

9.2 Eldonwood South Structure Plan.

9.2.1 Compliance with Structure Plan

The Eldonwood South Structure Plan comprises the following components;

- Additional Performance Standards for subdivision or development
- Specific Infrastructure and Servicing Standards
- Off Site Infrastructure and Servicing Schedule
- Eldonwood South Development Structure Plan Map

Where a rule in the District Plan requires compliance with the Eldonwood South Structure Plan, then this shall be interpreted as requiring compliance with all components of the Structure Plan. Where any standard or schedule within the Structure Plan varies or is inconsistent with any other District Plan standard or rule, then the provisions of the Structure Plan shall take precedence.

9.2.2 Additional Performance Standards for subdivision or development

- (i) Any subdivision or development within the Structure Plan area shall provide for a collector road between Firth Street and Station Road with two links provided to Station Road.
- (ii) A minimum number of two roading links shall be provided between the collector road and Jellicoe Street.
- (iii) Pedestrian/cycle linkages shall be provided between the collector road, the existing Eldonwood subdivision and Firth Street.

9.2.3 Specific Infrastructure and Servicing Standards

- (i) Any subdivision or development within the Structure Plan area shall ensure that adequate servicing and infrastructure capacity is available or will be supplied to service the development. The provision of upgraded infrastructure and services reticulation in accordance with 9.2.4 will need to be assessed and applied as part of any consent conditions as necessary. The provision for off-site infrastructure and services may also be subject to a Developer Agreement or Development Contributions.
- (ii) Stormwater from the Structure Plan area needs to be disposed of on-site through soakage and no existing public system is available or is proposed to be extended to serve the Structure plan area.

9.2.4 Infrastructure and Servicing Schedule

The following schedule identifies the infrastructure and servicing upgrades which will need to be assessed as part of any resource consent process, contribution model or Developer Agreement. All subdivision and development within the

Structure Plan area is also subject to the engineering and infrastructure provisions contained within the District Plan and Development Manual.

Wastewater
250mm pressure sewer from existing WWPS to proposed Tower Road pump station
300mm rising/falling main to WWTP
New WWPS at Tower Road
Upgrade existing WWPS pumps and power supply.
WWTP capacity upgrade works

