

Appendix 1a - Recommended changes to the Applicant Proposed District Plan Amendments

Note:

- Outlined below in ~~BLACK~~ and underline text are the proposed plan changes as notified.
- Outlined below in ~~RED~~ and underline text are minor additional amendments to the proposed plan changes made by the Applicant. These amendments were made by the Applicant to better reflect proposed staging (as outlined in proposed rule 15.4.2.92) in Appendix S23 - Te Awamutu T2 Growth Cell Structure Plan.
- Outlined below in ~~BLUE~~ and underline text are the planner's proposed plan changes. These include:
 - Some minor wording changes to improve the clarity of proposed provisions;
 - Deletion of proposed provision 15.4.92 in response to legal advice received regarding staging and timing of development in the T2 Growth Cell; and
 - Addition 7 which reflects recommended changes to the planning maps.
- Consequential renumbering of provisions / references may be required throughout the Plan due to the proposed changes recommended below.

1. Add the following to Residential Zone Rule 2.4.2.4 after Rule 2.4.2.4(c)

'(d) In the Te Awamutu T2 Growth Cell Structure Plan area the minimum setback from the western rear boundary adjoining Rural zoned land shall be 4m. This rule shall not apply to retirement villages.'

2. Add the following to Residential Zone Rule 2.4.2.9

'(g) In the Te Awamutu T2 Growth Cell Structure Plan area buildings on lots adjoining the Frontier Road boundary or Pirongia Road boundary - 5m'

3. Add the following to Residential Zone Rule 2.4.2.20

'Rule 2.4.2.20 shall apply to the ~~in the~~ Te Awamutu T2 Growth Cell Structure Plan area except:

(a) All fences within the building setback from Frontier Road or Pirongia Road shall be no more than 1.2m in height, whether or not they are visually permeable.'

4. Add the following to Rule 15.4.2.69 after item (u)

'(v) ~~Te Awamutu~~ T2 Growth Cell Structure Plan Appendix 23'

5. Add the following after Rule 15.4.2.90

Te Awamutu T2 Growth Cell Structure Plan Area

15.4.2.91 In the T2 Growth Cell Structure Plan area a landscaping plan shall be prepared and implemented as a condition of subdivision consent. The landscaping plan shall be in general accordance with the Te Awamutu T2 Growth Cell Structure Plan and shall as a minimum include the following;

- (a) Overall design approach.
- (b) A planting area of a minimum of 2m wide adjoining the western boundary adjoining Rural zoned land shall be planted in a mix of native shrubs and trees with a minimum mature height of 1.5m, including specimen trees within the 2m wide area generally located near side boundaries. This rule shall not apply to retirement villages.
- (c) A plan of landscaping treatment along the Frontier Road boundary and the Pirongia Road boundary, including specimen trees. Any hedges are to be no higher than 1.2m.
- (d) Details of proposed street tree planting in accordance with Rules 15.4.2.26 and 15.2.27.
- (e) Details of wetland and reserve planting.
- (f) Landscape design for proposed neighbourhood playground.
- (g) Design and landscape treatment of cycleway and pedestrian network.
- (h) Entrance and lighting features for the retirement village.
- (i) Landscape treatment of communal recreational areas in the retirement village.
- (j) Provision for maintenance of the landscaping.

Activities which fail to comply with this rule will require resource consent for a discretionary activity.

Advice note: These rules apply in addition to the Residential Zone rules.

~~15.4.2.92 In the T2 Growth Cell Structure Plan area subdivision and development in the Stage 1 area is allowed in accordance with the Residential Zone rules, but such subdivision and development in Stage 2 is not allowed until 2035. The Deferred Zone rules apply in Stage 2 until 2035.~~

~~Activities which fail to comply with this rule will require resource consent for a non-complying activity.~~

6. Add the following new Appendix after Appendix S22

Appendix S23 - Te Awamutu T2 Growth Cell Structure Plan

S23.1 Purpose

S23.1.1 The purpose of the T2 Growth Cell Structure Plan is to enable general residential development and to incorporate a site strategically located in the centre of the cell for a retirement village, integrated with residential development to the north and south.

S23.1.2 The Structure Plan is to integrate with and complement the adjacent T1 Structure Plan area and existing residential development on Frontier Road and Pirongia Road.

S23.1.3 The structure plan covers an area of some 38ha and is located at the western extent of Te Awamutu.

S23.1.4 The structure plan is divided into two stages, with the southern Stage 1 (18.2ha) able to be development developed immediately and the northern Stage 2 (22.8ha) suitable for development able to be developed after 2035.

