Iona Structure Plan

Introduction

This Structure Plan relates to the Iona Urban Growth Area identified in Appendix 2 of the Proposed District Plan. Overall the Iona Urban Growth A~~a~~rea is considered an ideal area for greenfield residential development in Havelock North, being elevated above the versatile Heretaunga Plains land, bordering existing residential development and in close proximity to the Havelock North village centre. Due to these and other reasons the land is identified in the Heretaunga Urban Development Strategy for future urban growth. It is also an area that enables the Council to meet its requirements under the National Policy Statement on Urban Development Capacity 2016.

The Iona Urban Growth Area is also considered a special environment because it comprises several unique landscape features - the B~~b~~ull H~~h~~ill, the ridge landforms and a set of ~~7~~ ponds and wetland areas with associated planting and bird life.

The landscape values of this area are considered to contribute to the existing pleasant amenity of the rural residential area that it currently forms a part of. The Iona ~~u~~Urban ~~g~~Growth ~~a~~Area is also considered unique as it sits at the southern entrance to the village of Havelock North and has the potential to create a gateway experience.

There are several distinct neighbourhoods within the urban growth area each requiring different responses to urban development. These neighbourhood areas are shown on the Iona Structure Plan and comprise:

- The Bull Hill neighbourhood
- The Iona Terraces neighbourhood
- The Iona Plateau neighbourhood

Objectives of the Iona Structure Plan

- That in providing for residential housing needs the Iona Urban Growth Area develops into a place that adds value to Havelock North providing an opportunity to create innovative land development responses to this unique environment;
- That the quality of the environment created within the Iona Urban Growth Area – both urban and rural residential – reflects best practice urban design outcomes and the NZ Urban Design Protocol including the 7 C~~'~~s:
  - **Character**
  - **Connections**
  - **Custodianship**
  - **Collaboration**
  - **Creativity**
  - **Choice**
  - **Context**
- That the development provisions that will shape the Iona Urban Growth Area seek to achieve the objectives of the Regional Policy Statement and the Heretaunga Plains Urban Development Strategy in terms of development that uses land efficiently while creating a high quality residential environment.

The Purpose of the Iona Structure Plan

The structure plan seeks to guide and where appropriate direct subdivision and land development within the Iona Urban Growth Area. The Structure plan provides a framework for landowners and/or developers to prepare subdivision and development proposals to ensure an integrated development approach while

promoting the efficient use of infrastructure resources and avoiding, remedying or mitigating the potential adverse effects of urban development on the surrounding environment.

The Structure Plan sets out Design Outcomes which apply to the assessment of applications for subdivision and development activities, so as to achieve its purpose and objectives. Applications for Subdivision or Land Use Consent (in the case of comprehensive residential developments) are to show how these Design Outcomes will be achieved. Conditions may be imposed on consents granted to give effect to these design outcomes.

Given the unique landscape of this urban growth area, the structure plan provisions are much more detailed to ensure the specific design outcomes for each of the neighbourhood areas are achieved. Therefore, while the development framework of the structure plan still retains some flexibility within particular neighbourhoods of the urban growth area there are specific design features or requirements in certain areas that must be met.

The rationale behind this approach is to ensure the effects of urban development within the Iona urban growth area are appropriately managed and to provide neighbouring landowners with certainty and reassurance regarding how these effects will be managed.

Design Outcomes

General Design Outcomes (applicable across the entire Iona ~~Urban Growth~~Structure Plan Area)

Infrastructure Services

Stormwater

Stormwater is to be managed ~~regulated~~ and treated by means of a low impact stormwater system that ~~utilises~~ that includes the existing series of ponds and constructed stormwater management ponds/wetlands located in ~~low lying~~ areas of the proposed ~~o~~Open ~~s~~Space Zone ~~reserves~~ and a site to the north-west of the development area owned by the developer, but to be vested in the Hastings District Council ~~at the time~~following ~~of~~ subdivision.~~, to store and detain runoff. All open space reserves and proposed detention areas~~ The indicative stormwater management areas are shown on the Structure Plan map (Appendix 13A Figure 2). The exact location and size of the ponds/wetlands constructed within these indicative stormwater management areas will be confirmed during subdivision. Remaining land in these areas that is not required for stormwater management purposes (including access for maintenance and for public safety) can then be utilised in accordance with its underlying zoning.

The stormwater system is to meet 'the design principles of wetlands for stormwater attenuation and treatment' as set out in the Hawke's Bay Regional Council, April 2009, *Hawke's Bay Waterway Guidelines – Low Impact Design*. The system is to achieve best practice from source through to discharge at the boundary so as to mitigate the effects of urban development on stormwater quality and quantity. In particular, the system is to:

- Be in general accordance with the Structure Plan map ~~Appendix 13A figure 2~~.
- Attenuate stormwater ~~on site~~ in order to achieve a discharge at the boundary of the developed area that is no greater than predevelopment flow in the 2 and 10 year Annual Recurrence Interval (ARI) event and 80% of the predevelopment flow in the 100 year ARI event. ~~Hydraulic~~ This stormwater neutrality ~~for stormwater shall~~ is to be achieved through a range of measures and may incorporate a mix of individual onsite controls, and ~~community based~~ larger communal attenuation devices having regard to the principles of ~~L~~low ~~I~~impact ~~D~~design.
- Be designed to mitigate the adverse effects of 1 in 50 and 1 in 100 year ARI flooding events. Council's design specifications for stormwater require up to a 1 in 5 year ARI rain event to be contained within a piped network and consideration for control of overland flow in a 1 in 50 year ARI rainfall event.
- Individual site stormwater shall be designed to comply with the HDC Engineering Code of Practice.
- The stormwater management ~~facilities and all detention areas~~ ponds/wetlands are to be vested in Hastings District Council upon subdivision.

