

This section has rules that have legal effect. Please check the ePlan to see what the legal effect is or subject to appeal.

SUBDIVISION

Introduction

Subdivision is the process of dividing a site or building into one or more additional legal allotments or changing the location of the existing legal boundaries. Subdivision design influences future patterns of land use and can have a significant impact on the character of the environment and associated amenity values. It enables the intensification of land uses that in turn increases the level of activity, density of built form, traffic generation and demand on infrastructure services. It is important that the design of a subdivision:

- provides allotments that are an appropriate size and shape to accommodate the anticipated land uses;
- appropriately responds to any important natural, physical, cultural, historical or ecological features, values or constraints within or adjoining the site;
- appropriately responds to any potential impacts on infrastructure and risks from natural hazards;
- provides appropriate legal and physical access;
- provides appropriate connections to transport infrastructure and network utility services;
- integrates with surrounding neighbourhoods.

The subdivision process also provides for the creation of esplanade reserves or strips adjacent to the coast and rivers to enable public access, recreation or the management of conservation values.

This chapter contains objectives, policies and rules for subdivision. The following chapters also contain rules that relate to subdivision:

- Coastal Environment
- Drinking Water Protection
- Ecosystems and indigenous biodiversity
- Energy and Infrastructures
- Financial contributions
- Historic Heritage
- Natural Hazards
- Noise
- Public Access
- Sites and Areas Significant to Māori
- Versatile Soils
- Future Development Area; and
- Development Area

Other district-wide chapters may also contain provisions that are relevant to subdivision, for example, the Earthworks Chapter contains rules that will require consent for earthworks associated with subdivision.

The Future Development Areas chapter and its associated overlay indicates the locations for future growth and when that growth can occur. The Development Area chapter states requirements for new subdivision and development to ensure the area is ~~development~~ developed¹ appropriately.

¹ Clause 16(2), Schedule 1 of the RMA.

| Objectives | |
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| SUB-01 | General subdivision design |
| <p>New subdivisions will:</p> <ol style="list-style-type: none"> 1. accord with the purpose, character and qualities of the zone; and 2. respond positively to the physical characteristics of the site and its context; and 3. maintain and enhances amenity values and the quality of the environment; 4. be accessible, connected and integrated with surrounding neighbourhoods; and 5. protect significant natural and cultural values; and 6. respond appropriately to hazards, risks and site constraints; and 7. have infrastructure and facilities appropriate for the intended use; and 8. have minimal adverse effects on regionally² significant infrastructure or intensive primary production; and 9. provide for the health, wellbeing and safety of people; 10. not intentionally prevent, hinder or limit the <u>use or</u>³ development of adjoining or adjacent land, including by way of reverse sensitivity effects⁴. | |
| SUB-02 | Infrastructure |
| <p>Infrastructure required to serve subdivision is provided in an integrated, efficient and co-ordinated manner.</p> | |
| SUB-03 | Rural subdivision |
| <p>Subdivision in the rural zones will:</p> <ol style="list-style-type: none"> 1. minimise <u>avoid</u>⁵ the fragmentation of productive land in the General Rural Zone; and 2. maintain the low-density open character of the General Rural Zone; and 3. maintain a contrast between the rural environment and adjoining urban, Rural Lifestyle and Settlement zones; and 4. <u>avoid where possible, and otherwise</u>⁶ minimise reverse sensitivity effects on intensive⁷ primary production. | |
| SUB-04 | Residential subdivision |
| <p>Subdivision in residential zones will:</p> <ol style="list-style-type: none"> 1. respond positively to the site's and areas natural and physical features that provide amenity and contribute to local character and sense of place; and 2. ensure safe, connected, and accessible neighbourhoods; and 3. provide for consolidation of residential zones outside of the Gleniti Low Density Residential Specific Control Areas and PREC1 - Old North General Residential Precinct; and 4. provide appropriate levels of accessible, well-designed⁸ open space. | |
| SUB-05 | Public access and esplanade reserves and Esplanade strips |
| <p>Public access and esplanade reserves and strips created through subdivision will:</p> <ol style="list-style-type: none"> 1. contribute to the protection of conservation values; and | |

² Clause 16(2), Schedule 1 of the RMA.

³ Fonterra [165.82].

⁴ Fonterra [165.82].

⁵ NZPIB [247.15].

⁶ Fonterra [165.83], Hort NZ [245.65], NZPIB [247.15].

⁷ Fonterra [165.83], Road Metals [169.30], FH [170.30], Hort NZ [245.65].

⁸ Clause 16(2), Schedule 1 of the RMA.

2. provide for public access to and along identified rivers and the sea, except where in accordance with PA-P4⁹; and
3. provide public recreational uses along the waterways and coast where the use is compatible with conservation values.

Policies

All Subdivisions

| SUB-P1 | Subdivision |
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| | Require subdivision design to accord with the purpose, character and qualities of the applicable zone. |
| SUB-P2 | Subdivision of land within sensitive environments |
| | Only allow subdivision containing identified sensitive environments that will: <ol style="list-style-type: none"> 1. not compromise the identified natural and cultural values; and 2. protect people and property from the identified hazards and risks; and 3. achieve objectives and policies of the relevant chapter(s) in Part 2 - District Wide Matters. |
| SUB-P3 | Disruptive Subdivision |
| | Avoid subdivisions that are intended to ¹⁰ prevent, hinder or limit the development of adjoining or adjacent land, unless it is done to comply with a Council approved Development Area Plan. |
| SUB-P4 | Quality of the environment and amenity |
| | Require subdivision to maintain and enhance amenity values and the quality of the environment by ensuring subdivision design: <ol style="list-style-type: none"> 1. responds positively to <u>the associational</u>,¹¹ natural and physical features such as underlying landscape, topography and established trees and vegetation that provide amenity, contribute to local character and sense of place; and 2. aligns streets to focus on significant views or landmarks; and 3. provide street trees and landscaping; and 4. avoids, remedies or mitigates adverse effects on the water quality, soil resources and important ecosystems. |
| SUB-P5 | Reverse Sensitivity |
| | Only allow subdivision that does not result in reverse sensitivity effects that would compromise the <u>safe and efficient</u> ¹² operation of regionally significant infrastructure/facilities and, <u>lifeline utilities</u> ¹³ , <u>legally</u> ¹⁴ <u>lawfully</u> ¹⁵ established <u>intensive</u> ¹⁶ primary production, <u>or industrial activities</u> ¹⁷ . |
| SUB-P6 | Infrastructure |
| | Ensure subdivision is serviced sustainably with infrastructure by requiring: <ol style="list-style-type: none"> 1. infrastructure to be installed at the time of subdivision, except for on-site infrastructure that cannot be constructed until the buildings are designed; and |

⁹ TDC [42.37].

¹⁰ Fonterra [165.84].

¹¹ TRoNT [185.60].

¹² KiwiRail [187.162].

¹³ RNZ [152.48].

¹⁴ Fonterra [165.85], Road Metals [169.31], FH [170.31].

¹⁵ Road Metals [169.31], FH [170.31].

¹⁶ Fonterra [165.185], Road Metals [169.31], FH [170.31], Hort NZ [245.68].

¹⁷ SFF [172.74], Alliance [173.74].

2. certainty that infrastructure networks have sufficient capacity to accommodate the additional development, or requiring any necessary upgrades to be completed at the time of subdivision; and
3. allotments to connect to the Council's reticulated systems where available; and
4. incorporation of water sensitive design measures and on-site stormwater infrastructure; and
5. new infrastructure to comply with the Energy and Infrastructure Chapter; and
6. infrastructure to be provided efficiently and integrated with existing or planned infrastructure; and¹⁸
7. the consideration of multi-nodal transport links (including active transport links) and connected transport networks that allow ease of movement to, from and within the area; and¹⁹
8. sufficient legal and physical access to each allotment; and
9. ~~requiring~~²⁰ allotments to have access to a water supply suitable for firefighting; and
10. infrastructure to maintain or enhance Kāti Huirapa values onsite and downstream²¹.

