



# Feathers Planning

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1<sup>st</sup> August 2023

South Waikato District Council  
Consultant Planner: Karla Putt  
Via email: [karla.putt@stratum.nz](mailto:karla.putt@stratum.nz)

Dear Karla

**Further information request response for application: RM220139**  
**Applicant: J & T Quigley Ltd**  
**Address: 1861 Ongaroto Road, Whakamaru**  
**Proposal: Plan Change**

Further to your request for further information under Schedule 1, Clause 23(1) of the RMA, dated 31<sup>st</sup> May 2023, I provide the following additional information in respect of Private Plan Change application RM220139:

1. Please find attached correspondence, prepared by HDGeo and dated 16 June 2023, in respect of the **HAIL assessment** which provides aerial images showing the full extent of the site. There is a clearing present in the north-west portion of the site which appears to be a laydown area.
2. We have asked Raukawa Charitable Trust – Andrea Julian and Te Arawa River Iwi Trust (TARIT) to complete a **Cultural Values Assessment**.

Correspondence was sent on 7<sup>th</sup> June and further attempts to engage on 26<sup>th</sup> June and 20<sup>th</sup> July with Raukawa. To date, Raukawa have not responded to our requests. We therefore request that further consultation with Raukawa occur as part of the notification process.

TARIT have advised via email on 26<sup>th</sup> June 2023 that they don't have any comments on this site (see email attached).

Consultation with Wairarapa Moana (WM) has been instigated and is ongoing. Initial comments from WM are that they do not support the proposal, however we are actively seeking comments from WM to discuss what can be done or proposed, for WM to be supportive. This may take some time, so we request that this continues concurrently to the notification process.

3. We confirm that no provision for **livestock or animal husbandry** is intended on this site. The purpose of this is twofold: to maintain a high level of peace and amenity, and to reduce emissions into the environment. The Applicant is amenable to controlling this through a private land covenant registered against each Title (where compliancy is managed by the Applicant/developer), or through a

The future is  
in the detail



consent notice registered against each Title (where compliancy is managed by SWDC). Both options will achieve the desired outcome, however we ask that Council advise on their preferred method.

- 4a) The **S32 Assessment** has been amended to include a comparison of residential and village zone options with the proposed rural residential option. Please refer to the attached document.
  - b) Consideration of density reduction has been undertaken by the applicant. Please refer to the attached document, which includes an assessment prepared by Urban Economics, dated 25<sup>th</sup> July 2023.
5. A **Social Impact Assessment** of the potential effects of the proposal has been prepared by Formative Ltd, dated 24<sup>th</sup> July 2023, and is attached for your consideration.

The SIA concludes on page 48 that:

*This report has identified that the scale of the proposal would mean that both positive and negative effects arising the Proposed Plan Change will be relatively limited in scale and geographical extent. ... The PPC is likely to have the best balance of outcomes of any of the alternatives. ...*

*While there are likely to be a range of limited negative social wellbeing effects arising from the PPC, the positive aspects of the proposal will enable individuals and communities to provide for their social, economic and cultural wellbeing and health and safety. The concept plan has been carefully developed to mitigate as many negative effects as possible, and there are opportunities for less formalised ways of ensuring new residents are accepted into the community and lake usage issues are minimized. For these reasons, from a social impact perspective, we are supportive of the proposal.*

6. **Landscape – Development appropriateness and intensity**

Further assessment has been provided by Dave Mansergh, Mansergh Graham Landscape Architects (refer to attached memorandum dated 20<sup>th</sup> June 2023) on the following:

- (i) Layout and intensity
- (ii) Local Purpose Reserves
- (iii) Roadways, footpaths and hardscaped areas

A revised Structure Plan (dated 13 June 2023) is provided on which the vegetation covenant has been extended in the north and south of the site to provide a continuous site buffer and ecological corridor.

*“This proposed Structure Plan achieves a spatial balance between built form and unbuilt space while complementing the existing*



*landscape, by specifically considering the appropriateness and placement of building platforms and building massing within the landscape.” (Dave Mansergh Memorandum)*

A set of revised illustrative concept plans (dated 9 June 2023) for the site are also provided to Council.

