APPENDIX G

g1. APPROVED DEVELOPMENT PLAN RESORT D, OWHATIURA

g1.1 INTRODUCTION

This Development Plan applies to two areas of land located west of Vaughan Road.

The land includes the following sites:

Owhatiura Block 2B4B2C2, 2B4A, Pt 2B4B2C3B, 2B3, 2B2A, 2B4B2C1, Pt 2B4B2B, 2B2A, Pt 2B2B, 2B4B2C3A, Pt 2B4B2C3B.

g1.2 PLANS

Plan A indicates the general development of the land.

g1.3 TOPOGRAPHY

Plan A indicates the contours proposed, waterways and vegetation and proposed use of the land.

g1.4 DESCRIPTION OF DEVELOPMENT

g1.4.1 TOURIST LODGE

A total of 100 units is proposed to be developed on the top of Owhatiura Hill, and its south eastern slope.

The prominence of the Hill will be recognised by the design of buildings, and the landscaping to be retained and developed.

An amenities building with restaurants, bar, conference facilities, shops, staff areas and service areas will be developed at the southern end of the hilltop plateau. The design of buildings will recognise the prominence of the site.

A swimming pool and health/fitness centre with spas, steam rooms etc. will be located adjacent to the amenities block but carefully built into the site at a lower level so as not to interrupt the views.

The sites will be laid out in a well treed park-like landscape to help integrate the buildings with the surroundings. Landscaping will be provided in accordance with the landscaping strips indicated on Plan A.

Appropriate provision is made for both visitor and patron car parking, together with parking for tourist buses and drop off and pick up of patrons.

The Tourist Lodge development will be provided with a motorised trolley service running on its own special path, to serve accommodation units and the Bird Park.

g1.4.2 BIRD PARK

A Bird Park is proposed generally to the south-eastern part of the Tourist Lodge complex which has a lakeside frontage to Sulphur Bay Wildlife Refuge. This area of natural vegetation and low lying marsh land will be developed to accommodate a wide variety of native and exotic birds, butterflies, insects and trout specimens. This park will take the form of small ponds and streams fed from the natural water courses and includes walk through aviary structures and other areas of the park. Raised walking tracks will be developed through the bush to the lake edge where viewing structures will provide secluded access to study the wildlife of Sulphur Bay. Throughout the park will be viewing/resting places to study the wildlife.

Car and bus parking is provided within a well treed landscaped area to both provide shade to cars and to reduce the visual intrusion which is especially important when seen from the hilltop resort.

A foodcourt containing nine separate stalls is proposed serving a variety of foods with a central communal eating area, all located under a translucent tent roof membrane. It is envisaged that this could also provide the venue for cultural shows, craft markets, exhibitions, etc. being protected from the weather at all times.

Other facilities within this area would include duty free and souvenir shops, a display area, carparking and children's play areas.

The motorised trolley circuit will have a station adjacent to the park entrance.

g1.4.3 MOTOR LODGE TOURIST ACCOMMODATION

The Motor Lodge accommodation will include a maximum of 50 units of one bedroom plus bedroom/living room, kitchenette and bathroom.

A series of small artificial lakes on the low lying areas of the lake edge will be created to enhance the situation.

g1.5 SCALE OF DEVELOPMENT

No buildings, other than those indicated on Plan A, will be constructed.

The maximum number of accommodation units in the Tourist Lodge Complex will be 100. No more than two units will be included in each separate building. The maximum number of buildings will be 50.

The amenities building will not exceed a surface area of 2,000 square metres.

The Motor Lodge Tourist Accommodation will not exceed 50 units, and no unit will exceed a floor area of 50m².

g1.6 HEIGHT

The buildings will not exceed the heights* as specified below:

Tourist Lodge Complex	7.5	metres
Aviaries	10.0	metres
Amenities Building	10.0	metres
Motor Lodge	7.5	metres
Viewing Platforms	5.0	metres
Foodcourt	10.0	metres

* For the purpose of this Development Plan, "height" is defined as the average difference between ground level and the top of the roof.

g1.7 DESIGN

With the exception of the aviaries, and the foodcourt, all buildings will be of rustic character, and natural materials and colours shall be used.

