

APPENDIX 4 – MARKED UP PLAN TEXT & MAPS

PLAN CHANGE 46(R1)

As recommended to be amended

Guide to Format of this Document:

Grey – Not part of PC46, provided for information only

~~Strikethrough~~ – deletion from operative text proposed at notification

Underlined – insertion to operative text proposed at notification

Strikethrough – deletion recommended as a response to submissions

Underlined – insertion recommended as a response to submissions

Planning Maps Urban 3 and Urban 8

- Insert a new ‘Heritage Alert Overlay’ to include all sites within the Structure Plan area that were either: Residential zoned land with development potential or zoned Rural Lifestyle immediately prior to notification of PC46.¹
- Amend the indicative road network by:
 - Delete No.171 Great North Road from the Structure Plan area².
 - Move the link road at the end of Tirimoana Place as notified, slightly to the north.³
 - Delete the indicative road over No.187b Great North Road through to the indicative cul-de-sac intersection⁴, and realign and reduce the cul-de-sac length so it ends at the multiple accessways to No.193a-d Great North Road and avoids drainage features.⁵
 - Move the indicative road from No.s 173/175 to land between No.s 175/177 Great North Road and insert two short cul-de-sac links to No.173 Great North Road and make any consequential alignment changes.⁶
 - Correct site number information and insert three additional archaeological sites as recorded in the Archaeological Assessment Report being sites 990 – 992.⁷

Appendix K – Archaeological and Other Items

- Correct information and add new sites, being sites 983 – 992, recorded in PC46(N), to be consistent with the Archaeological Assessment Report.⁸

¹ Subs 11, 13 and 14 from Te Rūnanga o Tūpoho, Te Kaahui o Rauru, Whanganui Land Settlement Negotiation Trust

² Sub 15 -NZTA

³ Subs 11, 13 and 14 from Te Rūnanga o Tūpoho, Te Kaahui o Rauru, Whanganui Land Settlement Negotiation Trust

⁴ Sub 15 –NZTA and Sub 4 Mr Turner

⁵ Sub 4 – Mr Thompson

⁶ Sub 15 –NZTA, Subs 1 - 3 from Mr B Hodson, Mr and Mrs Underwood and Mr and Mrs Lillington

⁷ Subs 11, 13 and 14 from Te Rūnanga o Tūpoho, Te Kaahui o Rauru, Whanganui Land Settlement Negotiation Trust

⁸ Subs 11, 13 and 14 from Te Rūnanga o Tūpoho, Te Kaahui o Rauru, Whanganui Land Settlement Negotiation Trust

Appendix L(A) and (B) – Otamatea West Structure Plan

- Insert a new appendix being Figures 11 and 12 of the Opus Report, as amended by submissions.⁹

Chapter 2 – Definitions...

Earthworks	means any modification to land associated with development, and includes the digging, cutting, trenching, levelling, filling, blading, boring, cultivation, drilling, excavation, ripping, moving, placing, removing, replacing, thrusting or contouring of land and associated vegetation removal, and includes other activities normally associated with excavation. Apart from activities within the National Grid Yard, this excludes gardening, rural activities, quarrying or forestry activities.....
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¹⁰Land Disturbance For the purposes of Chapter 9 - Cultural Heritage and Chapter 13 Subdivision and Infrastructure means the disturbance of land by any means including, earthworks; blading, trenching, side-cutting, surface excavation, overburden and spoil disposal, ground levelling and construction of earth dams, roading or tracking, construction, realignment or widening, but does not include the following:

- i) land disturbance in accordance with the survey regulations 1972 and subsequent amendments;
- ii) land disturbance associated with fencing;
- iii) cultivation provided land disturbance does not extend beyond the area or depth previously disturbed;
- iv) land disturbance within paved roads and modified berms, provided land disturbance does not extend beyond the area or depth previously disturbed; and
- v) land disturbance associated with replacement, maintenance and minor upgrading of existing structures, provided land disturbance does not extend beyond the area or depth previously disturbed.

