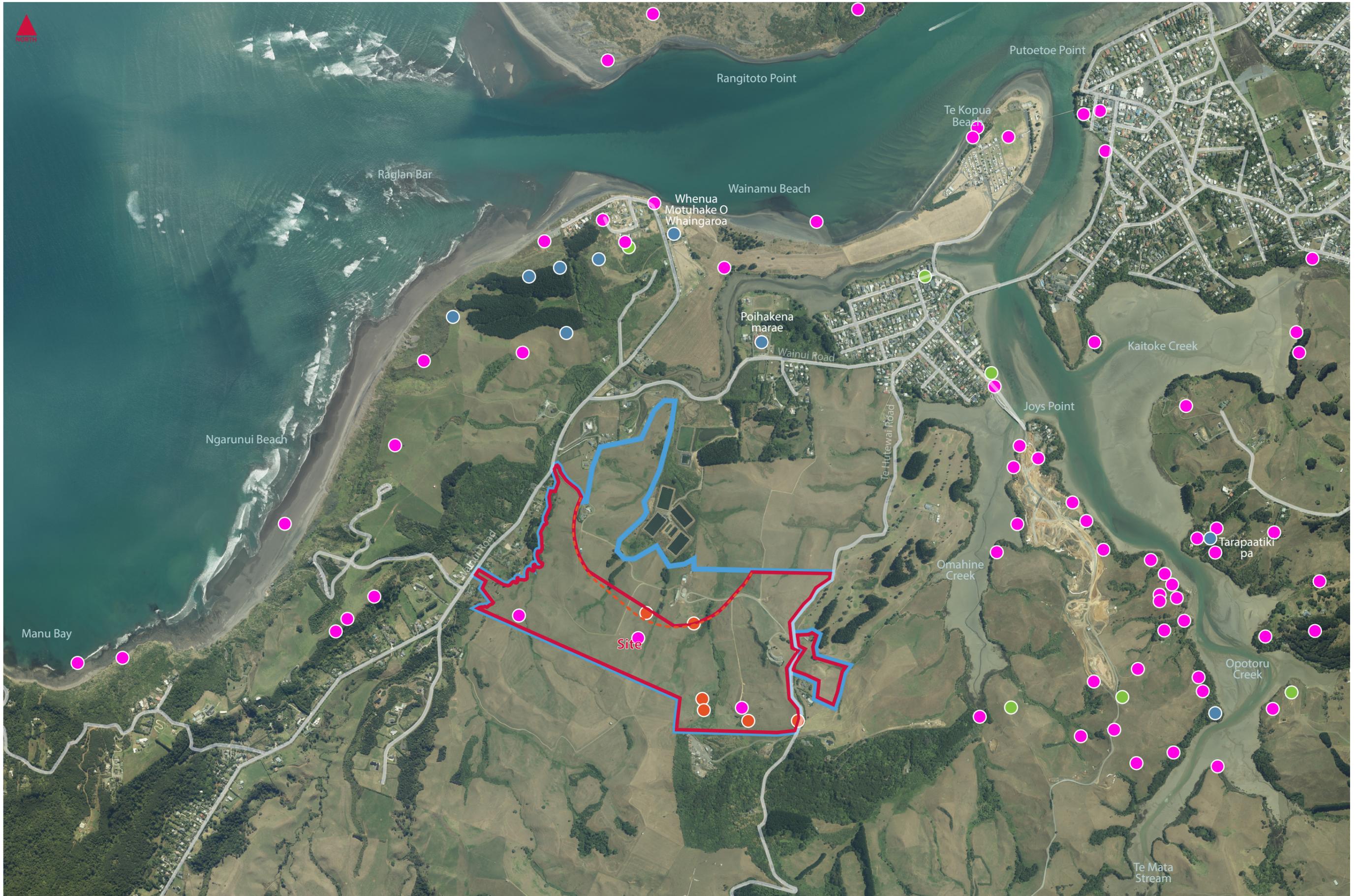
Raglan, Waikato District Council



Raglan, Te Ara



Rangitahi Development, Rangitahi.co.nz



CULTURAL

LEGEND

- Nzaa approved sites
- Nzaa pending
- Sites of interest
- Paa and marae
- Koning proposed development area

There has been extensive Māori occupation within the surrounding landscape and recognition of the cultural value is important, with a number of important cultural sites in the surrounding area.

Large areas of nearby land are within Māori ownership [3]. Of particular note are the Poihakena Marae and Te Kopua Whānau Camp, which are positioned approximately 1km north of the submission site at the harbours edge. Furthermore, the land directly abutting the north-eastern boundary of the submission property is within Māori ownership.

It is acknowledged that at this stage consultation with tangata whenua has not been undertaken and a cultural assessment has not informed this document.

ARCHAEOLOGICAL

The Archaeological Assessment identifies the distribution of paa sites within the wider area as primarily being along the coastal fringe and waterways. In relation to existing cultural values, there are a number of significant features in the nearby context.

With regard to the specific submission site, the recommendations are to; undertake consultation with tangata whenua, preserve the existing pit site, and include a programme of subsurface investigations prior to any bulk earthworks for two identified midden sites and other areas of potential archaeological significance.

The Assessment of Effects Section of the Archaeological Assessment contains the most pertinent information in relation to influencing the Development Plan for the site and states that [4];

The study area landscape is set back c.300m from the more favourable coastal locations. Based on current information, it is thought that these locations are less likely to have been the focus of permanent pre-European settlement. There are no known pa sites, kainga, or urupā within the project footprint which could be affected by the proposed zone change.

