40 MOUNT MARUA STRUCTURE PLAN

1 INTENTIONS & ANTICIPATED OUTCOMES

The Mount Marua Structure Plan applies exclusively to the 22.31 ha site legally described as Lot 101 DP 523671, as indicated on the Structure Plan Map contained in Section 4 below.

Intentions

- Rural-lifestyle development density, which makes efficient use of the land resource in this location, is compatible with other existing lifestyle areas along Mount Marua Drive and Stroma Way and wider areas of the Southern Hills.
- Development supports a built form which is respectful of the site's setting and character, the site's native vegetation and its naturally undulating landscape, and its contribution as a visual backdrop for the urban area.
- Best-practise engineering methods are adopted to ensure land stability is not compromised by earthworks, construction of buildings, or uncontrolled stormwater run-off.

Outcomes

- Earthworks to form access and building platforms are undertaken in a manner that avoids any confirmed Significant Natural Areas on the site and is sympathetic to the natural landform and the ridgeline.
- Dwellings are located within identified building platform areas, as defined on the Mount Marua Structure Plan Map, which ensures the elevations of buildings are not visually prominent or dominating of the skyline.
- Height controls and external colour schemes of buildings respect the high visual amenity value of the site.
- Confirmed Significant Natural Areas on the site are protected and existing vegetation outside of the identified building platform and access areas, as defined on the Mount Marua Structure Plan Map, is retained in a natural state.
- Native landscaping is undertaken, consistent with the Mount Marua Landscape Masterplan, following completion of building platform establishment and around constructed dwellings and earthworked areas.
- Stormwater is appropriately dealt with on-site to manage the impact of the built environment on the physical characteristics of the natural landform and the receiving environment.
- Appropriate access and servicing connections are made to Stroma Way.

2 PURPOSE AND PRINCIPLES

The following provisions apply to the Mount Marua Structure Plan Area.

Any resource consent application for subdivision or development within this area shall provide information to sufficiently give effect to these principles. Where one or more of these principles needs to be adhered to on an on-going basis, Council may elect to impose Consent Notice conditions on the titles of new allotments created, pursuant to Section 221 of the Resource Management Act.

2.1 Earthworks and Sediment Control Principles

- Earthworks within the Mount Marua Structure Plan Area will be undertaken over undulating topography and limited to those necessary to facilitate the access and building platforms defined on the Mount Marua Structure Plan Map.
- The main access route will follow the existing access track.
- Earthworks are designed and undertaken in accordance with best practice to maintain slope stability, avoid erosion, and control stormwater run-off.
- Earthworks are undertaken in accordance with New Zealand Standard 4431:1989.
- Subgrade preparation shall comprise the removal of all vegetation and unsuitable soils including topsoil and any weak compressible soils.
- All subgrade soil is approved by a suitably qualified engineer. The subgrade footprint shall be benched so that the fill can be keyed into natural ground for the purpose of enhancing stability of any filling.
- Subsoil drainage comprises the construction of a subsoil drain and drainage blanket as appropriate to tap into any areas of seepage. Subsoil drains should discharge all collected water into an approved source.
- Fill soils are brought to the best practical water content and compacted in thin layers not exceeding 300 mm loose thickness using specific compaction machinery.
- During construction, all stormwater from any earthworked surface to be channelled and not allowed to discharge onto the site or any sloping ground below in an uncontrolled manner.
- Diversion of stormwater away from any earthworks and control of discharge over the sloping ground below the site to mitigate erosion and control silt runoff to be undertaken in accordance with Wellington Regional Council's "Erosion and Sediment Control Guidelines" (2006). This may comprise the construction of perimeter bunds, silt fences, and cut-off drains.
- After construction, all stormwater from any roof, paved area or impermeable surface is collected, and not allowed to discharge down over sloping ground in an uncontrolled manner.