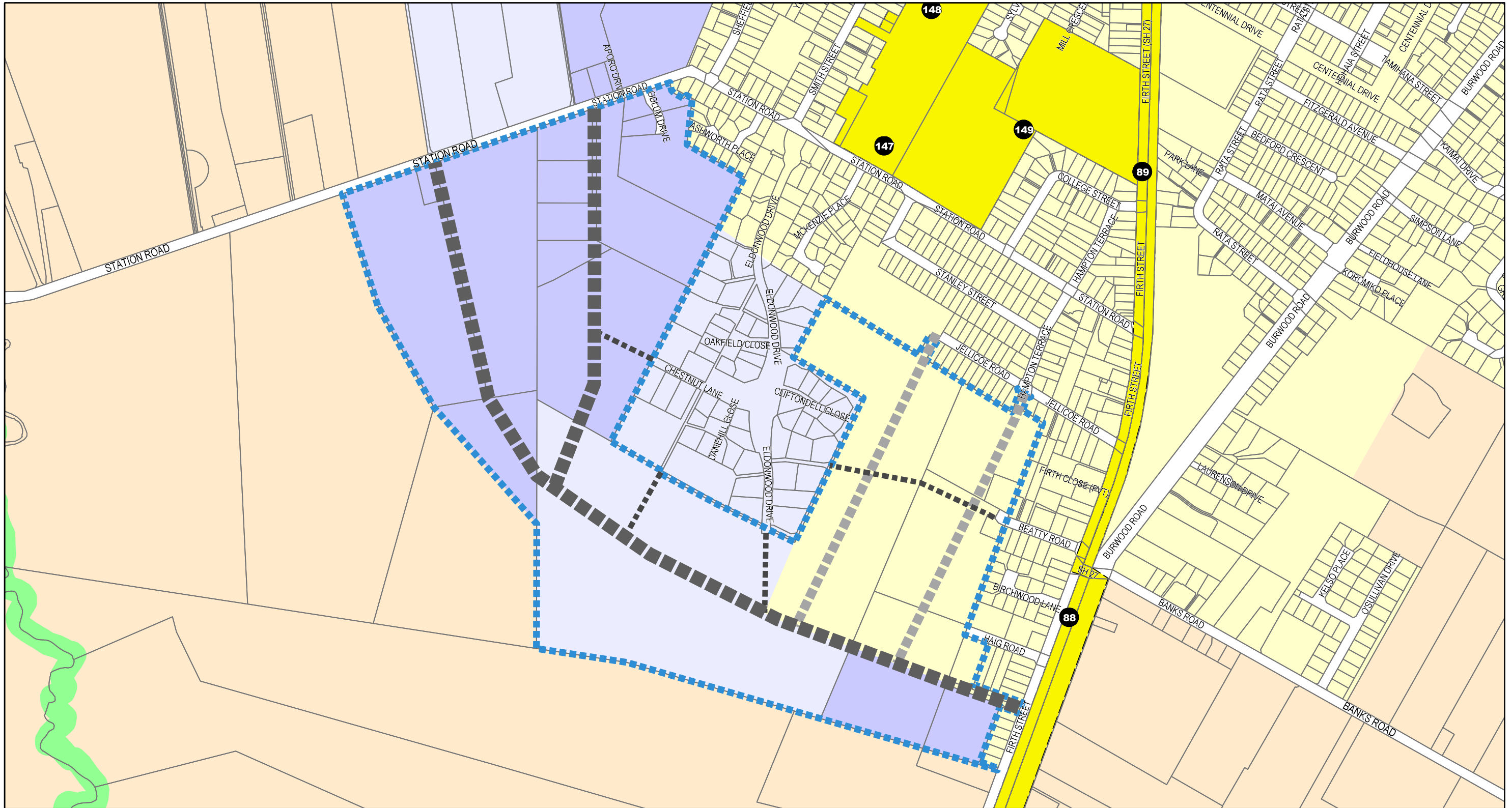
Water
Main Connection to Structure Plan Area
Additional source supply, treatment plan upgrades and storage

Stormwater
Ponds/wetlands for roading stormwater

Roading
Station Road East
Hampton Terrace
Smith Street
Intersection upgrades
Haig Road
Additional widening of collector road where required.

9.2.5 Eldonwood South Development Structure Plan Map

Refer Planning Maps – Eldonwood South Structure Plan

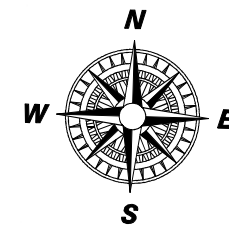


STRUCTURE PLAN Eldonwood South Matamata

Please see Section 6 and Appendix 9 of the District Plan

Legend

- | | | | |
|--|-----------------------|--|-----------------------------------|
| | Designated Site attr. | | Designation |
| | Designated Site | | Proposed Residential Zone |
| | Road Corridor | | Proposed Rural Zone |
| | Pedestrian Accessway | | Proposed Rural Residential 1 Zone |
| | Indicative Road Link | | Proposed Rural Residential 2 Zone |
| | Structure Plan Area | | Kaitiaki Zone |
| | Parcel Boundary | | |



Scale 1:8,000

Version 1 – Draft August 2016

9.3 Tower Road Structure Plan.

9.3.1 Compliance with Structure Plan

The Tower Road Structure Plan comprises the following components;

- Additional Performance Standards for subdivision or development
- Specific Infrastructure and Servicing Standards
- Off Site Infrastructure and Servicing Schedule
- Tower Road North Development Structure Plan Map

Where a rule in the District Plan requires compliance with the Tower Road Structure Plan, then this shall be interpreted as requiring compliance with all components of the Structure Plan. Where any standard or schedule within the Structure Plan varies or is inconsistent with any other District Plan standard or rule, then the provisions of the Structure Plan shall take precedence.

9.3.2 Additional Performance Standards for subdivision or development

- (i) Any subdivision or development within the Structure Plan area shall provide for a collector road between Magnolia Drive and Bridie Avenue and three future links to the adjoining Future Residential Policy Area.
- (ii) No more than 100 lots or dwelling units shall be consented prior to a collector road link being provided between Magnolia Drive and Bridie Avenue.