S23.2 Key Elements

S23.2.1 The Structure Plan is designed to have a clear and legible structure, with pedestrian and cycle connections throughout the site connecting to Pirongia Road to the north and Frontier Road to the south and integrating with the adjacent T1 Growth Cell Structure Plan. The pedestrian/ cycle connection through the retirement village is to be accommodated within a multi-use stormwater/open space swale running along the western boundary.

S23.2.2 The Structure Plan provides three local road connections into Growth Cell T1. A supporting network of local roads and cul-de-sacs for access are also shown. The internal local road cross-sections are based on an 18-20m corridor width and a 15-16m corridor width as shown on the Structure Plan. These indicative widths allow for flexibility in final cross-section design.

S23.2.3 The open space network has multiple functions of pedestrian and cycle access, stormwater detention and treatment ponds, stormwater treatment swales, ecological rehabilitation and recreational space.

S23.2.4 Key design drivers are to provide an appropriate rural interface to the west and a positive interconnected relationship with adjacent residential development to the east.

S23.2.5 The Structure Plan is staged so that the southern half (Stage 1) is enabled for development first, with the northern half (Stage 2) to be developed after 2035.

S23.3 Design Objectives

- S23.3.1 Create a walkable greenfields residential area that connects seamlessly to the neighbouring T1 Growth Cell and supports the neighbourhood commercial centre in T1.
- S23.3.2 Provide strategic east-west road connections.
- S23.3.3 Provide for a range of housing types, achieving a yield of 12-15 units per net developable hectare, with higher density development being provided through a retirement village typology.
- S23.3.4 Ensure that residential development adjoining Frontier Road and Pirongia Road is sympathetic to existing residential development.
- S23.3.5 Provide for vistas over adjoining rural land to Mt Pirongia and Mt Kakepuku.
- S23.3.6 Recognise the visual and landscape sensitivity of the interface with rural land to the west.
- S23.3.7 Reduce vehicle speeds on Pirongia Road and Frontier Road to reflect their urban character and manage the transition from a rural to an urban traffic environment.

S23.4 Design Measures

The proposed design measures to address the above key objectives are;

- S23.4.1 A buffer planting area along the western boundary, where residential development adjoins the rural area.
- S23.4.2 A combined open space area/shared pathway/stormwater swale adjoining the western boundary of the retirement village site.
- S23.4.3 A minimum building offset of 4m along the western rural boundary where residential subdivision adjoins the boundary.
- S23.4.4 A limit on fencing height of 1.2m along the Frontier Road and Pirongia Road boundaries.
- S23.4.5 A limit on building height of 5m along the Frontier Road and Pirongia Road boundaries.
- S23.4.6 A specimen tree planting requirement along the Frontier Road and Pirongia Road frontages.
- S23.4.7 Speed change gateway treatments on Pirongia Road and Frontier Road at the western extent of the structure plan area with kerb build outs and supporting landscaping and signage.

S23.4.8 Generally adopting the Residential Zone rules for consistency of built form and layout with the T1 structure plan area.

S23.4.9 A design speed environment for internal roads of 40km/hr.

S23.4.10 Provision of landscape plans at resource consent stage to include the following;

- (a) Design approach
- (b) Street tree and amenity planting
- (c) Boundary treatments including planting and fencing
- (d) Wetland and reserve planting
- (e) Reserve and recreational play space
- (f) Cycleway and pedestrian network
- (g) Entrance and lighting features for the retirement village
- (h) Communal recreational areas in the retirement village.

S23.4.11 Indicative local road cross-sections

<u>Road Reserve width</u>	<u>Carriageway width</u>	<u>Lane width</u>	<u>Cycle width</u>	<u>Street parking width</u>	<u>Front berm</u>	<u>Footpath width</u>	<u>Utilities corridor</u>
<u>18-20m</u>	<u>5.7m total width within the 18m reserve. 9m inclusive of 1.5-2m planted median within the 20m reserve.</u>	<u>5.7m total width within the 18m reserve. 3.5m each within the 20m reserve.</u>	<u>On-street in 40km/hr or lower speed zones. Shared environment plus off-carriageway paths in 50km/hr or above speed zones.</u>	<u>2.2m indented bays</u>	<u>1m both sides</u>	<u>2 @ 1.5m</u>	<u>2.55m both sides</u>
<u>15-16m</u>	<u>5.7m</u>	<u>5.7m total width</u>	<u>Shared environment on-street.</u>	<u>2.2m indented bays</u>	<u>=</u>	<u>2 @ 1.5m</u>	<u>2.55m both sides</u>

7. Amend Planning Maps 7 and 38 to rezone Stage 1 of the Te Awamutu T2 Growth Cell Structure Plan Area from Deferred Residential Zone to Residential Zone.