

MATAMATA PIAKO DISTRICT COUNCIL

Proposed Plan Change No. 31 to the Matamata-Piako
Operative District Plan

Matamata Precinct F Structure Plan and Provisions

Amendments to establish the Matamata Precinct F
Structure Plan, new objectives, policies and methods,
amendments to the Planning Maps and other
consequential amendments to the Matamata Piako
Operative District Plan

1.0 Explanation

Plan Change 31 seeks to enable development to proceed within the Matamata Precinct F Structure Plan Area. The provisions of the Plan Change enable residential uses and a neighbourhood node within a greenfield area which will integrate and support a functional and amenable environment. There is an expectation that a high standard of amenity will be achieved within the area and recognition will be given to the Precinct's unique setting through appropriate policies, methods, consent requirements and assessment criteria. The Plan Change also seeks to incorporate urban design principles into subdivision and building design. Provision is made for neighbourhood nodes, being local convenience focal points for the developing neighbourhood.

The Matamata Precinct F Structure Plan maps set out the significant structural elements that the Council wishes to see achieved in the area. The zones and overlays are illustrated on the proposed District Plan planning maps and those contained in the proposed Appendix 13.2. The structural elements shown include the roading and reserve network, stormwater areas, density overlays and the location of the neighbourhood nodes.

The zones that have been applied to the Matamata Precinct F Structure Plan Area are the Residential and Rural-Residential Zones. These replace the former areas zoned Rural and Rural-Residential. The Plan Change also rezones sites to residential on Hinuera Road and within Eldonwood Drive which already exhibit a residential character.

At the time of subdivision, all applications within the Precinct F Structure Plan Area will be assessed (among other things) with regard to the extent to which they are consistent with the Precinct F Structure Plan and the relevant assessment criteria. In particular the expectation is that any subdivision proposal will achieve the structural elements that are shown on the Structure Plan.

Proposed Plan Change 31 seeks to amend the Operative District Plan as follows:

- (a) Amendments to Planning Maps 14 and 34 and the map legend to identify the Structure Plan Area.
- (b) Insertion of a new Appendix 13.2 Matamata Precinct F Structure Plan Area.
- (c) Amendments to the table of contents
- (d) Amendments to Part A Section 2.3.4 to establish new issues, objectives, policies, methods and explanations for the neighbourhood nodes.
- (e) Amendments to Part A Section 3.4.2 to establish new objectives, policies, methods and explanations for the Precinct F Structure Plan.
- (f) Amendments to Part A Section 3.5.2 to add new methods.
- (g) Amendments to Part B – Rules – 1.4 to add new assessment criteria for Restricted Discretionary Subdivision activities, Neighbourhood Nodes and Comprehensive Residential Development.
- (h) Amendments to Part B Rule 1.5.2
- (i) Amendments to Part B Section 2.2 to add additional activities to the Activity Table.
- (j) Amendments to Development Standards in Part B Rules 3.1, 3.1.1, 3.1.2, 3.1.3, 3.2, 3.2.1, 3.2.2, 3.5.2.
- (k) Amendments to Part B Section 4 by adding new activity related performance standards for Neighbourhood Nodes and Comprehensive Residential Developments.
- (l) Amendments to Part B Table 6.1.1 to add additional activities to the Activity Table.
- (m) Amendments to Part B Rule 6.1.3.
- (n) Amendments to Part B Rule 9.1.1
- (o) Insertion of new definitions
- (p) Identification of additional significant trees
- (q) Insertion of additional explanations in Appendix 13.2

2.0 Format of Proposed Plan Change Provisions

Part 3 (following) sets out the amendments to the District Plan that comprise the Proposed Plan Change. The following sections are formatted as follows:

Instructions are in normal bold font, for example "**Insert** new Section".

Existing District Plan provisions are in standard font, for example "the purpose of this control is to..."

New provisions to be inserted are in underlined font, for example "Matamata Precinct F Plan Change".

Existing District Plan or Plan Change text to be deleted is in strikethrough font, for example "~~the purpose of this control is to~~".

3.0 Proposed Plan Change 31 Provisions

Planning Maps

Modifications made to the Planning Maps are as follows:

Amend the zoning on Planning Maps 14 and 34 as they relate to the area identified for rezoning – refer Attachment 1.

Amend the Map Legend to include an overlay annotation for “Precinct F Structure Plan Area” and make reference to “Appendix 13.2”.

Insert new Appendix 13.2 Matamata Precinct F Structure Plan Area Diagram 1 Density Areas and Appendix 13.2 – Matamata Precinct F Structure Plan Area Diagram 2 Movement and Open Space Network (refer Attachment 1).

Table of Contents

Modifications made to the Table of Contents are as follows:

Insert reference to the Proposed Plan Change provisions as follows [page numbers to be finalised]:

1.4.20A Subdivision - Restricted Discretionary Activities

1.4.31 Neighbourhood Node - Restricted Discretionary Activities

1.4.32 Comprehensive Residential Development - Restricted Discretionary Activities

4.13 Neighbourhood Nodes – Mixed Use

4.14 Comprehensive Residential Developments

Appendix 13.2 Matamata Precinct F Structure Plan

Objectives and Policies

Modifications made to Part A – Issues, Objectives and Policies are as follows:

Insert an new issue statement to Section 2.3.4 Business as follows:

- The provision of local retail opportunities serving the day-to-day convenience needs of residents in a residential area can strongly influence the attractiveness and functioning of that area and the wellbeing of people.

Amend Section 2.4 Sustainable Management Strategy by adding a new objective, policy, method and explanation to 4. Business as follows:

Outcome Sought (Objectives)	Solutions (Policies)	Implementation (Methods) Refer to the following sets of controls and reasons for chosen methods	Explanations and Reasons for Objectives and Policies
<p>4. BUSINESS</p> <p>02 <u>To achieve neighbourhood nodes in appropriate locations to provide local-scale convenience.</u></p>	<p>P2 <u>Subdivision and development should provide Neighbourhood Nodes in general accordance with a structure plan and within walking distance of their residential catchments. The Neighbourhood Node should be of a scale, form and include activities consistent with surrounding residential areas, serve a local convenience function for new or growing residential areas and avoid compromising the viability and vitality of a town centre.</u></p>	<ul style="list-style-type: none"> • <u>Development Controls, Section 3</u> • <u>Activity Related Performance Standards, Section 4</u> • <u>Performance Standards, Section 5</u> • <u>Subdivision, Section 6</u> 	<p><i><u>The objective and policy seeks to encourage the development of neighbourhood convenience nodes to provide for the day to day needs of residents within growing residential areas of the District's towns. Neighbourhood nodes are identified in appropriate locations on structure plans.</u></i></p>