SUB-P7**Esplanade reserves and strips**

1. Identify margins of the coast or rivers in SCHED12 - Schedule of Esplanade Provisions where the provision of an esplanade reserve or strip would contribute to enabling public access, recreational use, and/or contribute to the protection of conservation values by:
 - a. maintaining or enhancing the natural functioning of the adjacent sea, river, or lake; or
 - b. maintaining or enhancing water quality; or
 - c. maintaining or enhancing aquatic habitats; or
 - d. protecting the natural values associated with the esplanade reserve or esplanade strip; or
 - e. mitigate natural hazards; and
2. Require esplanade reserves or esplanade strips to be created when land is subdivided on the margins of the coast and rivers listed in SCHED12 -Schedule of Esplanade Provisions); and
3. Only allow the minimum width of a required esplanade reserve or strip to be reduced, or the requirement for an esplanade reserve or strip to be waived where:
 - a. it is impractical to provide all or part of the required esplanade reserve or esplanade strip due to the physical characteristics and/or constraints of the site; or
 - b. providing the esplanade reserve or esplanade strip at the required minimum width would create a risk to public health or safety; or
 - c. the purpose of the required esplanade reserve or esplanade strip can be appropriately provided for by alternative means, including within the allotments created by subdivision; or
 - d. the reduced width is sufficient to protect the identified public access, recreation, or conservation values, or to provide for natural hazard mitigation; or
 - e. the costs of acquiring and/or maintaining the required esplanade reserve or esplanade strip would outweigh the potential public benefit; and
4. encourage access strips to be provided to connect esplanade reserves and strips with public open spaces, roads, pedestrian paths or cycleways.

Note: *The policies in the Public Access chapter are also relevant to any resource consent application to waive or reduce the width of a required esplanade reserve or esplanade strip.*

¹⁸ Clause 16(2), Schedule 1 of the RMA.

¹⁹ Clause 16(2), Schedule 1 of the RMA.

²⁰ Clause 16(2), Schedule 1 of the RMA.

²¹ TRoNT [185.61].

Residential Subdivision

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| SUB-P8 | Public open space |
| <p>Consider requiring the creation of public open spaces at the time of subdivision in residential zones. The following matters are relevant to that consideration:</p> <ol style="list-style-type: none"> 1. the size of the open space needed for the catchment it serves; and 2. proximity of the land and opportunities to integrate the open space with existing or planned open space networks, parks, esplanade strips, residential area and transport networks, including walkways and cycleways; and 3. Council's capacity to pay for maintenance and improvements; and 4. suitability of the land to be developed for the required purpose, including any potential for enhancement and considering the soils, gradient, and topography; and 5. landscape features and quality of the land, including surface water bodies, and the potential for views into or from the site; and 6. ecosystems and biodiversity associated with the land and surrounding area, including any significant indigenous biodiversity, mature vegetation, or existing shelter belts; and 7. historic and cultural significance of the land; and 8. safety of users, including the absence of hazards and any vulnerability to natural hazards. | |
| SUB-P9 | Residential subdivision |
| <p>Require residential subdivision to accord with the purpose, character and qualities of the zone, and maintain and enhance amenity values, by ensuring:</p> <ol style="list-style-type: none"> 1. the subdivision design contributes to local character and sense of place; and 2. natural features and waterbodies are incorporated into the design; and 3. earthworks and land disturbance is minimised by designing building platforms that integrate into the natural landform; and 4. open space and street planting are incorporated into the design of larger scale subdivisions; and 5. streets are aligned with, and open spaces are designed to focus on, significant views or landmarks; and 6. the subdivision design maximises sunlight access, outlook and amenity including opportunities for future buildings to maximise solar gain, reduce energy and water consumption, and use renewable energy; and 7. conflict between residential activities and adjoining land uses are minimised. | |
| SUB-P10 | Safe, connected and accessible neighbourhoods |
| <p>Require residential subdivision to ensure safe, connected and accessible neighbourhoods by:</p> <ol style="list-style-type: none"> 1. minimising the proliferation of vehicle crossings that could affect the safety of the transport network; and 2. limiting cul-de-sacs unless there are legal, physical or topographical constraints that inhibit connections to other roads; and 3. providing a road and access design that creates a safe and accessible environment for pedestrians, cyclists, children, elderly and the disabled; and 4. providing spaces that encourage social interaction and neighbourhood cohesion; and 5. providing a variety of travel modes and connections to roads, public transport, nearby shops, schools, employment open spaces and other activities; and 6. providing the²² passive surveillance of street, parks, walkways and public areas and by ensuring the principles of Crime Prevention Through Environmental Design are incorporated into the design. | |
| SUB-P11 | Residential Intensification |
| <p>Provide for consolidation of residential zones outside of the Gleniti Low Density Residential Specific Control Areas and PREC1 - Old North General Residential Precinct by:</p> | |

²² Clause 16(2), Schedule 1 of the RMA.

1. enabling a variety of residential units within the constraints of the allotment size anticipated by the zone; and²³
2. not specifying a minimum allotment size in the Medium Density Zone for joint subdivision and land use applications to ensure flexibility and comprehensive consideration of applications; and
3. providing for two household units per site in the General residential zone and three per site in the Medium Density Zone; and
4. allowing non-compliance with minimum lot design standards for allotments created around existing residential units; and
5. avoiding the creation of more than one large allotment in the Medium density residential zone unless intensification is prevented by natural or physical site constraints.

SUB-P12 Non-compliant lot size

Avoid subdivision in the General Residential Zones that does not comply with the minimum lot design and parameters unless:

1. the subdivision design maintains residential character and amenity of the area; and
2. it can be demonstrated that it is consistent with the character and qualities of development envisaged by General Residential Zone; and
3. it does not individually or cumulatively affect the ability of the properties in the zone, specific control area or precinct to be developed or serviced now or in the future to the density anticipated in the zone, specific control area or precinct.

Subdivision in Development Areas

SUB-P13 Development Area Plans

Require subdivisions to be in general accordance ~~comply~~²⁴ with the relevant Development Area Plan, unless it can be demonstrated that an alternative proposal can better²⁵ achieve the objectives of the Development Area ~~Plan~~²⁶.

Rural Subdivisions

SUB-P14 Rural allotments

Avoid subdivision that creates allotments that are less than the required minimum allotment size within the General Rural Zone and Rural Lifestyle Zone unless:

1. the subdivided allotments are solely for the purpose of network utilities, esplanade reserves or strips, roads, walkways, cycleways or access; or
2. the non-compliance is minor and the subdivision maintains the dwelling density anticipated for the zone; and or²⁷
3. the subdivision is necessary for natural hazard mitigation; or
4. the subdivision is necessary to protect the values of sensitive environments.

SUB-P15 Rural Lifestyle Zone

Require subdivision in the Rural Lifestyle Zone to:

1. maintain the character and qualities of the Rural Lifestyle Zone; and
2. connect to the reticulated drinking water network; and

²³ Clause 16(2), Schedule 1 of the RMA.

²⁴ BGD [167.13].

²⁵ BGD [167.13].

²⁶ Clause 16(2), Schedule 1 of the RMA.

²⁷ Clause 16(2), Schedule 1 of the RMA.

3. require connection to the reticulated wastewater networks where available, or if not available, provide a suitable site area for onsite disposal; and
4. maintain larger allotment sizes in the Geraldine Downs to protect its landscape character and amenity values.

Rules

Note: All subdivision activity requires consent. For certain activities, consent may be required by rules in more than one chapter in the Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW— How the Plan Works - General Approach.

| SUB-R1 | Boundary adjustment | |
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| All zones | <p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 SUB-S1 is complied with; and</p> <p>CON-2 SUB-S2 to SUB-S7 are complied with.</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. The location, size and design of allotments, building platforms, roads, accessways, right of ways, vehicle crossings, open space, reserves, landscaping and connections to the surrounding area; and 2. the ability to accommodate permitted and/or intended land uses; and 3. the compatibility with the purpose, character and qualities of the zone; and 4. the response to the site’s and surrounding areas natural and physical features, character, amenity, constraints and vegetation; and 5. the provision, location, design, specification, construction, connection and timing of infrastructure, transport links, water sensitive design measures and firefighting water supply; and 6. the extent to which infrastructure has capacity to service the subdivision; and 7. legal and physical access arrangements; and | <p>Activity status when compliance not achieved CON-2: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of control listed in CON-1 and CON-2; and 2. the matters of discretion of any infringed standard. <hr/> <p>Activity status when compliance not achieved with CON-1: <u>Non-Complying Discretionary</u>²⁸</p> |

²⁸ Speirs, B [66.56], MFL [60.26].

