

## Appendix C – Glossary

### **Proposed Rodney District Plan 2000 (PDP2000)**

The PDP2000 contains the zonings and rules for the entire Rodney District. The current zonings in the PDP2000 as they relate to Waimauku are explained below.

The *General Rural* zone is characterised by minimal subdivision and development, large and small areas of bush, scrub, and wetlands. The zone is largely oriented to primary production, including forestry, and pastoral farming. Subdivision is limited to those that result in the protection or enhancement of significant environments.

The *Countryside Living Rural* zone is intended to focus countryside living opportunities in an area which is able to accommodate this type of activity without undue adverse effects being generated. Subdivision within the *Countryside Living Rural* zone allows for intensive residential subdivision but at site sizes no smaller than 2 hectares so that the rural character and open space nature of the area is retained. The physical character of the zone is typically one of small paddocks, relatively numerous and in many cases large dwellings, and a limited number of farm buildings. The land is largely compromised for conventional farming because of the already small site sizes.

The *Medium Intensity Residential* zone is the dominant living environment throughout the District and provides for the continuation of traditional medium intensity development. The intention of the zone is to provide a living environment that is reasonably spacious, allows room for trees and vegetation and allows people to live without experiencing significant adverse effects from their neighbours and others nearby. The minimum site size is 600m<sup>2</sup> (with a wastewater connection).

The *Township Policy Area* is a new provision being brought in through Variation 60 to the Proposed Plan. It recognises the special character and landscape of the smaller rural and coastal townships which tend to have greater average lot sizes than the urban parts of the District. The open and spacious character of these townships may be adversely affected by development at the intensity currently permitted by the Medium Intensity Residential Zone. The *Township Policy Area* has therefore been introduced to provide for lower intensity development in the rural townships and to ensure that a single house per site is the dominant form of development in the rural townships. The minimum site size is 800m<sup>2</sup> (with a wastewater connection).

There is approximately 12ha of land zoned *Future Urban* in the southwest edge of the Waimauku township. This land was identified through the 1998 Structure Plan as being generally suitable and likely to be used for urban development. The *Future Urban* zone is used when the adverse effects on the environment of developing the land may not as yet be fully determined, or be able to be dealt with because it is not appropriately served by roads, wastewater, stormwater or other utility services. The zone ensures that future coordinated development is not jeopardised by the introduction of incompatible uses, or by undue fragmentation of existing land holdings. Limited subdivision may occur in advance of full urban zoning, with a minimum site size of 4 hectares.

The *Retail Service* zone applies to areas where shops, offices and associated commercial services are primary activities including the main town centre business areas. The range of activities possible in this zone is wide to facilitate pedestrian access to a range of services which people may require without the need to use a motor vehicle between shops and services. The wide range also allows activities to change over time with changing market demands.

### **New Zealand Transport Agency (NZTA)**

The NZ Transport Agency (NZTA) is a Crown entity established on 1 August 2008, bringing together the functions of Land Transport New Zealand and Transit New Zealand to provide an integrated approach to transport planning, funding and delivery.

### **Renall's Hill**

This is the local name given to the hill on the northwest edge of the township as the farm was formerly owned by the Renall family. It may also be known as Kahukuri Hill or Waikoukou Hill. The use of the name Renall's Hill in the Structure Plan is not intended endorse this as the official name of this hill.

### **'Waimauku Estate'**

Cornerstone Group Ltd lodged a Private Plan Change request for a proposed "Waimauku Estate Village" which is generally in line with Cornerstone's proposals that are widely know in public and outlined on their webpage ([www.waimaukuestate.co.nz](http://www.waimaukuestate.co.nz)).

The Private Plan change request is a proposal for a development to the northwest of the existing township of Waimauku "consisting of approximately 1,375 dwelling units in a generally mixed use format. There are associated community and social facilities including retail and offices, sports fields, school, public square and aquatic centre. This is within an 'urban development area' of approximately 60ha, or 13% of the overall landholding.

These are comprised in four main 'village' nodes, and two farm hamlet and clusters formats. These nodes/clusters are:

- Station Village
- Garden Suburb and Lifestyle Cluster
- Main town
- Hilltown
- Farmland
- Rural cluster

In addition to the urban development area are approximately 27ha of open space and amenity areas, 107ha of tree crops/pasture, 104ha of orchards/vines, and 20ha of perennial crops, totalling 231.2ha overall. In addition, approximately 150ha of native revegetation is proposed to supplement the 26.5ha of existing native bush and 6.25ha of existing wetland/riparian areas."

### **Waimauku Structure Plan Study Area**

The Waimauku Structure Plan study area covers a large area and links the township of Waimauku to its surrounding context. The study area does not mean that all land within this boundary is envisaged for future urbanisation. It merely puts the township in its context and considers rural issues within the scope of the Structure Plan.

The study area was agreed upon by Directions Waimauku (advisory committee made up of various community and statutory body representatives) and the Strategy and Policy Committee of Council.

A north, south, east and west boundary point have been chosen based on various factors. To the south the boundary is located around the (then) proposed area for a new Ministry of Education primary school as it was considered the school site should be within the study area. To the north the boundary is the Old North/Peak Road intersection as it is seen as an end point of Waimauku.

To the west the boundary is located at the hill around Woodhill Park Road as it is seen as an entry/exit point of Waimauku. To the east the boundary is Trigg Road as this is seen as an entry/exit point of Waimauku. In refining the boundaries a large oval was placed over these points.

**‘Waimauku Village Centre’ (the ‘triangle’)**

The ‘Waimauku Village Centre’ is a shopping centre recently constructed on a piece of land in Waimauku commonly known as the ‘triangle’. The development includes 3,340m<sup>2</sup> of retail space (14 shops and a small supermarket) and 640m<sup>2</sup> of second storey office/storage space. 167 car parks were constructed along with the development.