9.3.3 Specific Infrastructure and Servicing Standards

- (i) Any subdivision or development within the Structure Plan area shall ensure that adequate servicing and infrastructure capacity is available or will be supplied to service the development. The provision of upgraded infrastructure and services reticulation in accordance with 9.3.4 will need to be assessed and applied as part of any consent conditions as necessary. The provision for off-site infrastructure and services may also be subject to a Developer Agreement or Development Contributions.
- (ii) Stormwater disposal will need to be reticulated to the retention ponds area located at the north of the Structure Plan unless otherwise approved by Council.
- (iii) Minor upgrades works on the surrounding roading networks will be required including parking bays and pedestrian facilities.

9.3.4 Infrastructure and Servicing Schedule

The following schedule identifies the infrastructure and servicing upgrades which will need to be assessed as part of any resource consent process, contribution model or Developer Agreement. All subdivision and development within the

Structure Plan area is also subject to the engineering and infrastructure provisions contained within the District Plan and Development Manual.

Wastewater
Tower Road pump stations (3) and upgrades
300mm rising/falling main to WWTP
WWTP capacity upgrade works

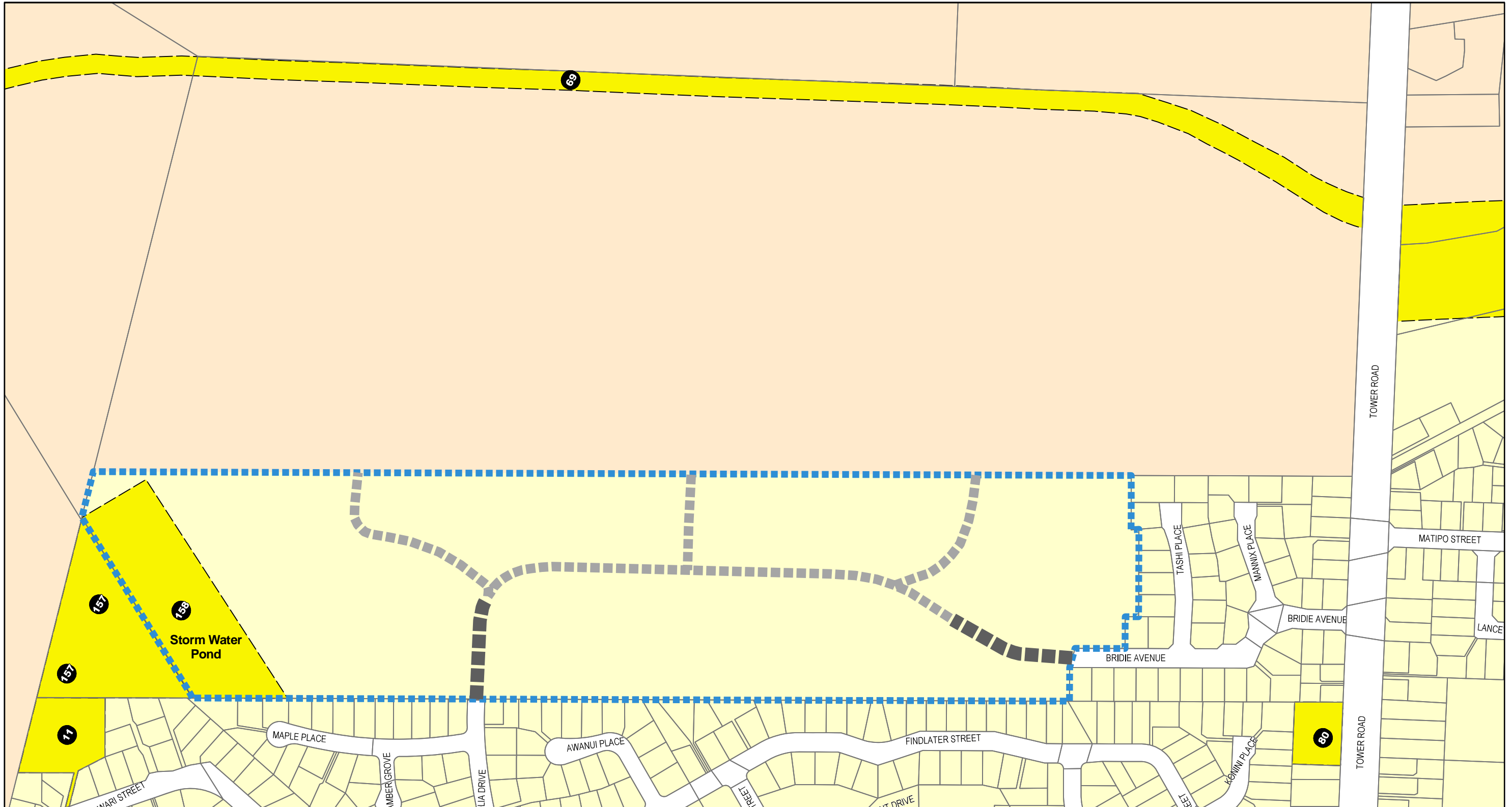
Water
200 mm water main (Bridie Ave)
Connection Magnolia
Bore, treatment plant and storage

