

- (A) Buried effluent disposal field
- (B) Buried wastewater treatment plant
- (C) Wastewater maintenance access to treatment plant
- (D) Residential Height Restriction Area
- (E) Residential Zone - Density A (higher)
- (F) Residential Zone - Density B (lower)
- (G) Commercial Zone

DEVELOPMENT AREAS	
Total Development Area #	17.1
Residential Housing - Density A (high)	2.26 ha
Residential Housing - Density B (low)	4.64 ha
Commercial Zone *	0.37 ha
Reserve to Vest	1.08 ha
Primary Wastewater treatment area *	4.68 ha
Reserve Wastewater treatment area *	2.39 ha
Roading and Street Reserve	1.98 ha

* Areas excluded from Developable Land calculation
Includes primary & reserve wastewater disposal areas

- NOTES**
- Refer to staging plan and staging pre-requisites Rule 12.4.24 & Appendix 7, Section 13 of the District Plan.
 - Existing trees are only retained where practical.
 - New storm-water channel to be meandering, and new treatment pond to be terraced for maximum sediment removal to reflect discussions with Ngāti Pikiao.

Pencarrow Estate Pongakawa - General Layout & Infrastructure

LEGEND

Higher-Density Housing

Lower-Density Housing

Residential Height Restriction Area

Commercial

Development Site

Village Green

Maintained Property Access

Overland Flowpath

Stormwater

Water Supply

Proposed Playground Area

Stormwater Reserve / Infrastructure

Stormwater/Riparian Reserve - 6m

Landscape Buffer - 4m

Access & Utility Corridors

Planned Public Recreation Upgrades (path, pump trucks, playground by WBOPDC)