All buildings will blend in with the rural landscape to mitigate adverse visual effects.

g1.8 ACCESS

The layout of the proposed access and internal roading is indicated on Plan A.

Access roads will be brought directly from Vaughan Road until such time as the motorway is constructed.

Access roads will then be brought in from the motorway slip roads as provided under the designation. Access to the bird park and tourist lodges will be from the south via the Maori roadline No. 1.

Access to the land locked Maori land on the west side of Owhatiura Hill will be provided by a right of way. This right of way is to be registered on the title of the land before any construction commences.

g1.9 CARPARKING

Carparking will be provided as indicated on Plan A.

g1.9.1 TOURIST LODGE COMPLEX

Parking will be provided at a ratio of one carpark for every two units or one bus park for every 10 units, or any combination of the above two standards.

g1.9.2 BIRD PARK

152 car parking spaces will be provided.

g1.9.3 MOTOR LODGE TOURIST ACCOMMODATION

One carpark will be provided for every unit.

g1.10 LANDSCAPING

Extensive landscaping is integral to the proposal. The prominence of Owhatiura Hill will be recognised. Building design and landscaping have been considered together to ensure that any development complements landscape features. All areas will be landscaped in accordance with Plan A.

The boundary adjacent to the urupa on Owhatiura Hill, indicated as landscape Area A, and planting of site boundaries indicated on Plan A will be densely planted with an amenity strip at least three metres wide and with a range of species to ensure that, together with natural topographic features, a permanent multi-canopied screen is maintained.

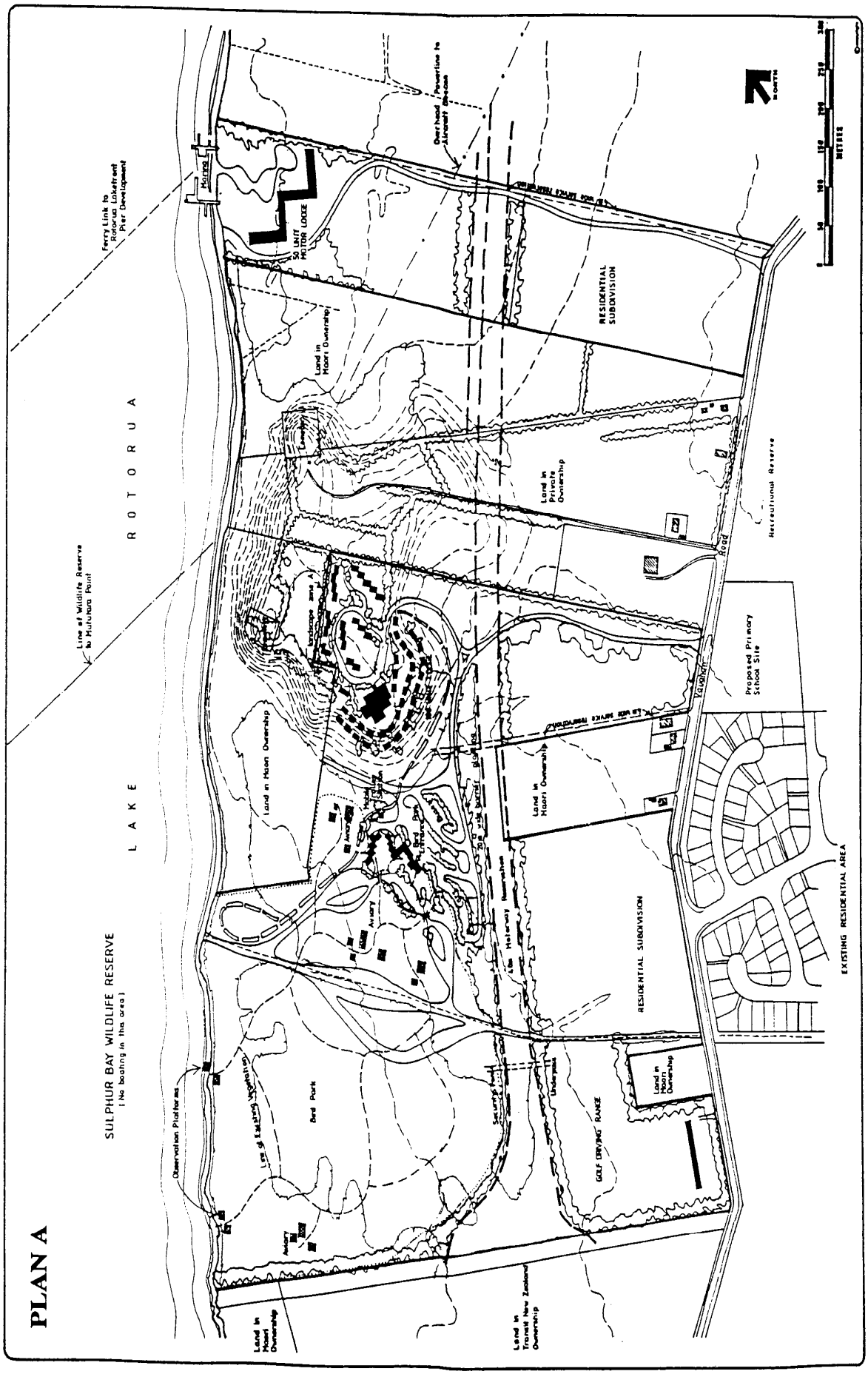
Following completion of the motorway, landscaping will be provided to help screen the motorway and to soften the transition from motorway to development.