Three sites have been recorded, two represent (as a minimum) shell fish processing and/or consumption areas (middens) and the third crop storage (pit site). Such site types are some of the most common types of pre-European archaeological evidence. Additional sites may be present but not currently visible. The proposal is likely to see some modification to one or more of these recorded sites. Intrusive archaeological investigations (i.e. test trenching) can be the only way to confidently determine the presence/ absence of archaeological sites, and the extent of archaeological activity.

No evidence has been gathered to date to suggest that there are sites of exceptional archaeological value located within the zone change proposal. Of the sites identified, the pit storage site is currently thought to be in good condition and would be worth preservation within any future subdivision plans. The remaining sites, and areas of interest, should be investigated in advance of any future development.

(3) whenuaviz.landcareresearch.co.nz

(4) Archaeological Assessment: Koning Family Trust, Raglan. Section 11.2, Pg. 34.



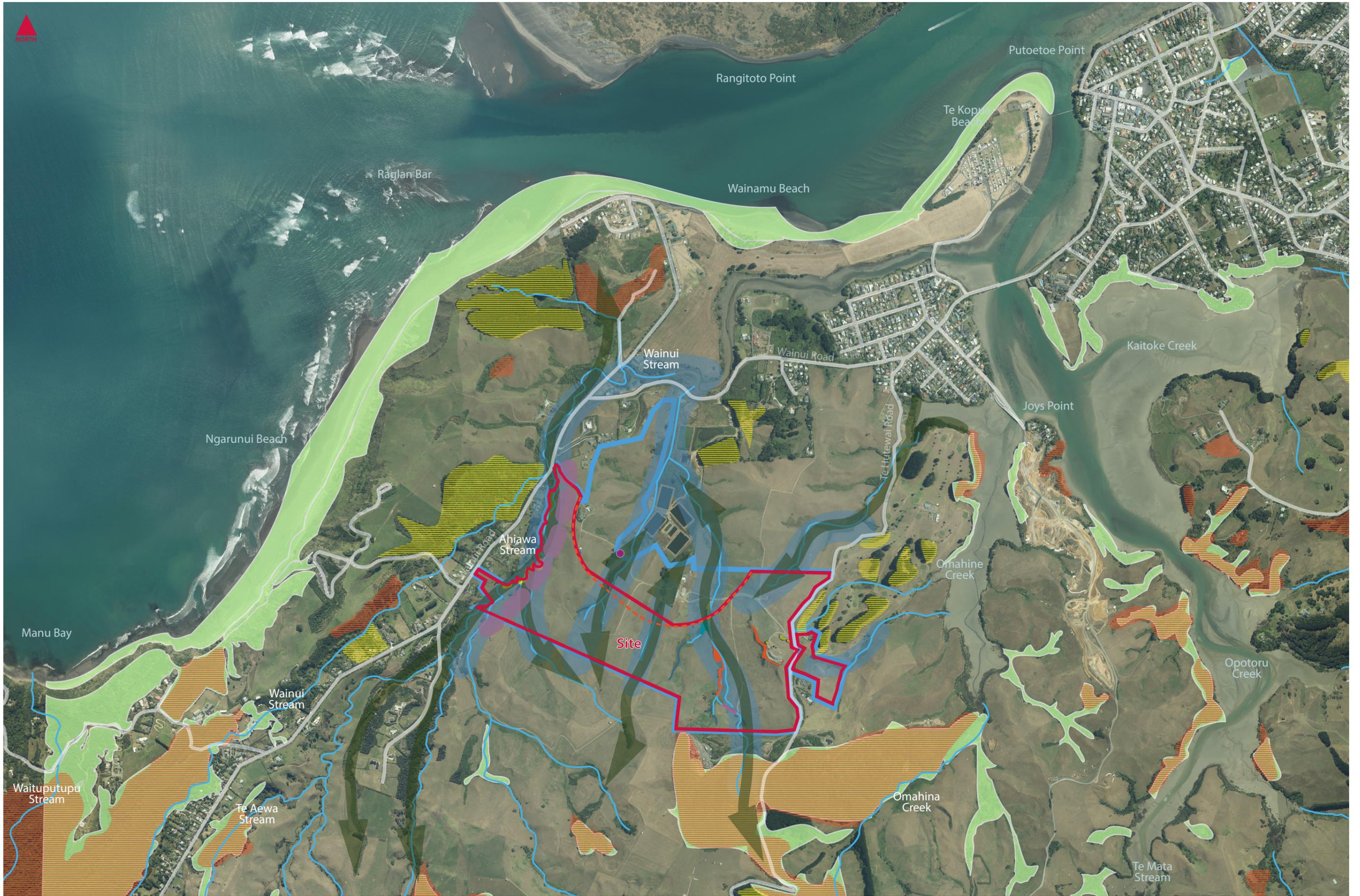
Area I, looking down the hill at the possible terraces. Facing SE. Sian Keith Archaeology Ltd.



Two pits, on possible lower terrace. Facing south. Sian Keith Archaeology Ltd.



Area C possible terracing, looking W. Sian Keith Archaeology Ltd.



ECOLOGICAL

LEGEND

- Significant natural areas
- Predominantly exotic vegetation
- Predominantly native vegetation
- Pine and eucalypt stand
- Catchments
- Copper skink location
- Permanent streams
- Intermittent streams
- Piped streams
- Potential ecological connections
- Possible bat habitat and commuting route
- Koning proposed development area



Existing vegetation on site, Ecology NZ Ltd



Copper skink, Department of Conservation

In relation to terrestrial ecology the combination of on-site observations and a desktop analysis has resulted in the identification of dominant vegetation systems and existing fauna (lizard, bats, avian). The freshwater ecology of the site was also assessed, with the key ecological functions of the submission property streams focusing on hydraulic function, biogeochemical function and habitat provision function.