Amend Section 3.4.2 Subdivision by adding a new objective, policy, method and explanation as follows:

Outcome Sought (Objectives)	Solutions (Policies)	Implementation (Methods) Refer to the following sets of controls and reasons for chosen methods	Explanations and Reasons for Objectives and Policies
<p>O6 <u>To achieve subdivision in Precinct F, Matamata which provides a high standard of amenity, walkability, safety and convenience, provides a range of densities and contributes to the creation of a positive sense of place and identity reflecting the “garden city” character of Matamata.</u></p>	<p>P5 <u>To ensure that subdivision within Precinct F Matamata:</u></p> <ul style="list-style-type: none"> (i). <u>contributes to the implementation of the structure plan and provide a high quality of amenity and urban design.</u> (ii). <u>provides an integrated and connected road, walkway and reserve network, including establishing a collector road between Station Road and Hinuera Road / Firth Street.</u> (iii). <u>establishes the pedestrian walkway on the boundary of the Precinct and the Rural Zone as a landscape buffer and pedestrian and cycle trail between Station Road and Hinuera Road / Firth Street.</u> (iv). <u>provides a range of lot sizes and urban densities, with lower density subdivision adjoining the rural area.</u> (v). <u>is accompanied by the provision of appropriate infrastructure and utilise low impact stormwater management techniques to service the needs of an urban area.</u> (vi). <u>maintains long-term opportunities for the development of the neighbourhood nodes.</u> 	<ul style="list-style-type: none"> • <u>Structure Plan – Appendix 13.2</u> • <u>Subdivision, Section 6</u> • <u>Design Assessment Criteria, Section 1</u> 	<p><u>The Matamata Precinct F Structure Plan envisages that growth in residential population in the south-west of the town will be guided by the following general principles:</u></p> <ul style="list-style-type: none"> (i). <u>That growth of the town within the precinct should be contained within legible boundaries.</u> (ii). <u>That the precinct should provide a mix of residential densities and housing types, recreational opportunities and neighbourhood convenience activities to support a sustainable neighbourhood.</u> (iii). <u>That the precinct should develop in an integrated manner, particularly with respect to the road network to support a walkable and connected neighbourhood that integrates with Matamata.</u> <p>(refer also to Appendix 13.2)</p>

Amend Section 3.5.2 Amenity by adding a Implementation (method) to “2. Design, Appearance and Character Of Built Environment” as follows:

- Design Assessment Criteria, Section 1
- Activity Related Performance Standards, Section 4

Assessment Criteria

Modifications made to Part B – Rules – 1.4 Assessment Criteria For Restricted Discretionary, Discretionary And Non-Complying Activity Resource Consent Applications are as follows:

Insert a new Section 1.4.20A Subdivision - Restricted Discretionary Activities as follows:

1.4.20A Subdivision - RESTRICTED DISCRETIONARY ACTIVITIES

1. For restricted discretionary activity subdivision consent applications provided for in Table 6.1.1, Council has restricted its discretion to the consideration of the following matters (refer 2. below for assessment criteria) and may impose conditions of consent in relation to these:

- (a) Structure Plan
- (b) Design and Layout
- (c) Development Suitability
- (d) Activities with Resource Consents
- (e) Servicing
- (f) Future Urbanisation
- (g) Geotechnical matters
- (h) Natural Hazards
- (i) Remediation of soil contamination and verification of effective completion of works
- (j) Earthworks, silt and sediment control.
- (k) Transportation
- (l) Maintenance of the opportunity for a Neighbourhood Node (as identified on a structure plan).
- (m) Development Contributions under Section 7 and the Local Government Act 2002

2. Applications for Restricted Discretionary Activity Resource Consent for subdivision will be assessed against the following criteria.

- (a) Structure Plan

Whether the subdivision is consistent with the relevant Structure Plan (refer Appendix 13) and does not preclude the achievement of the structural elements identified therein.

(b) Design and Layout

- (i) Whether the subdivision is in general accordance with the relevant structure plan and subdivision design assessment criteria (below), and/or whether the subdivision gives appropriate consideration to the design and layout of reserves, walkways and cycle ways and street design, including connections to neighbouring properties. Conditions may be imposed to ensure access to adjoining sites is maintained through either the street network or the provision of walkways and cycle ways, particularly where community facilities, reserves and other residential or commercial areas are located nearby.

Road, reserve and access networks design assessment criteria

- The layout and design of roading and open space networks as indicated on a relevant structure plan should achieve connectivity within and between neighbourhoods.
- Road patterns should be logical and contribute to the legibility of the area and should maximise convenient access to arterial and collector roads, schools, reserves, neighbourhood node, employment and a town centre.
- Neighbourhood nodes (where provided on a structure plan) should be located on collector roads and adjoining or opposite a reserve.
- Safe pedestrian and cycle routes should be integrated with road and reserve design and should match desire lines.
- Layouts should retain existing mature trees, preferably in reserves or road reserves, where these contribute to existing site amenity.
- Layouts should implement identified pedestrian walking trails and provide appropriate hard and soft landscaping designs.

Block size, lot type and orientation design assessment criteria

- Blocks should be of a scale and shape to achieve a permeable street layout.
- Blocks and lots should be designed to enable future dwellings with good solar access.
- As many lots as possible should front onto and be accessed directly from a legal road. Rear lots should generally be avoided.
- A variety of lot sizes should be provided.
- Lots should generally have a depth that is twice the width of the lot.
- Lots intended for comprehensive housing developments, where within the Comprehensive Housing Development Overlay, should be of an appropriate size, shape and orientation and should have adequate frontage with a road to support the development of housing in general accordance with the relevant design assessment criteria and provide for the development of infrastructure and roads illustrated on the relevant structure plan.

Roads and accessways design assessment criteria

- Road cross-sections should be appropriate to the nature of the service they provide and also reflect urban design legibility considerations in addition to transport engineering.
- Local traffic management measures such as road narrowing, tightened intersection corners, chicanes, raised table pedestrian crossing points and material differentiation should be applied to limit the speed of vehicles on local roads to enhance safety, movement and amenity for pedestrians and cyclists.
- A consistent palette of traffic management tools should be used in a given development area or neighbourhood.
- Generous street tree planting should be provided on all roads.
- Street trees and landscaping with slender trunks and foliage above 1.5 to 1.8m should be utilised with consideration to utility assets above and

underground, on-going maintenance, the life-cycle and the effects on adjoining building sites and properties.

- Where jointly owned private ways or right of ways are required, they should be generous in width and if passing between adjacent lots, be short and avoid sharp bends, and comply with section 6.2.3 and the Council's Development Manual.
- For roads with identified parking bays, the position of parking bays should be designed with recognition of the likely position of driveway crossings onto lots.

