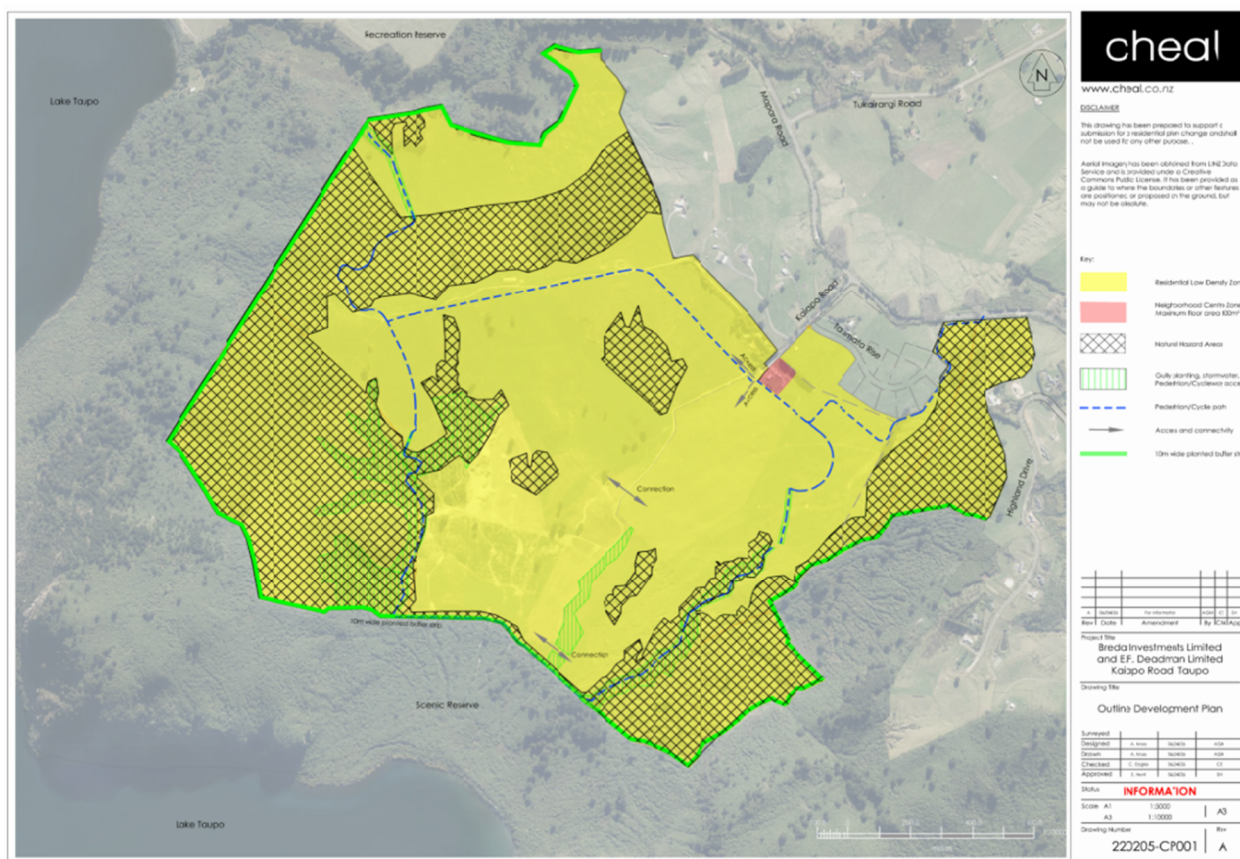


1. ATTACHMENT 1 - RELIEF SOUGHT

That Proposed Plan Change 44 be amended to rezone the subject land from Rural Zone to Low Density Residential Zone.

Insert a new Development area (DEV7 Kaiapo Road).



Overview

The Kaiapo Outline Development Plan Area is identified on the Planning Maps and within this section. The Outline Development Plan Area comprises of 323.9ha legally described as Lot 1 DP 410435, Lot 2 DP 337255 and Lot 12 DP 582081. The intent of the Kaiapo Outline Development Plan is reflected in the Development Plan map which shows Low Density Residential Zone, Neighbourhood Shops Zone, Hazard Overlay, gully and buffer plantings, and indicative road / pedestrian access.