2.2 Ecology, Landscape and Visual Impact Principles

- Existing vegetation providing ecological, landscape or visual benefit is retained. A revised landscape management plan will be provided at the time of subdivision and is subject to approval by Council. The revised landscape management plan will:
  - Identify the confirmed extent of Significant Natural Areas on the site and introduce measures for the ongoing protection of these identified Significant Natural Areas, and
  - If required, demonstrate suitable alternatives to the current Landscape Masterplan, which achieve an equivalent long-term green backdrop.
- Native planting shall be undertaken to provide visual backdrop to dwellings, rehabilitate cut or fill batters, and to filter views of accesses, consistent with the Landscape Masterplan.
- Additional 'backdrop' planting areas shall be implemented if and where required to ensure the development remains unobtrusive and any potential effects of development on the identified ridgeline are avoided.
- Existing stands of pine and kanuka and other regenerating native vegetation as indicated on the Landscape Masterplan and located outside of building platforms and accessways, are managed to retain visual screening and a green backdrop to the valley floor.

- Prior to construction of access routes and building platforms identified within the Mount Marua Structure Plan Map, the limits of vegetation clearance are clearly identified 'on the ground' in order to be consistent with the Structure Plan Map and Landscape Masterplan, and to prevent vehicle access and unintended vegetation clearance or damage.
- Earthworks shall be undertaken as indicated on the Structure Plan Map.
- Building platforms are sited as indicated on the Structure Plan Map, with sufficient separation between them and surrounding properties to ensure built forms are not visually obtrusive.
- Buildings shall be single-storey and have a maximum height of 6m above finished building platform levels.
- Exterior cladding shall have a recessive colour palette of greens, browns and greys with a reflectivity value of 40% or less so that the built environment maintains a low profile and is well integrated into the surrounding landform and vegetation.
- All cut and fill batters associated with the creation of access and building platforms as indicated on the Structure Plan Map shall be formed at a gradient no steeper than 1:2 to enable remediation with planting once completed.
- Any retaining associated with building platforms and access routes shall be minimised, and otherwise located below the height, and to the rear, of future dwellings to minimise the visual presence of these.