Reserve design assessment criteria

- Reserves should be distributed in general accordance with the locations shown on a Structure Plan.
- Reserves should generally be reasonably flat, and be designed and located to provide a focal point for the neighbourhood.
- Reserves associated with neighbourhood nodes should be larger than other local reserves in recognition of their central community function.
- Clear sight lines into all areas of reserve should generally be available from public roads (as a first priority) or nearby dwellings. Reserves should generally be fronted by two public roads.
- Trees and any structures should be positioned for winter shelter and summer shade, to maximise the focal qualities of any reserve, and to reinforce any linkages from the reserve to other areas.
- Reserves should be located and designed to retain any existing significant vegetation.
- Reserves should have relatively low maintenance planting.
- Adjoining drainage reserves for stormwater infrastructure should be designed and located to avoid adverse effects on the use and function of recreation reserves.

- (ii) Whether the subdivision provides for the natural, vegetation (including individual trees) or heritage features of the site which are protected, or warrant protection or enhancement and the use of legal instruments such as covenants to secure protection.

(c) Development Suitability

The Development Suitability Criteria in Section 1.2.

(d) Activities with Resource Consents

The size and frontage of the new lot created should be appropriate to the approved activity.

(e) Servicing

- (i). Whether sites can be adequately serviced for stormwater, wastewater, water supply and utilities.
- (ii). Whether the subdivision is in general accordance with any Council adopted Development Manual for urban subdivision.
- (iii). Whether the layout of building platforms and underground services is appropriate to avoid adverse effects on infrastructure.

- (iv). Whether there is a need for easements or other mechanisms for securing access to services or utilities on sites.
- (v). The effects on the public services the Council is responsible for in the locality or District and which the residents or occupants of the subdivided or developed area would make use of, generate a need for, or have an impact on (and for which "development contributions" may be required to offset adverse effects).
- (vi). The undergrounding of any utility lines within or outside the site being subdivided.
- (vii). Whether subdivision provides appropriate infrastructure in a coordinated manner, ensuring that subdivision, development and the provision of infrastructure keep pace with each other.
- (viii). Notwithstanding the matters in criteria (vii) above, for the first subdivision or development proposal in Precinct F Matamata (refer Planning Maps and Appendix 13.2) the Council reserves discretion to ensure that the first resource consent application is of an appropriate scale so that the Council's financial exposure for any required infrastructure upgrades to the reticulated network is limited and mitigated (also refer 1.4.20A.2.(f)), and so that infrastructure is provided in a coordinated manner. The appropriate threshold for the first subdivision or development proposal is 50 lots.

Exemption to this criteria may apply to subdivision and development proposals in Precinct F Matamata that provide alternative solutions to supply water and wastewater treatment, which are subject to approval by Council.

- (ix). Whether the subdivision is consistent with any approved discharge consent, and/or relevant regional technical publication and appropriate measures are proposed to avoid, remedy or mitigate the effects of stormwater discharges on the subdivision and any other site or property; and
- (x). In an identified Structure Plan Area, whether low impact stormwater management practices, including rainwater detention, reuse and groundwater recharging are proposed to be utilised. Council maintains a discretion to impose conditions of consent and consent notices on certificates of title specifying the requirements for stormwater detention and low impact stormwater management practices that all development must comply with.

(f) Future Urbanisation

The location of the building platform (also refer Section 1.2.2 Development Suitability) on lots with a size greater than 1500 m² should not compromise the future servicing and development of the lot for more intensive future residential purposes. Applications will need to demonstrate how future urbanisation has been considered in the location of building platforms. Council maintains a discretion to impose conditions of consent and consent notices on certificates of title specifying the location of a building platform to secure long-term opportunities, which may not be provided for in this District Plan, for urbanisation.

(g) Geotechnical Matters

Whether the subdivision lots are suitable for the development of buildings.

(h) Natural Hazards

The provisions of 1.4.21 apply.

- (i) Remediation of soil contamination and verification of effective completion of works.
- (i) Whether, upon investigation, soil has been found to be contaminated by substances associated with rural activities, horticultural uses or other contaminating uses.
 - (ii) Whether, in instances where contaminants have been identified as being present, appropriate remediation works can be undertaken to satisfactorily deal with any potential adverse effects on human health.
 - (iii) Whether mitigating measures can be adopted to deal with any potential effects (if any) of undertaking these works.
- (j) Earthworks, silt and sediment control
- (i) Whether earthworks are to be undertaken with the establishment and maintenance of recognised methods and techniques for the retention of sediment on site and the prevention of discharges of sediment off-site or into waterbodies.
 - (ii) Whether site management methods and techniques will be put in place to ensure that vehicle movements to and from the site or location where earthworks are being undertaken do not result in any material being deposited on public roads creating a hazard or a nuisance to road users.
- (k) Transportation
- Whether subdivision addresses, and where necessary mitigates the extent and nature of effects from additional traffic on the State Highway network.
- (l) Maintenance of the opportunity for a Neighbourhood Node (as identified on a structure plan).
- Whether the subdivision creates a lot or lots which are of a suitable size and dimension to facilitate the development of a Neighbourhood Node to serve the local residential catchment once developed and is in the general location(s) shown on a relevant Structure Plan.
- (m) Development Contributions
- The provisions of Rule 1.3.4 apply.
- Reserves proposed to be vested with Council shall be in general accordance with the relevant Structure Plan.

Objectives/Policies		
<u>See objectives and policies in Section 1.2</u>		
<u>2.4.1</u>	<u>O1</u>	<u>P2</u>
<u>2.4.4</u>	<u>O2</u>	<u>P2</u>
<u>3.1.2.2</u>	<u>O1</u>	<u>P1, P2, P3, P4</u>
<u>3.3.2</u>	<u>O1</u>	<u>P3</u>
<u>3.4.2</u>	<u>O1, O4, O5</u>	<u>P1, P3, P4</u>
<u>3.8.2</u>	<u>O4, O6</u>	<u>P5</u>
<u>3.9.2.1</u>	<u>O1, O2</u>	<u>P1, P2</u>

Explanation:

The minimum number of 50 lots provides a reasonable critical mass and commitment from the applicant to contribute to the funding of the proposed infrastructure upgrades. To achieve the threshold of 50 lots small proposals may be required to coordinate to provide an overall minimum number of lots. All proposals will be subject to the requirements of

criteria 1.4.20A.2.(f) and/or Council's Development Contributions Policy which may include the use of private development agreements.