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| | <ol style="list-style-type: none"> 8. the requirement for any consent notices, covenants, easements, esplanades or public access; and 9. measures to avoid, remedy or mitigate adverse effects: <ol style="list-style-type: none"> a. of any natural hazards or other risks; and b. on any sensitive environments, waterbodies, ecosystems or notable trees; and c. on infrastructure; and d. on existing or permitted adjoining or adjacent land uses; and 10. the ability of any existing activity on the site to comply with the District Plan and/or existing resource consent; and 11. the suitability of any future development that would be enabled as a result of the subdivision; and 12. whether it is appropriate that the subdivision prevents, hinders or limits the development of adjoining or adjacent land, 13. measures to manage adverse effects. | |
| SUB-R2 | Subdivision that creates new allotments solely for the purpose of network utilities, the national grid or roads | |
| All zones | <p>Activity status: Controlled</p> <p>Where:</p> <p>CON-1 SUB-S2, SUB-S7 and SUB-S8 are complied with.</p> <p>Matters of control are restricted to:</p> <ol style="list-style-type: none"> 1. The location, size and design of allotments, building platforms, roads, accessways, right of ways, vehicle crossings, open space, reserves, landscaping and connections to the surrounding area; and 2. the ability to accommodate permitted and/or intended land uses; and 3. the compatibility with the purpose, character and qualities of the zone; and 4. the response to the site’s and surrounding areas natural and physical features, character, amenity, constraints and vegetation; and | <p>Activity status when compliance not achieved: Restricted Discretionary</p> <p>Where:</p> <p>RDIS -1 Compliance is not achieved with CON-1.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of control relevant to CON-1; and 2. the matters of discretion of any infringed standard. |

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| | <ol style="list-style-type: none"> 5. the provision, location, design, specification, construction, connection and timing of infrastructure, transport links, water sensitive design measures and firefighting water supply; and 6. the extent to which infrastructure has capacity to service the subdivision; and 7. legal and physical access arrangements; and 8. the requirement for any consent notices, covenants, easements, esplanades or public access; and 9. measures to avoid, remedy or mitigate adverse effects: <ol style="list-style-type: none"> a. of any natural hazards or other risks; and b. on any sensitive environments, waterbodies, ecosystems or notable trees; and c. on infrastructure; and d. on existing or permitted adjoining or adjacent land uses; and 10. the ability of any existing activity on the site to comply with the District Plan and/or existing resource consent; and 11. the suitability of any future development that would be enabled as a result of the subdivision; and 12. whether it is appropriate that the subdivision prevents, hinders or limits the development of adjoining or adjacent land; <u>and</u>²⁹ 13. measures to manage adverse effects. | |
| SUB-R3 | Subdivision not listed in SUB-R1 and SUB-R2 | |
| <p>All zones</p> | <p>Activity status: Restricted Discretionary</p> <p>Where:</p> <p>RDIS-1 SUB-S2 — SUB-S7 are complied with; and</p> <p>RDIS-2 SUB-S1 is complied with.</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. The location, size and design of allotments, building platforms, roads, | <p>Activity status when compliance not achieved with RDIS-1: Restricted Discretionary</p> <p>Matters of discretion are restricted to:</p> <ol style="list-style-type: none"> 1. the matters of discretion listed in RDIS-1; and 2. the matters of discretion of any infringed standard. <p>Activity status when compliance not achieved with RDIS-2: Non-complying</p> |

²⁹ Clause 16(2), Schedule 1 of the RMA.

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| | <p>accessways, right of ways, vehicle crossings, open space, reserves, landscaping and connections to the surrounding area; and</p> <ol style="list-style-type: none"> 2. the ability to accommodate permitted and/or intended land uses; and 3. the compatibility with the purpose, character and qualities of the zone; and 4. the response to the site's and surrounding areas natural and physical features, character, amenity, constraints and vegetation; and 5. the provision, location, design, specification, construction, connection and timing of infrastructure, transport links, water sensitive design measures and firefighting water supply; and 6. the extent to which infrastructure has capacity to service the subdivision; and 7. legal and physical access arrangements; and 8. the requirement for any consent notices, covenants, easements, esplanades or public access; and 9. measures to avoid, remedy or mitigate adverse effects: <ol style="list-style-type: none"> a. of any natural hazards or other risks; and b. on any sensitive environments, waterbodies, ecosystems or notable trees; and c. on infrastructure; and d. on existing or permitted adjoining or adjacent land uses; and 10. the ability of any existing activity on the site to comply with the District Plan and/or existing resource consent; and 11. the suitability of any future development that would be enabled as a result of the subdivision; and 12. whether it is appropriate that the subdivision prevents, hinders or limits the development of adjoining or adjacent land; <u>and</u>³⁰ 13. measures to manage adverse effects; <u>and</u> 14. <u>the impact of the subdivision on the on-going delivery of existing public</u> | |
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³⁰ Clause 16(2), Schedule 1 of the RMA.

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| | <u>flood or erosion protection or drainage works.</u> ³¹ | |
| SUB-R4 | <u>Subdivision and the National Grid Subdivision Corridor</u> ³² | |
| <u>All Zones</u> | <p><u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>RDIS-1</u> <u>All resulting allotments can accommodate a building platform for the likely principal building(s) and any building(s) for sensitive activities outside the National Grid Yard (other than where the allotments are for roads, access ways and network utilities).</u></p> <p><u>RDIS-2</u> <u>Existing vehicle access way to National Grid assets is maintained.</u></p> <p><u>Matters over which discretion is restricted:</u></p> <ol style="list-style-type: none"> 1. <u>the extent to which the subdivision allows for the ongoing efficient operation, maintenance and upgrading of the National Grid, including the ability for continued reasonable access for inspections, maintenance and upgrading; and</u> 2. <u>the location of any future building platform as it relates to the National Grid Yard; and</u> 3. <u>the extent to which the subdivision design allows for any future sensitive activity to be setback from the National Grid; and</u> 4. <u>the nature and location of any vegetation to be planted in the vicinity of the National Grid; and</u> 5. <u>the ability of future development to comply with NZECP 34:2001 New Zealand Electricity Code of Practice for Electricity Safe Distances; and</u> 6. <u>the risk of electrical hazards affecting public or individual safety, and the risk of property damage; and</u> 7. <u>the outcome of any consultation with the owner and operator of the National Grid.</u> | <p><u>Activity status when compliance not achieved: Non-complying</u></p> |

³¹ ECan [183.104].

³² Clause 10(2)(b) relying on Speirs, B [66.45 to 66.54].

| SUB-R5 Subdivision and Natural Hazards³³ | | |
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| <u>1</u> <u>Flood Assessment Area Overlay</u> | <p><u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>RDIS-1</u> <u>A Flood Risk Certificate for the subdivision is issued in accordance with NH-S1; and</u></p> <p><u>RDIS-2</u> <u>The site is not subject to high hazard flooding as stated in a Flood Risk Certificate issued under RDIS-1.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>the design and layout of the subdivision, including effects on public spaces and development sites, and on overland flow path(s); and</u> 2. <u>the provision for any overland flow paths to remain or the provision of secondary flow paths; and</u> 3. <u>any potential effects of diverting or blocking overland flow path(s) on future development within the subdivision; and</u> 4. <u>any increased flood risk for people, property, or public spaces; and</u> 5. <u>the effectiveness and potential adverse effects of any proposed mitigation measures; and</u> 6. <u>the extent to which it will require new or upgraded public natural hazard mitigation works; and</u> 7. <u>any increase in reliance on emergency services.</u> | <u>Activity status where compliance not achieved: Non-complying</u> |
| <u>2</u> <u>Liquefaction Awareness Areas Overlay</u> | <p><u>Activity status: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>the appropriateness of the site for development; and</u> 2. <u>the liquefaction category that applies to the site and the level of risk to property and Regionally Significant Infrastructure; and</u> 3. <u>whether the appropriate geotechnical data has been uploaded to the New Zealand Geotechnical Database; and</u> | <u>Activity status where compliance not achieved: Not applicable</u> |

³³ Speirs, B [66.45].