Stormwater
Extension of Tawari retention pond
Soakage from roading links

Roading
Parking Bays and carriageway improvements
Bridie Ave pedestrian facilities

9.3.5 Tower Road Structure Plan Map

Refer Planning Maps – Tower Road Structure Plan

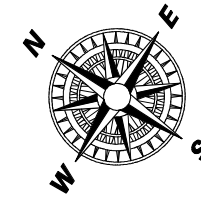


STRUCTURE PLAN

Tower Road Matamata

Legend

- | | | | |
|--|-----------------------|--|---------------------------|
| | Designated Site attr. | | Parcel Boundary |
| | Designated Site | | Designation |
| | Road Corridor | | Proposed Residential Zone |
| | Indicative Road Link | | Proposed Rural Zone |
| | Structure Plan Area | | |



Scale 1:4,000

Please see Section 6 and Appendix 9 of the District Plan

Version 1 – Draft August 2016

9.4 Horrell Road Structure Plan.

9.4.1 Compliance with Structure Plan

The Horrell Road Structure Plan comprises the following components;

- Additional Performance Standards for subdivision or development
- Specific Infrastructure and Servicing Standards
- Off Site Infrastructure and Servicing Schedule
- Horrell Road Development Structure Plan Map

Where a rule in the District Plan requires compliance with the Horrell Road Structure Plan, then this shall be interpreted as requiring compliance with all components of the Structure Plan. Where any standard or schedule within the Structure Plan varies or is inconsistent with any other District Plan standard or rule, then the provisions of the Structure Plan shall take precedence.

9.4.2 Additional Performance Standards for subdivision or development

- (i) Prior to the physical works being completed to relocate the Horrell Road intersection and upgrade the Murray Road intersection and railway crossing, the following limitation will apply to subdivision within the Structure Plan area:

Only one additional lot may be created in accordance with the subdivision rule provisions for each qualifying title within the Structure Plan area.

9.4.3 Specific Infrastructure and Servicing Standards

- (i) Any subdivision or development within the Structure Plan area shall ensure that adequate servicing and infrastructure capacity is available or will be supplied to service the development. The provision of upgraded infrastructure and services reticulation in accordance with 9.4.4 will need to be assessed and applied as part of any consent conditions as necessary. The provision for off-site infrastructure and services may also be subject to a Developer Agreement or Development Contributions.
- (ii) Horrell Road shall be relocated and upgraded in accordance with the Notice of Requirement and designation plan (Refer TDG 13711-N1A).
- (iii) The Murray Road intersection shall be upgraded to provide additional road widening for right turning traffic off State Highway 26.
- (iv) The railway crossing on Murray Road shall be upgraded with half arm barriers, lights and bells.
- (v) Provision of pedestrian/cycle bridge and link to Morrinsville.

- (vi) Up to 10 lots may be served by a private accessway. Specific design will be required for the formation taking into account the length of the private access and the number of lots served.

