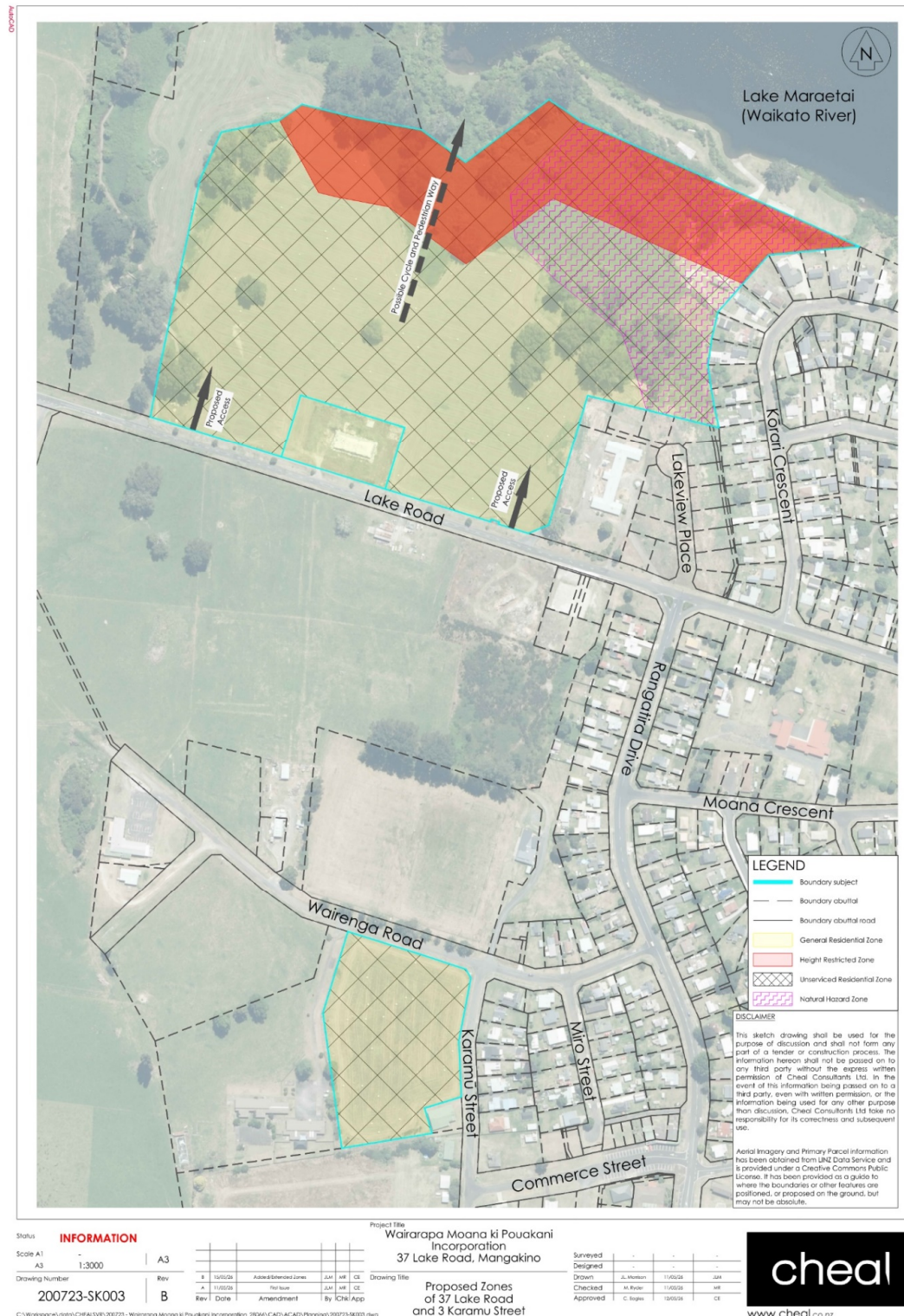


Appendix 1

Development Area 14.8 DEV8 Mangakino



Development Plan

Overview

The Mangakino Outline Development Plan Areas are identified on the Planning Maps and within this Section. The Outline Development Plan Areas comprise 17.603ha being Lot 3 DPS 43655, Lot 1 DPS 24879, and Lot 3 DP 563.13. The intent of the Mangakino Development Plan is reflected in the Development Plan map which shows General Residential Zones with a Hazard Overlay and Height Restriction Overlay.

DEV8.1 Subdivision Design

Subdivision Design should reflect General Residential zone design similar in character to that of Mangakino. Consideration of Geotechnical Hazards within the Natural Hazard Overlay is required. Integration of built form with landscape characteristics along the northern boundary is intended (Lake Maraetai edge).