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| | <p>4. <u>the appropriateness of the techniques proposed for remediation and mitigation of the effects of any liquefaction hazard identified i.e. ground strengthening and if these are supported by a suitably qualified and experienced professional; and</u></p> <p>5. <u>the extent to which the siting and layout of the proposal is appropriate.</u></p> | |
| <p>3 <u>Earthquake Fault (subdivision) Awareness Areas Overlay</u></p> | <p><u>Activity status: Restricted Discretionary</u></p> <p><u>Where</u></p> <p><u>RDIS-1</u> The subdivision design ensures that any future building or structure will be located <u>at least 20 metres away from any detailed area of fault or fold deformation.</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> <u>whether the surface fault rupture hazard has been adequately assessed by a suitably qualified and experienced professional;</u> <u>the adequacy of any engineered solution proposed to mitigate the surface fault rupture hazard.</u> <p><u>Note: The investigation report is also to be supplied to Canterbury Regional Council.</u></p> | <p><u>Activity status where compliance not achieved: Discretionary</u></p> |
| <p><u>High Hazard Area Overlay</u></p> | <p><u>Activity status: Non-complying</u></p> | <p><u>Activity status where compliance not achieved: Not applicable</u></p> |
| <p><u>SUB-R6</u></p> | <p><u>Subdivision of land containing a Historic Heritage Item³⁴</u></p> | |
| <p><u>All Zones</u></p> | <p><u>Activity status: Discretionary</u></p> | <p><u>Activity status where compliance not achieved: Not applicable</u></p> |
| <p><u>SUB-R7</u></p> | <p><u>Subdivision of land within a Historic Heritage Area³⁵</u></p> | |
| <p><u>Historic Heritage Areas</u></p> | <p><u>Activity status: Discretionary</u></p> | <p><u>Activity status where compliance not achieved: Not applicable</u></p> |
| <p><u>SUB-R8</u></p> | <p><u>Subdivision and Sites of Significance to Māori³⁶</u></p> | |
| <p><u>Wāhi taoka, wāhi tapu, wai taoka,</u></p> | <p><u>Activity status: Discretionary</u></p> | <p><u>Activity status where compliance not achieved: not applicable</u></p> |

³⁴ Speirs, B [66.46].

³⁵ Speirs, B [66.47].

³⁶ Speirs, B [66.48].

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| <u>and wai tapu overlays</u> | | |
| SUB-R9 | <u>Subdivision and Significant Natural Areas³⁷</u> | |
| <u>Sites containing a Significant Natural Area</u> | <u>Activity Status: Discretionary</u> | <u>Activity status where compliance not achieved: Not Applicable</u> |
| SUB-R10 | <u>Subdivision and Riparian Margins³⁸</u> | |
| <u>All zones except General Rural Zone and Rural Lifestyle Zones</u> | <u>Activity status: Discretionary</u> | <u>Activity status where compliance not achieved: Not applicable</u> |
| SUB-R11 | <u>Subdivision and Natural Features and Landscapes³⁹</u> | |
| <u>ONF overlay</u> | <u>Activity status: Discretionary</u> | <u>Activity status when compliance not achieved: Not applicable</u> |
| <u>ONL overlay</u> | | |
| <u>VAL overlay</u> | | |
| SUB-R12 | <u>Subdivision and the Coastal Environment⁴⁰</u> | |
| <u>1 Coastal Environment Area Overlay</u> | <u>Activity status: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> 1. <u>any adverse impacts on the identified matters contained in CE-P4, CE-P5, CE-P6, CE-P7, CE-P8, CE-P10 and CE-P11; and</u> 2. <u>the extent to which the subdivision and future building and structure will result in adverse cumulative adverse effects.</u> | <u>Activity status when compliance not achieved: Not applicable</u> |
| <u>Sea Water Inundation Overlay</u> | <u>Activity status: Restricted Discretionary</u> <u>Matters of discretion are restricted to:</u> 1. <u>the extent to which the proposal results in an increased risk of economic, social or environmental harm;</u> 2. <u>whether the proposal includes hazard mitigation;</u> | <u>Activity status when compliance not achieved: Not applicable</u> |

³⁷ Speirs, B [66.49]

³⁸ Speirs, B [66.50].

³⁹ Speirs, B [66.51].

⁴⁰ Speirs, B [66.53].

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| | <ol style="list-style-type: none"> 3. <u>the extent to which future building or structure has a functional need or operational need for its location; and</u> 4. <u>the extent of any positive benefits that will result from the proposal; and</u> 5. <u>the extent to which the proposal creates natural hazard risks on adjacent properties; and</u> 6. <u>the location of any proposed building that will accommodate a natural hazard sensitive activity.</u> | |
| <u>3 Coastal High Natural Character Area Overlay</u> | <p><u>Activity status: Discretionary</u></p> <p><i><u>Note: Future building platform must be indicated in the application and will be registered on the Certificate of Titles of resulting new allotments.</u></i></p> | <u>Activity status when compliance not achieved: Not applicable</u> |
| <u>4 Coastal Erosion Overlay</u> | <u>Activity status: Non-complying</u> | <u>Activity status when compliance not achieved: Not applicable</u> |
| <u>SUB-R13</u> | <u>Subdivision and Versatile Soil⁴¹</u> | |
| <u>All zones</u> | <p><u>Activity status: Restricted Discretionary</u></p> <p><u>Matters of discretion are restricted to:</u></p> <ol style="list-style-type: none"> 1. <u>the extent to which the proposed subdivision and the layout of allotments will result in fragmentation of versatile soils; and</u> 2. <u>the extent to which the size and shape of any proposed allotments will allow for any versatile soils to continue to be used for non-intensive primary production.</u> | <u>Activity status where compliance not achieved: Not applicable</u> |
| <u>SUB-R14</u> | <u>Subdivision and Drinking Water Protection⁴²</u> | |
| <p><u>DWPA - for Community Drinking Water Supply</u></p> <p><u>DWPA - within 50m from a private</u></p> | <p><u>Activity status: Restricted Discretionary</u></p> <p><u>Where:</u></p> <p><u>RDIS-1</u> <u>The subdivision is connected to a community wastewater treatment system.</u></p> <p><u>Matters of control are restricted to:</u></p> | <u>Activity status where compliance not achieved: Not Applicable</u> |

⁴¹ Clause 10(2)(b) relying on Speirs, B [66.45 to 66.54].

⁴² Speirs, B [66.54].

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| <u>drinking water supply</u> | <ol style="list-style-type: none"> 1. <u>any impact on the safety of drinking water supplies for human consumption, and measures to avoid or mitigate these effects; and</u> 2. <u>the proximity of the land use activity to the drinking water supply, and measures taken to protect the supply point from the effects of the activity; and</u> 3. <u>Risks that the proposed activity may pose to the source of a drinking water supply that are identified in a source water risk management plan prepared in accordance with the requirements of the Water Services Act 2021.</u> | |
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| Standards | |
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| SUB-S1 | Allotment sizes and dimensions |
| <p>1</p> <p>General Residential Zone</p> | <ol style="list-style-type: none"> 1. Allotments must have a minimum net site area of 450m² in area; and 2. allotments must have a minimum dimension that can accommodate a circle with a 15m diameter, clear of any vehicle access, surface water body or boundary setback; and 3. within the Gleniti Low Density Residential Specific Control Area, allotments must have a minimum net site area of 700m² in area; and 4. within PREC1 - Old North General Residential Precinct, allotments must have a minimum net site area of 1,500m² in area. <p>Except that:</p> <ol style="list-style-type: none"> 5. clauses 1 and 2 above do not apply to allotments created around an existing residential unit, in which case there is no minimum net site area or dimensions requirement. |
| <p>2</p> <p>Medium Density Residential Zone</p> | <ol style="list-style-type: none"> 1. Allotments must have a minimum net site area of 300m² in area; and 2. no more than one allotment that is more than 500 m² in net site area; and 3. allotments must have a⁴³ dimensions that can accommodate a circle with a minimum 13m diameter, clear of any vehicle access, surface water body or boundary setback. <p>Except that</p> <ol style="list-style-type: none"> 4. no minimum net site area or dimension applies to allotments created: <ol style="list-style-type: none"> a. around existing residential unit; or b. a proposed residential unit is part of a combined land use and subdivision consent application, <u>or does not require a land use consent⁴⁴.</u> |
| <p>3</p> <p>General Rural Zone</p> | <ol style="list-style-type: none"> 1. Allotments must have a minimum net site area of 40ha in area. |

⁴³ Clause 16(2), Schedule 1 of the RMA.

⁴⁴ BGD [167.17].