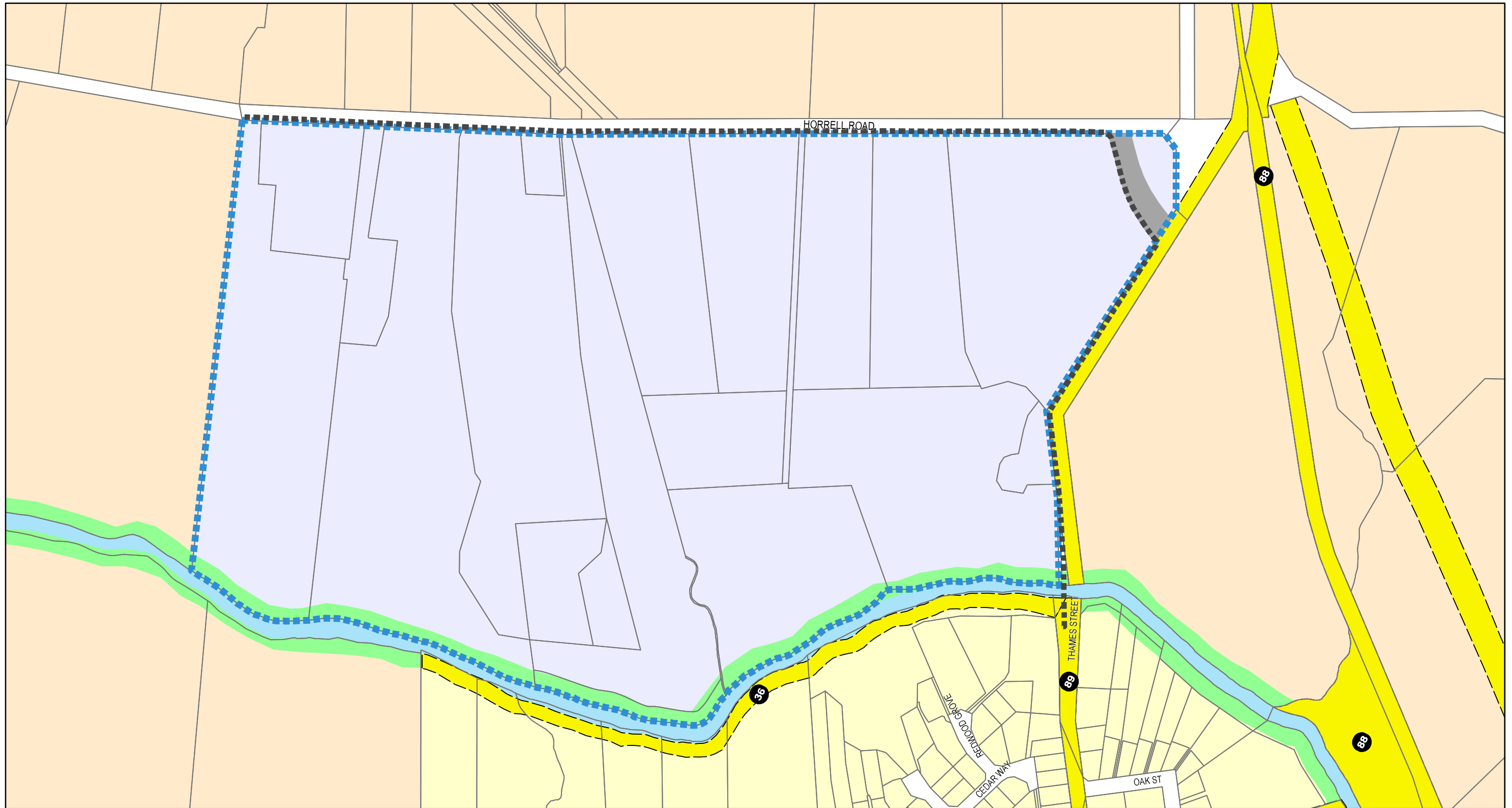
9.4.4 The following schedule identifies the infrastructure and servicing upgrades which will need to be assessed as part of any resource consent process, contribution model or Developer Agreement. All subdivision and development within the Structure Plan area is also subject to the engineering and infrastructure provisions contained within the District Plan and Development Manual.

