



A Buried effluent disposal field

B Buried wastewater treatment plant

Wastewater maintenance access to treatment plant

Residential Height Restriction Area

Residential Zone - Density A (higher)

Residential Zone - Density B (lower)

G Commercial Zone

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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
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\* Areas excluded from Developable Land calculation

# Includes primary & reserve wastewater disposal areas

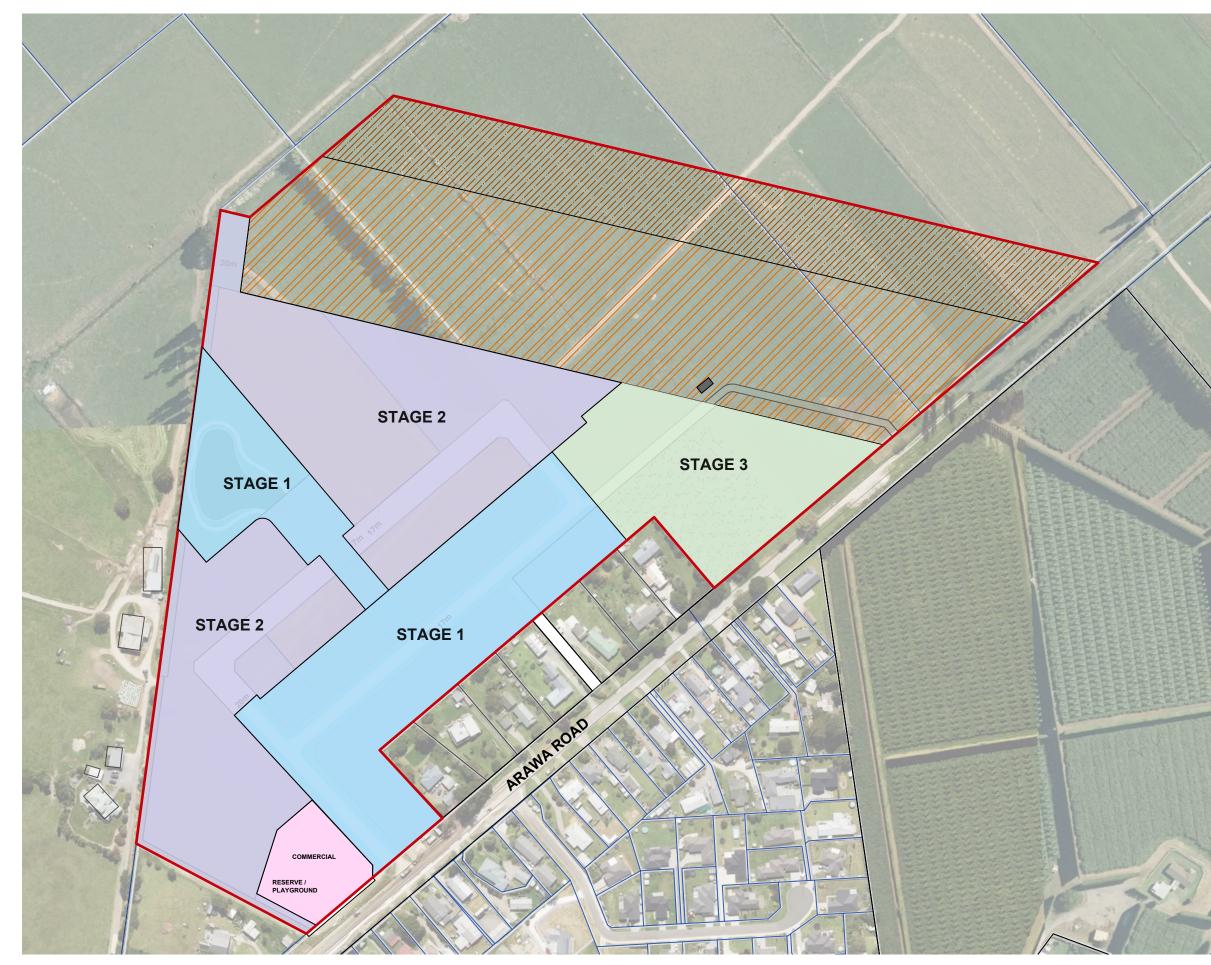
#### NOTES

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





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

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STRUCTURE PLAN - DEVELOPMENT AREA						
Total Structure plan Area	17.1	ha				
Total Developable Land	9.62	ha				
Stage 1 Development	3.06	ha				
Stage 2 Development	5.05	ha				
Stage 3 Development	1.51	ha				
	State States	022.002				

Note: Wastewater disposal field not included in calculations

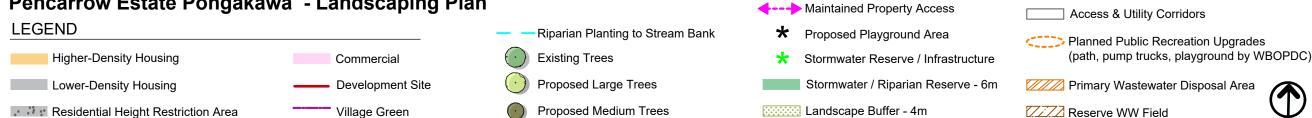




Date: 03.05.2024 Drawing : **002** Reference: Pencarrow Estate Pongakawa Scale: 1:2500 at A3 Drawn: PT Reviewed: VM



# Pencarrow Estate Pongakawa - Landscaping Plan



(A) Effluent disposal field with wide spaced groups of trees