2.3 Stormwater and Natural Hazards Principles

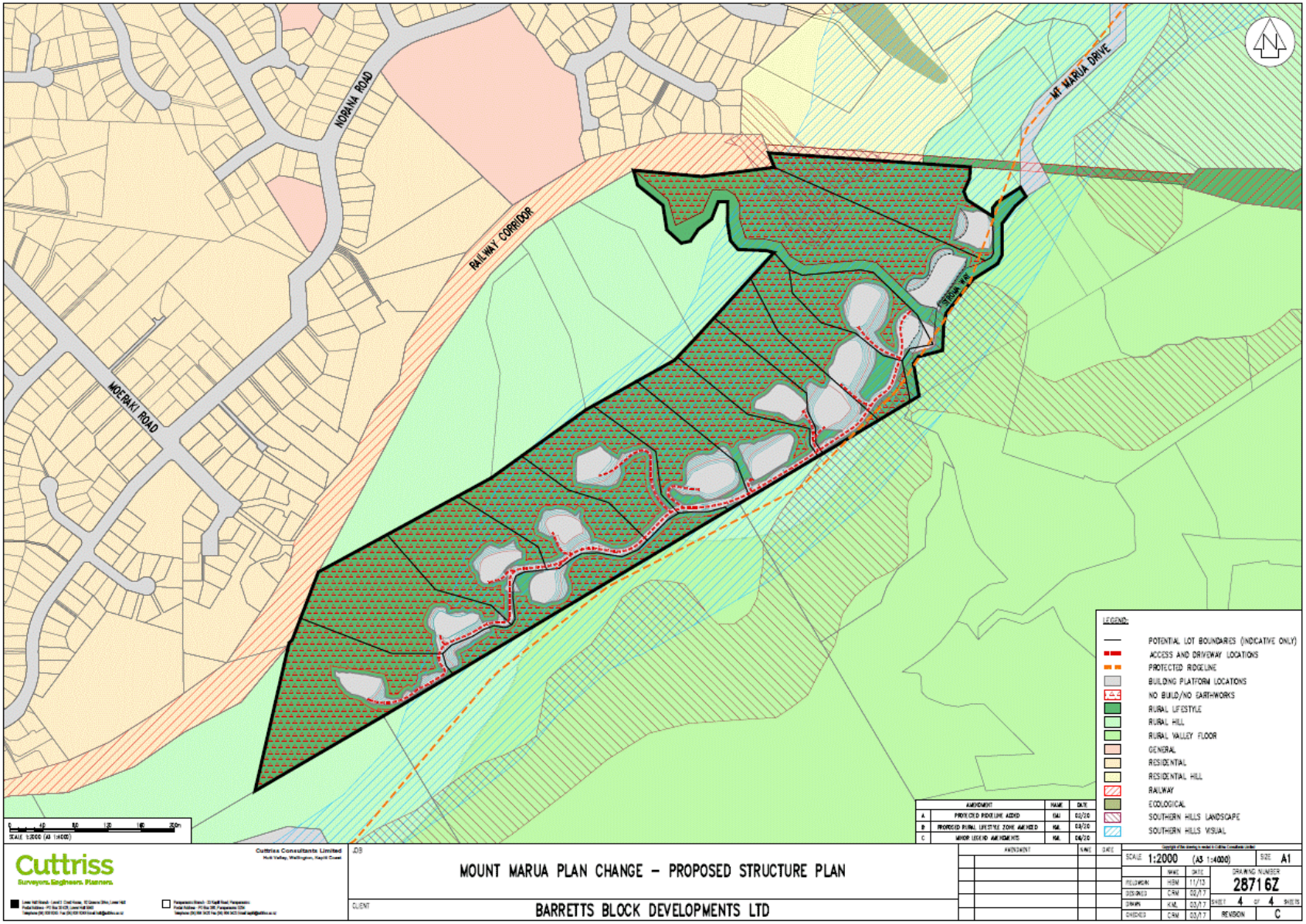
Access routes

- The main access route is graded and constructed with kerb and channel to collect and direct stormwater runoff away from sloping ground, to avoid erosion.
- Stormwater runoff once collected, is controlled, piped and discharged to the beds of established natural watercourses within the gullies on-site with suitable retentions, energy dissipation and anti-scouring measures implemented to ensure that the rate of discharge is controlled to pre-development levels, preventing erosion at the discharge points, in accordance with best practise, Council's Code of Practice for Civil Engineering Works, and through Greater Wellington Regional Council requirements. Retention devices may include rainwater tanks, swales, retention ponds and any other appropriate detention devices approved by Council.