- At the time of subdivision an overall 'Stormwater Management Plan' (SMP) will be provided for the Iona Structure Plan Area. The SMP will demonstrate how 'stormwater neutrality' is to be achieved such that existing rates of runoff are not exceeded (and reduced in the 100 year ARI rainfall event). The SMP will specify the mix of measures to be employed including, but not necessarily limited to:
  - Any individual onsite measures, including calculations for storage/detention and release of stormwater, and how these are to be implemented and enforced. Individual site stormwater shall otherwise comply with the HDC Engineering Code of Practice with the addition, where practicable, of promoting voluntary measures for low -impact design solutions and/or onsite stormwater disposal. It is noted that provision of any tanks for storage of individual on site stormwater shall be buried underground.
  - Any communal measures and, their capacity, design, management and ownership.
  - Land within the indicative stormwater management areas that is not required for stormwater management purposes (including access for maintenance and for public safety).

Water

The watermain in Iona Road will need to be extended and upsized linking into the existing Middle Road watermain at the realigned intersection of Iona and Middle Roads, which is programmed work in Council's Long Term Plan. Internal service mains can then be positioned within the development area to suit road layouts and provide alternative connectivity and continuity for firefighting.

A new watermain loop connection is required to be constructed by the developer to connect from Iona Road up through the development via the main Spine Road and connecting through the reserve to Lane Road as shown on the Structure Plan map Appendix 13A Figure 2.

Water Supply upgrading is to occur in tandem with staged development and be either constructed by the developer(s) or funded through financial contributions.

Any easements or other arrangements to provide for conveyance of water supply services are to be demonstrated at the time of any application for subdivision. This includes consideration of existing easements over land within the Structure Plan area and ensuring that connections to water services for these properties are maintained through appropriate mechanisms as part of any subdivision consent approval.

Wastewater

The existing wastewater services network will need to be extended and upgraded along Middle and Iona Roads, which is programmed work in Council's Long Term Plan, as shown on the Structure Plan map Appendix 13A figure 2.

A new pump station will also be required to be constructed and located within the reserve near the Middle Road frontage and as shown indicatively on the Structure Plan Mmap Appendix 13A figure 2.

The pump station will have all equipment located below ground level except for an equipment box which will be screened by landscaping on all sides except the Middle Road frontage (in order to retain access for maintenance purposes). A generator will not be located with the pump station on this site.

The internal wastewater network for the development shall be constructed by the developer in accordance with the HDC Engineering Code of Practice.

Other Infrastructure Services

Additional capacity is to be providedNew residential development is to be serviced for power, gas and telecommunications utilities to service the new residential area by each of the respective network utility providers.

Roading

Upgrades to Iona and Middle Roads

Upgrades are required to both Middle and Iona Roads to ensure levels of service are maintained as the area develops from a rural and rural-residential area to an urban residential area. These upgrades need to be aligned with the road stopping procedures and realignment of Iona Road. It is the intention that, ~~F~~following ~~-~~development of Middle and Iona Road areas, speed reductions to 50km/hour for these roads will be considered by the Council. Speed reductions for Middle Road should extend out to its intersection with Gilpin Road.

Design Outcome - Iona Road

The design of Iona Road is to retain a rural character on the southern side of the road for that portion of it fronting Rural Residential land, with a more urban character on the remainder of the southern side and the northern side of the road to complement the existing and proposed density levels and site development respectively.

Design Criteria - Middle Road

The design of Middle Road is to include the following characteristics:

- a flush kerb continued both sides;
- a larger berm on southern eastern side to accommodate any swales or stormwater conveyance devices, street trees and a cycleway and footpath;
- continue the existing shoulder strip / parking lane to the intersection of Gilpin Road;
- continue the existing footpath/cycleway on southern side of Middle Road from its intersection of Breadalbane Road to Gilpin Road;
- street lighting only at intersections on the north western side of road~~;~~. The south eastern side of Middle Road should have a more urban standard of street lighting;
- a larger berm area on the south eastern side of Middle Road from the intersection with the realigned Iona Road through to the Gilpin Road intersection to provide for a landscaping strip, cycleway and footpath. The extended area of landscaping will seek to address the impacts of these rear lot~~ting of these~~ properties on the streetscape.

Main Spine Road Alignment and Character

The alignment of main spine road has been carefully considered in the design of the structure plan as it is a key component in creating the desired character for the southern part of the Iona Structure Plan Area (the Iona Terraces and Iona Plateau neighbourhoods). The main spine road alignment determines the layout of each of the neighbourhood areas on the southern side of Iona Road and has implications for the infrastructure servicing of these areas. A curved eastern alignment has been determined as the best option as it:

- enables suitable falls for gravity infrastructure servicing;
- helps to create a low speed environment;
- provides for a landscaped road reserve area along part of the eastern site boundary with neighbouring rural residential properties (refer to Appendix 13A, Figure 4);
- mimics the nature of existing rural roads, complementing this character;
- helps to create different block sizes in the residential area which provides character;
- provides opportunities for open views of the central ridge reserve from the end of the connecting residential lanes which creates a feeling of space;
- ensures that there are no barriers to access the reserve area and that the central ridge reserve is easily accessible and visible.