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| <p>4</p> <p>Rural Lifestyle Zone</p> | <p>If no development area plan is required, allotments must have a net site area no less than:</p> <ol style="list-style-type: none"> 1. 5000sqm for Lots 1 and 2 DP 444786 2. 2ha in the 2ha lot size specific control area; 3. 10ha in the 10ha lot size specific control area; and 4. in any other areas, 5000m² if there is a sewer connection to each residential lot, otherwise 2ha. | |
| <p>5</p> <p>Development Areas</p> | <ol style="list-style-type: none"> 1. As specified in the relevant Development area chapter. | |
| <p>6</p> <p>General Industrial Zone</p> | <ol style="list-style-type: none"> 1. Allotments must have <u>legal access to</u>⁴⁵ a minimum road frontage width of 7m. | |
| <p>SUB-S2</p> | <p>Stormwater treatment, catchment and disposal</p> | |
| <p>All zones</p> | <ol style="list-style-type: none"> 1. Stormwater management must be provided in accordance with the Stormwater Standards in the Stormwater management chapter. 2. Allotments must be connected to a reticulated stormwater network where: <ol style="list-style-type: none"> a. a conveyance structure that forms part of a reticulated stormwater network passes within 50m of the allotment boundary; and b. stormwater is able to be conveyed into the reticulated network under gravity; and c. the distance between the conveyance structure and the source of the stormwater is less than 100m; and d. the network utility operator has confirmed in writing that it will accept the stormwater from the allotment. 3. Each allotment required to connect to a reticulated stormwater network under SUB-S2.2 must be provided with a piped outfall connection laid at least 600mm into the net site area of the allotment. 4. Where an allotment will not be connected to a reticulated stormwater network, all stormwater must be | <p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. any relevant matters of discretion for non-compliance with the Stormwater Standard in the Stormwater management chapter; and 2. the extent to which stormwater runoff from the allotment may adversely affect adjoining properties; and 3. any adverse effect on the need for a reticulated stormwater network; <u>and</u>⁴⁶ 4. the need for the stormwater network to be upgraded or extended in order for the allotments to be served; <u>and</u> 5. <u>the effects of the discharge on the values of Kāti Huirapa.</u>⁴⁷ |

⁴⁵ RHL [174.54], Rooney, GJH [191.54], RGL [249.54], RFL [250.54], REL [251.54] and TDL [252.54].

⁴⁶ Clause 16(2), Schedule 1 of the RMA.

⁴⁷ TRoNT [185.63].

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| | disposed within the net site area of the allotment. | |
| SUB-S3 | Water supply | |
| 1 General Rural Zone | <p>1. All allotments within a rural water supply scheme must have either:</p> <ol style="list-style-type: none"> approval for the allotment to connect to a rural water supply scheme provided in writing from the relevant network utility operator; or evidence of an alternative water supply capable of providing a minimum of 56 <u>65</u>⁴⁸ litres per hectare per day; or evidence the future use of the allotment does not require water supply, and a consent notice <u>mechanism</u>⁴⁹ is proposed alerting future purchasers. <p>Notes:</p> <ul style="list-style-type: none"> The documentation required to satisfy 1a or 1b or 1c must be provided to the Council. This standard does not apply to allotments outside a rural water supply scheme. | <p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> the need for a consent notice <u>mechanism</u>⁵⁰ stating that the provision of water to the site is the owner's responsibility on a continuing basis. |
| 2 Rural Lifestyle Zone | <p>Each allotment must:</p> <ol style="list-style-type: none"> be within a reticulated drinking water supply network; and be provided with confirmation in writing from the relevant network utility operator that it has capacity for an additional connection; and be provided be provided with a connection laid at least 600mm into the allotment. <p>Note: This standard does not apply to allotments for a utility, road, reserve or for access purposes.</p> | <p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> the suitability of the water supply for the intended activities on the site; and the suitability of the water supply for firefighting purposes; and any adverse effect on the water supply network; <u>and</u>⁵¹ the need for the reticulated water supply network to be extended or upgraded in order for the allotments to be served. |
| 3. All other zones | <ol style="list-style-type: none"> In areas where a reticulated drinking water supply network is available and the network utility operator has confirmed in writing that it has | <p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> the suitability of the water supply for the intended activities on the site; and |

⁴⁸ TDC [42.38].

⁴⁹ RHL [174.55], Rooney, GJH [191.55], RGL [249.55], RFL [250.55], REL [251.55] and TDL [252.55].

⁵⁰ Clause 10(2)(b), Schedule 1 of the RMA relying on RHL [174.55], Rooney, GJH [191.55], RGL [249.55], RFL [250.55], REL [251.55] and TDL [252.55].

⁵¹ Clause 16(2), Schedule 1 of the RMA.

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| | <p>capacity for an additional connection, all allotments must be provided with a connection laid at least 600mm into the net site area of the allotment.</p> <p>2. Where a reticulated drinking water supply network is not available water supply must be available to each allotment by way of either:</p> <ol style="list-style-type: none"> a. access to a private water bore with a minimum flow rate of 700ml/minute; or b. on-site storage of at least 45,000 litres of drinking water; <p><i>Note: This standard does not apply to allotments for a utility, road, reserve or for access purposes.</i></p> | <ol style="list-style-type: none"> 2. the suitability of the water supply for firefighting purposes; and 3. any adverse effect on the water supply network; 4. the need for the reticulated water supply network to be extended or upgraded in order for the allotments to be served. |
| SUB-S4 | Wastewater disposal | |
| <p>1. Residential zones</p> <p>Commercial and mixed use zones</p> <p>General Industrial Zone</p> <p>Sport and Active Recreation zone</p> <p>Port Zone</p> | <p>1. All allotments must be connected to a reticulated wastewater network, except for allotments for a utility, road, reserve or for access purposes.</p> | <p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. the need for a wastewater disposal system; and 2. the suitability of an alternative wastewater disposal system; <u>and</u> 3. <u>the effects of the discharge on the values of Kāti Huirapa.</u>⁵² |
| <p>2. Rural zones</p> <p>Natural Open Space Zone</p> <p>Open Space Zone</p> <p>Māori Purpose Zone</p> | <p>1. All allotments must be connected to a reticulated wastewater network where:</p> <ol style="list-style-type: none"> a. a wastewater pipeline passes within 50m of the allotment boundary; and b. the distance between the pipeline and the building where wastewater is generated is less than 100m; and c. the network utility operator has confirmed that it will accept the wastewater from the property. | <ol style="list-style-type: none"> 1. the need for a waste water disposal system; and 2. the suitability of an alternative wastewater disposal system; and 3. the size of the allotment to accommodate a discharge to ground; <u>and</u> 4. <u>the effects of the discharge on the values of Kāti Huirapa.</u>⁵³ |

⁵² TRoNT [185.63].

⁵³ TRoNT [185.63].

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| | <p>2. Where a connection to the Council's urban reticulated wastewater system is not available, the subdivision application must demonstrate that the discharge of wastewater to ground either complies with the regional plan, or has discharge consent.</p> | |
| SUB-S5 | Electricity supply and telecommunications | |
| <p>1⁵⁴ All zones except General Rural Zone</p> | <p>All allotments, other than allotments for access, roads, utilities or reserves, must be provided with connections at the boundary of the net area of the allotment to an electricity supply and telecommunication system networks <u>service through an open access fibre network</u>⁵⁵, unless evidence is provided that a suitable alternative supply can be provided, and a consent notice mechanism⁵⁶ is proposed alerting future purchasers.</p> <p>This standard does not apply to allotments for a utility, road, reserve or for access purposes.</p> | <p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. whether an electricity <u>supply</u>⁵⁷ and telecommunication <u>service</u>⁵⁸ <u>supply are</u>⁵⁹ needed for the intended use; and 2. the suitability of the alternative provision of telecommunication <u>service</u>⁶⁰ and electrical supply; and 3. whether a consent notice mechanism⁶¹ is required to alert any potential purchasers; <u>and</u> 4. <u>whether sufficient land for telecommunications, and any associated ancillary services has been set aside; and</u> 5. <u>for a subdivision that creates more than 15 allotments, whether consultation with a telecommunications network utility operator is required.</u> 6. <u>whether any easements are necessary for the protection of electricity supply and telecommunications network utility services.</u>⁶² |
| <p>2 General Rural Zone</p> | <p><u>All allotments, other than allotments for access, roads, utilities or reserves, must be provided with connections at the boundary of the net area of the allotment to an electricity supply and telecommunication</u></p> | <p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. <u>whether an electricity supply and telecommunication service are needed for the intended use; and</u> |

⁵⁴ Connexa [176.82], Spark [208.82], Chorus [209.82] and Vodafone [210.82].

⁵⁵ Connexa [176.82], Spark [208.82], Chorus [209.82] and Vodafone [210.82].

⁵⁶ Clause 10(2)(b), Schedule 1 of the RMA relying on RHL [174.55], Rooney, GJH [191.55], RGL [249.55], RFL [250.55], REL [251.55] and TDL [252.55].