⁹ Sub 5 – Powerco Ltd

¹⁰ Subs 11, 13 and 14 from Te Rūnanga o Tūpoho Te Kaahui o Rauru, Whanganui Land Settlement Negotiation Trust

Chapter 3 RURAL ENVIRONMENT

...3.6 RULES – RURAL LIFESTYLE

...3.6.2 Restricted Discretionary Activities.

The following are restricted discretionary activities:

...

e. Structures located on or within 5 metres of the indicative roads identified in Appendix L¹¹ (Otamatea West Structure Plan).

Council restricts its discretion to the following matters:

i. ¹²Consequences for implementation of the Otamatea West Structure Plan.

...3.7 PERFORMANCE STANDARDS – Rural Lifestyle

3.7.1 Amenity.

...e. Structures shall not be located on or within 5 metres of the indicative roads identified in Appendix L¹³ (Otamatea West Structure Plan).

...Chapter 4 RESIDENTIAL ENVIRONMENT

....Urban development is an important component of the District's economy. It provides homes, jobs, shopping facilities, professional and community services and recreation opportunities for people.

The present pattern of urban development and anticipated development trends use up land and, if unmanaged, and over time, may also lead to increased servicing costs and damage to the quality of the urban environment.

Urban development will be managed to sustain resource use to meet present and foreseeable future needs of the District community and protect and enhance environmental quality.

Structure Plans have been developed for Springvale and Otamatea West to facilitate high quality residential development¹⁴ by managing the location, form and scale. This provides for sustainable development and future growth.

¹¹ Sub 5 – Powerco Ltd

¹² Clause 16 First Schedule RMA –minor correction

¹³ Sub 5 – Powerco Ltd

¹⁴ Clause 16 First Schedule RMA –minor correction

4.1 ISSUES

...4.1.6 Otamatea West has been experiencing residential development pressures. Adhoc Unplanned development made that occurs without consideration of an overall land use framework to guide and direct growth can result in inappropriately located and designed activities-outcomes¹⁵.

...4.2 OBJECTIVES

4.2.1 High quality residential areas which consist of:

- a. A variety of housing forms and densities that are available for different residential lifestyle options;
- b. Amenity values that are maintained or enhanced.
- c. Development that is integrated with infrastructure;
- d. Safe communities through urban design;
- e. Relativity quiet living environments, compared to the other zones.
- f. Low traffic on roads used primarily for property access with greater traffic on roads with a distribution function;
- g. A range of complementary activities where the effects are compatible with the predominantly residential character, scale and amenities of the area.
- h. Retention of natural and cultural heritage features;
- i. Street infrastructure that provides opportunities for the roading network as a high amenity public space that reflects the roading hierarchy.
- j. Development in general accordance with any relevant Structure Plan.

4.3 POLICIES

4.3.1 Protect and enhance the surrounding landscape and the visual character of the urban environment.

4.3.2 To ensure activities in the Residential zone that:

- a. Maintain or enhance the building scale and residential character;
- b. recognise streetscape as having high public value;
- c. avoid or mitigate nuisance from noise, light spill and vibration;
- d. ensure a high standard of property access and avoid street congestion and excessive traffic on roads;
- e. Avoid or mitigate visual amenity and safety problems from advertising;
- f. avoid excessive shading of public spaces or neighbouring properties from structures;
- g. Maintain and enhance the natural and cultural heritage features of the zone.

¹⁵ Sub 5 – Powerco Ltd and Sub 15 New Zealand Transport Agency

...4.3.9 ¹⁶Residential development at Otamatea West shall must ensure good quality urban design outcomes and provide efficient, safe and resilient infrastructure. provision, with P particular regard must be given to achieving consistency with the indicative roading layout, three water infrastructure, historic heritage features and landscaping.