The historic vegetation cover was identified as predominantly kahikatea-pukatea-tawa forest [5] and this information, in conjunction with the identified plants on-site [6] could be used to influence future native restoration across portions of the submission site. There is also the opportunity to link ecological values of the application site to the identified Significant Natural Area that is positioned on the neighbouring property to the south.

It has been identified that the existing vegetation corridors on-site provide only lower quality habitat for native skinks and geckos [7] and improving this habitat should be considered as part of the sites comprehensive development. The on site waterways and wetlands also contribute to the habitat for native birds and fish.

Interestingly, the cracked and broken exotic tree species within the site (pine, gum and blackwood) are actually suitable for hosting native bats [8]. Although the removal of exotic trees is quite a common development response in areas seeking vegetative restoration, it is important to note that (at least in the interim) they can provide value to other components of the endemic ecosystem (e.g. bat habitat) and that consideration of potential flight paths is important.

Overall, the ecological assessment concludes that the submission site provides no ecological constraints to development and has “the ability to not only protect existing ecological features but to enhance and extend them as part of the proposal” [9]. A list of recommendations and a list of opportunities is also included which provides a clear indication of anticipated outcomes for future development. This includes [10];

[5] Ecology New Zealand: Opportunities & Constraints Assessment, 146 Te Hutewai Rd – Section 3.1, Pg 6.

[6] Ibid – Appendix B.

[7] Ibid – Section 3.2.1 Herpetofauna.

[8] Ibid – Section 3.2.2 Bats.

[9] Ibid – Section 6 Summary

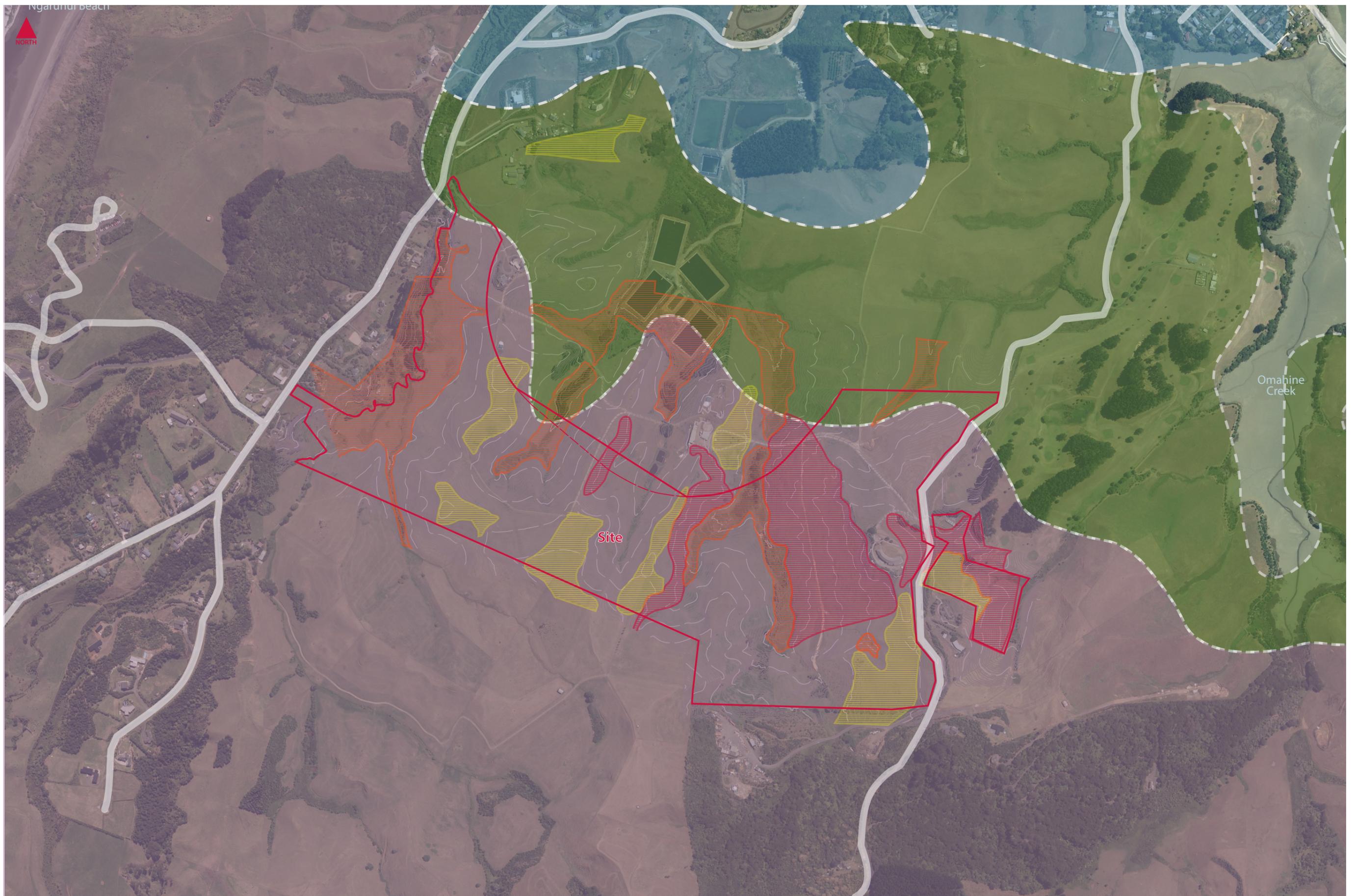
[10] Ibid – Section 5 Opportunities and Constraints