Subsequential amendments

Amend rule 1.3.4(i) development suitability and 1.3.4(ii) Development contributions by deleting the words "controlled activity"

Add in rule 7.1 the following

"(viii) A private development agreement shall be entered into with a developer. This agreement is in lieu of the development contributions within the Long Term Council Community Plan so as to ensure that an appropriate level of service is provided for infrastructure and or services. The agreement must clearly state:

- The rationale for the agreement
- The details of the agreement
- The basis of any cost sharing
- How and when the associated infrastructure will be provided; and
- Which lot(s) the agreement refers to"

Insert a new Section 1.4.31 Neighbourhood Node - Restricted Discretionary Activities as follows:

1.4.31 Neighbourhood Node - Restricted Discretionary Activities

- (1) For restricted discretionary activity buildings and development in a Neighbourhood Node complying with Rule 4.13, Council has restricted its discretion to the consideration of the following matters (refer 2. below for assessment criteria) and may impose conditions of consent in relation to these:
 - (a) Structure Plan
 - (b) Location and Size
 - (c) Design
 - (d) Servicing
 - (e) Earthworks, silt and sediment control.
 - (f) Design of dwellings
 - (g) Development Contributions
- (2) Applications for Restricted Discretionary Activity Resource Consent for buildings and development in a Neighbourhood Node will be assessed against the following criteria.
 - (a) Structure Plan

Whether the development is consistent with the relevant Structure Plan (refer Appendix 13) and does not preclude the achievement of the structural elements identified therein.
 - (b) Location and Size

Whether the Neighbourhood Node is located in general accordance with a Structure Plan (refer Appendix 13), and is of a size to serve local convenience needs of the neighbourhood but not undermine the function of a town centre as the primary retailing and commercial activities centre.

(c) Design

- (i) Whether the development is consistent with the relevant design assessment criteria (below).

Planning, Position and Orientation design assessment criteria

- Neighbourhood Node should be located on a site that directly adjoins a road and is located adjoining or opposite a reserve that provides a recreation focal point for the neighbourhood.
- A Neighbourhood Node should provide an appropriately located and designed courtyard or square to allow informal outdoor seating.
- Fencing on the boundary between a Neighbourhood Node and the related reserve and road should be avoided.
- A Neighbourhood Node should accommodate most associated parking on site, but should provide some on-street parking on one or more of the frontage roads, preferably in 90 degree bays.
- Where buildings do not front roads, landscaped or open space areas (courtyard or square) should be provided between the building and the main road frontage, and parking in these areas should be avoided.
- Outdoor storage should be concealed from view from a road, reserve and adjoining dwellings by the configuration of the building, screening or landscaping.
- Cycle racks should be provided at a convenient and sheltered location.

External appearance design assessment criteria

- The buildings of a Neighbourhood Node should be built generally abutting the boundary of the adjoining road, and designed to address the road with an active frontage treatment. Buildings may be set back from the road boundary where a courtyard or square is provided in front of the buildings.
- When viewed from any public space the buildings should create visual interest through modulation, articulation, roof form, openings, and variation, and avoid a continuous flat or blank building frontage to the road and/or reserve.
- Canopies should be provided along the road frontage (as a minimum) and other locations as required for dry access to the main entry(s) from at least some of the car parking.
- Buildings should exhibit proportions and forms complementary to nearby residential development.
- Building height should provide interest and identity or define local landmarks.
- Corners of buildings should be emphasised and are appropriate locations for architectural elements that are higher than the other buildings on site.
- Signage should be designed to fit with the building and attached to the building rather than on freestanding signs.

Mix of activities design assessment criteria

- A Neighbourhood Node should contain a wide mix of activities to serve the day to day convenience needs of the neighbourhood if possible.
- Activities which open out towards (and ideally have outdoor spaces facing or overlooking the edge of) the road or reserve, such as cafes and restaurants, are particularly encouraged.
- Any childcare facility should have a safe and secure outdoor play area and a separate access. Parking and drop off for childcare activities should be provided in an identified and marked area close to the entrance to the childcare facility.

- Any upstairs residential dwellings should be provided with a usable and private balcony or similar outdoor space, directly accessible from the main living area.
- Views from the main living area of upstairs residential dwellings should have outlook over the reserve or road as a preference.
- The main entrance to the upstairs residential dwellings from the outside should be provided separately from the entrance to the ground floor tenancies.

(ii) Whether the design of the development can appropriately manage vehicle access, and loading and car parking requirements as provided for in section 9.

(iii) Whether the design and layout of the development can ensure that activities (including outdoor activities) can adequately avoid, remedy or mitigate adverse effects on adjoining properties.

(d) Servicing

Whether the development can be adequately serviced for stormwater, wastewater, water supply and utilities.

(i) Whether sites can be adequately serviced for stormwater, wastewater, water supply and utilities.

(ii) Whether the development is in general accordance with any Council adopted Development Manual.

(iii) Whether the layout of building platforms and underground services is appropriate to avoid adverse effects on infrastructure.

(iv) Whether there is a need for easements or other mechanisms for securing access to services or utilities on sites.

(v) The effects on the public services the Council is responsible for in the locality or District and which the residents or occupants of the subdivided or developed area would make use of, generate a need for, or have an impact on (and for which "development contributions" may be required to offset adverse effects).

(vi) The undergrounding of any utility lines within or outside the site being developed.

(vii) Whether development provides appropriate infrastructure in a coordinated manner, ensuring that development and the provision of infrastructure keep pace with each other.

(viii) Whether the development is consistent with any approved discharge consent, and/or relevant regional technical publication and appropriate measures are proposed to avoid, remedy or mitigate the effects of stormwater discharges on the development site and any other site or property; and

(ix) In an identified Structure Plan Area, whether low impact stormwater management practices, including rainwater detention, reuse and groundwater recharging are proposed to be utilised. Council maintains a discretion to impose conditions of consent and consent notices on certificates of title specifying the requirements for stormwater detention and low impact stormwater management practices that all development must comply with.

(e) Earthworks, silt and sediment control.

The provisions of 1.4.20A.2.j apply.

(f) Design of dwellings

The provisions of 1.4.32 apply as relevant.

(g) Development Contributions

The provisions of Rule 1.3.4 apply.

Objectives/Policies		
<u>2.4.4</u>	<u>O2</u>	<u>P2</u>
<u>3.3.2</u>	<u>O1</u>	<u>P3</u>
<u>3.4.2</u>	<u>O5</u>	<u>P4</u>
<u>3.5.2.2</u>	<u>O1, O2</u>	<u>P1, P3, P5</u>
<u>3.5.2.3</u>	<u>O1, O2</u>	<u>P1, P2</u>
<u>3.5.2.4</u>	<u>O2</u>	<u>P1</u>

Insert a new Section 1.4.32 Comprehensive Residential Development - Restricted Discretionary Activities as follows:

1.4.32 Comprehensive Residential Development - Restricted Discretionary Activities

(1) For restricted discretionary activity Comprehensive Residential Development complying with Rule 4.14, Council has restricted its discretion to the consideration of the following matters (refer 2. below for assessment criteria) and may impose conditions of consent in relation to these:

- (a) Structure Plan
- (b) Design
- (c) Servicing
- (d) Earthworks, silt and sediment control
- (e) Maintenance of the opportunity for a Neighbourhood Node (as identified on a structure plan)
- (f) Development Contributions

(2). Applications for Restricted Discretionary Activity Resource Consent for Comprehensive Residential Development will be assessed against the following criteria.