⁵⁷ Clause 16(2), Schedule 1 of the RMA.

⁵⁸ Clause 10(2)(b), Schedule 1 of the RMA relying on Connexa [176.82], Spark [208.82], Chorus [209.82] and Vodafone [210.82].

⁵⁹ Clause 16(2), Schedule 1 of the RMA.

⁶⁰ Clause 10(2)(b), Schedule 1 of the RMA relying on Connexa [176.82], Spark [208.82], Chorus [209.82] and Vodafone [210.82].

⁶¹ Clause 10(2)(b), Schedule 1 of the RMA relying on RHL [174.55], Rooney, GJH [191.55], RGL [249.55], RFL [250.55], REL [251.55] and TDL [252.55].

⁶² Connexa [176.82], Spark [208.82], Chorus [209.82] and Vodafone [210.82].

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| | <p><u>service connection (fibre, mobile or wireless including satellite), unless evidence is provided that a suitable alternative supply can be provided, and a mechanism is proposed alerting future purchasers.</u></p> <p><u>This standard does not apply to allotments for a utility, road, reserve or for access purposes.</u></p> | <ol style="list-style-type: none"> 2. <u>the suitability of the alternative provision of telecommunication service and electrical supply; and</u> 3. <u>whether a mechanism is required to alert any potential purchasers; and</u> 4. <u>whether any easements are necessary for the protection of electricity supply and telecommunications network utility services.</u>⁶³ |
| SUB-S6 | Vehicular Access | |
| All zones | <ol style="list-style-type: none"> 1. All allotments must be provided with legal and physical access to a road. 2. <u>Any new vehicular</u> Vehicular⁶⁴ access must not be to a state highway, or across a railway line. 3. The vehicular access shall be designed and constructed in accordance with the requirements in the Transport chapter. 4. For developments where a fire appliance is not able to reach either: <ol style="list-style-type: none"> a. the residential unit; or b. a firefighting water supply source from the public road, vehicle access for fire appliances must be provided in accordance with SNZ PAS 4509:2008 New Zealand Fire Service Firefighting Water Supplies Code of Practice | <p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. The need for legal and physical access to the site; and 2. the effects of any alternative access proposed; 3. the safety and efficiency of the road; 4. the outcome of any consultation with NZTA; 5. the matters of discretion relevant to any TRAN chapter standard breached. |
| SUB-S7 | Roads, cycleways and pedestrian access | |
| 1. All zones | All roads, cycleways and pedestrian accesses must be designed, constructed and vested in accordance with the Transport Standards in the Transport chapter except where alternative standards are set out in a Development plan area chapter. | <p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. the TRAN chapter matters of discretion relevant to the standard breached. |
| 2. Geraldine Downs - Walking and Cycling tracks specific control areas | A 5m wide access lot is vested to Timaru District Council in accordance with the Geraldine Downs walking and cycling tracks specific control areas as showing <u>shown</u> ⁶⁵ on the Planning map. | <p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. the extent to which the proposal would affect the ability for the Geraldine Downs Walking and Cycling tracks to be established. |

⁶³ Connexa [176.82], Spark [208.82], Chorus [209.82] and Vodafone [210.82].

⁶⁴ RHL [174.57], Rooney, GJH [191.57], RGL [249.57], RFL [250.57], REL [251.57] and TDL [252.57].

⁶⁵ Clause 16(2), Schedule 1 of the RMA.

| SUB-S8 | Esplanade reserves and strips | |
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| <p>All zones (except the Port Zone)</p> | <ol style="list-style-type: none"> 1. Where land is subdivided adjoining the coast, or any river listed in SCHED-12 — Esplanade Provisions , unless otherwise specified in the schedule, an esplanade reserve, esplanade strip or access strip (at Council’s discretion) must be provided along the margins of the coast/river, with a minimum width of: <ol style="list-style-type: none"> a. 5m where an allotment(s) of 4ha or more is created; b. 10m where an allotment(s) of less than 4ha is created; 2. No esplanade reserve or esplanade strip is required where the public access or the conservation or recreation values identified in SCHED 12 Esplanade Provisions is secured by a marginal strip under Part IV of the Conservation Act 1987. | <p>Matters of discretion restricted to:</p> <ol style="list-style-type: none"> 1. the extent to which the purpose of the required esplanade reserve or esplanade strip can be achieved through alternative means; and 2. the extent to which a reduced width will impact on the ability to achieve the intended purpose of the esplanade reserve or strip; <u>and</u>⁶⁶ 3. the extent to which the ability to provide the required esplanade reserve or strip is constrained by the site’s physical characteristics or constraints; and 4. the extent to which provision of the required esplanade reserve or strip may adversely affect public health and safety; and 5. the costs of acquiring and maintaining the required esplanade reserve or strip, in comparison to the public benefit; <u>and</u> 6. <u>the impact of taking the esplanade provision on Kāti Huirapa values.</u>⁶⁷ |

⁶⁶ Clause 16(2), Schedule 1 of the RMA.

⁶⁷ TRoNT [185.64].

DEV1 - BROUGHS GULLY RESIDENTIAL DEVELOPMENT AREA

Development Area Plans (DAPs) guide the general pattern of development in new growth areas to ensure it occurs in a comprehensive manner. DAPs also provide certainty for the community, developers, network utility providers and territorial authorities that all constraints associated with a development area is being investigated and addressed in the layout and design of the development area.

The Brouchs Gully Residential⁶⁸ Development Area comprises 27ha of land situated in north Timaru bordered by Jellicoe Street, Old North Road and Mahoneys Hill Road. The land within the Development Area is zoned General Residential Zone. The Brouchs Gully Residential⁶⁹ Development Area Plan guides the general pattern of urban⁷⁰ development ~~for new growth in the area~~⁷¹. It provides for the integration of future ~~suburban~~⁷² development with roads, sewer and water infrastructure, stormwater basins and linkages to the surrounding area. It also restricts vehicle⁷³ access ~~area~~⁷⁴ onto ~~to~~⁷⁵ Old North Road.

It is anticipated that urban⁷⁶ development will be in general accordance with the Brouchs Gully Residential⁷⁷ Development Area Plan. However, it is also recognised that through the detailed preparation of a subdivision consent application(s) or infrastructure⁷⁸ asset design, there is the potential for alternative solutions to be developed that also better⁷⁹ achieve the specific outcomes sought ~~in DEV1-O1 than the land use pattern shown on the Brouchs Gully Development Area Plan~~⁸⁰.

When assessing applications for development that is not in accordance with the Brouchs Gully Development Area Plan, it is anticipated that such applications will only be granted where they are able to demonstrate that the proposed development better⁸¹ achieves the objectives identified in this chapter and specific outcomes sought in the Brouchs Gully Development Area Plan. This will be easier to demonstrate if the proposed development encompasses the entire development area so that the implications of the changes can be fully understood. Conversely, where the proposed urban⁸² development is only for a portion of the Brouchs Gully Residential Development Area⁸³, the ~~applicant~~ application⁸⁴ will need to demonstrate that the outcomes sought for the entire development area will not be compromised or constrained. Any ~~new~~ alternate⁸⁵ design shall also ~~will need to~~⁸⁶ align

⁶⁸ BGD [167.6].

⁶⁹ BGD [167.6].

⁷⁰ BGD [167.6].

⁷¹ BGD [167.6].

⁷² BGD [167.6].

⁷³ BGD [167.6].

⁷⁴ Clause 16(2), Schedule 1 of the RMA.

⁷⁵ BGD [167.6].

⁷⁶ BGD [167.6].

⁷⁷ BGD [167.6].

⁷⁸ BGD [167.6].

⁷⁹ BGD [167.6].

⁸⁰ BGD [167.6].

⁸¹ BGD [167.6].

⁸² BGD [167.6].

⁸³ BGD [167.6].

⁸⁴ BGD [167.6].

⁸⁵ BGD [167.6].

⁸⁶ BGD [167.6].

with urban⁸⁷ design principles qualities described in⁸⁸ the New Zealand Urban Design Protocol or any successor⁸⁹.