Subdivision of the development area is expected to occur in stages to ensure adequate servicing. Development capacity will be limited until new infrastructure, including a bridge near Taupō Control Gates Bridge is constructed. An Integrated Transport Assessment demonstrates up to 150 lots can be developed before a new bridge is provided by Council.

DEV7.1 Subdivision Design Standards

- Smaller low density residential lots should be located on gentler terrain, including the Kaiapo Valley basin, where development can be more readily absorbed.

- b) Larger lots shall be located in more sensitive or constrained parts of the site, including the Māpara Escarpment, the elevated terrain of the Waikarariki Point and Kaiapo Point headlands, the gully systems, and areas adjoining the rural environment.
- c) Built development within the Māpara Escarpment should be minimised, particularly on steep slopes and in locations that are visually prominent from the Māpara Valley.
- d) Building platforms should avoid steep slopes, prominent ridgelines, gullies, riparian margins and visually prominent locations where practicable.
- e) Cut and fill batters should be shaped to integrate with the surrounding natural landform. Steep batters and retaining walls greater than 1m in height should be avoided where practicable.
- f) Mitigation planting shall be provided throughout the site to reduce the visual prominence of future development, particularly when viewed from Highland Drive, Kaiapo Road, Kaiapo Bay.
- g) Additional planting should be provided along ridgelines, road corridors and between allotments to break up built form, soften views of roads and buildings, and reduce the perception of continuous residential development.
- h) Building heights within visually prominent parts of the site, including the upper slopes and main ridge of the Māpara Escarpment, should be restricted to 7m to reduce the prominence of future development.
- i) Fencing within the Māpara Escarpment should be rural in character, such as post and wire or post and rail.
- j) External lighting should be shielded and directed away from Lake Taupō, adjoining public reserves, and gully systems.
- k) Road or street lighting should be avoided along the access road where practicable. Where lighting is required for signage, safety or wayfinding, low-lumen downlights should be used.

Insert the following new Rules:

<u>SUB-R34 CON activity DEV7 - Kaiapo</u>	<u>Subject to</u>
1. <u>Subdivision and development in accordance with the DEV7-Kaiapo Road Development Area Plan ~~that~~ results in a cumulative completion of up to 150 residential lots</u>	<u>Matters of Control</u> <u>a. SUB-R2</u> <u>b. SUB-R14</u> <u>c. The development of more than 150 lots within the Kaiapo Development Plan Area shall not be complete* until the Taupō Waikato River Crossing project or equivalent upgrade is operational.</u>

	<u>*Complete in this instance refers to the signing of the Council Completion section 224(c) certificate.</u>
<u>SUB-R35 RDIS activity DEV7 - Kaiapo</u>	Subject to
1. <u>Subdivision at Kaiapo Road within the Natural Hazard Area in accordance with the DEV7-Kaiapo Road Development Area Plan</u>	<u>Matters of Discretion</u> <u>a. SUB-R2</u> <u>b. SUB-R14</u>

<u>SUB-R36 RDIS activity DEV7 - Kaiapo</u>	Subject to
1. <u>Subdivision at Kaiapo Road not in accordance with the DEV7-Kaiapo Road Development Area Plan ~~that results in a cumulative completion of up to 150 residential lots~~</u>	<u>Matters of Discretion</u> <u>a. SUB-R2</u> <u>b. SUB-R14</u> <u>c. The development of more than 150 lots within the Kaiapo Development Plan Area shall not be complete* until the Taupō Waikato River Crossing project or equivalent upgrade is operational.</u> <u>*Complete in this instance refers to the signing of the Council Completion section 224(c) certificate.</u>

<u>SUB-R38 NC activity DEV7 - Kaiapo</u>	Subject to
1. <u>Subdivision within the Kaiapo Development Plan resulting in the cumulative completion of more than 150 lots prior to the Taupō Waikato River Crossing project or equivalent upgrade being operational</u>	

That any consequential amendments to the planning maps and provisions be made as necessary to give effect to this rezoning.