4.3.10 ¹⁷Developments which that propose seek to vary deviate from Appendix L (Otamatea West Structure Plan) are encouraged; provided but only if the following key criteria to ensure are achieved in a manner that secures quality urban design outcomes and the provision of efficient, safe and resilient infrastructure provision are adhered to, by requiring that development:

- a. The development cC creates purposeful linkages for both vehicles and for active modes of transport, including pedestrian use that which are safe, pleasant and work with the natural landform;
- b. The development eE establishes road linkages to existing residential development adjacent to the Structure Plan area and to adjacent land and achieves good quality road linkages in all four directions as currently proposed to optimise connectivity within the locality.
- c. The development mM manages stormwater to ensure hydrological neutrality for each development parcel within the Structure Plan area, thus ensuring neutral environmental effects beyond the wider Structure Plan area.
- d. The development eE ensures residential development and associated infrastructure are designed to work with the natural landscape as far as possible.
- e. The development aA avoids lengthy private rights of way where a road access to serve rear sections is appropriate.
- f. The development eE enhances stormwater management and cycle/pedestrian networks to facilitate the potential for ecological corridors through the Structure Plan area.
- g. The development's transportation impacts (including demand generation) on the existing or proposed intersections with the state highway, and how these may vary from the effects modelled or anticipated in the development of the Structure Plan are taken into account. And to the extent the adverse effects are materially greater than modelled or anticipated these are mitigated by works or design.¹⁸

¹⁶ Sub 15 New Zealand Transport Agency

¹⁷ Sub 15 New Zealand Transport Agency and Sub 5 – Powerco Ltd

¹⁸ Sub 15 New Zealand Transport Agency

- h. The development integrates other infrastructure within the Structure Plan area including the electricity, gas and fibre distribution networks.¹⁹

4.4 RULES - RESIDENTIAL ZONES

...4.4.3 Restricted Discretionary Activities.

The following are restricted discretionary activities in the Residential zone:

a. Subdivision* provided that:

- i. Minimum lot size is 400m² or in the case of subdivision in the Otamatea Development Overlay 1000m² except that;
- ii. within the Otamatea West Structure Plan (pink shaded area) the minimum lot size is 800m².²⁰

Note: Refer to Subdivision and Infrastructure provisions for subdivision standards and requirements.

- f. Structures located on or within 5 metres of the indicative roads identified in Appendix L²¹ (Otamatea West Structure Plan).

Council restricts its discretion to the following matters:

- ²²Consequences Implications for implementation of Appendix L²³ (Otamatea West Structure Plan)

...4.5 PERFORMANCE STANDARDS – Residential

...4.5.4 Structures.

All structures shall comply with the following:....

- h. New structures shall not be located on or within 5 metres of the indicative roads identified in Appendix L²⁴ (Otamatea West Structure Plan).

4.5.5 Amenity.

- a. Minimum net site area is 400m² per dwelling, except within the Otamatea Development Overlay which is a minimum of 1000m² net site area per dwelling. except that within the Otamatea West Structure Plan (Appendix L²⁵ - pink shaded area) the minimum net site area per dwelling is 800m².

¹⁹ Sub 5 Powerco Ltd

²⁰ Clause 16 First Schedule RMA – minor correction deletion of a repeated provision that causes confusion. Repeat of Rule

²¹ Sub 5 – Powerco Ltd

²² Clause 16 First Schedule RMA –minor correction

²³ Sub 5 – Powerco Ltd

²⁴ Sub 5 – Powerco Ltd

²⁵ Sub 5 – Powerco Ltd

...²⁶Chapter 9 - Cultural Heritage...

Heritage Alert Overlay – Otamatea West

The area identified in the District Plan as the Otamatea Structure Plan Area, is known to be part of a wider area of ancestral land which has cultural value and significance for Whanganui iwi and Ngaa Rauru Kiiitahi.

The information has been determined primarily through customary knowledge, sourced from oral tradition and documented evidence in the form of Maori Land Court records, museum artefacts, old maps and public information gained from Waitangi Tribunal claims and recorded in the Interim Cultural Values Report, October 2017 prepared by Te Kaahui o Rauru on behalf of Whanganui Iwi and Ngaa Rauru Kiiitahi.

The Whanganui District has a wealth of historic heritage. It is acknowledged that this resource provides an identity unique to the people of Whanganui and should be recognised and protected.

