

## Part 55 Village Overlay Plans

### 55.1 Village Overlay Plan defined

A Village Overlay plan aims to ensure that subdivision and development occurs in a way that is integrated, particularly with adjoining land and the existing village, and will not adversely affect future village growth.

A Village Overlay Plan provides a means of:

- (i) addressing the broader effects of village subdivision in an integrated manner;
- (ii) defining a mechanism to provide for growth in identified growth areas;
- (iii) providing a spatial framework for subdivision and development;
- (iv) protecting and enhancing the natural and physical resources of the site and area;
- (v) strengthening the social, cultural and economic wellbeing of communities; and
- (vi) planning for infrastructure and services (where appropriate)

### 55.2 Village Overlay Plan required

Where a plan change requests or provides for growth through the rezoning of land associated with villages, then notwithstanding any other provisions of this plan, the plan change should be accompanied by a Village Overlay Plan. The Village Overlay Plan is to be prepared in accordance with the procedures set out in Rules 55.3 and 55.4.

### 55.3 Village Overlay Plan Content

1. A Village Overlay Plan shall cover the land to be subdivided and that part of the surrounding locality as may be needed to demonstrate that the implications for growth in the village area, and the integration with the existing village and potential neighbouring development.
2. A Village Overlay Plan should consider the following:

#### A. Physical Characteristics:

- (i) Subdivisional and land ownership pattern
- (ii) Existing roading pattern
- (iii) Contours
- (iv) Areas of instability, inundation and flooding
- (v) Basic geotechnical analysis.
- (vi) Hazards
- (vii) Relationship to existing village

#### B. Environmental Values:

- (i) Streams and associated vegetation
- (ii) Native bush and mature trees
- (iii) Areas of ecological or wildlife significance
- (iv) The coast and any associated features

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C. Cultural Features:

D. Infrastructure:

- (i) Location of network utility services.

E. Landscape:

- (i) Identifies those features or aspects of the land which contribute to the area's character (including sensitive ridgelines) and which could provide a framework for village development.

3. A Village Overlay Plan should:

- (i) Define the road access points and roading pattern, and the location of pedestrian and cycle routes.
- (ii) Identify areas of high environmental and landscape sensitivity, including sensitive ridgelines.
- (iii) Identify the proposed location of reserves (including neighbourhood reserves and esplanade reserves).
- (iv) Identify existing vegetation that should be retained.
- (v) Identify areas for environmental enhancement and amenity plantings.
- (vi) Identify areas where development is not appropriate.
- (vii) Identify areas which are sensitive to development.
- (viii) Apply the relevant zonings or development densities to the land, and identify areas where because of the sensitivity of the environment larger lots are required.
- (ix) Provide a framework as to how future intensification is not foreclosed.
- (x) Consider the wastewater and stormwater treatment and disposal needs of development, including future proofing infrastructure.

4. The Village Overlay Plan should be developed in accordance with the following principles:

- (a) Natural environmental values should be managed by:
  - (i) Ensuring that the location of roads and activities, and the pattern of residential development and subdivision reflect the nature of the existing landform without the need for significant modification.
  - (ii) Ensuring that the location and density of development can be achieved with a level of earthworks which will have minimum impact on the environment.
  - (iii) Seeking to protect significant trees and areas of bush on the land by inclusion in recreation reserves, road reserves and within adequately sized lots.
  - (iv) Identifying areas where development is not appropriate.
  - (v) Protecting and enhancing the natural features of the site.

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- (b) A reserve network may be identified in a manner that:
  - (i) Incorporates important natural features, provides habitat areas and ecological corridors.
  - (ii) Contributes to the identity and amenity of the area.
  - (iii) Assists in the development of reserve linkages.
  
- (c) Areas for development should:
  - (i) Respond to the land's character, features, setting, landforms in the design and layout of the Plan's elements.
  - (ii) and may in appropriate circumstances provide a Village Business Zone to provide for the social and economic wellbeing of the village.
  
- (d) The location and alignment of roads, cycle and pedestrian routes to provide convenient access throughout the village area and into adjacent areas, in particular to provide linkage to activities within or near the residential area, including where applicable local shops, schools, existing village centre, reserves and places of community significance.
  
- (e) By ensuring stormwater management is an integral component of the pattern of development on the site by:
  - (i) Considering the impacts of land use on water quantity and quality, including cumulative effects.
  - (ii) Protecting the integrity of the 1% AEP flood plain and secondary flow path.
  - (iii) Protecting and enhancing the ecological value of riparian areas and aquatic ecosystems.
  - (iv) Facilitating multiple objectives where appropriate, including provision of recreational facilities and protection of significant natural and physical resources.

### 55.4 Village Overlay Plan Preparation Procedure

The preparation of any Village Overlay Plan shall be documented and shall include the following:

1. Consultation with and identification of issues of concern to relevant iwi.
2. Identification and scoping of natural and physical resource issues and anticipated impacts or effects, with particular emphasis on stormwater quality and flooding potential and land or vegetation disturbance effects.
3. Identification of community expectations or concerns.
4. Identification and discussion of all relevant national, regional and district policy provisions (including financial policies).
5. Identification of any subsequent resource consents likely to be required and the probable timing of same.
6. Investigation of any land hazard or geotechnical or other relevant land development constraint that is depicted in or specifically referred to as relevant to the area in any district plan or any hazards

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register or database (whether of national, regional or district origin).

7. Dialogue with all relevant Council staff (particularly Asset Managers) and
8. Consultation and/or workshopping with all landowners, both individually and collectively as appropriate, for the general design of all structural components, servicing options, and residential (or other land use) character and density issues.
9. Preparation of such plan change or variation (and relevant section 32) documentation.
10. Preparation of such specialist reports as may be necessary to address the environmental, financial or technical aspects of servicing the area, including consideration of alternatives.