Stormwater
Roading SW

Roading
Horrell Road intersection (refer Designation)
Upgrade of Murray Road intersection and railway crossing
Road legalisation
Provision of pedestrian/cycle linkages.

9.4.5 Horrell Road Structure Plan Map

Refer Planning Maps – Horrell Road Structure Plan



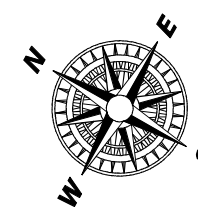
STRUCTURE PLAN

Horrell Road Morrinsville

Please see Section 6 and Appendix 9 of the District Plan

Legend

- | | | | |
|--|-----------------------|--|-----------------------------------|
| | Designated Site attr. | | Designation |
| | Designated Site | | Proposed Residential Zone |
| | Pedestrian Accessway | | Proposed Rural Zone |
| | Road Corridor | | Water Course |
| | Structure Plan Area | | Proposed Rural Residential 1 Zone |
| | Parcel Boundary | | Kaitiaki Zone |



Scale 1:5,000

Version 1 – Draft August 2016

9.5 Stirling Street Structure Plan.

9.5.1 Compliance with Structure Plan

The Stirling Street Structure Plan comprises the following components;

- Additional Performance Standards for subdivision or development
- Specific Infrastructure and Servicing Standards
- Off Site Infrastructure and Servicing Schedule
- Stirling Street Development Structure Plan Map

Where a rule in the District Plan requires compliance with the Stirling Street Structure Plan, then this shall be interpreted as requiring compliance with all components of the Structure Plan. Where any standard or schedule within the Structure Plan varies or is inconsistent with any other District Plan standard or rule, then the provisions of the Structure Plan shall take precedence.

9.5.2 Additional Performance Standards for subdivision or development

- (i) Potential roading links shall be provided off any new road reserves to service adjoining land titles which may otherwise be constrained in terms subdivision development due to existing topography and restrictions on access to Stirling Street.
- (ii) A minimum of three pedestrian/cycle linkages shall be provided from Stirling Street to the cycleway (running along the western boundary). These shall be generally be located on the properties shown on the Structure Plan map however the alignment will need to be confirmed through the design and layout of any future subdivision or development.

9.5.3 Specific Infrastructure and Servicing Standards

- (i) Any subdivision or development within the Structure Plan area shall ensure that adequate servicing and infrastructure capacity is available or will be supplied to service the development. The provision of upgraded infrastructure and services reticulation in accordance with 9.5.4 will need to be assessed and applied as part of any consent conditions as necessary. The provision for off-site infrastructure and services may also be subject to a Developer Agreement or Development Contributions.
- (ii) The ability to accommodate existing overland flow and discharge from the upstream catchment shall not be compromised by any subdivision or development within the Structure Plan area.
- (iii) The ability to utilise the existing gullies for stormwater discharge shall not be compromised by any subdivision and development within the Structure Plan area.

9.5.4 Infrastructure and Servicing Schedule

The following schedule identifies the infrastructure and servicing upgrades which will need to be assessed as part of any resource consent process, contribution model or Developer Agreement. All subdivision and development within the Structure Plan area is also subject to the engineering and infrastructure provisions contained within the District Plan and Development Manual.