#### **7. Landscape - Site interface and Reserve**

Further assessment has been provided by Dave Mansergh, Mansergh Graham Landscape Architects (refer to attached memorandum dated 20<sup>th</sup> June 2023) on the following:

- (i) Interface of site to lake; and
- (ii) Additional concept cross-sections are provided

With respect to item (iii), we make the following comment: There is an existing track that connects the camping ground area to the boat ramp through the subject site. This is not legally protected and has been provided and maintained for use by the public out of good will of the previous and current owner (now the Applicant). The Applicant has no responsibility to maintain that connection.

Upon subdivision, that vehicular track will be removed and so access to the boat ramp will be solely from SH30 via the existing vehicle crossing to the boat ramp, north-west of the site. Residents and visitors at the site and Reserve will be required to exit the site from the newly formed road onto SH30 and re-enter at the designated crossing for the lake/boat ramp.

The SIA attached makes comment on the social effects of the effects on the use of the boat ramp.

The Applicant also advises, based on his experience that:

*Most camp site visitors and ourselves currently exit onto SH30 and back in again at the boat ramp due to the narrow nature of the existing informal "access track". Most of us find it easier to not use the track. Due to its current lack of use I don't see the decommissioning of the track causing any change in pressure or congestion at or around the ramp. If anything, it may help ease any current conflict of vehicles trying to access the ramp area from two separate locations.*

*There are about 150 homes currently that are in the local area, being Whakamaru village, Mount View and Waipamu station. Over the weekend of the 14/15 Jan 2023 there was about 6 boats from campers in the camp ground, and a few from the ski club contributing to the lake usage along with 2 users from Mangakino. There were 7 or so boats maximum that we were enjoying the lake with at any one time and at certain times we had it to ourselves. Given this is the height of*



*summer lake usage (bar for the couple of weeks over Christmas / New Years when the campground and ski club are busy), the usage is low. I estimated around half of the contributing boats were from camp users rather than current bach owners or residents in the area.*

*That puts the number for this (and most other) weekend/s of around 4 boats from 150 property owners or 0.0266 boats per property in use at one time on a busy weekend. Even if we assumed the uptake in the proposed development to be double at 0.05 boats per property using the lake at one time, it would add 3.3 boats to the lakes usage at any one time.*

**8. Landscape – Representative viewing locations**

Further assessment has been provided by Dave Mansergh, Mansergh Graham Landscape Architect. Refer to attached memorandum dated 20<sup>th</sup> June 2023.

**9. Landscape – Potential built form**

It is not proposed to add additional rules into the District Plan to address any actual or potential effects of built form. Rather, the built form will be managed by:

- i) Existing bulk and location rules as per the Rural Lifestyle zone rules of the District Plan;
- ii) The adoption of the Structure Plan into the District Plan;
- iii) The proposed additional assessment criteria (as per the original application) stating “the extent to which the subdivision of the Rural residential zone at Lake Whakamaru aligns with the approved Structure Plan”; and
- iv) Proposed Design Guidelines (Paradise Point Design Guideline) which has been prepared by the Applicant, and attached.

The Design Guidelines provide the vision, the objectives of the development, the design and landscape expectations and implementation advice for owners. Refer to attached documentation.

Specifically, the Design Guidelines will ensure that future buildings recede into the landscape surroundings and are appropriate for their context, such as by restricting the type, materiality, colour and reflectivity of built surfaces and fencing. The Guidelines provide architectural parameters including building footprints and the anticipated ancillary use of lots, such as limiting accessory buildings. The use of lighting is specified and this will ensure that the proposed development’s impact is limited on native fauna (bats) and for off-site receiving environments.



The Design Guidelines will be managed and implemented by the Applicant/owner. A private land covenant will be imposed on each subdivided lot's Record of Title (following the future subdivision). Prior to the development of each lot, it is expected that each future landowner will demonstrate to J & T Quigley Ltd that their proposed development conforms to the Design Guideline.

#### 10. Landscape – Vegetation

(i) Composition and extent of mitigation vegetation

Further assessment has been provided by 2 Awa Ecology. Refer to attached memorandum dated 27<sup>th</sup> July 2023.

To ensure the temporary visual effects of the subdivision are considered, 2 Awa Ecology recommend that a new assessment criteria is added to District Plan Rule 8.4.13 'Subdivision' as follows:

*g) In respect of subdivision within the Rural Residential Zone at Lake Whakamaru Structure Plan area, the extent to which temporary visual effects of future dwellings are managed via staging, vegetation planting or vegetation retention.*

The Applicant endorses this recommendation and it forms part of the proposal.