CONSTRAINTS AND RECOMMENDATIONS

- ▶ Indigenous vegetation to be retained - Avoid the removal of existing indigenous riparian vegetation other than where absolutely necessary for the construction of road crossings. Crossing design should reflect this approach and be positioned where vegetation is most sparse.
- ▶ Trees to be retained - Retain the two rimu trees situated alongside Catchment 2. Incorporate the retention of these trees within any development design.
- ▶ Stream reach to be retained – All stream reaches within the site will need to be retained and will require incorporation into any development design.
- ▶ Wetlands to be retained – All native natural wetlands within the site will need to be retained and may result in a reduction of land available for development.
- ▶ The Ahiawa Stream – The Ahiawa stream is likely to be a significant migratory corridor for At Risk and Threatened native fish species. As such any access over this stream will need to be designed in a way that will not impact fish passage.
- ▶ Further assessment for bat habitat - Large exotic trees within the identified areas have potential to act as bat roosting sites. Further acoustic assessments will be required to determine the significance of these trees to bats, prior to any management recommendations being made.
- ▶ Retention of lizard foraging habitat - There is moderate quality lizard foraging habitat with many continuous edges of vegetation, namely the riparian and bankside plantings. This ties in with previous considerations to retain indigenous vegetation wherever possible.
- ▶ Further assessment of lizard habitat - Due to copper skinks being observed just north of the assessment area (approx. 60metres), it is likely that there are native lizard populations on site. Should further assessments confirm this presence, appropriate mitigation measures would be required to mitigate potential impacts on species protected under the Wildlife Act 1953. This would likely include relocation of animals and enhancement of retained habitat.

OPPORTUNITIES

- ▶ Restoration of all existing intermittent streams, permanent streams and wetland areas through pest plant control, pest animal control and native infill planting. This would see the development of an Ecological Management Plan (EMP) for the retention and improvement of existing ecological features on site.
- ▶ Further protection of existing watercourses via 10-metre buffer planting around the edge of all intermittent streams, permanent streams, and wetland areas. This will further improve ecological value of the areas for similar reasons to those stated in the first opportunity above. If stock are not to be excluded from the proposed Lots as part of the consent process, these planting areas will require permanent, ungated stock-proof fencing installed outside the dripline of the new plantings.
- ▶ Completion of native revegetation along the bank situated at the eastern end of the site.
- ▶ An opportunity exists to daylight the main channel within catchment 2 (remove pipes and drains) and restore them to a more natural stream system via planting of riparian zones similar to that suggested in the second opportunity, as well as in-stream habitat creation.
- ▶ If bats are confirmed present on site and, specifically, found to be utilising the predicted western riparian corridor, its enhancement along with the retention of mature exotic trees could improve this commuting route for bats.
- ▶ It is expected that a current lack of site-wide pest control is restricting the current lizard population on site. The implementation of a pest management plan, as well as the revegetation mentioned in the first opportunity, will provide additional benefit by way of improving lizard habitat and protection from predators.



GEOTECHNICAL CONTEXT

LEGEND

-  High geotech hazard (slope instability)
-  High geotech hazard (soft ground)
-  Low geotech hazard
-  Poorly drained soils
-  Moderately-well drained soils
-  Well drained soils
-  Koning proposed development area
-  <70m
-  Elevation
-  >10m

The underlying geology of the area is primarily a result of historic volcanic activity of the now extinct Mt Karioi volcano and other nearby volcanic activity [11]. This has produced a predominant ridgeline trend where the ridgeline orientation descends in elevation via a radial pattern centered on Mt Karioi. At the submission property this pattern is highlighted by the series of ridgeline/gully fingers which run parallel with the adjacent alignment of the Ahiawa Stream and Wainui/Te Hutewai Roads. The volcanic materials are underlain by mudstone and limestone bedrock.

A Preliminary Concept Plan [12] identified areas of planting, open space and farmland in conjunction with the proposed residential development. However, subsequent investigations have determined the extent of a high geotechnical hazard (slope stability), along with expected soft ground areas and also areas of only low geotech hazard, and intermediate hazard areas which can be remediated.