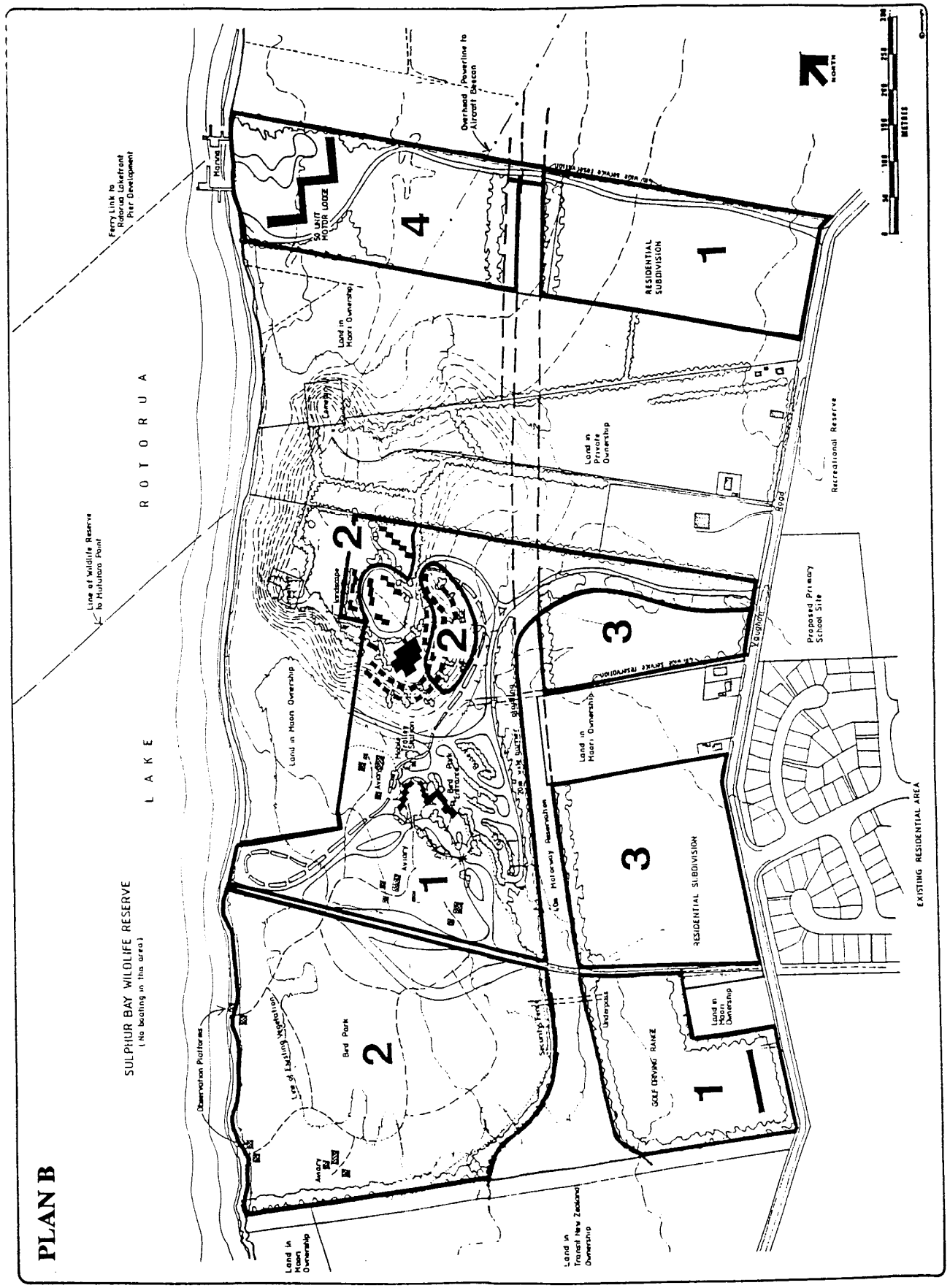
g1.11 GROUND DISTURBANCE AND VEGETATION MODIFICATION

Any disturbance of land surfaces by the removal of soil or by excavation or filling, and any modification of existing vegetation that occurs as a result of the development, will only be carried out once the advice of the Environment BOP has been sought and followed.

g1.12 PHASING

The proposed phasing sequence is indicated on Plan B.


PLAN A
ROTORUA
LAKE
SULPHUR BAY WILDLIFE RESERVE
(No boating in this area)
Line of Wildlife Reserve to Mokoia Point
Ferry Link to Rotorua Lakefront Pier Development
Marina
50 UNIT MOTOR LODGE
Overhead Powerline to Airport Beacon
RESIDENTIAL SUBDIVISION
Land in Maori Ownership
Land in Private Ownership
Recreational Reserve
Proposed Primary School Site
Tarawera Road
Landscape zone A
Land in Maori Ownership
Hotel Centre
Bird Park
Aviary
Land in Maori Ownership
RESIDENTIAL SUBDIVISION
EXISTING RESIDENTIAL AREA
Observation Platforms
Line of Existing Vegetation
Bird Park
Aviary
Security Fence
Underpass
GOLF DRIVING RANGE
Land in Maori Ownership
Land in Maori Ownership
Land in Transit New Zealand Ownership
NORTH
METRES


PLAN B