Design Outcome: A main spine road that is constructed along the alignment shown in the Iona Structure Plan and that creates a rural character similar to the existing spur roads in the Havelock Hills environment.

Design Criteria:

- Sloping grassed berms incorporating swales or similar low impact stormwater management devices;
- No kerb and channel;
- Footpath on one side only and located to suit topography;
- Footpaths may be aligned independently of the carriageway;
- Footpath construction material to be compatible with the rural character of the road;
- Informal groupings of street trees;
- No on-street carparking shall be provided along the main spine road;
- A rural standard of street lighting with lights positioned only at intersections within the Iona Terraces neighbourhood;
- There is to be no street lighting constructed within the Iona Plateau neighbourhood;
- A widened berm and ground levels for the Spine Road adjoining Lot 3 DP 28810 as shown in Appendix 13A Figure 4.

The Internal Street Network

Design Outcomes:

The internal street network is to generally comply with HDC engineering standards for local streets and cul de sacs.

However, exceptions will be considered as Council wishes to promote innovative and attractive solutions that enhance residential amenity, safety and sense of place. Therefore Council will look favourably on alternative subdivision concepts that achieve safe, pedestrian friendly streets and discourage non-local through traffic, except where this is desirable to provide access and visibility to proposed open space areas. Indicative internal roads have been identified on the Structure Plan map that may be refined or moved as the subdivision design is progressed.

Overall the street network should be designed to provide safe and efficient access to properties with an appropriate level of service for each neighbourhood area giving consideration to the different characters sought.

Design Criteria

The following specific considerations are to be taken into account in the design of streets:

- Provision for pedestrian safety and amenity in a way that contributes to the creation of a distinctive suburban or rural residential character neighbourhood environment as appropriate;
- Provision for an on-street car parking lane along Middle Road and a caparking lane along both sides of the extension of Reynolds Road;
- Incorporation of 'low impact design' stormwater features within the street design and streetscape as a whole;
- Incorporation of a statement identifying departures from the minimum standards of (Road/ Street design section) of the HDC Engineering Code of Practice for Subdivision and Land Development, setting out the reasons for the alternative approach adopted and how this is consistent with achieving NZS4404;
- Street lighting shall be deflected downwards towards the road and footpaths to reduce the impacts of lighting on those properties located within the surrounding Havelock Hill communities;
- Street lighting shall reflect the characteristics of the neighbourhood – a more urban standard of street lighting in the Bull Hill neighbourhood with a rural standard in the Iona Terraces neighbourhood and no street lighting within the Iona Plateau neighbourhood.

The Green Network – Open Space Zone ~~Areas~~ and ~~Walkways~~Recreational Linkages

~~A range of natural~~The ~~o~~Open ~~s~~Space Zone ~~areas~~ ~~will be provided~~ ~~across~~ within the structure plan area comprises two reserve areas that ~~which, these combined~~ will provide opportunity for passive recreation and may accommodate community based activities in accordance with the open space zone requirements of the District Plan (Section 13.1).

~~Open~~ The reserve areas ~~spaces~~ are configured to provide linkages, to create an open feel to the residential area and to assist in the establishment of the different neighbourhood characters of the area. These ~~open space~~ areas will primarily provide for passive recreation activities but also have a significant role to play in providing for the overall stormwater conveyance and treatment system for the area. In addition these areas will also provide functional reverse sensitivity buffers between adjacent rural residential activities and the new more urban residential activities.

Design Outcome: An open space ~~and walkway~~ network with recreational linkages that ~~links~~ join the reserve areas within the structure plan area and connect~~s~~ both existing and new neighbourhoods to each other and to the open space areas.

Design Criteria:

- The ~~open space~~reserve areas shall be located and configured as depicted in the Iona Structure Plan map; ~~(Appendix 13A Figure 2).~~
- That ~~a~~ public ~~walkway connection~~recreational linkages from the upper part of the Iona Recreation Reserve shall be provided to Lane Road via the existing private access shown on the Structure Plan m~~M~~ap; ~~.~~
- That provision shall be made for maintenance access to each of the ~~open space~~reserve areas; In the case of the upper part of the Iona Recreation Reserve this shall be achieved via the existing private access off Lane Road as shown on the Structure Plan map;
- That the ~~open space~~reserve areas and recreational linkages ~~walkways~~ are to be vested in the Hastings District Council upon subdivision.

The Bull Hill Neighbourhood

Neighbourhood Character

Design Outcome: A neighbourhood character that is reflective of a suburban residential environment with tree lined streets and a focal point reserve.

Street Network Design

Design Outcome: A grid street network design that provides connectivity, open views to the Bull Hill R~~r~~eserve and the surrounding residential and rural environment and retains and utilises the existing avenue of mature trees that are a feature of the area.