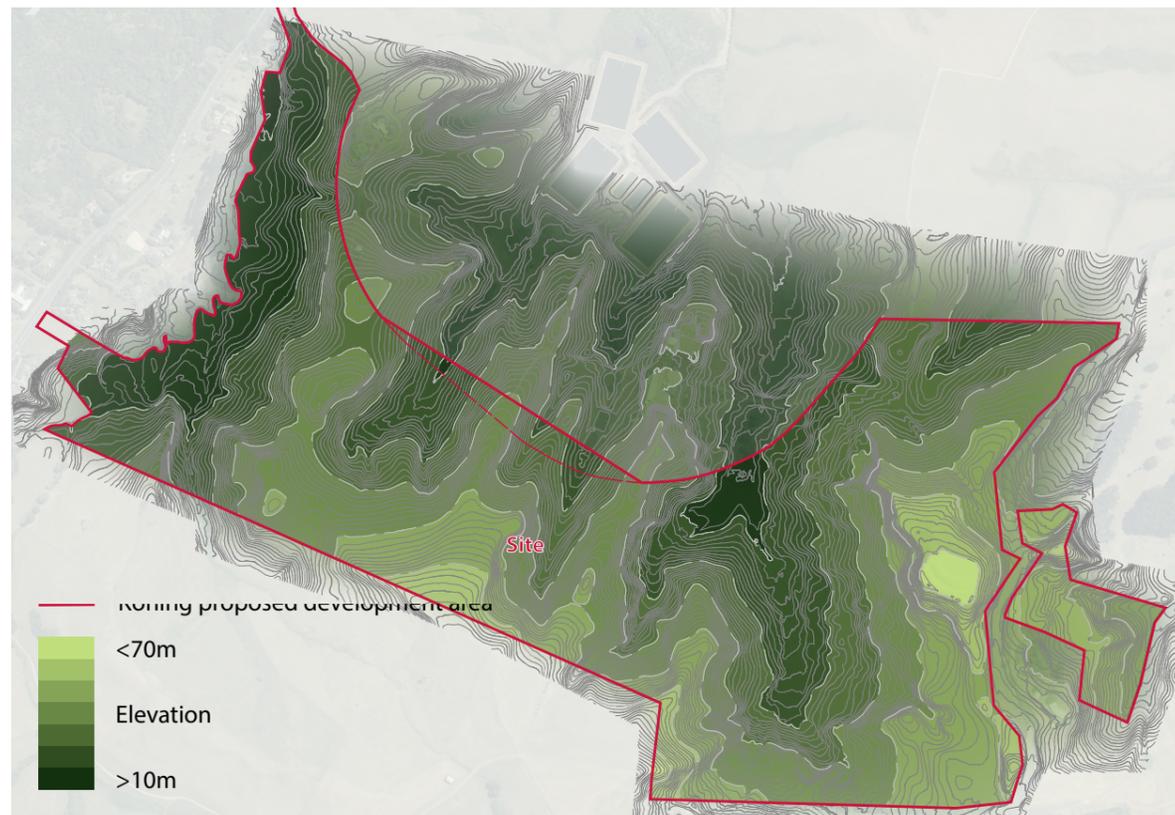
The most significant hindrance on development has been the identification of the High Geotechnical Hazard, which consist of a subsurface void within the limestone 15m below ground and extending to a possible depth of 45m [13] beneath the largest High Geotechnical Hazard area. The key conclusion being that cost associated with suitable mitigation of this areas (for development) would be uneconomic.

Overall, the land outside of that particular High Geotechnical Hazard is appropriate for residential development provided that further geotechnical work is undertaken during the detailed design, construction and certification phases.

[11] CMW Geosciences: Koning Land Holdings Proposed Plan Change – Section 6.1.1

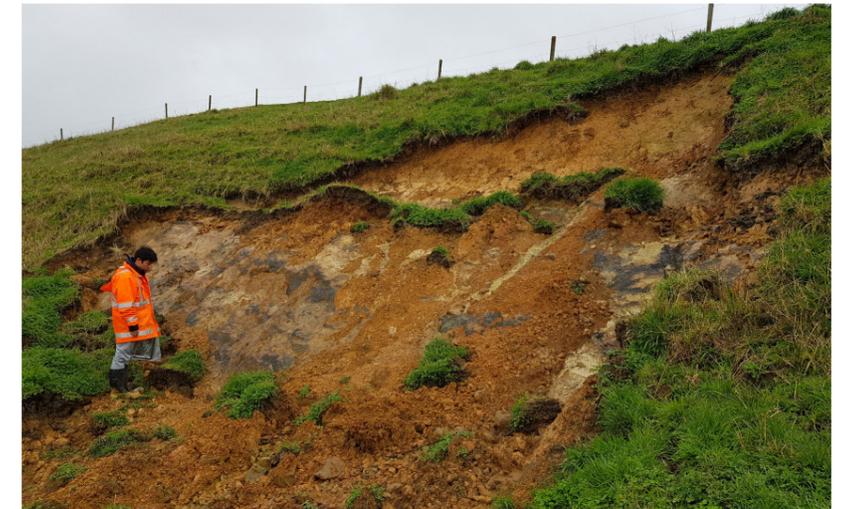
[12] CMW Geosciences: Koning Property - Appendix A: Schematic Development Plans

[13] CMW Geosciences: Koning Property – Section 6.5.1



Elevation Map

Not to scale



Geomorphology report photo 3. CMW Geosciences



Geomorphology report photo 5. CMW Geosciences



Geomorphology report photo 7. CMW Geosciences



CONNECTIVITY

LEGEND

- Pedestrian connection
- Mount karioi cycle loop
- Walking trails
- Horse riding trails
- Potential vehicle connections
- Potential pedestrian connections
- Recreational reserves and parks
- Car Parking
- Bus stops
- Key locations
- Education
- Walking distances to key locations
- Koning proposed development area

The New Zealand Urban Design Protocol provides a platform for implementing better towns and cities through the consideration of core concepts relating to urban design. Overall, there are 7 qualities (referred to as the 7 C's) which include; Context, Character, Choice, Connections, Creativity, Custodianship and Collaboration. While all 7 of these identified components contribute to positive outcomes for urban development, in the context of the Koning Family Trust Submission, it is considered that 'Connectivity' is a significant opportunity associated with this location.

CONNECTIONS

- ▶ creates safe, attractive and secure pathways and links between centres, landmarks and neighbourhoods
- ▶ facilitates green networks that link public and private open space
- ▶ places a high priority on walking, cycling and public transport
- ▶ anticipates travel demands and provides a sustainable choice of integrated transport modes
- ▶ improves accessibility to public services and facilities
- ▶ treats streets and other thoroughfares as positive spaces with multiple functions
- ▶ provides formal and informal opportunities for social and cultural interaction
- ▶ facilitates access to services and efficient movement of goods and people
- ▶ provides environments that encourage people to become more physically active.