ROTORUA
LAKE
SULPHUR BAY WILDLIFE RESERVE
(No boating in this area)
Line of Wildlife Reserve to Mokoiora Point
Ferry Link to Rotorua Lakefront Pier Development
Marae
Overhead Powerline to Aircraft Beacon
50 UNIT MOTOR LODGE
RESIDENTIAL SUBDIVISION
Land in Maori Ownership
Land in Private Ownership
Recreational Reserve
Proposed Primary School Site
Vaughan
Land in Maori Ownership
RESIDENTIAL SUBDIVISION
Land in Maori Ownership
EXISTING RESIDENTIAL AREA
Land in Maori Ownership
Observation Platforms
Bird Park
Aviary
Security Fence
Underpass
GOLF DRIVING RANGE
Land in Maori Ownership
Land in Maori Ownership
Land in Transit New Zealand Ownership
NORTH
METRES

g2. APPROVED DEVELOPMENT PLAN RURAL B1 ZONE

g2.1 DEVELOPMENT AREAS WITHIN THE RURAL B1 ZONE

Area A

1.1 5.0 metres maximum height
1.2 24 Lots
1.3 Lots 1-8, 10-14, 16-21, 26-30

Area B

2.1 7.5 metres maximum height
2.2 10 Lots
2.3 Lots 9, 15, 22-25, 31-34

g2.2 REVEGETATION PLANS FOR THE AREAS IN THE RURAL B1 ZONE SPECIFIED IN THE DEVELOPMENT PLAN

g2.2.1 INFORMATION REQUIREMENTS

Any Revegetation Plan submitted to Council shall include the following information:

a. The boundaries of each lot.