(ii) The revised Structure Plan has further landscaping and buffer vegetation at the north-western and southern ends of the site. This will assist in extending the buffer between the Reserve/lake and the developed area of the site at Lots 1-10 and 60-66.

(iii) The management of vegetation to ensure screening of residential related activities whilst managing expectations of residents' views to the Lake will be addressed via:

- a) Proposed assessment criteria requiring general conformity with the Structure Plan (refer 9(iii) above);
- b) A specific planting plan which would be prepared as a consent condition as part of a future subdivision; and
- c) The Design Guidelines, which will be implemented as a covenant on each title.

(iv) Measurable parameters and management plans to ensure that vegetation is implemented and maintained are as follows:

- a) Via a private land covenant requiring conformity with the Design Guidelines, administered by the Applicant/owner;
- b) Via new provisions in the District Plan that requires the development to be in general accordance with the Structure Plan;
- c) At the time of subdivision, a detailed Ecological Restoration and Management Plan (ERMP) will be prepared as recommended in the Ecological Assessment prepared by 2 Awa Ecology. that a



detailed Management Plan for the site is prepared at subdivision stage. This will cover pest control measures, fauna (bat) management plan, restoration planting plan to retain and enhance vegetation.

d) Each lot affected by the Structure Plan 'vegetation covenant' will have a consent notice imposed on the title, which will specify requirements for compliance with ERMP;

e) Proposed additional assessment criteria under Rule 8.4.13 'Subdivisions' as recommended by 2 Awa Ecology as follows:

*h) In respect of subdivision within the Paradise Point Structure Plan area and potential visual effects of future development, the extent to which the proposed covenanted areas align with the Paradise Point Structure Plan.*

*i) In respect of subdivision within the Rural Residential Zone at Lake Whakamaru Structure Plan area, the extent to which other measures (such as management and monitoring plans) are adopted to ensure that visual effects of future buildings are managed on an ongoing basis.*

(v) The measures identified in (iv) above will be used to manage the noise bund, specifically for the site to be developed in accordance with the Structure Plan, which requires the noise bund.

Additionally, a Planting and Maintenance Plan (PMP) for the noise bund will be prepared at the time of subdivision. This PMP will include an overarching 'purpose' to achieve amenity, in terms of reducing view shafts into the site (of dwellings) by passers-by and out of the site by residents. It will include species, density of planting, size of plants upon planting, planting seasons, vegetation coverage and heights to be maintained.

The noise bund will be identified as a covenanted area on the subdivision plans and a land covenant will be created at the time of subdivision which sets out how the vegetation (and the physical noise bund form) is to be maintained. It is expected that a condition of the subdivision consent requires that the bund is established, planting undertaken and planting maintained for circa 2 growing seasons after implementation as part of the physical works of the subdivision.

If necessary, an additional assessment criteria could be inserted under Rule 8.4.13 'Subdivisions' as follows:

*j) In respect of subdivision within the Rural Residential Zone at Lake Whakamaru Structure Plan area and potential reciprocal visual and noise effects between future development and the State*



*Highway, the extent to which the vegetated noise bund mitigates any actual or potential effects.*

(vi) The proposed vegetation type and spacing along internal roadways are specified in Design Guidelines. This detail was informed through conversations with SWDC. It is expected that further detail would be dealt with via engineering design at the subdivision stage.

(vii) In respect of timeframes and measurable coverage/heights of proposed vegetation, 2 Awa Ecology in their memorandum advise that:

*It is expected that the vegetation will begin to mitigate the effects of the subdivision once 80 % canopy closure is reached. This is usually achieved within 3 to 5 years of planting being undertaken, particularly where colonising or early successional indigenous plant species are used. For this to be achieved ongoing management would be required which will be detailed in a ERMP and would include plant maintenance ...*

The table below shows the approximate timeline of restoration planting, weed control and plant release.

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Pre-planting weed control	■	■										
Planting					■	■	■	■	■			
Plant release/weed control (year 1)		■			■			■			■	
Plant release/weed control (years 2 – 5)		■									■	

11. No applications for resource consents have been lodged with WRC. Any consents needed would be applied for concurrently to the subdivision consent application lodged with SWDC.

For clarity I also provide a summary (in table format) of the proposed variations to the District Plan rules and assessment criteria sought under this Plan Change.

If you have any further questions, please do not hesitate to contact me.

Yours sincerely

**Charlotte Martynoga**  
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