The ability to provide for appropriate connections, both internally and externally of the site, will become a key factor when assessing the landscape character of the submission site and the the overall benefit that can be provided through the rezoning of this land. The wider context is important as the submission sites interaction with existing vehicle, pedestrian, cycling and other recreational (e.g. horse trails) routes will begin to expose benefits for the community as a whole.

Possibly the most obvious connection benefit, associated with the Koning Family Trust submission site, is in relation to providing an east-west connection. At the south-western extent of Raglan's urban form, three key access roads (Wainui Rd, Te Hutewai Rd and Opotoru Rd) all divert south in a disconnected manner. This disconnect is a result of the existing roading pattern conforming to the ridgeline landform pattern of the surrounding area. By utilising the Koning Family Trust Property, a link could be provided between the southern extent of the Rangitahi Peninsula development (Opotoru Rd) through to Ngarunui Beach.

It is also worth identifying that the National Policy Statement on Urban Development was introduced in August 2020 and requires Councils to give effect to the objectives and policies contained within it. This includes enabling greater intensification (height and density) in high demand areas, considering outcomes relating to housing affordability, and accommodating urban growth through Future Development Strategies. The Koning Family Trust property is well positioned to respond to this direction.



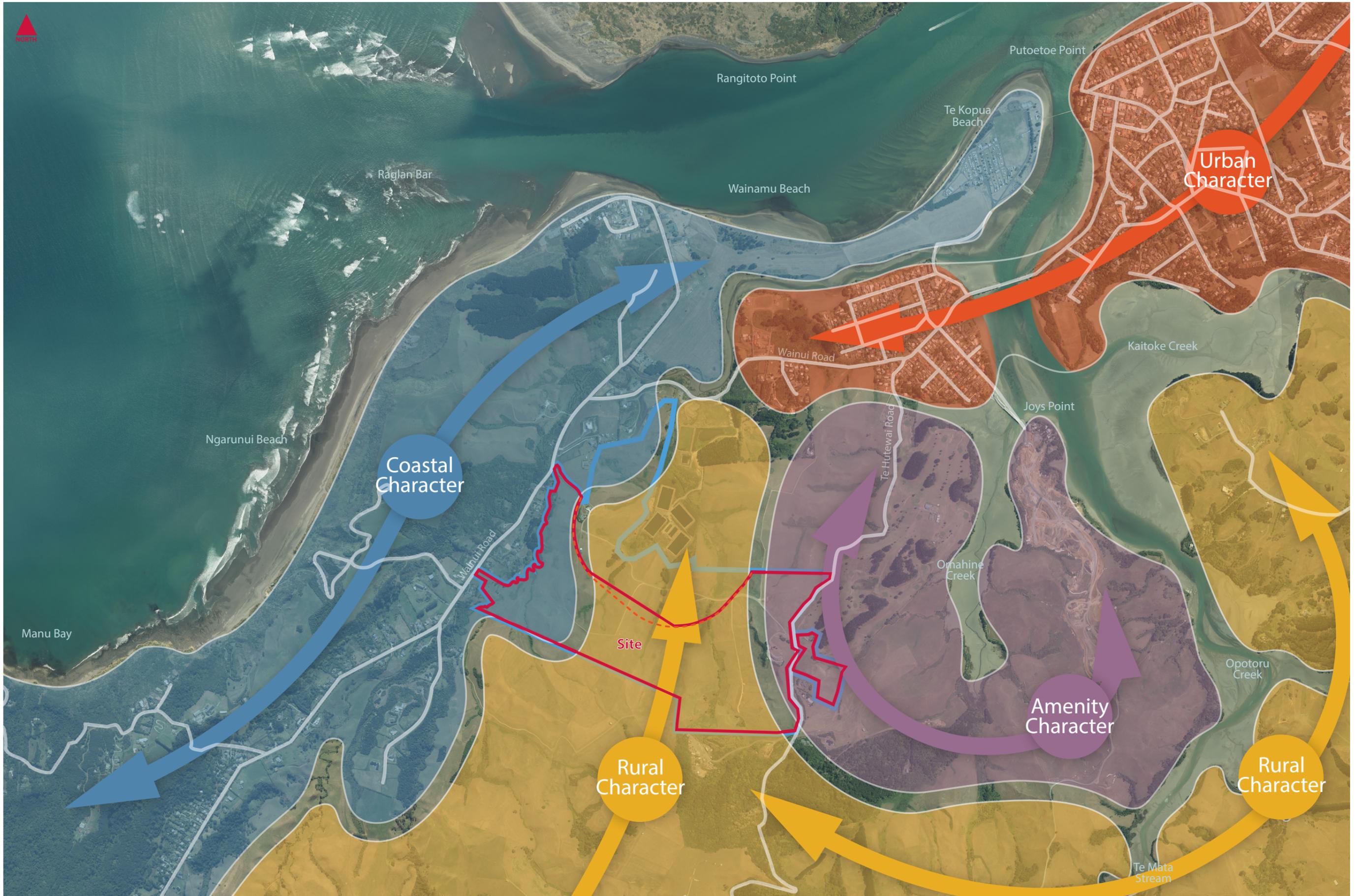
Ngarunui Beach



Poihākēna Marae. Maori Maps



Raglan Holiday Park. Papahua



CHARACTER ASSESSMENT

LEGEND

- Urban character
- Coastal character
- Rural character
- Amenity character
- Koning proposed development area

Raglan is a small (approximately 3500 people) coastal township positioned near the entrance to Whaingaroa (Raglan) Harbour, located 35km west of Hamilton City. The town is located at the end of State Highway 23, with the palm tree lined main street of Raglan directing views out across the harbour. Public walkways wrap around the coastal edge of the town and link, via a pedestrian bridge, across to the Raglan Holiday Park and Raglan Airstrip which are located on their own narrow peninsula. The town and surrounding area represent a quintessential kiwi beach lifestyle that is renowned for its creativity, café culture and exceptional natural resources (the sea and surf breaks in particular).