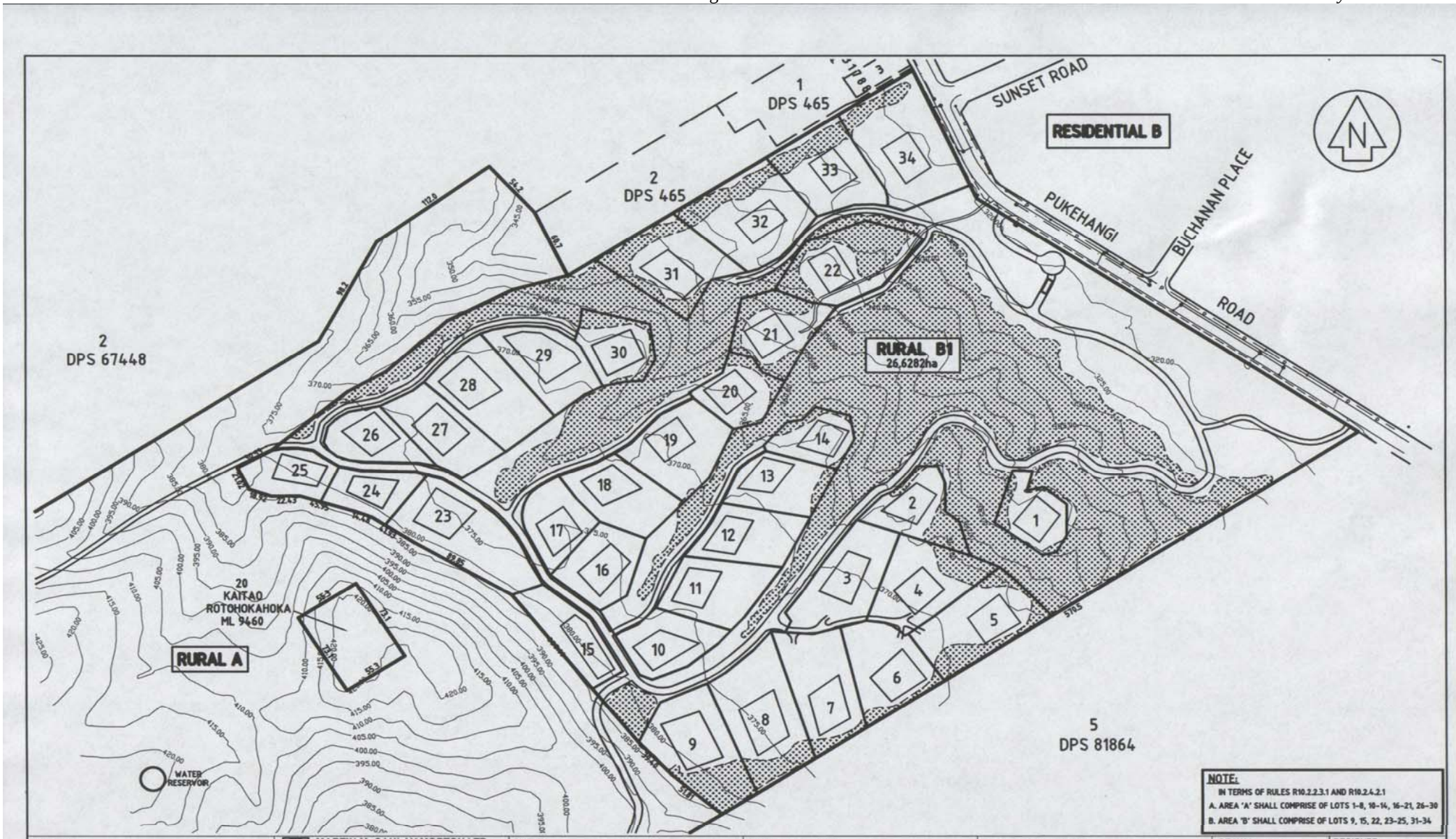
b. A planting schedule listing:
   - The local indigenous species to be used for different areas within the site;
   - The spacings for each species;
   - The grades of the plants to be used and the anticipated rate of canopy closure to achieve the provisions of certification.
   - Species selected should consider the following factors:
     - species which would occur naturally on sites such as those that are to be planted.
     - species which are known to be successful in revegetation projects.
     - the expected time to reach certification standard.
     - other factors that can be considered are the overall appearance of the site, requirements for low maintenance, and species which provide habitat and food for fauna.

