

Appendix 5 – Structure Plan Requirements

In the future urban zone, the rules require that development occurs in a planned and integrated manner through a plan change and structure plan process. The structure plan must be comprehensively designed and coordinate with infrastructure where this is available.

This plan specifies the final zoning of each future urban area, and where this zoning is not proposed to be amended, there is a further expectation that a limited notified plan change process will be sufficient.

APP-5.1. To enable all or part of a future urban zone to transition into re-zoned land, a comprehensive and integrated structure plan must be developed which addresses, as appropriate, the following matters:

1. The intended future use, type, location and density of development including proposed lot yields, to ensure it is suitable for the area and appropriately responds to growth demands; and
2. How consolidation/intensification will be achieved to support a quality compact urban form; and
3. The topography and natural and physical constraints of the site, including natural hazards and areas of contamination; and
4. The future servicing needs of the area and the provision of adequate, coordinated and integrated infrastructure to serve those needs; and
5. The nature and timing of any necessary infrastructure, how this infrastructure is to be developed and funded and whether the infrastructure will be implemented prior to development or as part of the development process; and
6. Whether staging is appropriate to ensure development occurs logically and achieves good urban form; and
7. The relationship of the structure plan area with surrounding areas and existing activities, and the way potential conflict will be managed as the area transitions to its new zoning; and
8. The provision of an integrated transport network (including pedestrian and cycle links); and
9. The provision of open space networks, esplanade strips, parks and reserves; and
10. Consideration of the potential impact of development on any cultural, spiritual and/or historic heritage values of importance, and the outcomes of any consultation with and/or cultural advice provided by mana whenua; and

11. The protection, maintenance or enhancement of scheduled sites or features, landscapes, overlays, natural waterbodies and indigenous vegetation;

AND

12. In Te Kūiti, the provision of coordinated development that provides for integrated and efficient expansion of the residential and rural lifestyle zones; and
13. In Te Kūiti the provision of detailed geotechnical investigations which fully identify the nature of natural hazards, particularly landslide susceptibility and liquefaction; and
14. In Waitomo Caves Village, whether there will be opportunities for the provision of residential, business and tourism activities which are complementary to the proposed new tourism zoning; and
15. In Waitomo Caves Village, the provision of detailed investigations which fully identify the nature of natural hazards, particularly site suitability and the potential for river generated flooding and surface ponding; and
16. In Mokau and Awakino an understanding of how development of the area might assist with the provision of land for dwellings requiring relocation as a result of coastal erosion hazards; and
17. In Mokau and Awakino the provision of detailed geotechnical investigations which fully identify the risks and associated constraints;

AND

1. The structure plan may stage development, but it must apply to the entire individual future urban zone (each individual future urban zone is listed in (i) to (ix) below); and
2. The entire individual future urban zone area identified on the planning maps must comply with the following assigned new zoning:
 - (i) Mangarino Road South, Te Kūiti – rural lifestyle zone
 - (ii) Mangarino Road North, Te Kūiti – rural lifestyle zone
 - (iii) Pukenui Road, Te Kūiti – residential zone
 - (iv) William Street, Te Kūiti – residential zone
 - (v) State Highway 3, Mokau – rural lifestyle zone
 - (vi) Te Mahoe Road, Mokau – rural lifestyle zone
 - (vii) North Street, Mokau - settlement zone
 - (viii) Awakino - settlement zone
 - (ix) Waitomo Caves Village – tourism zone