In addition to site identification in the District Plan, the tools for recognition and protection of archaeological sites and cultural values within the Otamatea West Structure Plan area are primarily:

- a Heritage Alert Overlay which uses a predictive approach, to identify an area where undiscovered archaeological items are likely to exist based on historic temporary human settlement activities in the area.
- an archaeological assessment and/or a cultural impact assessment may be required to assist Council's assessment of effects of subdivision and land disturbance applications within the Overlay area.

The intention of the Heritage Alert Overlay is to provide a trigger to acknowledge this area where pre-European human activities would have been likely. It will act as an early warning tool to alert developers and landowners that a proposed development will need to demonstrate a recognition of and provision for the cultural values of the area and the protection of any areas of waahi tapu or archaeological significance, including the potential for accidental discovery of additional archaeological items. The Heritage Alert Overlay will raise awareness for landowners and the community about the historic heritage of the wider Otamatea area.

²⁶ Subs 11, 13 and 14 from Te Rūnanga o Tūpoho Te Kaahui o Rauru, Whanganui Land Settlement Negotiation Trust

9.2 OBJECTIVES

- 9.2.1 **Recognise and protect the historic heritage.** Recognise and protect the historic heritage resource of the whole District.
- 9.2.2 **Community involvement with heritage protection.** Enable all sectors of the community to participate in and contribute to heritage protection.
- 9.2.3 **Prioritising heritage protection.** Ensure the sustainable management of historic heritage values and resources, both individual and collective, by prioritising the protection of the resource based on values and significance.
- 9.2.5 **Archaeological management** Manage inappropriate subdivision, use and development to ensure that adverse effects on the archaeological resource are avoided, remedied or mitigated.
- 9.2.6 **Archaeological risk reduction** Reduce the risk of damage to archaeological sites and areas by identifying the known archaeological resource and avoid or manage activities that may modify or destroy that resource, including activities close to the identified site.
- 9.2.7 **Archaeological community protection** Recognise and protect the archaeological resource by encouraging close co-operation with hapu, iwi, landowners and the community, including enabling hapu, iwi, landowners and the wider community to continue to undertake their day to day activities where these activities are compatible with the protection and retention of the resource.
- 9.2.8 **Archaeological information** Provide information to the community to encourage the protection and retention of the archaeological resource, identifying where relevant, those activities that are consistent with the protection and retention of the resource, and therefore continue to be enabled.

9.3 POLICIES

9.3.1 **Maintain and update Appendices A and K** Maintain and update the historic heritage appendices in the Plan and accompanying database, in an appropriate format.

9.3.2 **Heritage promotion** Promote community awareness, pride and understanding of historic heritage resources in the Whanganui District.

9.3.17 **Identification and protection of historic heritage** Ensure subdivision, infrastructure and earthworks recognise and provide for the identification and protection of historic heritage, including archaeological sites.

9.3.18 **Sustainable archaeological management** To enable the sustainable management of the archaeological resource for future generations, consideration shall be given to:

- a. Uniqueness of the site/s or area.
- b. Representative nature of the site/s or area (i.e. the best example of a particular site type).
- c. Condition.
- d. Tradition/historic association
- e. Alternate methods and locations available to carry out the proposed activity or works.
- f. The nature, form and extent of the proposed activity and the likelihood and extent of damage to the site/sites or area taking into account the extent to which there has already been land disturbance or damage.
- g. The findings of an archaeological assessment carried out by a suitably qualified archaeologist and the extent to which adverse effects can be avoided, remedied or mitigated.

9.3.19 **Archaeological buffers** To enable development within the site-specific buffer area identified around each archaeological site/s or area in Appendix K, only where no adverse effect on the archaeological site/s or area will result.

9.3.20 **Voluntary archaeological protection** To encourage landowners, the community and tangata whenua to investigate sources of funding and methods of voluntary protection for the management of the archaeological resource including the use of covenants.