c. A planting programme including:

- Site preparation techniques including pest animal control;
- The timing or staging of planting;
- Techniques for maintaining the planting and excluding exotic plants from the revegetation area;
- Allowance for the replacement of dead plants in the first few years;
- Details of any intended inter-planting with later successional species after canopy closure, once construction is complete;
- Any additional plantings to be undertaken close to buildings, structures, curtilages and accessways, which may not necessarily be of indigenous species.

d. A post-planting maintenance regime including:

- A pest plant and pest animal management programme;
- Details for permanent protection of the plantings including monitoring and pest control and exclusion of grazing animals;
- The legal mechanism(s) to be used to ensure that the existing or planted indigenous vegetation is protected from disturbance and grazing, and to ensure the management of pest plant and pest animals, in perpetuity.



NOTE:
IN TERMS OF RULES R10.2.2.3.1 AND R10.2.4.2.1
A. AREA 'A' SHALL COMPRISE OF LOTS 1-8, 10-14, 16-21, 26-30
B. AREA 'B' SHALL COMPRISE OF LOTS 9, 15, 22, 23-25, 31-34

NOTES/KEY:
1. AREAS AND MEASUREMENTS ARE SUBJECT TO TITLE SURVEY
EXISTING CONTOUR
CONTOUR INTERVAL = 5.0m
9 BUILDING PLATFORMS
REVEGETATION AREAS

MARTIN McCAULAY MORTON LTD
SURVEYORS ENGINEERS PLANNERS
ROTORUA MT MAUNGANUI TE PUKE OPOTIKI WHAKATANE

SERVICES:
THE EXISTING SERVICES SHOWN ON THIS PLAN ARE INDICATIVE ONLY AND MAY NOT INCLUDE ALL EXISTING SERVICES. IT IS THE CONTRACTOR RESPONSIBILITY TO LOCATE ALL EXISTING SERVICES PRIOR TO STARTING WORK.

CLIENT
EASTGATE DEVELOPMENTS LTD

No.	Date		Issue/Revision
D	13/12/04	GD	AREAS A & B FOR LOTS AMENDED
C	09/12/04	GD	ENTRANCE AMENDED
B	21/07/04	GD	NOTATION AMENDED
A	01/07/04	GD	ISSUED FOR REZONING

PROJECT/LOCATION
PUKEHANGI PARKLAND ESTATES
265 PUKEHANGI ROAD
ROTORUA

DRAWING DESCRIPTION
PLAN B
PROPOSED DEVELOPMENT PLAN

DRAWN: GD	DESIGNED: LSM
CHECKED: AKW	SURVEYED BY: DW
LOCAL AUTHORITY REF: -	
SCALE: 1 : 2000	ORIGINAL DWG. SIZE A2
DRAWING No. 173975-R-P-D001B	SHEET No. 02 / ISSUE D

g3 WHARENUI ROAD AREA DEVELOPMENT PLAN AND DEVELOPMENT ASSESSMENT CRITERIA AND CONDITIONS

g3.1 WHARENUI ROAD AREA URBAN DESIGN ASSESSMENT CRITERIA AND CONDITIONS

Wharenui Road Area shall be developed in general accordance with the Wharenui Road Area Concept Plan (see **g3.2**).

g3.1.1 SITE PLANNING

Design Expectation:
The position of all dwellings within their respective sites does not adversely affect the amenity and privacy of neighbouring properties, avoids any adverse dominance effect at the interface with other sites or public space and maximises the amenity and enjoyment of the residents.

