Appendix 8: Whareroa North Outline Development Plan

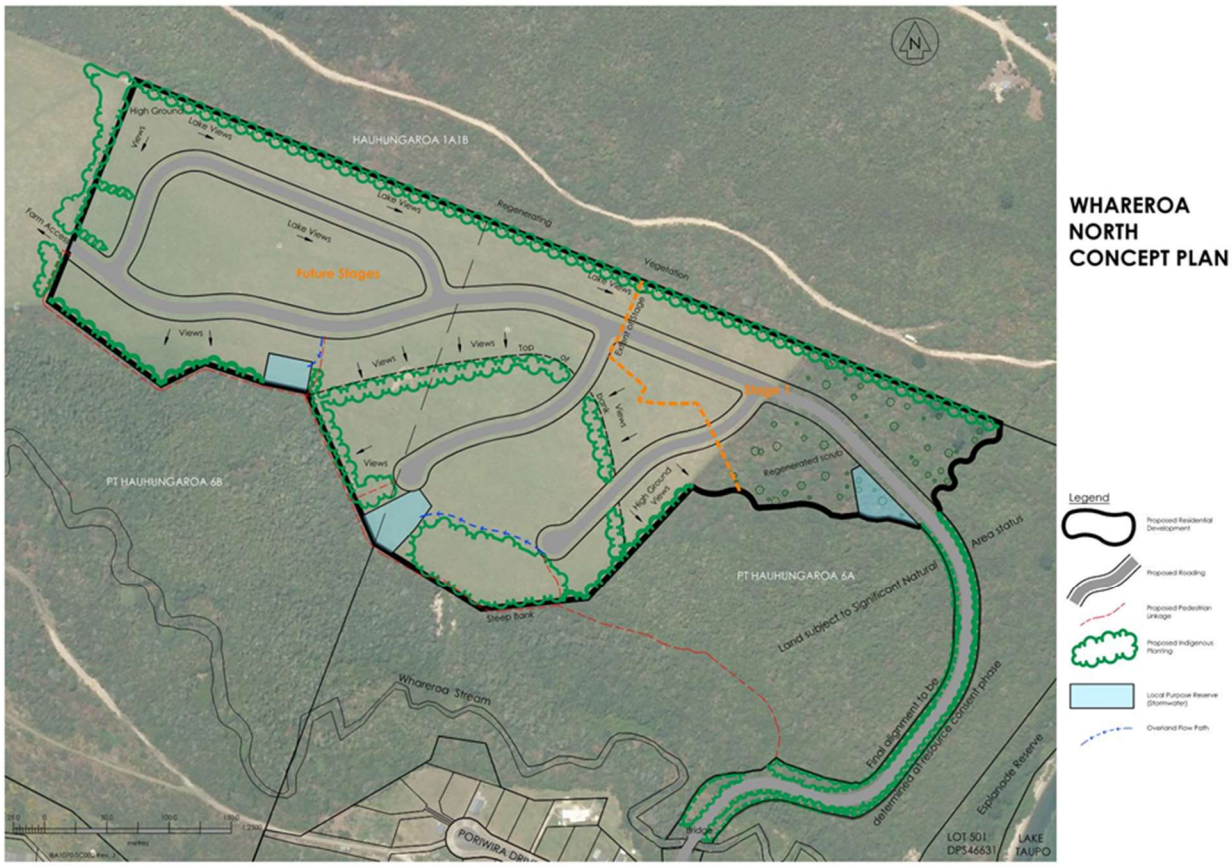
1 Context

This Outline Development Plan provides for the extension of Whareroa North as planned by the maori landowners since the 1970's and provided for in numerous local authority planning documents since that time, including the Southern Settlements Structure Plan and Section 3e of the operative Taupo District Plan.

The site is above the Whareroa Stream and vegetated escarpment immediately north of Whareroa Village and separated from Lake Taupo (to the east) by an Esplanade Reserve. Maori land blocks and Poukura Marae are to the immediate north, and a manuka plantation on Whareroa Station is on maori land to the west. Part of Whareroa Station is included in the Whareroa North proposal.

2 Subdivision Design

The land zoned "*Residential Environment*" at Whareroa North is an elevated 14.6505ha parcel of land proposed to be developed in accordance with the "Whareroa North Concept Plan" below.