Wainui Road starts in the Raglan town centre and travels south west out to Ngarunui Beach and Manu Bay. At the western extent of the existing Raglan residential form, Te Hutewai Rd splits from Wainui Rd and passes alongside the Raglan Golf Club before getting to the submission property. Wainui Rd continues from the Te Hutewai Rd intersection and passes; Poihākena Marae, the estuary, the Te Kopua Whānau Camp turnoff and Wainui Reserve Bush Park before arriving at the western entrance to the submission property.

From the Raglan town centre, pedestrians are now capable of walking all the way out to Ngarunui Beach (over 4km) along roadside pathways and public walkways. This highlights the existing level of walkability in the surrounding area, with the existing walkways being well utilised.

Beyond the Wainui Reserve Bush Park there is a continuation of residential occupation along Wainui Road, with discrete clusters of development such as Whale Bay and Upper Wainui Rd, while Te Ahiawa Rd is a more recent residential development close to the western extent of the submission property. These residential areas represent an existing development trend where residential properties splinter off along plateaus, with natural separation and a degree of openness being retained by the incised valley structure of the natural landform pattern. This pattern is highlighted by the Elevation Map located on page 13.

Based on the site observations and initial landscape assessment, the area surrounding the application site has been grouped in to four high level character precincts which include; urban, amenity, coastal and rural.

URBAN CHARACTER

The Raglan settlement forms the bulk of this character area. The density is typical of a small New Zealand settlement, with a central business hub (around Bow Street) and residential development spreading outward. The residential development pattern is consistent with the sequence of historic quarter acre sections which have, over time, been further subdivided. This character area contains a range of public amenities such as the Town Hall, School, Museum, shops and restaurants/cafes and components such as formed roads, roadside parking, curb and channel edges, mown berms, street signs, power poles, lampposts and footpaths, are all common commonplace within this character area.

It is also noted that it appears the streetscape has retained a degree of openness throughout the Raglan urban area through the use of a 30m wide road reserve in many locations, as opposed to a standard 20m road reserve.

AMENITY CHARACTER

This Amenity character area comprises the Rangitahi Peninsula and the open slopes around the northern end of Te Hutewai Road (including the Golf Course) and has an interesting juxtaposition of expansiveness and containment. The degree of expansiveness is due to the gradual rise of the landform extending up toward Mt Karioi, which affords views across the series of creeks which connect to the Whaingaroa (Raglan) Harbour. At the same time, this area is relatively well sheltered by the surrounding landforms, which in my opinion results in a higher degree of pleasantness (and therefore perception of amenity). This location does not experience the same brutal exposure to the ocean that occurs on the nearby coastal character area. This character area includes the land in the north eastern corner of submission site as well as the existing primary dwelling.