Design Criteria:

The street network shall be constructed generally as shown on the ~~s~~Structure ~~p~~Plan map and shall include the following feature characteristics:

- A straight tree-lined avenue style street connection from the existing residential area via an extension of Reynolds Road and terminating at the Bull Hill R~~r~~eserve; ~~.~~
- The creation of a grid pattern of interconnecting streets using cross streets between Iona and Middle Roads with a maximum of 2 intersections with Iona Road;
- Incorporation of the existing tree-lined driveway (refer to the ~~Iona~~ Structure Plan map~~Appendix 13A figure 2~~) into a cross street connection between Middle and Iona Roads. It is the intention that a bespoke designed street be created around these existing trees. ~~Retention of the~~ It is acknowledged that some existing mature trees ~~along this driveway to the extent that an avenue is created~~ may need to be removed as part of the street design and its implementation; ~~.~~

- A cross street between Middle and Iona Roads that is situated adjacent to the boundary of the Bull Hill Reserve~~open space area~~ so that the street provides an open frontage to this reserve area enabling access and providing amenity to the residential sections opposite;~~.~~
- No street(s) or roads are to be located adjacent to any existing property within the Stapleford Park development;
- Properties located on Middle Road directly opposite the Gilpin Road intersection and shown on the Structure Plan map ~~(Appendix 13A Figure 2)~~ are to have no access provided via Middle Road to ensure traffic safety. These properties are to be accessed via a new internal street network off the realigned Iona Road. A landscape strip and cycleway / walkway are to be provided within an enlarged berm area along this frontage, as shown on the Structure Plan map ~~(Appendix 13A Figure 2)~~.

Subdivision Allotment Design and Residential Density

Design Outcome: The creation of a suburban residential area that is suitable for a diverse community at a variety of life stages.

Design Criteria

- Over the neighbourhood as a whole there should be a sufficient range of site sizes that encourage diversity in the types of houses to be built;
- The design and placement of sections within any subdivision shall enable a mix of house types within any one street;
- A minimum residential density of one principal~~e~~ residential building per 700m^2 net site area where a site is located adjoining or opposite sites zoned Plains Production Zone~~, Havelock North Character Residential Zone~~ or Havelock North Rural Residential Zone and one principal residential building per 600m^2 net site area where a site is located adjoining the Havelock North Character Residential Zone;
- A minimum total residential density of 19~~5~~ residential buildings per hectare (net development area) over the entire Bull Hill neighbourhood;
- ~~A maximum total residential density of 17 residential buildings per hectare (net development area) over the entire Bull Hill neighbourhood~~
- District Plan standards will ensure that section sizes are sufficient to be able to meet the performance standards for the neighbourhood ~~overlay~~and a variety of section sizes to provide good urban design outcomes;~~.~~
- District Plan standards will also ensure that subdivision designs are in accordance with urban design principles in particular the 7 C~~'~~s of the New Zealand Urban Design Protocol.

~~Bull Hill Open Space area(~~Bull Hill Reserve (Bull Hill Open Space area)

Design Outcome: An open space reserve environment providing a key neighbourhood playground with natural play features and areas for informal recreation that also serves as a stormwater management ~~detention~~ area.

Design Criteria:

- The establishment of a walkway and/ or track that leads from the Bull Hill neighbourhood to the top of the Bull Hill ~~knoll~~ and connects with the Iona Terraces Neighbourhood;
- The establishment of suitable planting around the base of the ~~b~~Bull ~~h~~Hill and reserve area leaving the hill landform unplanted; ~~.~~and
- Retention of the ~~B~~bull sculpture on top of the hill.~~;~~

Commercial Nodes

Design Outcome: ~~A discrete~~One large or two smaller local commercial nodes providing for ~~a~~ small scale café and/or dairy activities to serve the community while creating a sense of place for the Iona area.

Design Criteria:

- The location of the potential commercial nodes shall be as shown on the Structure Plan ~~map Appendix 13A Figure 2~~;~~.~~
- Either one large (400m^2) or two smaller (250m^2) nodes, with the node adjoining the Bull Hill Reserve only being available for a café;
- District Plan standards will ensure that these activities are of a scale and intensity that is complementary to the surrounding residential character of the neighbourhood and that the construction of any building ~~on this site~~ and associated carparking will be sympathetic to the special character of the area.

The Iona Terraces Neighbourhood

Neighbourhood Character

Design Outcome: A terraced hillside neighbourhood that integrates with the central ridge landform creating an open spacious feel and characterised by varied lots sizes and layout to create a greater sense of individuality.

Design Criteria:

- Subdivision and development that is innovative in its response to the sloping topography of the landform of this neighbourhood;
- Subdivision and development that positively contributes to the landscapes values of the central ridge which is the predominant special character feature of this area;
- Terracing the land in this area is an appropriate development response to the sloping topography;
- Retain an open feel and character by ensuring the head of each lane provides clear and uninterrupted views of the central ridge and ~~open space~~Iona Recreation R~~r~~eserve.~~;~~

Street network character

Design Outcome: A meandering main spine road with a rural character and treatment that connects with a series of lanes creating the structure of this residential neighbourhood and leading to the Iona ~~Terraces~~ Recreation Reserve.