Objectives

DEV1-O1 Key Outcomes for the Development Area

Urban development⁹⁰ occurs in the Brouchs Gully Residential⁹¹ Development Area in a comprehensive manner that ensures:

1. efficient provision of suburban⁹² residential development that provides a range of allotment sizes; and
2. residential urban⁹³ development is integrated and coordinated with infrastructure; and
3. infrastructure is provided in an effective and efficient manner; and
4. road and pedestrian network is efficient, connected and safe; and
5. the character and qualities of the General Residential Zone are met; and
6. the design integrates with the areas topography and natural drainage channels; and
7. adverse effects of natural hazards are avoided or mitigated; and
8. the ability to develop any remaining area is not compromised or constrained by new development; and
9. new urban⁹⁴ development integrates well with adjoining urban land uses; and
10. stormwater has a minimal effect on Waitarakao (Washdyke lagoon); and
11. there are⁹⁵ minimal adverse effects, including reverse sensitivity effects,⁹⁶ on the national grid National Grid⁹⁷.

Policies

DEV1-P1 Anticipated Activities

Enable land use, subdivision and⁹⁸ development that complies in general accordance⁹⁹ with the Brouchs Gully Residential¹⁰⁰ Development Area Plan and any associated other applicable District Plan¹⁰¹ requirements.

DEV1-P2 Unanticipated Activities

Only allow land use, subdivision and¹⁰² development that is not in general accordance activities that do not comply¹⁰³ with the¹⁰⁴ Brouchs Gully Residential¹⁰⁵ Development Area Plan and associated

⁸⁷ BGD [167.6].

⁸⁸ BGD [167.6].

⁸⁹ BGD [167.6].

⁹⁰ BGD [167.7].

⁹¹ BGD [167.6].

⁹² BGD [167.7].

⁹³ BGD [167.7].

⁹⁴ BGD [167.7].

⁹⁵ Clause 10(2)(b) of the RMA relying on Transpower [159.103].

⁹⁶ Transpower [159.103].

⁹⁷ Transpower [159.103].

⁹⁸ Clause 10(2)(b) relying on SPL [140.28], HHPL [168.30], and NMTE [190.27] to retain consistency.

⁹⁹ BGD [167.8].

¹⁰⁰ BGD [167.6].

¹⁰¹ BGD [167.8].

¹⁰² Clause 10(2)(b) relying on SPL [140.28], HHPL [168.30], and NMTE [190.27] to retain consistency.

¹⁰³ BGD [167.8].

¹⁰⁴ Clause 10(2)(b) of the RMA relying on BGD [167.8].

¹⁰⁵ BGD [167.6].

requirements if an alternative design provides a better solution to meeting achieves the outcomes set out in¹⁰⁶ DEV1-O1.

Rules

Note: The rules of this chapter apply in addition ~~of~~ to¹⁰⁷ the underlying zone provisions and district wide chapters. For certain activities, consent may be required by rules in other chapters in the Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

| DEV1-R1 | Land use, subdivision and development | |
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| <p>DEV-1 - Broughs Gully Residential¹⁰⁸ Development Area</p> | <p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 It complies with Broughs Gully Residential¹⁰⁹ Development Area Plan; and</p> <p>PER-2 The runoff from the first 15mm of rainfall in any storm event (regardless of duration) from any impervious or hardstand surfaces (excluding roofs) shall be treated before discharging to a reticulated network. The treatment shall be by infiltration systems, which may include but not <u>be</u>¹¹⁰ limited to:</p> <ol style="list-style-type: none"> 1. infiltration basins; 2. rain gardens; 3. permeable pavement; 4. constructed wetlands; 5. catchpit filter inserts; and <p>PER-3 All the Standards of this chapter are complied with except the standards do not apply if the development is for:</p> <ol style="list-style-type: none"> 1. an alteration, addition to an existing residential unit or visitors accommodation; or 2. <u>a new residential unit on an existing site that does not already contain a residential unit; or</u>¹¹¹ | <p>Activity status where compliance not achieved: Discretionary</p> |

¹⁰⁶ Clause 10(2)(b) of the RMA relying on BGD [167.8].

¹⁰⁷ Clause 16(2), Schedule 1 of the RMA.

¹⁰⁸ BGD [167.6].

¹⁰⁹ BGD [167.6].

¹¹⁰ Clause 16(2), Schedule 1 of the RMA.

¹¹¹ Clause 10(2)(b) relying on RHL [174.91], Rooney, GJH [191.91], RGL [249.91], RFL [250.91], REL [251.91], TDL [252.91] to retain consistency.

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| | 3. a new accessory building to a residential activity. | |
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Standards

| DEV1-S1 | Roading | |
|--|---|--|
| DEV1 - Broughs Gully Residential¹¹² Development Area | <p>At the time of land use, subdivision or development and prior to any new buildings being occupied, new roads shall be constructed in general accordance with the layout shown on the Development Area Plan. It is the developer's responsibility to:</p> <ol style="list-style-type: none"> construct the portion of road contained within their land to be developed. This shall include kerb and channel, street lighting, footpaths, load drainage systems, berms and landscaping required; and design and construct these roads in general accordance with the Transport Chapter (TRAN)¹¹³; and ensure nothing hinders or restricts the ability for adjoining land to link to the new road as provided for in Broughs Gully Residential¹¹⁴ Development Area Plan. <p>Note:</p> <ol style="list-style-type: none"> <i>The Council will require specific designs for roads in accordance with Council's infrastructure Standards. This is to be completed reviewed and signed-off¹¹⁵ by a suitably qualified chartered¹¹⁶ professional engineer and these engineering plans and specifications will require Timaru District Council approval prior to the commencement of any work.</i> <i>Quality control during construction shall also be documented to check compliance with the relevant engineering design.</i> | Matters of discretion restricted to: Not applicable |
| DEV1-S2 | Stormwater, water and sewerage infrastructure | |
| DEV1 - Broughs Gully | <p>At the time of land use, subdivision or development and prior to any new</p> | Matters of discretion restricted to: Not applicable |

¹¹² BGD [167.6].

¹¹³ Clause 16(2), Schedule 1 of the RMA.

¹¹⁴ BGD [167.6].

¹¹⁵ MFL [60.49].

¹¹⁶ BGD [167.11].

| | | |
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| Residential ¹¹⁷Development Area | <p>buildings being occupied, any¹¹⁸ stormwater, water and sewerage infrastructure required <u>to service the land use, subdivision or development</u>¹¹⁹ shall be designed and constructed by the developer <u>as reticulated system that are located</u>¹²⁰ within their site <u>land owned by the developer</u>. Include any stormwater, water and sewerage systems required to service the lands through reticulated systems.¹²¹</p> <p>Note:</p> <ol style="list-style-type: none"> 1. <i>The Council will require specific designs for stormwater, water and sewerage infrastructure in accordance with Council's infrastructure Standards. This is to be completed reviewed and signed-off</i>¹²² by a suitably qualified chartered¹²³ professional engineer and these engineering plans and specifications will require Timaru District Council approval prior to the commencement of any work. 2. <i>Quality control during construction shall also be documented to check compliance with the relevant engineering design.</i> | |
| DEV1-S3 | Walkway/cycleways | |
| DEV1 - Broughs Gully Residential ¹²⁴ Development Area | <p>At the time of land use, subdivision or development and prior to any new buildings being occupied, the developer shall design and construct all¹²⁵ <u>walkway/cycleways within the land area subject to the consent application as</u>¹²⁶ indicated on the Broughs Gully <u>Residential</u>¹²⁷ Development Area Plan to include:</p> <ol style="list-style-type: none"> 1. a minimum reserve width of 6 metres; | Matters of discretion restricted to: Not applicable |

¹¹⁷ BGD [167.6].

¹¹⁸ TDC [42.60].

¹¹⁹ TDC [42.60].

¹²⁰ TDC [42.60].

¹²¹ TDC [42.60].

¹²² MFL [60.50].

¹²³ BGD [167.12].

¹²⁴ BGD [167.6].

¹²⁵ Clause 10(2)(b) of the RMA relying on BGD [167.13].

¹²⁶ BGD [167.13].

¹²⁷ BGD [167.6].