Design Criteria:

(a) All types of dwellings should maintain the appropriate distance from site boundaries to avoid adverse visual dominance, shadowing and privacy effects on the adjoining public space and private properties (as appropriate to their typology), and should comply with the Performance Standards in **R7.2.2** and **R7.2.3**, unless otherwise stated in the District Plan.

(b) Buildings should be oriented appropriately to allow adequate daylight to buildings and sunlight to main living rooms, private outdoor spaces and balconies.

(c) Dwellings should be positioned and openings designed to capitalise on any views that are available.

(d) A sufficient quantity of well-sited and carefully detailed private outdoor space or balcony (as appropriate to housing type) should be provided for each dwelling to accommodate a range of activities that residents can enjoy in and around their house.

(e) Buildings should be located within the site for maximum utilisation of on-site external spaces and balconies. In this respect direct connection between internal and external living areas and a northerly aspect of the external living area are desirable.

g3.1.2 STREETSCAPE AND COMPATIBILITY

Design Expectation:
Design and architectural detailing of the dwellings emphasises the public face of the building, where it relates to a public road, walkway or any other adjoining public open space. The building design complements any specific neighbourhood theme, and offers surveillance, visual enhancement, variety and positive sense of enjoyment of the public space.

Design Criteria:

(a) Building design should offer visual interest when a building or a group of buildings is viewed from any street and/or any other adjoining public open space, by incorporating design aspects such as varied roof form, articulation in façade treatment, variation in setback, opening design etc.

(b) A monotonous streetscape should be avoided through:
  (i) Avoiding long sequences of identical designs in adjacent detached houses; and
  (ii) Providing variation in scale and façade treatment in attached houses and apartment buildings.

(c) A transition in height and scale between a new development and any neighbouring building should be provided.

(d) Front doors should be weather protected and be easily identified from the street boundary to provide a sense of individual address and identity, and ease of visitor orientation.

(e) Garage doors should not dominate the public frontage and should be set further back than the front face of the building.

(f) Solid fences and walls along any street or reserve boundary and between the street and the front face of the closest building should be generally avoided or limited in height.

(g) Dwellings fronting the street should include windows or doors to active habitable rooms (not service rooms) on the front elevation to comply with CPTED principles for passive surveillance of the public realm.

(h) Medium Density Housing dwellings fronting the road should be located with minimal setback as determined by the minimum front yard buffers in **R7.2.3** for Residential B zone.

(i) Street boundary treatment should be compatible in design with the neighbourhood and/or development.

(j) Corner lots shall be designed to address both street frontages, and may have some distinct architectural corner features that respond to their context, such as wrap around verandahs or balconies, defined entrance and street address, windows and building form.

(k) Trees and vegetation visible from the public realm should be selected to contribute to the character of the streetscape and complement the neighbourhood theme.

(l) The interface between private properties and the gully system shall be designed with appropriate boundary treatment, including low or visually permeable fencing and low density planting, to create separation and privacy for private outdoor spaces while retaining passive surveillance to the gullies.

g3.1.3 HOUSE PLANNING

Design Expectation:
The planning of the dwelling creates amenity, enjoyment, health and safety for the residents and avoids adverse visual dominance, privacy and shadowing effects on adjoining properties.

Design Criteria:
(a) The planning of the dwelling should create variety in building mass and shape with vertical and horizontal detailing, material variation and interesting architectural facades.

(b) Privacy and amenity of the adjoining properties should be preserved by minimising overlooking, retaining separation distances, and providing acoustic and privacy screening.

(c) The planning of the dwelling should complement energy efficiency and sustainable building design, and be of a depth and layout which allows natural ventilation through the house.

g3.1.4 VEHICLE ACCESS AND PARKING

Design Expectation:
The design of vehicular access, parking and garaging is appropriately integrated with dwelling design so that the overall streetscape quality is not compromised.

Design Criteria:
(a) The resident parking requirements for each dwelling should be accommodated within the site.

(b) The garage door(s), and associated vehicular access and manoeuvring space should not dominate the streetscape.

(c) Use of space within the site for vehicle manoeuvring should be minimised to increase on-site green space.