(a) Structure Plan

Whether the development is consistent with the relevant Structure Plan (refer Appendix 13) and does not preclude the achievement of the structural elements identified therein.

(b) Design

Whether the development is consistent with the relevant design assessment criteria (below).

Location, extent, and mix design assessment criteria

- Every Comprehensive Residential Development should include a range of dwelling options.

- Higher dwelling densities should be located adjoining a neighbourhood node or reserve, with densities reducing the greater the distance from these features.
- Larger scale Comprehensive Residential Developments should be designed to deliver:
 - outcomes in general accordance with a structure plan;
 - interconnected public roads;
 - neighbourhood reserve networks.

Public interface design assessment criteria

- The majority of dwellings should front roads.
- Dwellings fronting roads should be located such that part of the dwelling is as close to the road frontage as possible.
- As many dwelling plans as possible should have a public front and more private side or rear, including main living rooms, facing and opening generally to the northwest or northeast
- Driveways and garaging should generally be located close to the southernmost side boundary of the resultant lot.
- Garage doors should be at least 6 metres back from the boundary with the road.
- Dwellings adjacent to a road or reserve or other form of open space feature should have at least one window from a living room, dining room or kitchen that enables views to the road, reserve or feature.

External appearance design assessment criteria

- A transition in height and scale between the new development and any neighbouring buildings should be provided.
- When viewed from any public space buildings should create visual interest through modulation, articulation, roof form, openings, and variation, and avoid a continuous flat or blank building frontage to the public space.
- Secondary elements such as balconies, canopies, porches, bay windows, dormers and pediments should also be used to break up continuous mass and large roof forms.
- Garage doors should not dominate the road elevation.
- Where similar buildings are grouped or joined together individuality should be provided to each dwelling through devices such as individualised front doors, architectural detail, window boxes, colour schemes, materials and so on.
- The style and materials used for any walls or fences forward of the front face of a dwelling should relate directly to the style and materials of the dwelling and the height of these structures should not exceed 1.2 metres.

Planning, position and orientation design assessment criteria

- Buildings should be oriented and located to define external spaces that allow adequate daylight to dwellings and sunlight to main living rooms and private outdoor spaces.
- Buildings should be positioned to minimise overshadowing or visual domination of adjoining private outdoor spaces.
- Site layouts should retain any existing mature trees where they contribute to site amenity.

Private outdoor spaces design assessment criteria

- Every dwelling should be provided with a flat private outdoor space located to the north, east or west of the dwelling and directly accessible from it.

- Private outdoor space should not be positioned solely at ground level between the dwelling and any road boundary, though secondary semi private spaces such as verandahs may be positioned in this location.
- Outdoor space on site should also include service areas for bin storage and should include provision of an outdoor washing line.
- Ground level private outdoor space should be protected from being overlooked from windows and private outdoor spaces of adjacent dwellings.

Parking and access design assessment criteria

- Use of space on the development site for the turning and manoeuvring of vehicles should be minimised.
- Outdoor parking spaces, shared vehicle access routes and any pedestrian routes on site should have adequate dimensions and be well lit for night time visibility and security.
- Outdoor parking and access areas serving more than two dwellings should include attractive hard and soft landscape features where visible from publicly accessible locations.

(c) Servicing

Whether the development can be adequately serviced for stormwater, wastewater, water supply and utilities.

- (i) Whether sites can be adequately serviced for stormwater, wastewater, water supply and utilities.
- (ii) Whether the development is in general accordance with any Council adopted Development Manual.
- (iii) Whether the layout of building platforms and underground services is appropriate to avoid adverse effects on infrastructure.
- (iv) Whether there is a need for easements or other mechanisms for securing access to services or utilities on sites.
- (v) The effects on the public services the Council is responsible for in the locality or District and which the residents or occupants of the subdivided or developed area would make use of, generate a need for, or have an impact on (and for which "development contributions" may be required to offset adverse effects).
- (vi) The undergrounding of any utility lines within or outside the site being developed.
- (vii) Whether development provides appropriate infrastructure in a coordinated manner, ensuring that development and the provision of infrastructure keep pace with each other.
- (viii) Whether the development is consistent with any approved discharge consent, and/or relevant regional technical publication and appropriate measures are proposed to avoid, remedy or mitigate the effects of stormwater discharges on the development site and any other site or property; and
- (ix) In an identified Structure Plan Area, whether low impact stormwater management practices, including rainwater detention, reuse and groundwater

recharging are proposed to be utilised. Council maintains a discretion to impose conditions of consent and consent notices on certificates of title specifying the requirements for stormwater detention and low impact stormwater management practices that all development must comply with.

(d) Earthworks, silt and sediment control.

The provisions of 1.4.20A.2.j apply.

(e) Maintenance of the opportunity for a Neighbourhood Node (as identified on a structure plan).

Whether the proposal maintains opportunities to facilitate the development of a Neighbourhood Node in the general location(s) shown on a relevant Structure Plan.

(f) Development Contributions

The provisions of Rule 1.3.4 apply.

Objectives/Policies		
3.3.2	O1	P3
3.5.2.2	O1, O2	P1, P2, P3, P4, P5, P6
3.5.2.4	O1, O2	P1, P2, P3, P4, P5

1.2.2 Development Suitability subsequently amend clause 1.2.2(ii)B to “Future urbanisation (dwellings within the residential and rural – residential zones)”

Notified and Non-Notified Consents

Modifications made to Section 1.5 are as follows:

Insert a new Section 1.5.3 Non-Notified Restricted Discretionary Activities Consents as follows:

1.5.3 Non-Notified Restricted Discretionary Activities Consents

Except as provided for by Section 94C of the Resource Management Act 1991, applications for restricted discretionary activities in Rule 6.1.1 and considered to be in general accordance with a Structure Plan, or for a restricted discretionary activity Neighbourhood Node or Comprehensive Residential Development will be considered without notification.