9.3.21 When assessing an application for subdivision or land disturbance activity within the Heritage Alert Overlay, Council must have regard to the following matters to ensure that adverse effects on historic heritage values are avoided in the first instance, but if that is not practicable then remedied or mitigated:

- alternate methods and locations available for applicants to carry out the works or activities;
- the nature, form and extent of the activity and the likelihood of damage, modification or destruction of the archaeological site;
- extent to which individual elements of historic heritage value are affected;
- measures taken to protect the historic heritage values including to restore a site to its former state after completion of the work, having regard to customs and values of tangata whenua;
- the findings of any cultural impact assessment carried out on behalf of tangata whenua;
- the findings of any archaeological assessment carried out by a suitably qualified archaeologist;
- any conditions imposed in an authority issued under the Heritage New Zealand Pouhere Taonga Act, 2014.
- the provisions of any relevant management plan where appropriate, whether the proposal meets the provisions of the ICOMOS New Zealand Charter for the Conservation of Places of Cultural Heritage Value.

Notes:

1. Council will hold a register of cultural impact assessments and archaeological assessments. Where an assessment has been previously received by Council for the same land, a further report will not be required.
2. However where an archaeological assessment has previously been received by Council for the same land, a further report or an update of an existing report may be required because of the naturally changing nature of the landscape. This is particularly due to sand movement regularly covering and uncovering archaeological items or where the nature or scale of the work originally assessed has been altered.

9.10 HERITAGE ALERT OVERLAY

9.10.1 Permitted Activities

The following are permitted activities in the Heritage Alert Overlay:

- 9.10.1.1 Any activity that includes land disturbance where an Archaeological Authority for that activity has been obtained under the Heritage New Zealand Pouhere Taonga Act, 2014; or where a suitably qualified archaeologist has confirmed such an Authority is not required.

Note:

1. This Overlay is an area identified as reasonably likely to contain recorded and undiscovered archaeological items.
2. Recorded archaeological sites are identified on the Planning Maps. Aerial photo maps are available identifying individual sites and any associated buffer areas.

9.10.2 Non-Complying Activities

The following are non-complying activities in the Heritage Alert Overlay:

- 9.10.2.1 Any activity that includes land disturbance, not provided for as a permitted activity by Rule 9.10.1.1.

9.4011 PERFORMANCE STANDARDS

- 9.4011.1 Renumber existing PS 9.10.1 – Accidental Discovery Protocol

Chapter 13 SUBDIVISION AND INFRASTRUCTURE

...13.2 OBJECTIVES

13.2.1 Sustainable subdivision and infrastructure development in the residential areas of Whanganui that:

- a. Appropriately integrates infrastructure with land uses.
- b. Provides a safe, healthy and liveable residential environment.
- c. Connects infrastructure and communities together.
- d. Is resource and energy efficient.
- e. Has low environmental impact and integrates the natural environment.
- f. Avoids, or minimises adverse effects on historic heritage including archaeological sites.....

- ...13.2.3 Subdivision and infrastructure development that:
- a. Performs its function effectively and efficiently.
 - b. Is flexible in design.
 - c. Provides resilience to natural hazards and local conditions.
 - d. Is durable over its lifespan.
 - e. Provides capacity and connectivity in reticulated services for the intended future land uses in the catchment.
 - f. Provides for ongoing maintenance in an effective, efficient and cost effective manner.
 - g. Achieves lifecycle costs that are affordable to the community.
 - h. Takes into account the risk of climate change
 - i. Is consistent with any relevant servicing and/or structure plans.

...13.3 POLICIES

- ...13.3.9 Provide for a reduction in minimum allotment size in the Residential zone where the entire infrastructure catchment can support both:
- a. The level of service required by the proposed development, and;
 - b. The proposal will not reduce the ability of the catchment to provide for development in any other location for which it is intended to service.