Primary Wastewater Disposal Area

Reserve WW Field

Existing Trees

MOMENTUM

PLANNING AND DESIGN

Date: 03.05.2024

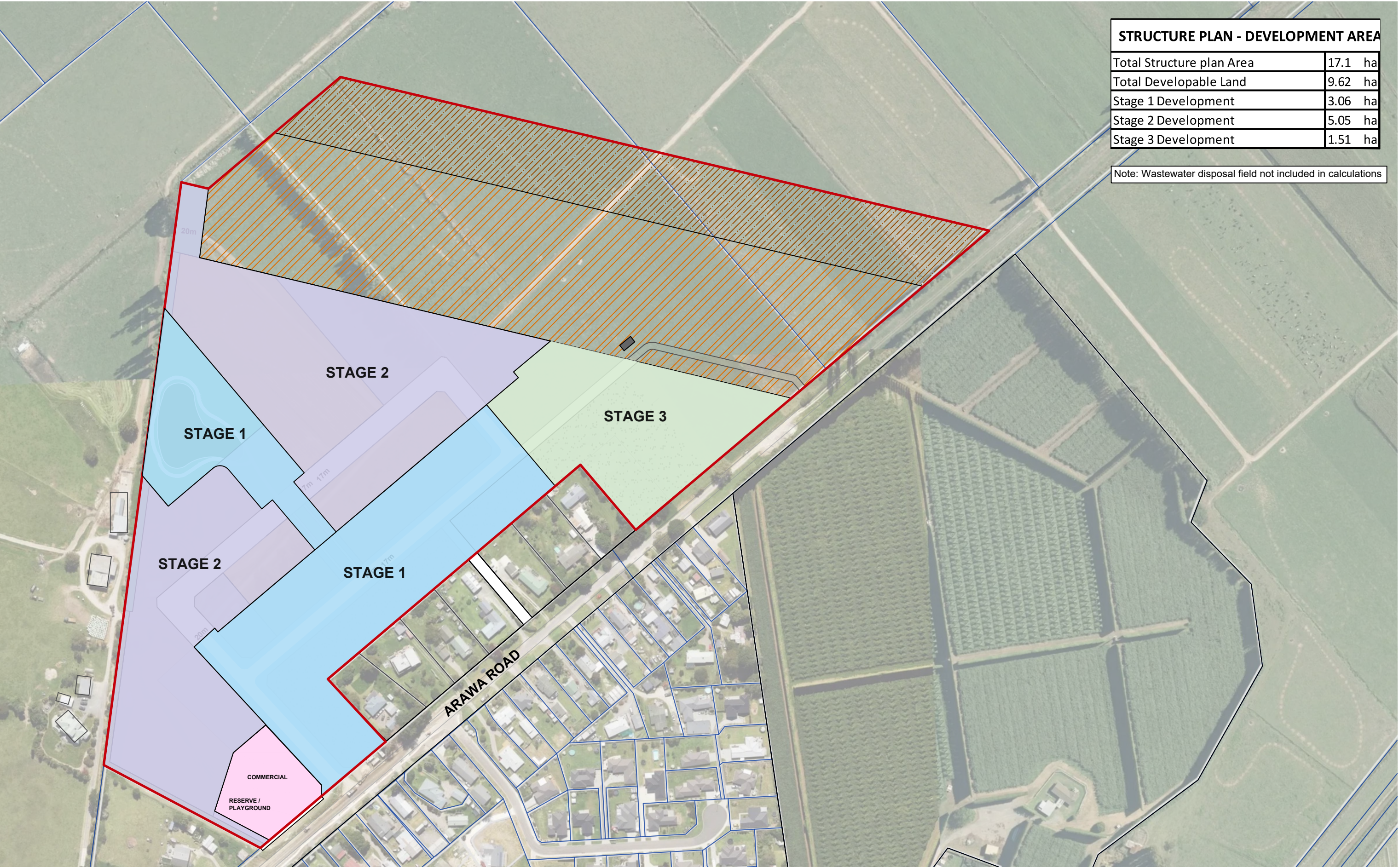
Drawing : 001

Reference: Pencarrow Estate Pongakawa

Scale: 1:2500 at A3

Drawn: PT

Reviewed: VM