Design Criteria:

- The main spine road should have a formed width no wider than 20m;
- The road material of the main spine road is to be asphalt concrete to reduce noise levels;
- The main spine road is to connect to a minimum of 4 short lanes to form the Iona Terraces neighbourhood;
- The curves of the spine road and angles of the connecting lanes provide an important framework for the layout and shape of the residential blocks. It is important that this layout creates variety in the residential block shapes even if this is subtle;~~.~~
- Uniform rectangular residential blocks are not appropriate;
- The lanes connecting to the main spine road are to have a maximum formed width of 12m;~~.~~
- These lanes are to be used as shared spaces without the need for separate footpaths;~~.~~
- Access to lots created within Area D of the Iona Terraces neighbourhood shall be provided off the main Spine Road. No access shall be provided off Lane Road in order to maintain the rural character of this road and rural residential zoned properties;~~.~~
- Sloping grass berms of varying widths to accommodate street tree planting and / or other landscaping and stormwater swales;
- Informal groupings of street trees in an avenue style.~~;~~

Main Spine Road (Formation of Road Reserve adjoining Lot 3 DP 28810)

Design Outcome: A planted road reserve area separating the main spine road from the eastern boundary of the growth area to assist in the reduction of noise and visual impacts of the new residential area on neighbouring rural residential zoned property owners.

Design Criteria:

- A road reserve designed and constructed as shown on the road reserve formation plan in Appendix 13A F~~f~~igure 4, and planted in a variety of native trees and shrubs where appropriate;
- Trees are to be planted along the length of the buffer strip's eastern boundary at 2m centres. Trees are to be a height of 1.5-2m at the time of planting;~~.~~
- Trees and shrubs are to be planted at least 1 year prior to any subdivision consent for the Iona Terraces neighbourhood being granted;~~.~~
- An irrigation system is to be provided for the buffer strip landscaping at the time infrastructure services are constructed for the Iona Terraces neighbourhood.~~;~~

Subdivision Allotment Design

Design Outcome: The creation of a terraced residential area where section size gradually increases as the topography changes and steepens, providing a transition between the more intensive Bull Hill neighbourhood and the Iona Plateau neighbourhood and the existing rural residential zoned properties adjoining this area.

Design Criteria:

- Varied lot sizes and layouts within each area A-D;
- Larger lots shall be located on corners and fronting the main spine road;
- Lots shall not be located at the end of lanes or cul-de-sac so as to block views or access to the open space reserve.~~;~~

~~**Iona Terraces Open Space Area (**~~**Iona Recreation Reserve (Iona Terrace Open Space area)**

Design Outcome: A natural biodiversity corridor that creates a ~~walkway~~ recreational linkage through to Lane Road and utilises the pond and wetland system to assist with stormwater management.

Design Criteria:

- The establishment of a primary ~~walkway~~ recreational linkage or pathway through the Iona Recreation Reserve ~~Terraces open space area~~ that links Iona Road and the Bull Hill Open Space area with Lane Road;
- The establishment of a ~~walkway~~pathway linking ~~connecting~~ the Iona ~~Terraces~~ Recreation Reserve ~~Open Space area~~ with the Iona Plateau Neighbourhood;~~.~~
- The establishment of a maintenance only vehicular ~~and pedestrian walkway~~ access point and a recreational linkage or pathway from the Iona Terraces Open Space area to Lane Road via the existing private access as shown on the Structure Plan map ~~(Appendix 13A Figure 2)~~.

Residential Density

Design Outcome: A residential density that provides a graduated transition between higher and lower density development and that is responsive to the ridge landform and topography which is the central special character feature of the Zone.

The Iona Plateau Neighbourhood

Neighbourhood Character

Design Outcome: A neighbourhood characterised by larger lots with treed scarps and valleys that is complementary and blends into to the surrounding rural residential environment.

Subdivision Allotment Design

Design Outcome: A lot design and layout that takes into account the topography and shape of the landform and allows for a building platform location that is complementary to the surrounding rural residential environment.

Design Criteria:

- Applications for subdivision in this area shall show a lot design, layout and size that is in accordance with the Master Plan for the Iona Plateau neighbourhood (Appendix 13A Figure 3).

Residential Density

Design Outcome: A residential density that is based on the sympathetic placement or location of building platforms in a manner that reduces the visual impact of buildings on the landscape.

Design Criteria:

- A maximum number of 20 residential buildings in the Iona Plateau Neighbourhood;
- Building platform locations are to be in accordance with the Iona Plateau Master Plan (Appendix 13A Figure 3);~~.~~
- Building Platform locations for each lot are to be secured via conditions subject to consent notice.~~;~~