...Springvale Indicative Development Plan and Structure Plans

- 13.3.35 Require all subdivision and development in the Springvale Indicative Future Development Area (SIDP) and the Otamatea West Structure Plan Area (OWSPA)²⁷ to proceed generally in accordance with the provisions of the relevant Development Plan or Structure Plan to ensure that:
- a. Stormwater is managed comprehensively and not in an ad-hoc manner.
 - b. The transport network is consistent with the Wanganui Urban Transport Strategy 2011, and the indicative roading layout.
 - c. Encourages connectivity of services and land uses with public open space.
 - d. Quality urban design outcomes are achieved.
 - e. Infrastructure is developed in a logical sequence, and generally designed and located as shown on the relevant Plan.

²⁷ Clause 16 First Schedule RMA –minor correction

- f. ~~Proposed subdivision directly adjoins, and is a logical extension to, existing development of residential scale and allotment size. Proposed allotments shall be of residential size.~~

...13.3.38 Avoid any land use and/or subdivision development that allocates reticulated infrastructure intended to service the Springvale Indicative Future Development Area or the Otamatea West Structure Plan area (OWSPA)²⁸ (Appendix L)²⁹ to other areas. Sufficient existing capacity must be available in the infrastructure catchment to provide for the scale of development proposed.

13.3.39 Reserve areas within the Otamatea West Structure Plan area (Appendix L)³⁰ shall achieve one or more of the following:

- protect historic heritage or ecological corridors; or
- facilitate stormwater management; or
- provide for active recreational purposes, including cycle/pedestrian networks.

Heritage

~~13.3.3940~~ Ensure subdivision, infrastructure and earthworks are respectful of historic and cultural heritage, including archaeological sites.

~~13.3.401~~ Promote the identification and protection of areas and values relating to historic heritage, including archaeological sites.

13.4 RULES

...13.4.2 Restricted Discretionary Activities.

The following are restricted discretionary activities:

- a. Subdivision unless otherwise stated.

Council restricts its discretion to the following matters:

- i. The ability of a proposal to meet the relevant subdivision and infrastructure performance standards, and rules.
- ii. The ability of the proposal to meet the relevant general urban design criteria, subdivision general and infrastructure assessment and performance criteria.
- iii. Consequences for the implementation of Appendix L³¹ (Otamatea West Structure Plan).

²⁸ Clause 16 First Schedule RMA –minor correction

²⁹ Sub 5 Powerco Ltd

³⁰ Sub 5 Powerco Ltd

³¹ Sub 5 Powerco Ltd

- iv. Whether potential land disturbance resulting from any proposed subdivision, within the Heritage Alert Overlay will affect historic heritage values or sites, including consideration of the:
 - a. Location and siting of building platforms and whether land disturbance exclusion areas should apply;
 - b. Effects of land disturbance associated with development of any allotments.
 - c. Extent to which individual elements of historic heritage value are affected; and
 - d. Any measures taken to protect the historic heritage values.³²

Note: Applications subject to this rule (except on land within the Heritage Alert Overlay)³³ shall be considered without service, public notification or written approvals from affected persons.

13.4.3 Discretionary Activities.

The following are discretionary activities:

- a. Any subdivision or infrastructure development that results in non-compliance with any performance standards unless otherwise stated.
- b. All subdivision within the Springvale Indicative Future Development Area that:
 - i. Gains legal and physical access from Kelsi Street, and
 - ii. Are in general accordance with the key infrastructure linkages and indicative roading layout, detailed in the Springvale Indicative Development Plan.
- c. Subdivision in the Residential zone that does not meet the minimum net allotment size of:
 - i. 400m² (excluding sites within the Otamatea West Structure Plan (Appendix L³⁴ - pink shaded area))
 - ii. 800m² on sites within the Otamatea West Structure Plan (Appendix L³⁵ pink shaded area)
- d. Subdivision in the Otamatea Development Overlay that does not meet the minimum net allotment size of 1000m². Subdivision not in accordance with the Otamatea West Structure Plan (Appendix L)³⁶.