(d) The proposal should be in accordance with the provisions of **Appendix F** and **Appendix M.**

g3.1.5 FENCING

Design Expectation:
Fencing assists in defining property boundaries, integrates with the character and style of the building on the site, improves the visual appearance of adjoining public spaces including roads and accessways, and does not compromise passive surveillance.

Design Criteria:

(a) The fence design should be consistent with the architectural design (i.e. style, character, material, colour) of the associated building, or the design for the street or block.

(b) The fence should not dominate the streetscape or adjoining reserve.

(c) The fence should be appropriately used to preserve privacy between adjoining private open spaces.

(d) Any fences erected within yards or on the boundary adjoining public land including streets, reserves, gully systems or walkways should be low height solid fences or visually permeable fences that take account of CPTED principles for passive surveillance.

(e) If any retaining wall is required in the front yard, or is visible from a public space, its visual appearance should be softened and disguised with associated fencing and landscaping.

g3.1.6 SOFT LANDSCAPING

Design Expectation:
The landscaping associated with each dwelling complements any neighbourhood design theme, signals the transition from the public street and other adjoining public space to dwelling's interior private space, softens the visual appearance of the built form, provides scale to the house, protects privacy between adjoining houses, offers shade in the summer and allows the sunshine to enter into the dwelling during the winter, and improves the visual appearance and amenity of the property.

Design Criteria:

(a) The landscape design should include both soft and hard landscaping consistent with appropriate neighbourhood design themes.

(b) The front yard landscaping should complement the adjoining street and public open space landscaping.

(c) The matured size and number of on-site trees should be in proportion to the scale of the dwelling and the amount of available open space around the dwelling.

(d) The landscape design should be carefully considered to enhance the safety of the public spaces and the privacy between adjoining private open spaces.

(e) Selection and location of deciduous and ever-green trees should be considered based on the orientation of the house and its private outdoor space to balance the varying climatic conditions of summer and winter.

g3.1.7 SITE FACILITIES AND ACCESSORY STRUCTURES

Design Expectation:
All accessory structures are designed to integrate their visual appearance with the overall built-form. Site facilities on more extensive development are located to maximise their convenience to residents and minimising any adverse visual impacts.

Design Criteria:

(a) Accessory structures and site facilities should be located for the enjoyment and amenity of the residents without detracting from the visual amenity of the streetscape.

g3.1.8 VEGETATION

Design Expectation:
That riparian and gully wall planting should be undertaken to maintain vistas, clear and safe walking and cycle tracks and to stabilise gully walls.

Design Criteria:

(a) Planting shall be undertaken in accordance with a planting schedule and planting plan that demonstrates ongoing establishment of landscaped areas that meet the general urban design expectations for the Wharenui Road Area.

(b) Planting should be sited to maintain vistas and to ensure clear, safe walking and cycle tracks.

(c) Riparian planting is to act as a buffer strip to improve water and runoff quality and to provide recreational, aesthetic and flood control benefits. In general, riparian buffers should be planted to a depth of 15m, or more, from the edge of streams.

(d) Gully wall planting should use fast-growing shrubs or small trees (e.g. kohuhu (*Pittosporum tenuifolium*), manuka, kanuka, *Phormium cookianum*, karamu, koromiko, ti kouka (cabbage tree), whauwhaupaku, and makomako) that will rapidly create a closed canopy with lesser amounts of kowhai and ribbonwood.

(e) Lower growing species should be planted near the base of the gully walls (e.g. toetoe, whararikì, and harakeke) so that the gully floor is not shaded. Where there are existing populations of indigenous ferns, these should be left undisturbed during site preparation, if possible. On very steep/vertical slopes, species which only grow to a maximum of 3-4m will be planted, e.g. cookianum, *Coprosma lucida*, *Hebe stricta*, *Cortaderia fulvida*, and kiokio.

(f) Planting at the interface between the gullies and adjoining areas shall take into account opportunities for reducing undesirable activity. For example, the interface between residential properties and the gully system may be planted with prickly or very dense species to prevent or deter unsolicited entry into residential properties from the revegetated areas.

APPENDIX g3.2