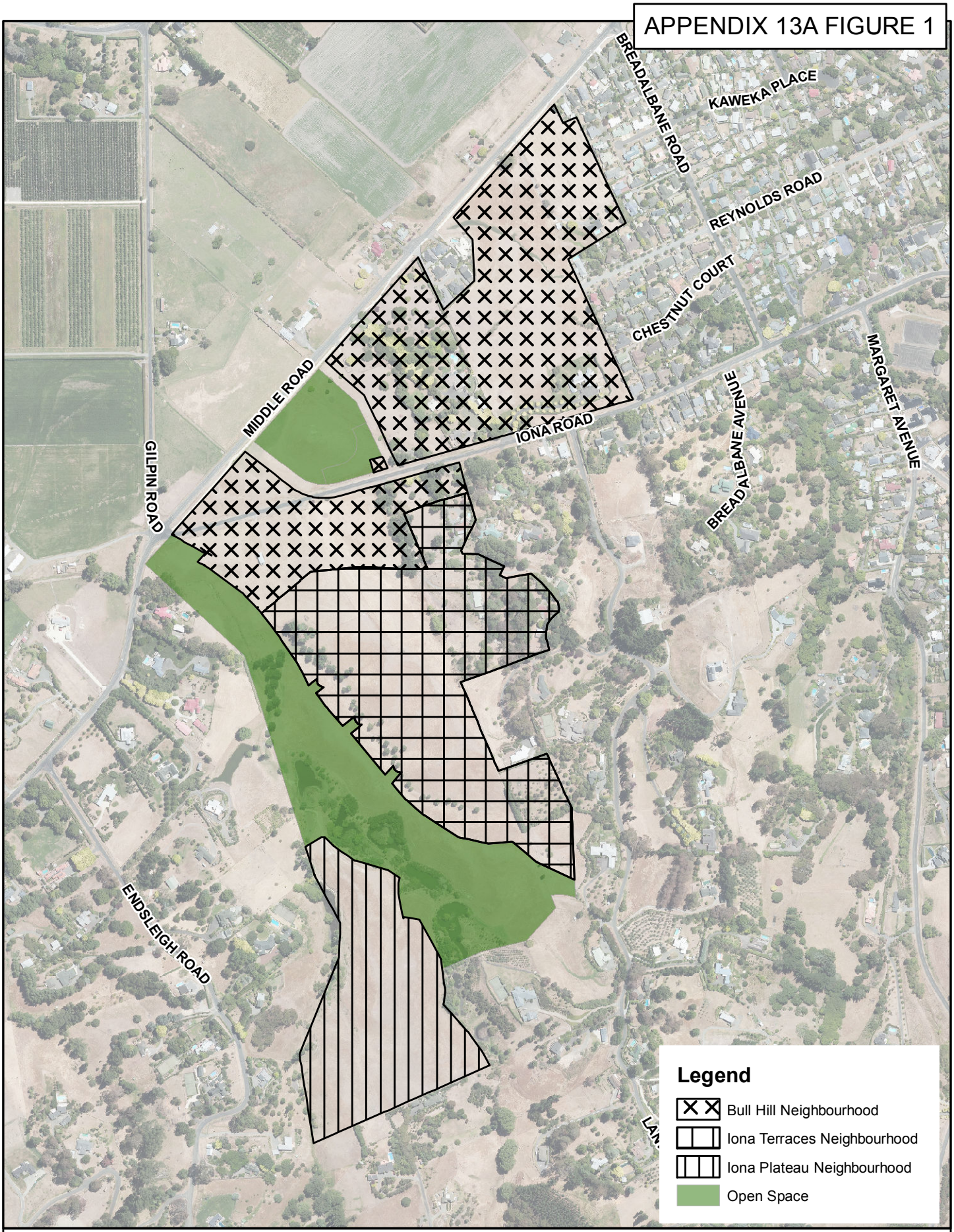
~~Iona Plateau Open Space Area (~~Iona Recreation Reserve (Iona Plateau Open Space area)

Design Outcome: A planted valley area surrounding the existing ponds that supports the biodiversity in the area, helps to manage stormwater and provides opportunities for passive recreation.

~~Walkway Network Connections~~Recreational Linkages

Design Outcome: A recreational linkage ~~walkway~~ that connects the Iona Plateau open space area with the Iona Terraces open space ~~and creates a walkway linkage~~ so that a loop track is formed to provide recreational opportunities throughout the new residential area.