Key outcomes of the subdivision design are:

a) Provide direct connection (pedestrian and roading) with the existing village of Whareroa to the immediate south;
b) Low impact stormwater management approach consistent with the conceptual design stormwater plan in Section 4, including preventing adverse impact (in terms of stormwater

quality and quantity and erosion risk) on the adjoining vegetated escarpment and Whareroa Stream below. Note: Area required for stormwater ponds (and associated Local Purpose Reserves) is subject to geotechnical investigations and final stormwater design and pond sizing to be undertaken at detailed design stage;

c) Efficient extension of existing water supply and wastewater reticulation currently terminating at the intersection of Whareroa Road and Poriwira Drive (where capacity has already been provided);
d) Arrest existing erosion at low point along escarpment edge;
e) Planted buffer along (and provision of access to) adjoining rural land to the west;
f) Avoid residential lots within areas of landscape and/or natural value identified in the Taupo District Plan;
g) Minimise indigenous vegetation removal, earthworks, and the footprint of any structures (including bridge, retaining structures) and roading within areas of landscape and/or natural value identified in the Taupo District Plan;
h) In the area shown as "Regenerated Scrub", provision for house sites and protected indigenous vegetation through, for example, clusters of house sites (secured by building envelopes) at the road frontage and protected indigenous vegetation behind (to minimise fragmentation and achieve a protected buffer to SNA062);
i) Manage the adverse effects of loss of indigenous vegetation, fauna and their habitats through best practice management and restoration methods. This includes:
    - careful timing of any indigenous vegetation removal from the SNA, wildlife relocations, habitat replacement and enhancement;
    - pest predator control;
    - dense buffer planting (including with future canopy species) along new edges created by road through SNA062;
    - dense buffer planting where residential lots adjoin SNA062;
    - other restoration activities that follow the hierarchy of mitigation to avoid, remedy and mitigate;
    - offsetting or compensation of any significant residual adverse effects in accordance with best ecological practice to achieve a Net Environmental Gain. Note: any offset planting required will be undertaken within, or contiguous with SNA062;
j) Legal protection in perpetuity of the following areas of indigenous vegetation:
    - SNA vegetation and areas of offset planting;
    - Areas shown as "Proposed indigenous planting" on the Whareroa North concept plan (and any other indigenous vegetation planting undertaken as part of the subdivision construction);
    - SNA062 vegetation and areas of mitigation/offset planting;
    - in the area described as "regenerated scrub", indigenous vegetation which is outside of the building envelopes (and access) authorised through the subdivision process.

Note: where the indigenous vegetation described above is within a residential allotment, protection (including the obligation to maintain the vegetation and replace dead or dying plants) will be secured by Consent Notice.

k) Reflect the exercise of kaitiakitanga and on-going cultural connection by the landowners through approach to stormwater management, land tenure options, proximity to Poukura Marae, and the protection of indigenous values associated with the site and surrounding area;

l) A subdivision with:
   - A maximum of 160 residential lots;
   - Residential lot sizes between 500 sq m and 1,100 sq m;
   - Indigenous vegetation provided as part of the subdivision (as shown on the Whareroa North Concept Plan and any additional planting proposed at the subdivision consent stage) to integrate it with the surrounding landscape and reduce the visual and amenity effects when viewed from Lake Taupo and the existing Whareroa Village;
   - A single span bridge across the Whareroa Stream with:
     - abutments clear of the waterway;
     - associated indigenous planting to reduce visual effects;
     - bridge surfaces finished in colours from the A and B Groups of the British Standard BS 5252 colour chart with reflectivity levels of less than 35%;
   - Limits on levels of street lighting through the use of appropriate streetlights to reduce light spill and adverse effects of light when viewed from the existing Whareroa Village and Lake Taupo;
   - Control of the following matters by Consent Notice on the titles of future residential allotments:
     - One (only) dwelling per lot and no further subdivision permitted;
     - Building height, with a maximum height of 8m and lesser heights in areas of the site with moderate or greater visibility from off site;
     - Exterior building colours limited to those from the A and B Groups of the British Standard BS 5252 colour chart with reflectivity levels of less than 35%;
     - Exterior lighting limited to reduce effects of night-lighting as much as practicable (ie without compromising safety);
     - Window reflectivity by use of over-hanging eaves or low-reflectivity glass;
     - Maintaining vegetation planted on residential allotments as part of subdivision construction in a healthy state in perpetuity (with any dead/ dying plants being replaced with the same species within the following planting season).

3 Staging

The subdivision will be developed in the following stages (in accordance with the Whareroa North Concept Plan) and no development can be undertaken unless the necessary resource consents are granted:

- Preliminary Stage: Further site investigations and assessments (including geotechnical, archaeological, ecological and landscape);
- Stage One: Bridging the Whareroa Stream, construction of the access road to the elevated residential land above, development of stormwater management systems, provision of approximately 30 residential lots, indigenous vegetation planting, and associated biodiversity mitigation/offset measures etc;
- Stage 2 and subsequent stages to completion.