DEV8.2 Key Outcome

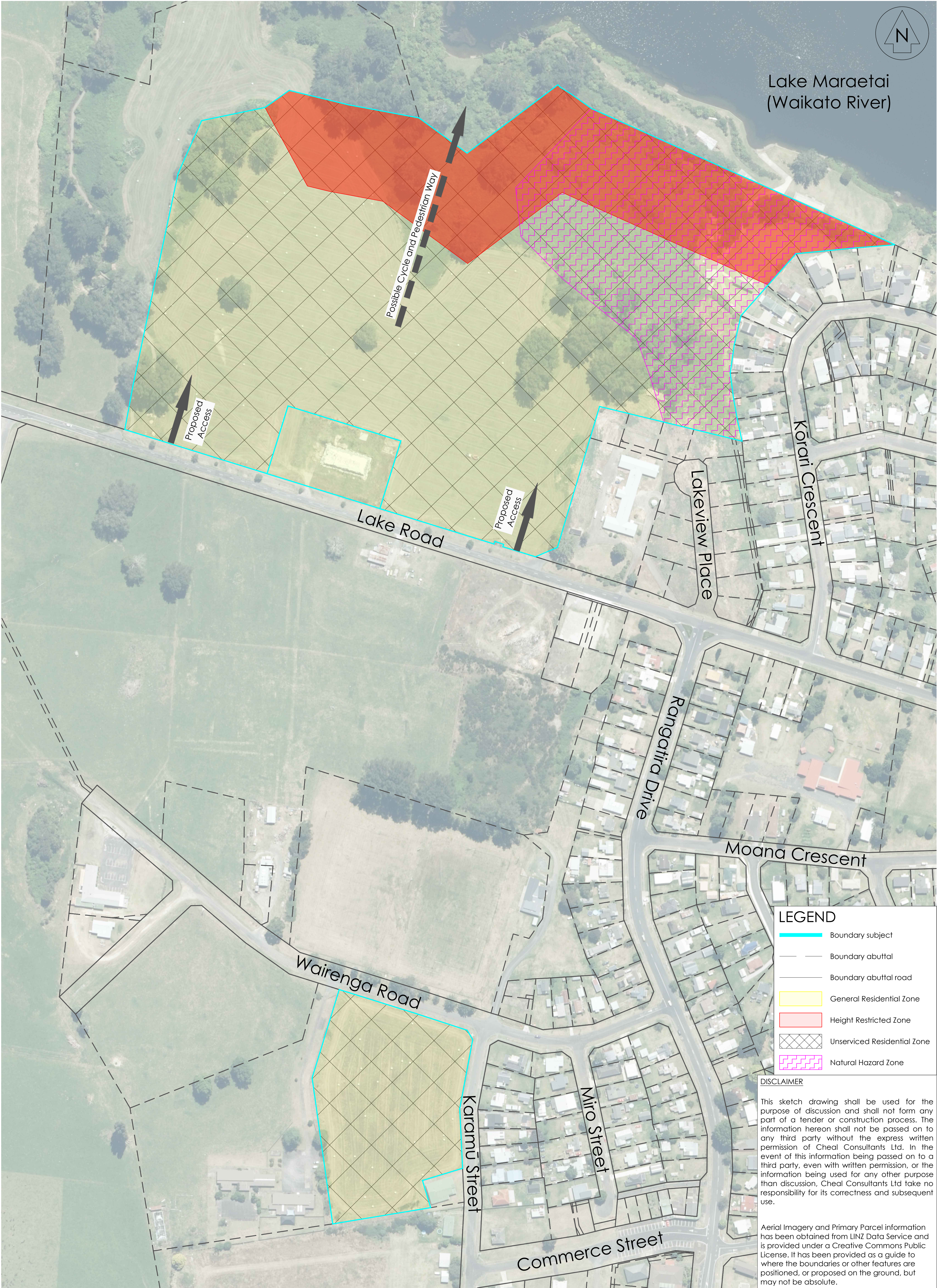
- a. Assessment criteria SUB-R2
- b. Assessment criteria SUB-R14 as relevant

Lake Road

- c. Application of the 5m Height Restricted Area (northern edge of lots at the Lake Rd site) 75m from the northern boundary
- d. Demonstration that earthworked batters can be revegetated with indigenous species
- e. Addresses fencing typology and height to maintain a high level of amenity at the site perimeter (potentially including permeable fencing where lots front the lake)
- f. Indicate a potential pedestrian/cycle connection to the Lake foreshore;
- g. Allow for the provision of stormwater treatment throughout the site (e.g. consider utilising stormwater to enhance an ecological corridor at the Lake Road site) and
- h. Identify how the site development acknowledges the historic land use (e.g. configuration/naming)
- i. Where possible, i2 (include native planting along the lake edge where stability issues have been identified by the Geotechnical Engineer

Natural Hazard Overlay

- j. A minimum offset to future residential buildings of 6.5m from crest of the steep northern escarpments on Lake Road Site
- k. Removal of uncontrolled fill and replacement with engineered fill or identify locations where only pile foundations can be utilised
- l. Identification of appropriate stormwater methodologies aligning with geotechnical advice specifically identifying minimum setbacks from slopes in which deep soakholes may be considered suitable
- m. Compliance with NESCS



LEGEND

- Boundary subject
- Boundary abuttal
- Boundary abuttal road
- General Residential Zone
- Height Restricted Zone
- Unserviced Residential Zone
- Natural Hazard Zone

DISCLAIMER

This sketch drawing shall be used for the purpose of discussion and shall not form any part of a tender or construction process. The information hereon shall not be passed on to any third party without the express written permission of Cheal Consultants Ltd. In the event of this information being passed on to a third party, even with written permission, or the information being used for any other purpose than discussion, Cheal Consultants Ltd take no responsibility for its correctness and subsequent use.

Aerial Imagery and Primary Parcel information has been obtained from LINZ Data Service and is provided under a Creative Commons Public License. It has been provided as a guide to where the boundaries or other features are positioned, or proposed on the ground, but may not be absolute.

Status **INFORMATION**

Scale A1 - A3 1:3000

Drawing Number 200723-SK003

Rev	B	15/05/26	Added/Extended Zones	JLM	MR	CE
Rev	A	11/05/26	First Issue	JLM	MR	CE
Rev		Date	Amendment	By	Chk	App

Project Title
Wairarapa Moana ki Pouakani
Incorporation
37 Lake Road, Mangakino

Drawing Title
Proposed Zones
of 37 Lake Road
and 3 Karamu Street

Surveyed	-	-	-
Designed	-	-	-
Drawn	JL Morrison	11/05/26	JLM
Checked	M. Ryder	11/05/26	MR
Approved	C. Eagles	12/05/26	CE