APPENDIX 13A FIGURE 1



Iona Neighbourhood Overlays

HASTINGS DISTRICT COUNCIL

Map Produced using ArcMap

Scale 1:7,500

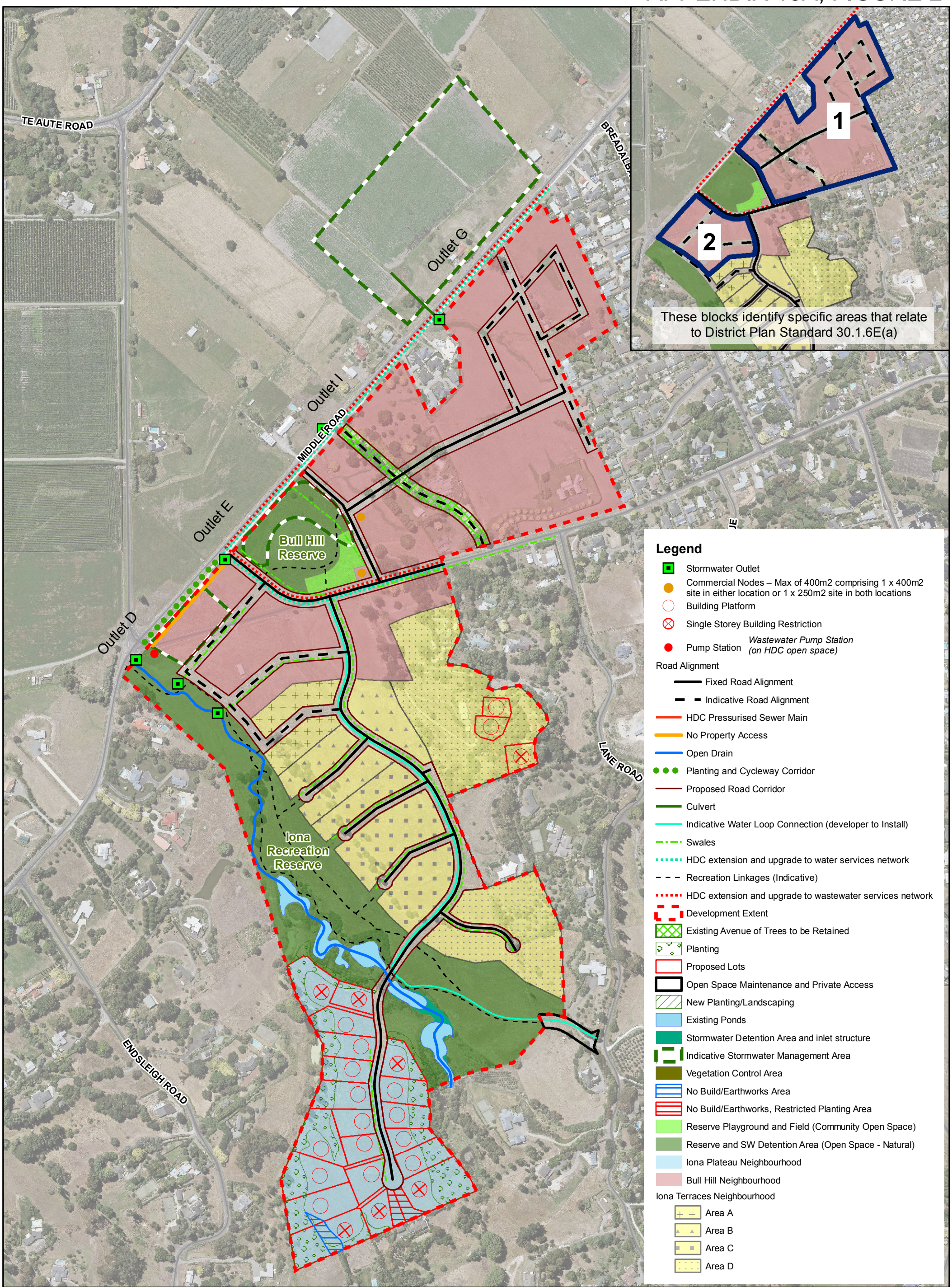
70 35 0 70 140 210 280 Meters

Date: 30 July 2018

Original Size: A4

As Amended by Recommendations (Variation 4)

michaelw w



HASTINGS DISTRICT COUNCIL

Map Produced using ArcMap

Iona Structure Plan

Scale 1:5,000

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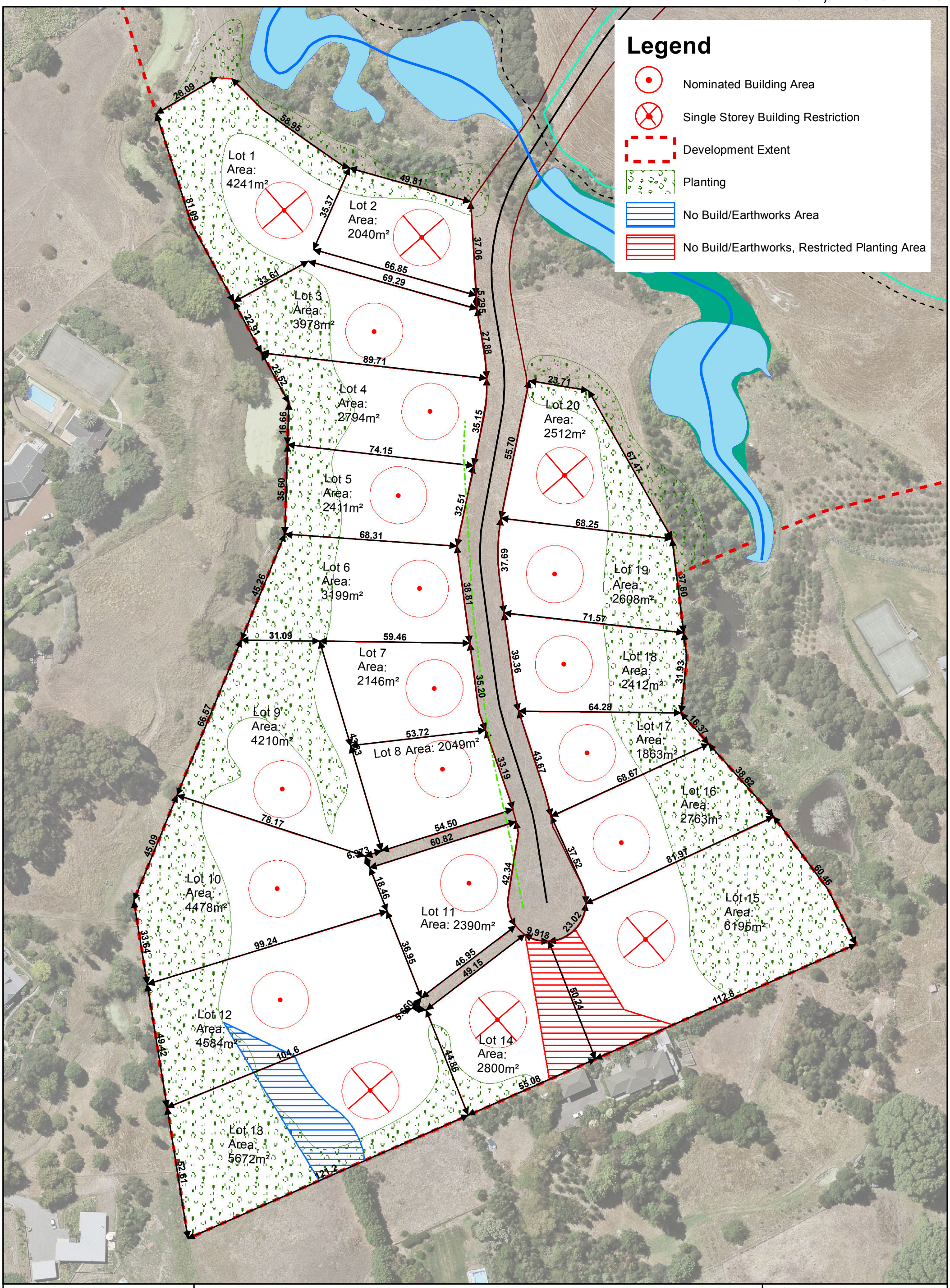
Original Size: A3