Pencarrow Estate Pongakawa - Staging Plans

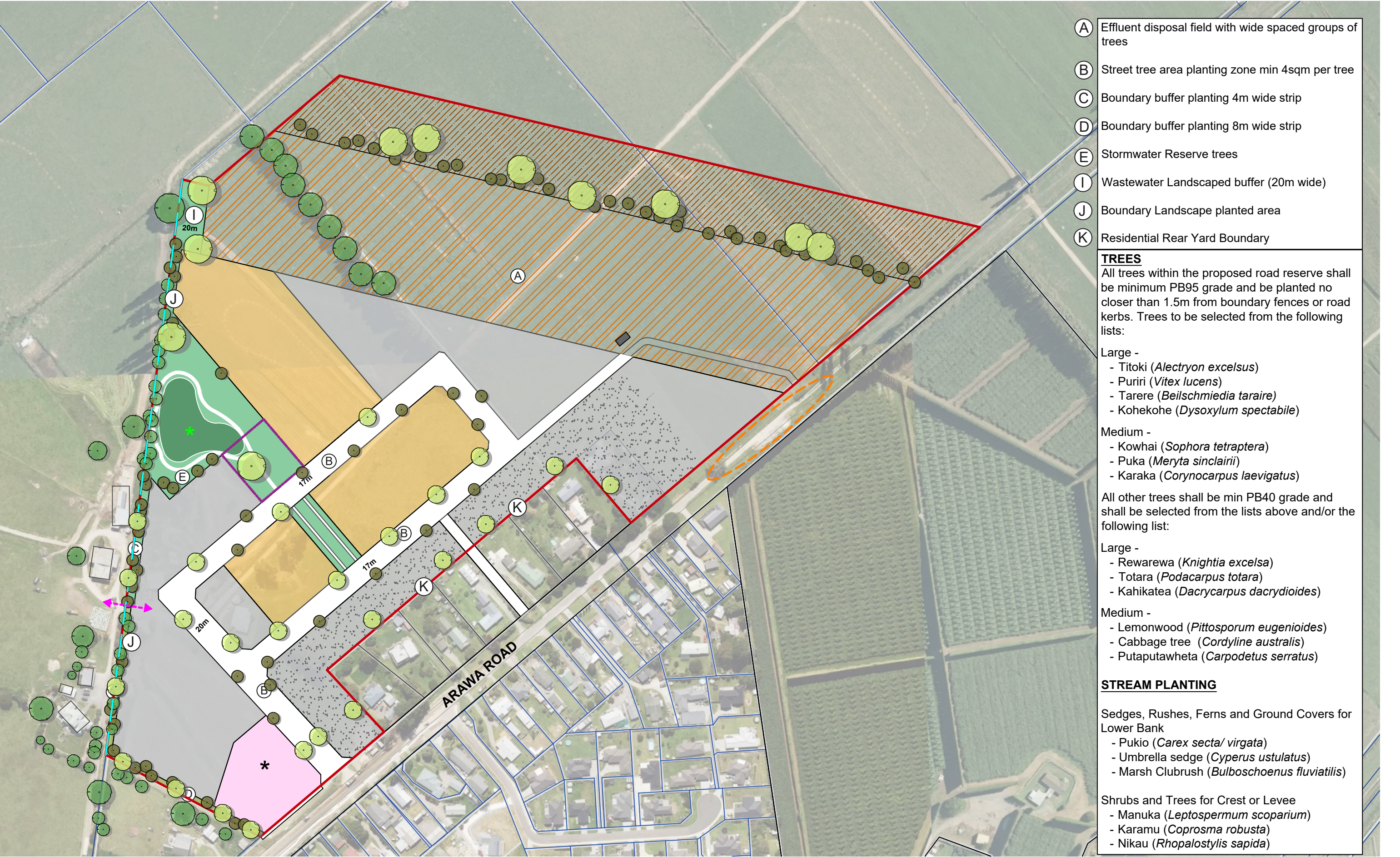
LEGEND

- STAGE 1 Development Area
- STAGE 2 Development Area
- STAGE 3 Development Area



Date: 03.05.2024
Drawing : 002
Reference: Pencarrow Estate Pongakawa
Scale: 1:2500 at A3
Drawn: PT
Reviewed: VM