Preliminary Stage

To inform the detailed subdivision design process a range of site investigation and pre-design work will be undertaken. This will include geotechnical, ecological, landscape, and archaeological site investigations and assessments.

Geotechnical site investigation work, involving on-site geotechnical drilling, testing and investigation, includes within the vegetated escarpment (necessitating vegetation removal and tracking within SNA062 for access to and clearance of the investigation sites).

Resource Consent/s will be sought to authorise these geotechnical investigations, including biodiversity offsetting for the associated loss of indigenous vegetation from SNA062.

The preliminary stage archaeological field inspection will be undertaken in accordance with the report of Sian Keith Archaeologist Limited (Recommendation 2, Section 14, "Archaeological Assessment Whareroa North Private Plan Change", April 2020).

Stage 1

Stage 1 (shown on the concept plan) which will yield approximately 30 sections, consists of bridging the Whareroa Stream, construction of the access road to the elevated residential land, and development of the stormwater management areas that will serve subsequent stages. The Stage 1 western boundary reflects the stormwater management proposal referred to in Section 4 below, and the stormwater works associated with Stage 1 will allow the stormwater management areas to stabilise before being brought into service for later stages.

All of the "Proposed indigenous planting" shown on the Whareroa North concept plan (and any other planting required by the Stage 1 subdivision consent) will be undertaken as part of Stage 1 subdivision construction so that the plants have achieved a height that will ensure the development is integrated into the surrounding landscape when each subsequent subdivision stage is implemented.

Stage 1 includes land zoned "Residential Environment" (where residential lots are proposed) and "Rural Environment" (where provision of access, bridging of the Whareroa Stream, and associated earthworks and removal of indigenous vegetation is proposed). Stage 1 will be the subject of a resource consent application to TDC and WRC.

Stage 2 Onwards

The balance of the subdivision will be developed progressively in stages, the number and location of which is not constrained (as Stage 1 is) but will be determined by detailed design and demand.

4 Engineering and Servicing

Water, Wastewater, Power, Telecommunications

Each residential lot will be served with connections to community water and wastewater systems, as well as electricity and telecommunication providers.

With respect to water supply and wastewater services, the infrastructure within the existing settlement has been designed and installed over the decades to cater for this development on the northern side of the Whareroa Stream, connections have been sized appropriately and located at the steam crossing point so that the reticulation can be extended easily across the proposed bridge and up the new access road to the development.

Electricity and telecommunication service providers have indicated that their respective systems have capacity to cater for Whareroa North.