Activity Status

Modifications made to Section 2.2 are as follows:

Amend Section 2.2 Activity Table by inserting new rules as follows and subsequently renumber:

Activity	Rural-Residential	Residential
3.2 <u>One dwelling per urban site within an identified structure plan**</u>	<u>P</u>	<u>P</u>

Activity	Rural-Residential	Residential
3.4 <u>Two or more dwellings per urban site within an identified structure plan** (excluding Comprehensive Residential Development – refer 3.12 below)</u>	<u>D</u>	<u>D</u>
3.14 <u>Comprehensive Residential Development located within the Comprehensive Residential Development Overlay identified on a Structure Plan and complying with the additional performance standards of Rule 4.14.</u>		<u>RD</u>
3.15 <u>Activities within a Neighbourhood Node identified on a structure plan and complying with the additional performance standards of Rule 4.13.</u>		<u>P</u>
3.16 <u>New buildings for a Neighbourhood Node identified on a structure plan and complying with the additional performance standards of Rule 4.13.</u>		<u>RD</u>

** Identified Structure Plans include:

- Precinct F, Matamata (refer Planning Maps and Appendix 13.2)

Insert additional cross-references to objectives and policies into Section 2.2 as follows:

<u>2.4.4</u>	<u>O2</u>	<u>P2</u>
<u>3.4.2</u>	<u>O6</u>	<u>P5</u>

Development Controls

Modifications made to the Development Controls are as follows:

Add the following additional clause after the title 3.1 Residential Zone and 3.2 Rural and Rural-Residential Zones.

* Except that these provisions may be altered where alternative provisions apply through covenant or consent notice registered on a certificate of title that has been approved by Council through a subdivision consent.

Amend Section 3.1.1 Building Envelope - Development Controls - Residential Zone for “(iii) Yards” by inserting within the existing column the heading “General” and a new column and rural yard rule as follows:

		<u>Except where within an identified Structure Plan</u>
--	--	---

		(refer Activity Table 2.2) the following apply:
Front	5.0 m	<u>2.0m</u>
Side	2.5 m	<u>1.5m</u>
Rear	4.0 m	<u>4.0m</u>
Rear Site Yards	3.0 m	<u>3.0m</u>
River Protection	20.0 m	<u>20.0m</u>
Rural Yard – yard adjoining a rural zoned site.	na	<u>20.0m</u>

A subsequent amendment to the proviso is as follows:

“Provided that for “General” -----“

Amend Section 3.1.2 Density - Development Controls - Residential Zone by inserting a new numbered point (iii) as follows:

- (iii). One dwelling per certificate of title in an identified Structure Plan (refer Activity Table 2.2), except where the Comprehensive Residential Development Overlay applies (refer Rule 4.14)

Insert additional cross-references to objectives and policies into Section 3.1.2 as follows:

<u>2.4.1</u>	<u>O1</u>	<u>P2</u>
<u>3.4.2</u>	<u>O6</u>	<u>P5</u>

Amend Section 3.1.3 Maximum Building Coverage - Development Controls - Residential Zone by inserting a new numbered point (ii) as follows:

- (ii) Except that in an identified Structure Plan (refer Activity Table 2.2) total building coverage being the total roof cover of the site shall not exceed:
- 35% of the nett site area for sites equal to or less than 1500 m2
 - 25% of the nett site area for sites greater than 1500 m2

Insert additional cross-references to objectives and policies into Section 3.1.3 as follows:

<u>2.4.1</u>	<u>O1</u>	<u>P2</u>
<u>3.4.2</u>	<u>O6</u>	<u>P5</u>

Amend Section 3.1.3 Maximum Building Coverage - Development Controls - Residential Zone “Alternative Means of Compliance” by adding the following exception after the existing paragraph as follows:

This provision does not apply to an identified Structure Plan (refer Activity Table 2.2)

Amend Section 3.2.1 Building Envelope - Development Controls – Rural and Rural-Residential Zones for “(iii) Yards” by inserting a new row in the table as follows:

<u>Front yards, side yards and rear yards in an identified Structure Plan (refer Activity Table 2.2)</u>	<u>10m</u>
<u>Rural Yard – yard adjoining a rural zoned site in an identified Structure Plan (refer Activity Table 2.2).</u>	<u>20m</u>

Amend Section 3.2.2 Maximum Building Coverage - Development Controls - Rural and Rural-Residential Zones by inserting a new numbered point (ii) as follows:

(ii) Except that in an identified Structure Plan (refer Activity Table 2.2) total building coverage of the site shall not exceed:

- 10% of the nett site area

Insert additional cross-references to objectives and policies into Section 3.2.2 as follows:

<u>2.4.1</u>	<u>O1</u>	<u>P2</u>
<u>3.4.2</u>	<u>O6</u>	<u>P5</u>

Amend Section 3.5.1 Permitted Activities - Development Controls – Signage All Zones by adding reference to Neighbourhood Nodes as follows:

<u>11.</u>	<u>Neighbourhood Node (refer to relevant Structure Plan in Appendix 13)</u>	<u>Signs related to permitted activities established on the site for the advertisement or identification of the established permitted activities.</u>	<u>1.0m² per metre of site frontage in the case of signs attached to or forming part of the principal building to its walls or canopies.</u>
------------	---	---	---

Activity Related Performance Standards

Modifications made to the Activity Related Performance Standards are as follows:

Amend Section 4 Activity Related Performance Standards by inserting a new section “4.13 Neighbourhood Nodes” as follows:

4.13 Neighbourhood Nodes – Mixed Use

4.13.1 General Rules – Neighbourhood Node

- (i) These requirements apply where a Neighbourhood Node is identified on a Structure Plan (refer Appendix 13)
- (ii) The location of a Neighbourhood Node on a Structure Plan is indicative and not exact (refer (iii) below), unless specified as such by the Structure Plan.
- (iii) The exact location of a Neighbourhood Node identified on a Structure Plan will be confirmed upon the identification of a lot or lots for that purpose on an approved subdivision scheme plan (refer 1.4.20A).
- (iv) Upon approval of a lot or lots for a Neighbourhood Node, the rules of Section 5 Performance Standards – All Zones shall apply as though the land was zoned Business, except as modified below.

4.13.2 Permitted Activities – Neighbourhood Node

- (i) Retailing activities no greater than 150m² gross floor area for each tenancy
- (ii) Medical facilities
- (iii) Offices no greater than 100m² gross floor area for each tenancy
- (iv) Café, Restaurant, Takeaway, Bar
- (v) Accommodation facilities
- (vi) Education facilities
- (vii) Community facilities
- (viii) Dwellings in conjunction with any of the above activities

4.13.3 Restricted Discretionary Activities – Neighbourhood Node

- (i) Buildings and development in a Neighbourhood Node complying with Rules 4.13.5.

- (ii) Dwellings located at ground level or preceding the construction of a Neighbourhood Node on a site identified for such a node on an approved subdivision scheme plan.

4.13.4 Discretionary Activities – Neighbourhood Node

- (i) Activities not permitted in 4.13.2 above.
(ii) Activities, buildings and development not complying with the development standards in 4.13.5

4.13.5 Development Standards – Neighbourhood Node

All activities and buildings in a Neighbourhood Node shall comply with the standards set out below. Where relevant, these standards replace those in Section 3.