Individual allotments

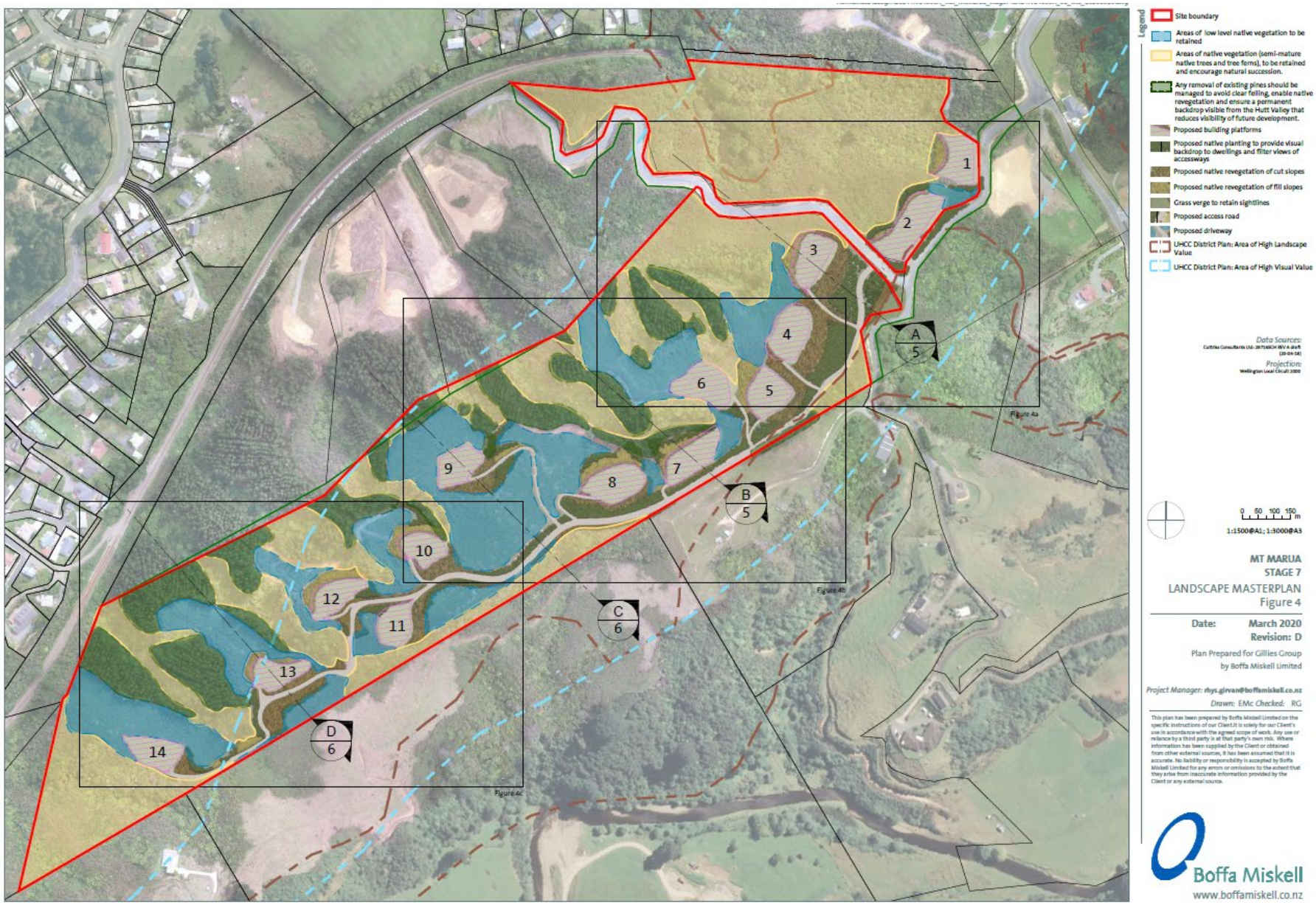
- Stormwater neutrality is achieved through on-site attenuation prior to discharge. Any application for subdivision or development shall demonstrate that post-development stormwater discharge flow rates do not exceed pre-development flow rates.
- Attenuation measures to control discharge rates could include:
  - Laying over-sized stormwater pipes with smaller diameter outlets.
  - Installing additional stormwater storage tanks with suitably sized outlet pipes.
- Excess stormwater runoff from individual house roofs or from private driveways is collected, controlled and piped to discharge to natural gullies on-site, with suitable energy dissipation and anti-scouring measures to ensure that the volume and rate of discharge is controlled to pre-development levels to prevent erosion at the discharge points, in accordance with best practise, Council's Code of Practice for Civil Engineering Works, and through Greater Wellington Regional Council requirements. Retention devices may include rainwater tanks, swales, retention ponds and any other appropriate detention devices approved by Council.

3. MOUNT MARUA STRUCTURE PLAN MAP



Inserted January 2021 (Plan Change 52)

4. MOUNT MARUA STRUCTURE PLAN – LANDSCAPE MASTERPLAN



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