Wastewater
Main Connections to Structure Plan Area
WWTP capacity upgrades work

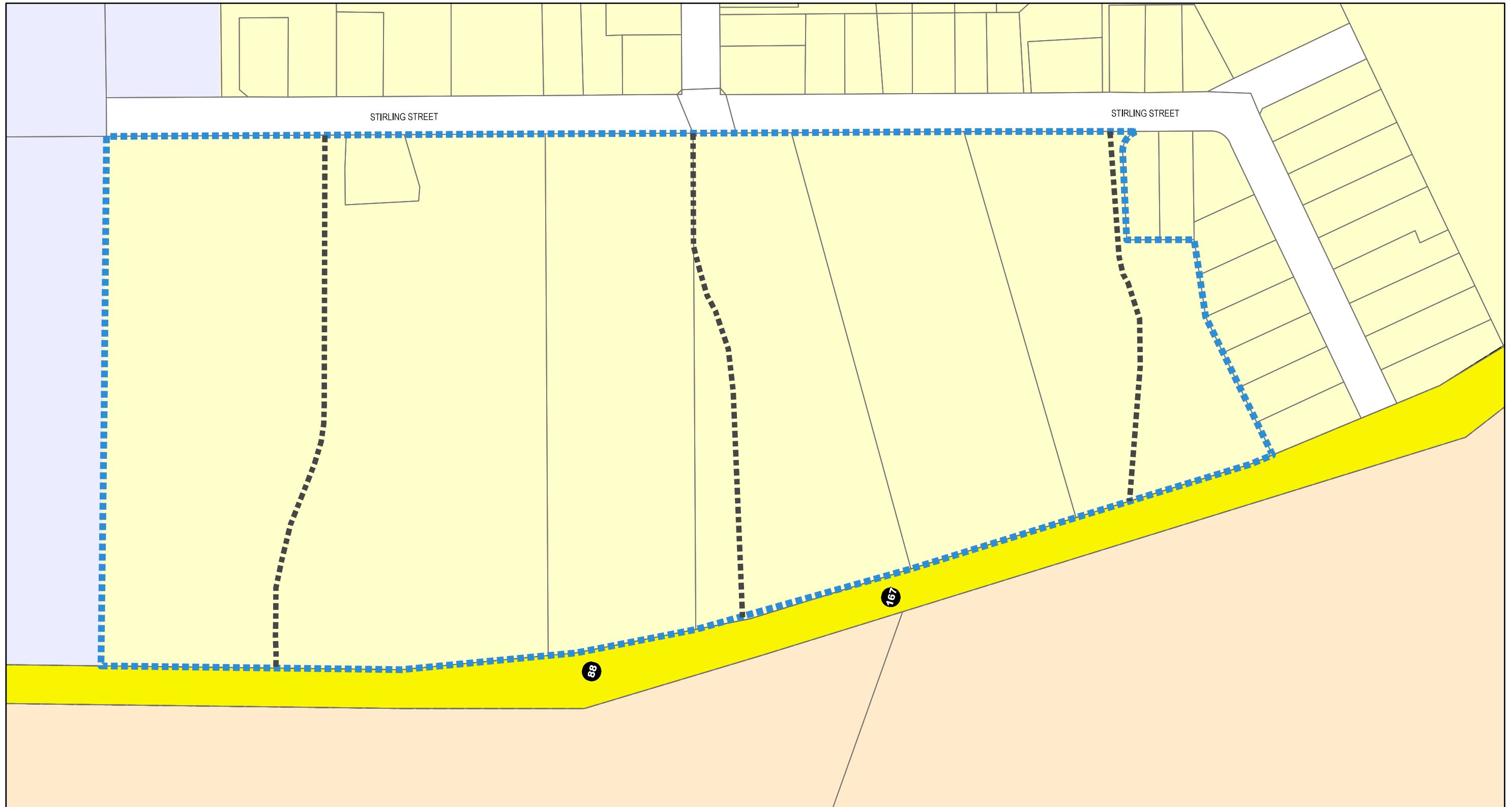
Water
Connection to Hikutaia Street
Upgrade main in Stirling St
Internal feeder mains

Stormwater
Discharge consent WRC
Internal reticulation

Roading
Stirling street Nth
Stirling street Sth
Hikutaia Street

9.5.5 Stirling Street Structure Plan Map

Refer Planning Maps – Stirling Street Structure Plan






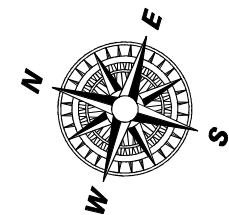
STRUCTURE PLAN

Stirling Street Te Aroha

Please see Section 6 and Appendix 9 of the District Plan

Legend

- | | | | |
|---|-----------------------|---|-----------------------------------|
| Ⓐ | Designated Site attr. |  | Designation |
| ● | Designated Site |  | Proposed Residential Zone |
| ⋯ | Pedestrian Accessway |  | Proposed Rural Zone |
|  | Structure Plan Area |  | Proposed Rural Residential 1 Zone |
|  | Parcel Boundary | | |



Scale 1:2,000

Version 1 – Draft August 2016