(i) Maximum Height

Maximum of 3 storeys

(ii) Interface with Residential sites

Rule 3.1.1.(ii) applies to external boundaries of the site.

Rule 3.1.1.(iii) applies to external boundaries of the site, except that no front yard shall apply.

(iii) Transportation

Section 9 applies, except that formed on-street car parks directly adjoining the site can be included as part of the car parking requirements of this rule.

(iv) Precinct F, Matamata

On Lot 100 DP 380025 in the area known as 'Millie Khan Green':

- buildings, development and associated car parking and loading areas for a Neighbourhood Node shall not exceed a total development area of 2500 m²; and
- retail activities shall not exceed a total gross floor area of 300 m².

On Lot 3 DP 14362 and Lot 2 DP 380025:

- buildings, development and associated car parking and loading areas for a Neighbourhood Node shall not exceed a combined total development area of 5000 m² (excluding sites used for home occupations and accommodation facilities); and
- retail activities shall not exceed a total gross floor area of 600 m².

Objectives/Policies		
<u>2.4.1</u>	<u>O1</u>	<u>P2</u>
<u>2.4.4</u>	<u>O2</u>	<u>P2</u>
<u>3.3.2</u>	<u>O1</u>	<u>P3</u>
<u>3.4.2</u>	<u>O5, O6</u>	<u>P4, P5</u>
<u>3.5.2.1</u>	<u>O1, O2</u>	<u>P1, P2, P3, P4, P5</u>
<u>3.5.2.2</u>	<u>O1, O2</u>	<u>P1, P3, P5</u>
<u>3.5.2.3</u>	<u>O1, O2</u>	<u>P1, P2</u>
<u>3.5.2.4</u>	<u>O2</u>	<u>P1</u>

Amend Section 4 Activity Related Performance Standards by inserting a new section “4.14 Comprehensive Residential Developments” as follows:

4.14 Comprehensive Residential Developments

4.14.1 General Rules – Comprehensive Residential Developments

These requirements apply where a Comprehensive Residential Development Overlay is identified on a Structure Plan (refer Appendix 13)

4.14.2 Restricted Discretionary Activities – Comprehensive Residential Developments

Comprehensive Residential Development complying with the standards of Rule 4.14.1 and 4.14.4.

4.14.3 Discretionary Activities – Comprehensive Residential Developments

Comprehensive Residential Development not complying with the development standards in 4.14.4

4.14.4 Development Standards – Comprehensive Residential Developments

Comprehensive Residential Developments shall comply with the standards set out below. Where relevant, these standards replace those in Section 3.

(i) **Maximum Height**

Maximum of 3 storeys

(ii) **Height relative to site boundaries**

Rule 3.1.1.(ii) applies to external boundaries of the site.

(iii) **Yards**

Rule 3.1.1.(iii) applies to external boundaries of the site, except that no front yard shall apply.

Rule 9.1.1. (v) (ii) Garages and Carports applies to the front yards of the site.

(iv) **Density**

<u>Comprehensive Residential Developments</u>	<u>1 dwelling per 400 m² of nett site area</u>
<u>Retirement Village</u>	<u>1 dwelling per 250 m² of nett site area</u>

(v) **Maximum Building Coverage**

The maximum total building coverage per site shall be 35% of the nett area, provided that for Comprehensive Residential Development this rule applies to the parent site upon which the development is proposed. It is not applicable to proposed sites for the individual houses in the development.

(vi) **Minimum Permeable Area**

A minimum of 30% of nett area shall be retained in a permeable surface. For Comprehensive Residential Development this rule applies to the parent site upon which the development is proposed.

(vii) Household Recreational Space

Each dwelling shall be provided with an open space which:

- Is not less than 60m² in area.
- Contains no dimension less than 5 metres.
- Is conveniently accessible from the main living areas.
- At least 60% of the area of the open space must be located to the north, east or west of the dwelling.
- Shall be located clear of all parking and manoeuvring space

(viii) Minimum nett site area

The minimum nett site area for a Comprehensive Housing Development is 4000m².

<u>Objectives/Policies</u>		
<u>2.4.1</u>	<u>O1</u>	<u>P1, P2</u>
<u>3.3.2</u>	<u>O1</u>	<u>P3</u>
<u>3.4.2</u>	<u>O5, O6</u>	<u>P4, P5</u>
<u>3.5.2.1</u>	<u>O1, O2</u>	<u>P1, P2, P3, P4, P5</u>
<u>3.5.2.2</u>	<u>O1, O2</u>	<u>P1, P2, P3, P4, P5, P6</u>
<u>3.5.2.3</u>	<u>O1, O2</u>	<u>P1, P2</u>
<u>3.5.2.4</u>	<u>O1, O2</u>	<u>P1, P2, P3, P4, P5</u>

Subdivision Activity Status

Modifications made to Section 6 are as follows:

Amend 6.1.1 Activity Table by inserting new rules as follows:

<u>Type of Subdivision</u>	<u>Rural-Residential.</u>	<u>Residential</u>
<u>2c. Subdivision within an identified Structure Plan Area** complying with the average and minimum lot size specified in Rule 6.1.3</u>		<u>RD</u>
<u>4b. Subdivision within an identified Structure Plan Area** complying with the minimum lot size specified in Rule 6.1.3</u>	<u>RD</u>	

**** Identified Structure Plans include:**

- Precinct F, Matamata (refer Planning Maps and Appendix 13.2)

Insert additional cross-references to objectives and policies into Section 6.1.1 as follows:

3.4.2.1 06

P5

Amend Rule 6.1.3 Description of Subdivision Types by inserting references to minimum and average lot sizes for Structure Plan areas as follows:

(i) Residential, Business and Industrial (non -scheduled) Lot

...

(c) Or where within an identified Structure Plan Area (refer Activity Table 6.1.1) the following minimum and average lot sizes apply:

- Density Area B

Minimum area of 1,200m² “exclusive use area” with a minimum average of 1,500m².

- Density Area C

Minimum area of 800m² “exclusive use area” with a minimum average of 1,000m².

(ii) Rural-Residential Zone

Add in after first sentence the following:

“...

Or where within a Structure Plan Area and identified as Density Area A (refer Activity Table 6.1.1) a minimum area of 2500m² “exclusive use area”.

Insert additional cross-references to objectives and policies into Rule 6.1.3 as follows:

3.4.2.1 06

P5

Transportation

Modifications made to Section 9 are as follows:

Amend Section 9.1.1.v Garages and Carports by inserting a new numbered point as follows:

ii. All garages and carports in the Residential Zone within an identified Structure Plan (refer Activity Table 2.2) shall be set back 6 metres from the front/road boundary.