³² Subs 11, 13 and 14 from Te Rūnanga o Tūpoho Te Kaahui o Rauru, Whanganui Land Settlement Negotiation Trust

³³ Subs 11, 13 and 14 from Te Rūnanga o Tūpoho Te Kaahui o Rauru, Whanganui Land Settlement Negotiation Trust

³⁴ Sub 5 Powerco Ltd

³⁵ Sub 5 Powerco Ltd

³⁶ Sub 5 Powerco Ltd

...13.5 PERFORMANCE STANDARDS – SUBDIVISION

...13.5.4 Allotment size.

- a. New allotments, including balance allotments, shall meet the requirements of the following table:

Zone	Allotment Size Requirements - Net Site Area – Metres ² (m ²) or Hectares (ha)
Rural Lifestyle	Minimum 5000m ² or 0.5ha
Residential (excluding Otamatea West Structure Plan - <u>Appendix L</u> ³⁷ -pink shaded area)	Minimum 400m ²
Residential (Otamatea West Structure Plan - <u>Appendix L</u> ³⁸ - pink shaded area)	Minimum 800m ² ,
Reserves and Open Spaces	None
<u>Otamatea Development Overlay</u>	<u>Minimum 1000m²</u>

...13.5.6 Site suitability.

- b. In addition, the identified building platform shall be required to meet the following requirements:
- ix. Must comply with 17.5.2(a) (Noise Sensitive Activities) and if 17.5.2(b) applies this will be lodged on a section 221 certificate.

13.5.7 Site serviceability.

- a. Each new allotment shall connect to reticulated water services (sewer, stormwater and water supply) excluding the Rural Lifestyle zone which shall be required to demonstrate it can provide those services within the proposed allotment.

Note: For the purposes of this rule, open drains and swales are considered reticulated stormwater services only where owned and maintained by the Whanganui District Council.

³⁷ Sub 5 Powerco Ltd

³⁸ Sub 5 Powerco Ltd

...13.5.10 Transport.

- a. Any applications for subdivision shall not include the creation of segregation strips or any other mechanism that:
 - i. Prevents access to any existing road or public pedestrian or cycle accessway, or;
 - ii. Prevents connectivity or connections to a proposed road in the Springvale Indicative Future Development Area or the Otamatea West Structure Plan Area (OWSPA)³⁹, or;
- b. Roading hierarchy.
 - iii. Roading layouts shall generally give effect to the Indicative Roading layouts as shown on the Plan Maps.

...13.5.15 Stormwater.

- f. Low impact stormwater treatment.
 - ii. Where low impact stormwater approaches including swales, rain gardens, and other mechanisms are proposed or required, these shall:
 - Be required to be approved by the Alternative Design Procedure, excluding the construction of the swale in the Springvale Indicative Future Development Area or the stormwater detention areas identified in the Otamatea West Structure Plan.
 - Meet the same performance requirements of conventional infrastructure.

Chapter 14 EARTHWORKS

...14.2 OBJECTIVES

14.2.1 Quality earthworks development.

Earthworks and land modification in Whanganui that:

- a. Maintains or enhances:
 - i. Amenity values.
 - ii. Landforms and natural processes.
 - iii. The efficiency and effectiveness of infrastructure.
 - iv. The safety of people and property.
 - v. The stability of soils.
 - vi. The structural stability of infrastructure and the ability for that infrastructure to safely operate and be maintained; and

³⁹ Clause 16 First Schedule RMA –minor correction

- b. Has appropriate regard to cultural heritage sites and values.

14.3 POLICIES

14.3.3 Maori values and earthworks.

To mitigate any potential effects on cultural values and tangata whenua where large scale earthworks are proposed, including by:

- i. Incorporating tangata whenua cultural values and practices into earthworks and land modification methods,
- ii. requiring cultural and/or archaeological assessments, enabling site access and appropriate site work observation for tangata whenua.

14.4 RULES FOR EARTHWORKS

Notes:

- 1. Certain activities involving disturbance to land will also require regional consent. Applicants are encouraged to consult the Manawatu-Whanganui Regional Council to identify any Regional Council requirements.
- 2. Heritage New Zealand should be consulted regarding any activity that has the potential to modify or destroy an archaeological site in relation to the possible need for an archaeological authority under the Heritage New Zealand Pouhere Taonga Act 2014.