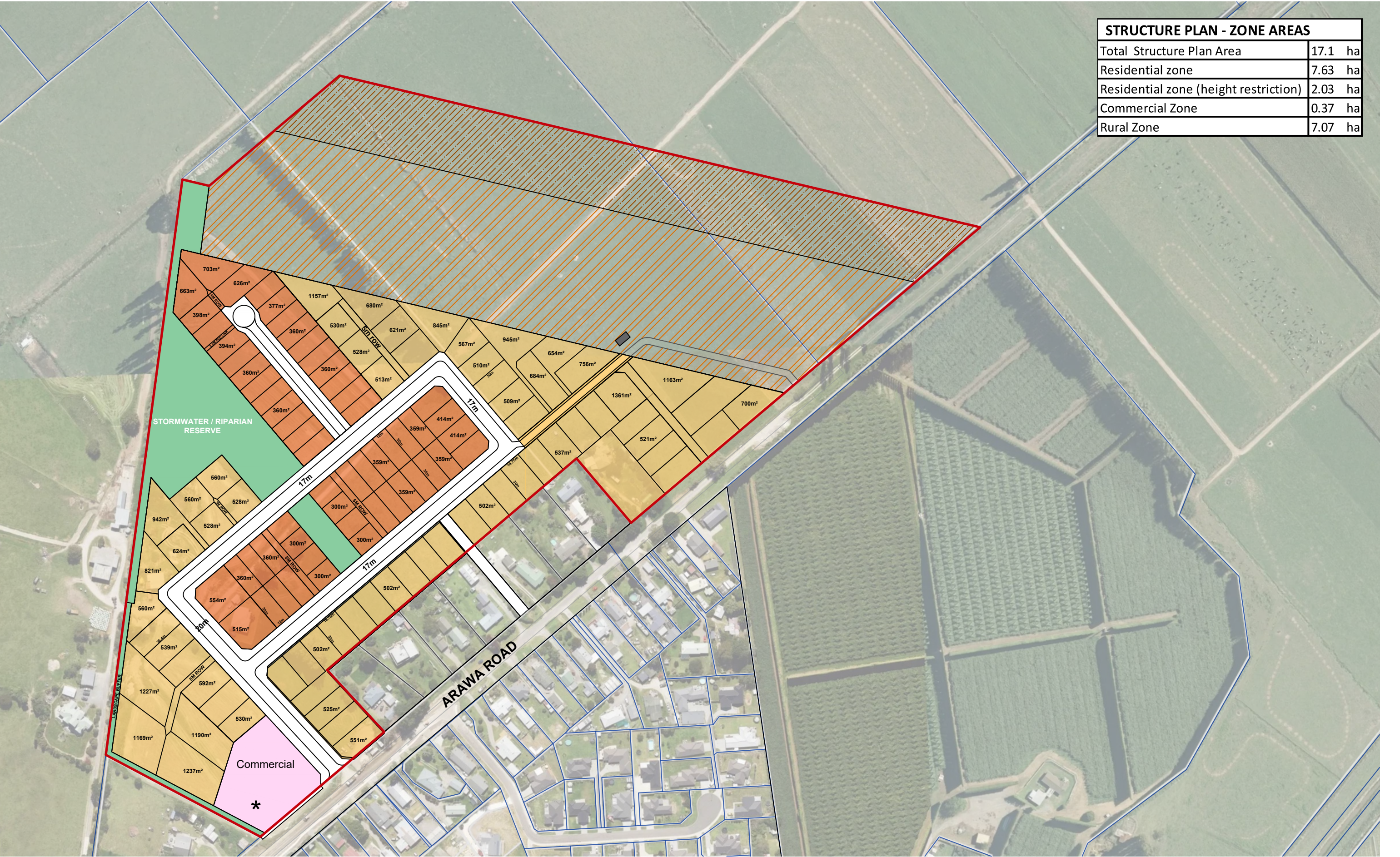
Pencarrow Estate Pongakawa - Landscaping Plan

LEGEND

- | | |
|-------------------------------------|------------------|
| Higher-Density Housing | Commercial |
| Lower-Density Housing | Development Site |
| Residential Height Restriction Area | Village Green |

- | | |
|----------------------------------|-------------------------------------|
| Riparian Planting to Stream Bank | Maintained Property Access |
| Existing Trees | Proposed Playground Area |
| Proposed Large Trees | Stormwater Reserve / Infrastructure |
| Proposed Medium Trees | Stormwater / Riparian Reserve - 6m |
| | Landscape Buffer - 4m |

- | | |
|----------------------------------|--|
| Access & Utility Corridors | Planned Public Recreation Upgrades (path, pump trucks, playground by WBOPDC) |
| Primary Wastewater Disposal Area | Reserve WW Field |



STRUCTURE PLAN - ZONE AREAS		
Total Structure Plan Area	17.1	ha
Residential zone	7.63	ha
Residential zone (height restriction)	2.03	ha
Commercial Zone	0.37	ha
Rural Zone	7.07	ha

Pencarrow Estate Pongakawa - Preliminary Scheme Plan

LEGEND

- Lower Density Residential
- Higher Density Residential
- Commercial
- Landscape Buffer
- Stormwater/Riparian Reserve
- Development Site
- Primary Wastewater Disposal Area
- Reserve Wastewater Disposal Area
- *

 Playground Area