(B) Street tree area planting zone min 4sqm per tree

(C) Boundary buffer planting 4m wide strip

D Boundary buffer planting 8m wide strip

Stormwater Reserve trees

() Wastewater Landscaped buffer (20m wide)

(J) Boundary Landscape planted area

K Residential Rear Yard Boundary

#### TREES

All trees within the proposed road reserve shall be minimum PB95 grade and be planted no closer than 1.5m from boundary fences or road kerbs. Trees to be selected from the following lists:

\_arge -

- Titoki (Alectryon excelsus)
- Puriri (Vitex lucens)
- Tarere (Beilschmiedia taraire)
- Kohekohe (*Dysoxylum spectabile*)

#### Medium -

- Kowhai (Sophora tetraptera)
- Puka (Meryta sinclairii)
- Karaka (Corynocarpus laevigatus)

All other trees shall be min PB40 grade and shall be selected from the lists above and/or the following list:

#### Large -

- Rewarewa (Knightia excelsa)
- Totara (Podacarpus totara)
- Kahikatea (Dacrycarpus dacrydioides)

#### Medium -

- Lemonwood (*Pittosporum eugenioides*)
- Cabbage tree (*Cordyline australis*)
- Putaputawheta (*Carpodetus serratus*)

### STREAM PLANTING

Sedges, Rushes, Ferns and Ground Covers for Lower Bank

- Pukio (*Carex secta/ virgata*)
- Umbrella sedge (*Cyperus ustulatus*)
- Marsh Clubrush (Bulboschoenus fluviatilis)