As Amended by Recommendations (Variation 4) - 30 July 2018

michaelw w



HASTINGS DISTRICT COUNCIL

Map Produced using ArcMap

Iona Plateau Master Plan

Scale 1:1,350

Projection: NZTM
Datum: D_NZGD_2000

0 5 10 20 30 40 50 Metres

Original Size: A3

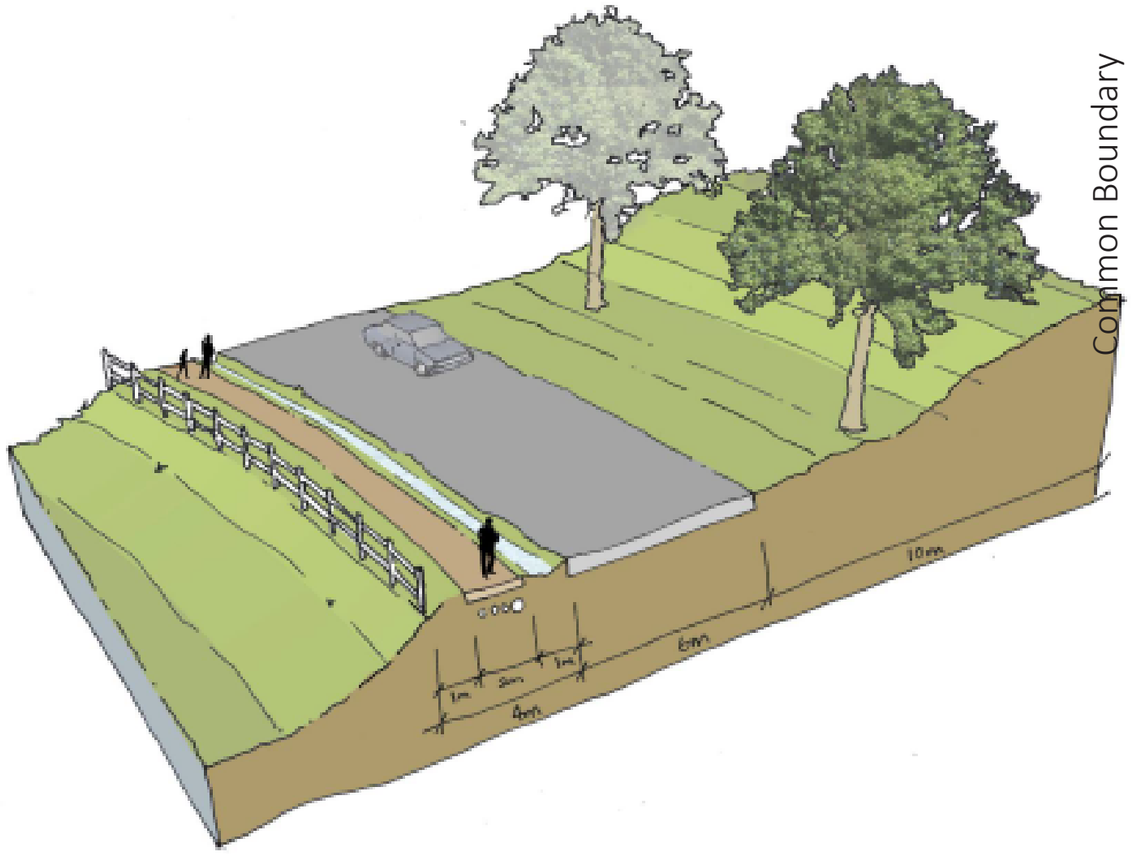
As Amended by Recommendations(Variation 4) - 30 July 2018

michaelw w

IonaPlateauNeighbourhood

ROAD RESERVE FORMATION

- A 10 metre wide berm adjoining Lot 3 DP 28810
- The Spine Road is to be constructed 6 metres below Lot 3 DP 28810, with the cut not commencing within 5 metres from the common boundary
- Following topography in curvilinear manner
- Narrow carriageway
- No kerbs
- Footpath on the western side only
- Sloping berms
- Continuous avenue of deciduous trees



As Amended by Recommendations 30 July 2018