Access

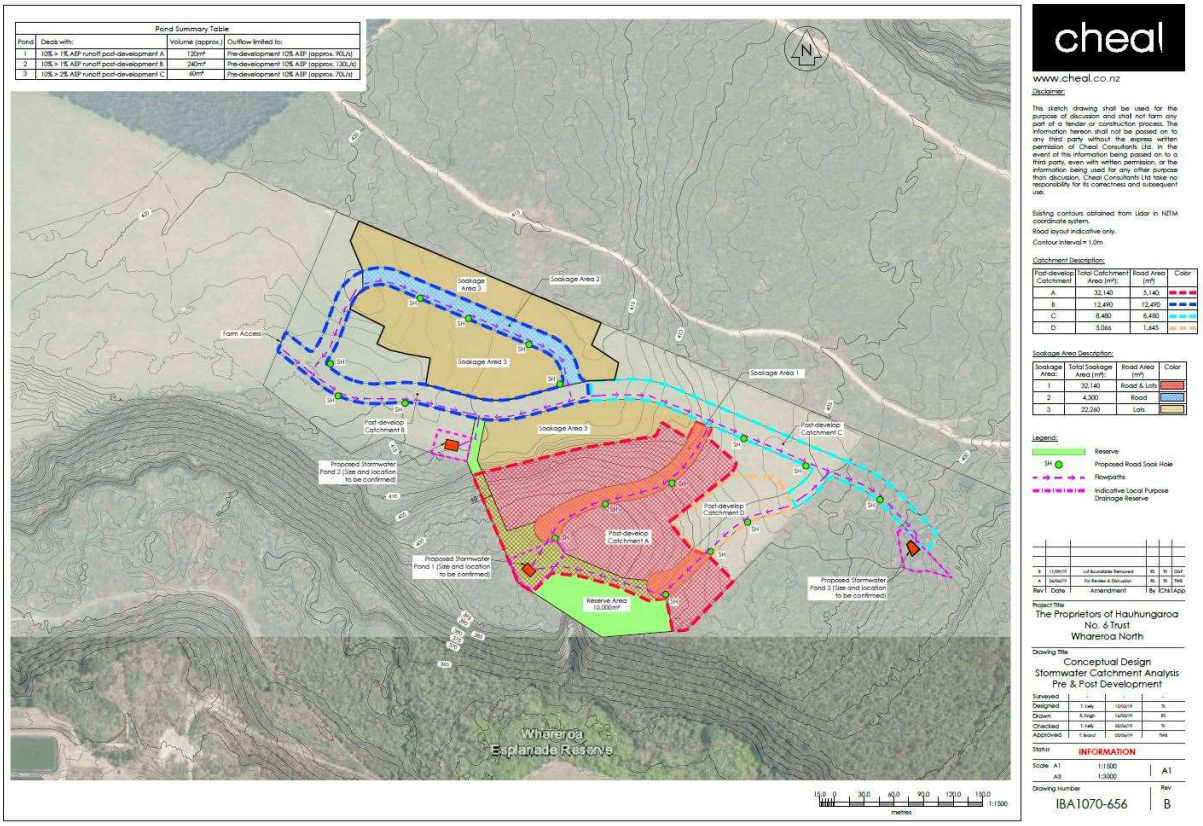
Stage 1 of the development includes bridging the Whareroa Stream (a single span, structure with abutments clear of the waterway) and an access road to the elevated development area. As noted on the Concept Plan, the final alignment of the access road is subject to detailed design and the resource consenting process referred to above. It is intended to minimise the "footprint" of the access road where it traverses the steeper part of the site. This recognises not only the limitations imposed by the topography, but also the sensitive nature of the vegetation in this area. Separate pedestrian links and cycling links will be provided to minimise "inter-modal" conflict over this section of the access road.

Internal roading for Stage 1 and future stages will also be designed to minimise the impact from earthworks and from stormwater runoff.

Stormwater

A preliminary conceptual design has been prepared to confirm that not only can stormwater generated from the development be managed in accordance with best industry practice, but also that erosion occurring currently at the low point of the existing pasture can be halted. Innovative solutions are proposed to minimise the quantity of stormwater generated from the development and to address the treatment and disposal of stormwater in a sustainable way. Subject to detail design informed by the preliminary geotechnical site investigation work, stormwater management for the development will be implemented in accordance with the report titled "*The Proprietors of Hauhungaroa No. 6 Trust, Whareroa North Preliminary Stormwater Assessment*" (Cheal Consultants ref IBA 1070 Rev.4 dated 26 September 2019).

The conceptual design included as Appendix 1 in that report (and showing stormwater management elements) is below.



5 Anticipated Environmental Outcomes

Section 2 above includes a summary of the key outcomes of the subdivision design. The subdivision design, and subsequent applications for resource consents should also achieve the following environmental outcomes.

Anticipated Environmental Outcomes	
• **Village Character and Amenity:**	
a)	Quality urban design and residential amenity outcomes within the development.
b)	Residential development of a character and scale compatible with the existing Whareroa Village (being a primarily holiday settlement in a relatively remote lakeside location).
c)	Provision for a variety of built form and architectural style consistent with the existing Whareroa village character.
d)	Controls on building height, exterior colours, lighting, etc to ensure visual integration with the surrounding environment.
e)	Existing and proposed planting that will visually integrate the development into the landscape and provides key buffers.
f)	Beneficial connections within and between the southern and northern sides of Whareroa Village.
g)	Connection to urban infrastructure (roading, water wastewater and utility services).
• **Natural and Physical Environment:**	
a)	Development footprint (bridge, access road) is minimised in areas of natural and landscape values identified in the District Plan as far as practicable.
b)	Bridge crossing and access is designed clear of the Whareroa Stream bed and to minimise adverse effects on natural character of the riparian area.
c)	Loss of indigenous vegetation and habitats from SNA062 and the area of "regenerated scrub" is remedied, mitigated or offset by ecologically appropriate methods, such as planting within or contiguous to SNA062.

d) Long term sustainability of SNA062 is enhanced by legal and physical protection.
e) Visual and landscape effects associated with road access are mitigated.
f) Existing erosion feature is arrested.
g) Environmental values of the Whareroa Stream and escarpment are protected through low-impact stormwater design.
h) Potential archaeological values are managed through field inspection and subsequent measures and actions as appropriate.