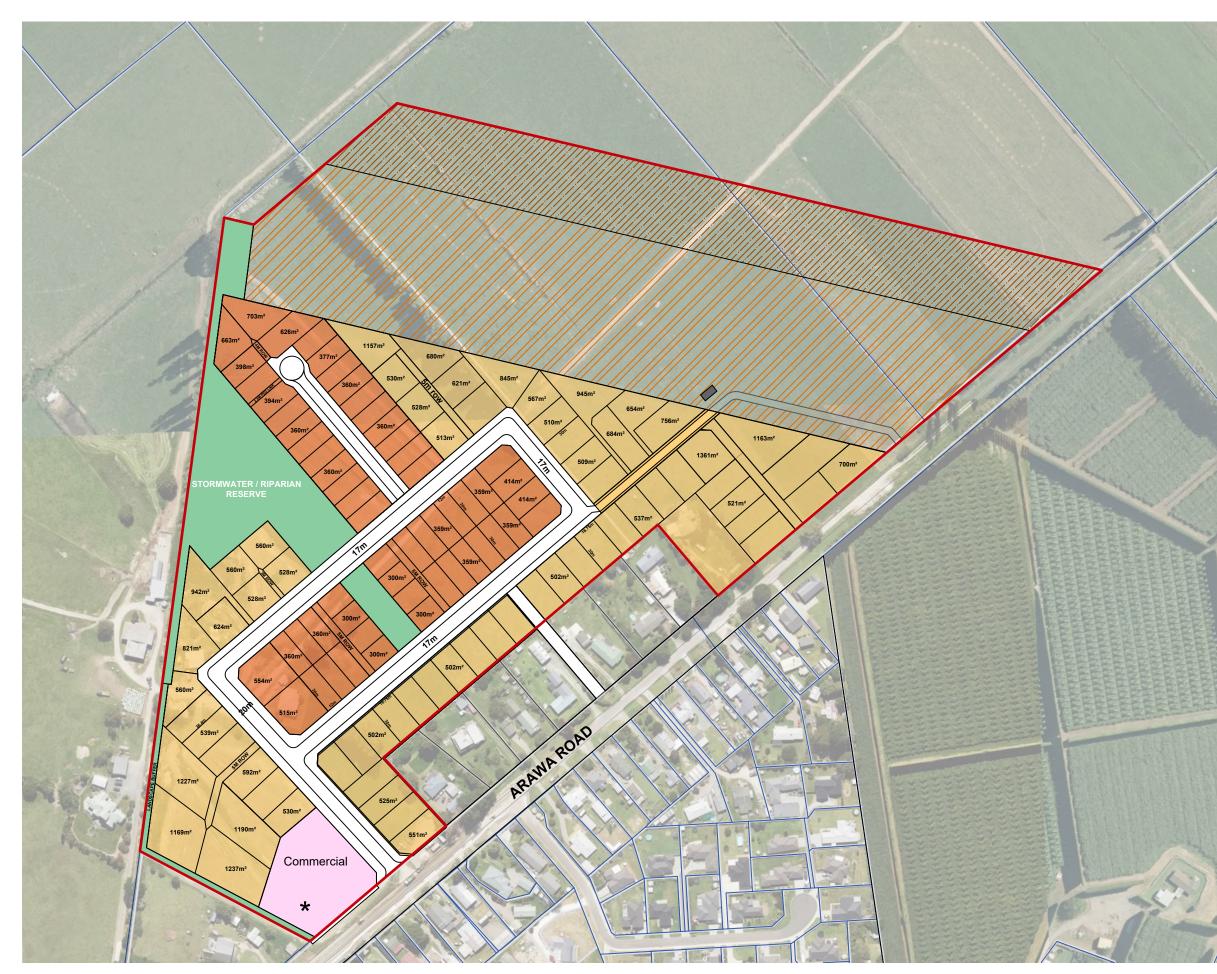
Shrubs and Trees for Crest or Levee

- Manuka (*Leptospermum scoparium*)
- Karamu (Coprosma robusta)
- Nikau (Rhopalostylis sapida)





Date: 03.05.2024 Drawing : 003 Reference: Pencarrow Estate Pongakawa Scale: 1:2500 at A3 Drawn: PT Reviewed: VM



# Pencarrow Estate Pongakawa - Preliminary Scheme Plan

# LEGEND

Lower Density Residential	Landscape Buffer		Primary Wastewater Disposal Area
Higher Density Residential	Stormwater/Riparian Reserv	ve 🗾	Reserve Wastewater Disposal Area
Commercial	Development Site	*	Playground Area

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STRUCTURE PLAN - ZONE AREAS	5	
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
	Section States	10.00





Date: 03.05.2024 Drawing : **004** Reference: Pencarrow Estate Pongakawa Scale: 1:2500 at A3 Drawn: PT Reviewed: VM