14.5 PERFORMANCE STANDARDS FOR EARTHWORKS(Extract only)

14.5.1 Scale of earthworks.

Earthworks in the Residential, Airport Enterprise and Neighbourhood Commercial Zones shall not exceed the following:

- a. Earthworks up to and including 50% of the area of any allotment up to a maximum area of 500m² of land disturbance. Where there is more than one allotment subject to works as part of a development project, the area of works shall be calculated cumulatively across those allotments affected....

Note: This rule excludes the following:

- 1. Earthworks associated with forestry or rural activities including tilling, harvesting, planting, ploughing, regrassing, or similar activity in the Rural zones.
- 2. Sheetpiles
- 3. Retaining walls for which a valid Building Consent exists.

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APPENDIX K - ARCHAEOLOGICAL and OTHER ITEMS

Note: To avoid confusion, numbers without items are marked as Blank

Note**: Sites without an indicated Buffer shall default to an estimated buffer of 50m . These rural sites have not been specifically researched. The Historic Places Act applies regardless of any District Plan Buffer specified so care should be taken beyond any buffer also.

List No.	NZAA NO.	Description	Longitude	Latitude	Comments	Buffer	WDC No.	Urban Map No.	Rural Map No.
325	R22/544	Midden, fire cracked rock and possible pit	2682049.03 2682050	6142113.39 6142119.4	WRSR	25 Heritage⁴⁰ Alert Overlay		Urban 8	Rural 18
326	R22/540	Pits – nine pits and possible terracing on sand ridge	2682252.02 2682251	6142113.39 6142141.3	Location good	100x20 Heritage Alert Overlay		Urban 8	Rural 18
327	R22/539	Pits – at least five pits and possible terracing	2682122.04 2682124	6142153.36 6142147.4		50 Heritage Alert Overlay		Urban 8	Rural 18
328	R22/541	Pits – two well defined pits on sand ridge end	2682357.03 2682364	6142204.27 6142197.3	WNP	15 Heritage Alert Overlay		Urban 8	Rural 18
329	R22/542	<u>Pits and Midden – two shallow pits</u>	2682425.04 2682429	6142268.24 6142269.2	WNP	15 Heritage Alert Overlay		Urban 8	Rural 18

⁴⁰ Subs 11, 13 and 14 from Te Rūnanga o Tūpoho Te Kaahui o Rauru, Whanganui Land Settlement Negotiation Trust

330	R22/543	Midden, fire cracked rock and probable pits, terraces and borrow holes	2682081.09 2682084.1	6142283.36 6142285.4	WNP?	150x25 Heritage Alert Overlay		Urban 8	Rural 18
983	R22/562	Historic house site Middens	2682144.2	6142535.3	Indicative location only	Heritage Alert Overlay Otamatea West Structure Plan Area		Urban 3 Urban 8	Rural 18
984	R22/563	Midden	2682006.2	6142560.4	Indicative location only			Urban 3 Urban 8	Rural 18
985	R22/564	Fire cracked rocks — hangi-Midden	2681924.2	6142445.4	Indicative location only			Urban 3 Urban 8	Rural 18
986	R22/565	Midden Ovens/oven stones	2682164.1	6142389.3	Indicative location only			Urban 3 Urban 8	Rural 18
987	R22/566	Fire cracked rocks — haangi-Midden	2682224.1	6142401.3	Indicative location only			Urban 3 Urban 8	Rural 18
988	R22/542 - continuation	Midden	2681979	6142111.4	Indicative location only			Urban 3 Urban 8	Rural 18
989	R22/567	Middens/ Ovenstones	2681797.1	6142215.5	Indicative location only			Urban 3 Urban 8	Rural 18
990	R22/568	Midden Building Homestead	2681807.1	6142185.5	Indicative location only			Urban 3 Urban 8	Rural 18
991	R22/569	Fence – Ditch and Bank			Indicative location only			Urban 3	Rural 18
992	R22/570	Ceramic Pipeline			Indicative location only			Urban 3	Rural 18