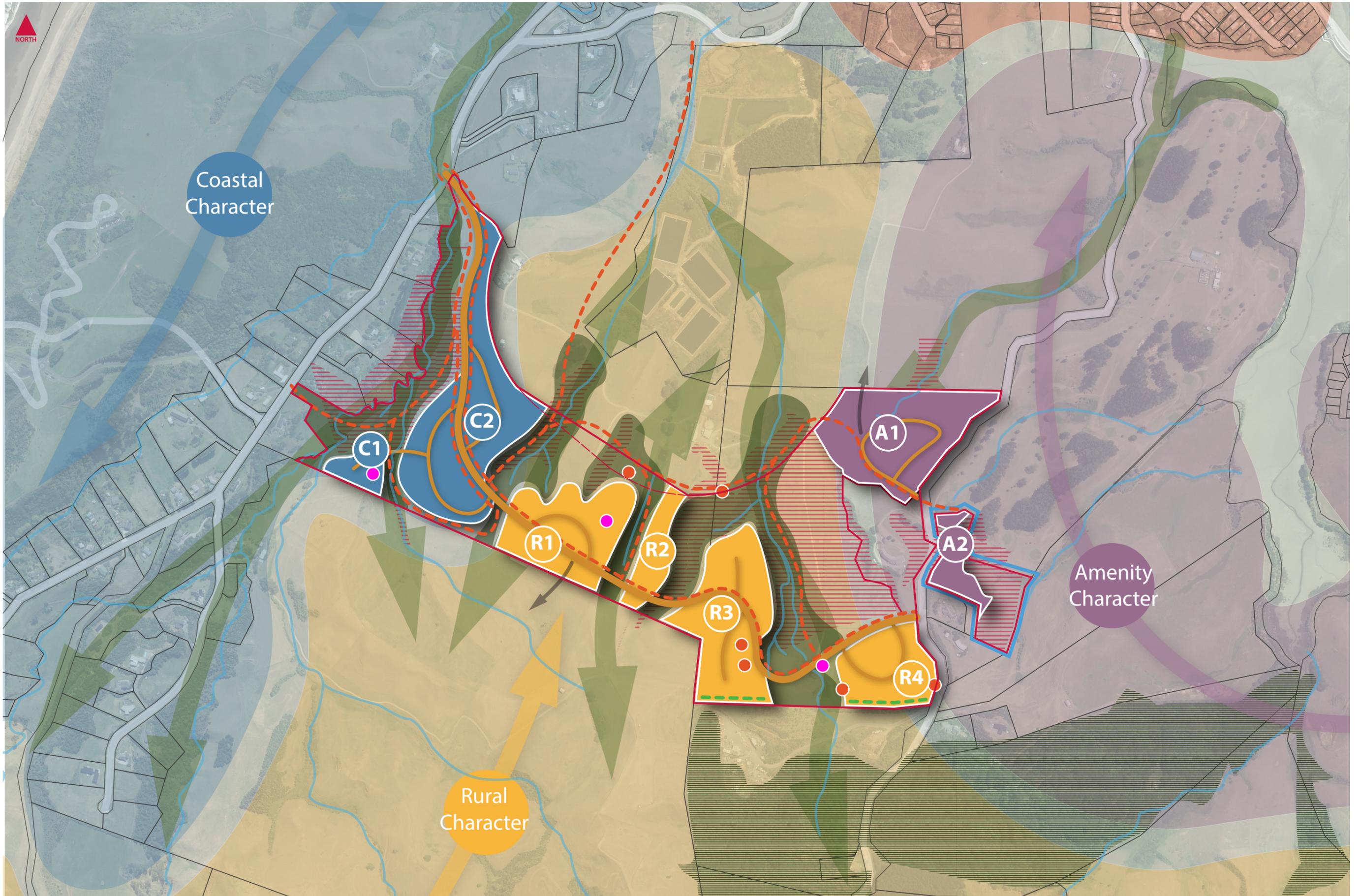
COASTAL CHARACTER

This Coastal character area wraps along the coastline and into the harbour. This includes the first ridgeline running parallel with the waters edge and the associated lifestyle development accessed along the Wainui Rd spine. Public access throughout this character area is extensive, both overland and along the series of beaches. From the elevated positions overlooking the coast, there is a high degree of exposure and wildness which defines this coastal setting. Proximity to the beach is a key factor of the existing level of development. This character area extends into the western side of the submission site.

RURAL CHARACTER

This Rural character area is the productive landscape extending south from the harbour. It includes the three designation sites of wastewater (M52), landfill/refuse transfer (M50) and reservoir/water treatment (M90). The landform characteristics are similar to the surrounding areas, however the enclosure from ridgelines and the dominant land use define this area. It forms the central portion of the submission site and merges with the adjacent productive land to the south.

The intricate pattern of incised gullies extending down toward the coastline is a prominent characteristic of the surrounding landform and will inevitably require future development of the submission site to replicate existing development patterns.



PRELIMINARY DEVELOPMENT PLAN

LEGEND

Character Areas

-  Coastal character
-  Rural character
-  Amenity character
-  Urban character

Character Development Area

-  Coastal character development
-  Rural character development
-  Amenity character development
-  Vegetation
-  Vehicle connections
-  Pedestrian connections
-  No build areas
-  Significant natural areas
-  Streams
-  Ecological corridors
-  Nzaa approved sites
-  Sites of interest
-  Koning proposed development area
-  Xtreme Zero Waste interface control
-  Vehicle connection

The preparation of a development plan is considered to be an appropriate method for directing development across the submission property. While this could have been achieved through a consent condition, the project team has agreed that it would be prudent to include the development plan as part of the PDP submission process.

The intention of the development plan for this property is to ensure an appropriate urban and landscape response to the site development. This will inform the location of developable land (free from geotechnical constraints), protection of on-site heritage features (e.g. archaeological sites), provision of vehicle/bicycle/pedestrian connectivity (both within and beyond the site), and that will enhance the existing ecological and open space values of the area. This is to be undertaken in a manner that promotes urban expansion, while enhancing community interaction and elevating the unique identity of this coastal area.

The Preliminary Development Plan on Page 18 has been prepared in collaboration with the wider project team in order to ensure that all relevant aspects are addressed. The structure plan is still conceptual (e.g. specific street and housing typologies have not been detailed or arranged), however it does provide clarity as to the intended development future of this location.

In all situations, the development areas across the site are intended to respond to the site conditions and topography. Additionally, each of the three identified character areas are intended to have a distinct typology which references the overarching character of the surrounding environment. The Development Plan provides for the following character components (outlined below), as an indication of how development of each character area could be implemented.

The proposed area of Koning Family Trust land associated with this proposal consists of approximately 63ha. At this stage, the intention is to provide a yield of around 300-400 dwellings, with the potential for individual lot sizes to be sought down to the minimum size of the standard residential zone, being 450m².

COASTAL CHARACTER AREA (C1 & C2)

This area most readily responds to the development that has occurred along the Wainui Rd extent. A design response would include; wide open berms, stormwater running into swales (e.g. no curb/channel), informal native coastal planting along the roadside, limited street lighting and readily available links to the coastal walking network immediately west of the site.

RURAL CHARACTER AREA (R1, R2, R3 & R4)

This area is adjacent to the rural productive landscape further to the south. It is backdropped by an east-west running spur yet retains views north due to the topography. A key component of this character area is the retention of open space. This could be achieved through; the strategic positioning of lots and roads to allow for expansive views, a simple mown road verge, informal planting configuration, building setbacks from the road reserve, reduced levels of street lighting, natural drainage solutions through open swales and open gullies, clustering of development on plateaus, utilisation of valleys to provide a degree of development separation, connection to wider trails and a consistency of rural fencing styles.

AMENITY CHARACTER AREA (A1 & A2)

The area is visually connected to the open space amenity afforded by the golf course and estuary inlet beyond. This is the most typical urban response to residential development across the site. It is anticipated that it could include; a highly manicured road verge, a formalised planting arrangement, defined street trees, street lighting, curb and channel formed road, individual fencing styles, and footpaths on each side of a relatively confined carriageway.