Definitions

Modifications made to the Definitions are as follows:

Insert the following new definitions in Section 15 Definitions

“Comprehensive Residential Development” is a comprehensively-planned residential development, located within an identified overlay area that provides for higher density forms of housing through a land use resource consent process. It includes retirement villages.

“Neighbourhood Node” is a single or small grouping of retail and commercial activities premises (generally comprising a cluster of between 2 and 8 premises) that service the day-to-day needs of the local community. These premises should be focused on activities providing a convenience function.

“Retirement village” is a residential complex providing accommodation to residents who are at least 55 years or older.

“Storey” is that part of a *building* from the upper surface of any floor to the upper surface of the floor above, measured from finished floor level. The topmost storey shall be from the upper surface of the topmost floor to the upper surface of the ceiling joists above, or where no ceiling exists to the upper surface of the roof cladding.

For the purposes of calculating the height of a building, where this is fixed by the number of storeys:

- The maximum height of a storey shall be 4 metres;
- Basements below ground level are excluded;
- An attic, or any space between ceiling joists and a roof shall be counted as a storey when the distance from the upper surface of the ceiling joists, or floor, to the mean height of the upper surface of the roof, is 3 metres or more and the area of the attic has an area greater than 5m² .

Modifications made to Schedule 3 are as follows:

Insert new scheduled significant trees to Schedule 3 Outstanding Or Significant Natural Features And Trees And Other Protected Items as follows:

REGIST ER NO.	LOCATION	COMMON NAMES	MAP NO.	LEGAL DESCRIPTION
<u>214 ma</u>	<u>201 Station Road</u>	<u>11 Poplar Hybrid (two individual specimens and two groups of 4 and 5 trees respectively)</u>	<u>14</u>	<u>Lot 2 DP 21055</u>
<u>215 ma</u>	<u>173 Station Road</u>	<u>2 Willow, Oak, 3 Poplar Hybrid</u>	<u>14</u>	<u>Lot 2 DP 377005</u>
<u>216 ma</u>	<u>143 Station Road</u>	<u>Liquid Amber, 14 Silver Birch, group of 7 trees including Plane, Oak and Willow</u>	<u>14</u>	<u>Lot 1 DP 14362</u>
<u>217 ma</u>	<u>127 Station Road</u>	<u>Oak</u>	<u>34</u>	<u>Lot 1 DP 65481</u>
<u>218 ma</u>	<u>64 Station Road</u>	<u>6 London Plane, 2 Poplar</u>	<u>14 and 34</u>	<u>Lot 2 DP 373715</u>
<u>219 ma</u>	<u>16 Jellicoe Road</u>	<u>Willow, 3 Pin Oak</u>	<u>34</u>	<u>Lot 16 DP 4476</u>
<u>220 ma</u>	<u>14 Beatty Road</u>	<u>Group of Oak, Cedar, Elm, Willow, Loquat, Nikau, hedge of Willows</u>	<u>34</u>	<u>Lot 2 DP 62506</u>
<u>221 ma</u>	<u>217a Firth Street / Hinuera Road</u>	<u>Willow</u>	<u>34</u>	<u>Lot 1 DP 2354</u>

Modifications made to Appendix 13 are as follows:

Insert explanation and header page for 13.2 Matamata Precinct F Structure Plan Area as follows:

Appendix 13.2 Matamata Precinct F Structure Plan Area – Explanation

This section provides an explanation of key elements of the Matamata Precinct F Structure Plan (refer Diagrams 1 and 2). It provides further explanation to Part A Section 3.4.2 Objective 6 and Policy 5 and assists in the exercise of those discretions and use of assessment criteria identified in Part B Section 1.4.20A.

The “**collector road**” provides a connection between Hinuera Road / Firth Street in the east and Station Road in the west. The road is designed to provide connectivity within the Precinct and between Precinct F and other locations in Matamata. The alignment of the road should be in general accordance with the Precinct F structure plan, with recognition that its final alignment will be subject to detailed design and consideration of site specific factors such as the retention of significant vegetation.

The road should be designed as a tree lined boulevard. Its dimensions and placement of trees and street features should remain generally consistent along its length.

The “**indicative local roads**” provide connections within the Precinct and from the Precinct to the external road network (with key existing road connections identified on the Structure Plan in addition to the connections available from Station Road). The roading layout is based on a continuation of the Matamata grid network of roads and urban blocks. Connectivity is based on multiple road linkages between points so that there are a number of travel routes to choose from.

The alignment of roads shown on the Structure Plan is indicative and may change due to factors such as development patterns or retention of significant vegetation. The connections between the existing sites and to the external road network should always be achieved to provide an interconnected and permeable local road network. Cul-de-sacs should be avoided as they reduce the permeability of the Precinct.

The pattern of roads should be legible, being easily understandable for the people that use it. Consistent road designs and landscape themes should assist in emphasising the position of each road in the road hierarchy and in the wider area. The roads should provide for pedestrians and cyclists.

The Structure Plan identifies the location of two “**neighbourhood nodes**”. One site has been secured through the Eldonwood development with the creation of Millie Khan Green. The other site should be secured at the time of subdivision with land set aside for the development of the Neighbourhood Node.

The Structure Plan identifies the general location of all “**reserves**”. The reserves should be contoured, developed and maintained as places for active and passive recreation for the surrounding residential neighbourhood. The Structure Plan proposes that two new reserves be located within the Precinct. These are in addition to Millie Khan Green and the existing reserve at Haig Road. Particular attention should be given to the design of the reserves in terms of their importance as focal points for nearby residents. The design should ensure that the reserve is highly visible from public spaces and generally fronted by roads along two or more of its boundaries.

The “**pedestrian walkway**” (cycleway) adjoining the boundary of the Precinct with the Rural Zone is an important amenity feature for Matamata and the Precinct. It forms a landscape buffer between the residential development within the Precinct and the adjoining Rural Zone, as well as a public pedestrian and cycle link between Hinuera Road / Firth Street and Station Road. It seeks to replicate the amenity already provided to Matamata by Centennial Drive. Subdivision shall vest a 20 metre width of land as either unformed road reserve or local purpose access reserve and landscape this area with trees and a pedestrian / cycle trail comprising a permeable or semi-permeable surface. Regular connections should be provided between the local road network and the pedestrian walkway / cycleway to ensure that it connects with the movement network within the Precinct.

Attachment 1

- Amendments to Planning Maps 34 and 14
- Appendix 13.2 Matamata Precinct F Structure Plan Area Diagram 1 Density Areas
- Appendix 13.2 – Matamata Precinct F Structure Plan Area Diagram 2 Movement and Open Space Network