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| | <ol style="list-style-type: none"> 2. a minimum formed width of 2.5 metres; 3. planting and mulching of the remaining 3.5 metres; 4. for the formed width, 200mm (depth) of compacted AP65 must be provided, after vegetation and topsoil is removed. A 100mm layer of compacted AP20 is then to be applied and topped with 25mm of crusher dust. 5. for the unformed width, a planting plan incorporating appropriate native plants and 100mm depth of bark mulch is to be submitted to Council for approval prior to planting. | |
| DEV1-S4 | Parks | |
| DEV1 - Broughs Gully Residential¹²⁸ Development Area | At the time of land use, subdivision or development and prior to any new buildings being occupied, any parks indicated on the Broughs Gully Residential ¹²⁹ Development Area Plan shall be vested to Council. | Matters of discretion restricted to: Not applicable |
| DEV1-S5 | Vesting of infrastructure and assets | |
| DEV1 - Broughs Gully Residential¹³⁰ Development Area | <p>At the time of land use, subdivision or development and prior to any new buildings being occupied, all required roads, public <u>network</u>¹³¹ utility services¹³², parks, walkway/cycleways and stormwater swales indicated on the Broughs Gully Residential¹³³ Development Area Plan and within the site shall be vested into Timaru District Council's ownership.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. <i>The actual cost of road, <u>network</u>¹³⁴ utility services¹³⁵ and walkway/cycleway construction will be apportioned between the developer and Council, with that apportionment to be determined on the basis of the percentage of public versus private benefit.</i> | Matters of discretion restricted to: Not applicable |

¹²⁸ BGD [167.6].

¹²⁹ BGD [167.6].

¹³⁰ BGD [167.6].

¹³¹ BGD [167.15].

¹³² BGD [167.15].

¹³³ BGD [167.6].

¹³⁴ BGD [167.15].

¹³⁵ BGD [167.15].

Plans

Figure 21 — Brouchs Gully Residential¹³⁶ Development Area Plan

DEV1 - BROUGHS GULLY DEVELOPMENT AREA PLAN



LEGEND:

- DEVELOPMENT AREA
- INDICATIVE ROAD
- STORMWATER MANAGEMENT AREAS
- WALKWAY/CYCLEWAY
- NO ACCESS TO OLD NORTH ROAD
- NATIONAL GRID 110KV TRANSMISSION LINES
- LOCAL POWER LINES
- SEWER
- PROPOSED PEDESTRIAN/CYCLE ACCESS POINT (20m WIDE)

[Please note – plan to be updated to remove Stormwater Management Area located west of Road 1].

¹³⁶ BGD [167.6].

DEV2 — GLENITI RESIDENTIAL DEVELOPMENT AREA

Development Area Plans (DAPs) guide the general pattern of development in new growth areas to ensure it occurs in a comprehensive manner. DAPs also provide certainty for the community, developers, network utility providers and territorial authorities that all constraints associated with a development area is being investigated and addressed in the layout and design of the development area.

The Gleniti Residential Development Area comprises approximately 98 ha of General Residential Zone land located in the western part of Timaru. It includes areas of existing suburban development and areas for new low density urban ~~suburban~~¹³⁷ development, stormwater swales and dams, roads, neighbourhood parks, waterways, walking/cycling routes and a neighbourhood centre.

It is anticipated that urban¹³⁸ development will be in general accordance with the Gleniti Residential Development Area Plan. However, it is also recognised that through the detailed preparation of a subdivision consent application(s) or infrastructure¹³⁹ asset design, there is the potential for alternative solutions to be developed that also better¹⁴⁰ achieve the specific outcomes sought in DEV2-O1 and objectives than the land use pattern shown on the Gleniti Residential Development Area Plan¹⁴¹.

When assessing applications for development that is not in accordance with the ~~the~~¹⁴² Gleniti Residential Development Area Plan, it is anticipated that such applications will only be granted where they are able to demonstrate that the proposed development better¹⁴³ achieves the objectives identified in this chapter and specific outcomes sought in the Gleniti Residential Development Area Plan. This will be easier to demonstrate if the proposed development encompasses the entire development area so that the implications of the changes can be fully understood. Conversely, where the proposed urban development is only for a portion of the Gleniti Residential Development Area, the application applicant¹⁴⁴ will need to demonstrate that the outcomes sought for the entire development area will not be compromised or constrained. Any ~~new alternate design shall also will need to~~ align with urban design principles qualities described in of the New Zealand Urban Design Protocol or any successor¹⁴⁵.

Objectives

DEV2-O1 Key Outcomes for the Development Area

Urban dDevelopment¹⁴⁶ occurs in the Gleniti Residential Development Area in a comprehensive manner that ensures:

1. efficient provision of ~~suburban~~¹⁴⁷ residential development that provides a range of allotment sizes; and
2. a centrally located, well connected neighbourhood centre; and
3. land use is integrated and coordinated with infrastructure; and
4. infrastructure is provided in an effective and efficient manner; and
5. the road and pedestrian network is efficient, connected and safe; and
6. the character and qualities of the proposed zones are met; and
7. the design integrates with the areas topography and natural drainage channels; and

¹³⁷ Clause 10(2)(b) relying on BGDL [167.6] to retain consistency.

¹³⁸ Clause 10(2)(b) relying on BGDL [167.6] to retain consistency.

¹³⁹ Clause 10(2)(b) relying on BGDL [167.6] to retain consistency.

¹⁴⁰ Clause 10(2)(b) relying on BGDL [167.6] to retain consistency.

¹⁴¹ Clause 10(2)(b) relying on BGDL [167.6] to retain consistency.

¹⁴² Clause 16(2), Schedule 1 of the RMA.

¹⁴³ Clause 10(2)(b) relying on BGDL [167.6] to retain consistency.

¹⁴⁴ Clause 10(2)(b) relying on BGDL [167.6] to retain consistency.

¹⁴⁵ Clause 10(2)(b) relying on BGDL [167.6] to retain consistency.

¹⁴⁶ Clause 10(2)(b) relying on BGDL [167.7] to retain consistency.

¹⁴⁷ Clause 10(2)(b) relying on BGDL [167.7] to retain consistency.

- 8. the adverse effects of natural hazards are avoided or mitigated; and
- 9. the ability to develop any remaining area is not compromised or constrained; and
- 10. new urban development integrates well with the adjoining urban land uses.

Policies

DEV2-P1 Anticipated Activities

Enable land use, subdivision and¹⁴⁸ ~~development that complies~~ in general accordance with the Gleniti Residential Development Area Plan and any ~~associated~~ other applicable District Plan requirements¹⁴⁹.

DEV2-P2 Unanticipated Activities

Only allow land use, subdivision and¹⁵⁰ ~~development that is not in general accordance~~ activities that do not comply with the Gleniti Residential Development Area Plan ~~and associated requirements~~ if an alternative design ~~provides a better solution to meeting~~ achieves the outcomes set out in¹⁵¹ DEV2-O1.

Rules

Note: The rules of this chapter apply in addition ~~of~~ to¹⁵² the underlying zone provisions and district wide chapters¹⁵³. For certain activities, consent may be required by rules in other chapters in the Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

| DEV2-R1 | Land use, subdivision and development | |
|---|--|--|
| <p>DEV2 - Gleniti Residential Development Area</p> | <p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 It complies with the Gleniti Residential Development Area Plan; and</p> <p>PER-2 All the Standards of this chapter are complied with except the standards do not apply if the development is for:</p> <ol style="list-style-type: none"> 1. an alteration, addition to an existing residential unit or visitors accommodation; or 2. <u>a new residential unit on an existing site that does not already contain a residential unit; or</u>¹⁵⁴ 3. a new accessory building to a residential activity. | <p>Activity status where compliance not achieved: Discretionary</p> |

¹⁴⁸ Clause 10(2)(b) relying on SPL [140.28], HHPL [168.30], and NMTE [190.27] to retain consistency.

¹⁴⁹ Clause 10(2)(b) relying on BGDL [167.8] to retain consistency.

¹⁵⁰ Clause 10(2)(b) relying on SPL [140.28], HHPL [168.30], and NMTE [190.27] to retain consistency.

¹⁵¹ Clause 10(2)(b) relying on BGDL [167.8] to retain consistency.

¹⁵² Clause 16(2), Schedule 1 of the RMA.

¹⁵³ Clause 10(2)(b) relying on Transpower [159.104] to retain consistency.

¹⁵⁴ RHL [174.91], Rooney, GJH [191.91], RGL [249.91], RFL [250.91], REL [251.91], TDL [252.91].

Standards

| DEV2-S1 | Roading | |
|---|---|---|
| <p>DEV2 - Gleniti Residential Development Area</p> | <p>At the time of land use, subdivision or development and prior to any new buildings being occupied, new roads shall be constructed in general accordance with the layout shown on the Gleniti Residential Development Area Plan. It is the developer's responsibility to:</p> <ol style="list-style-type: none"> 1. construct the portion of road contained within their land to be developed. This shall include kerb and channel, street lighting, footpaths, load drainage systems, berms and landscaping required; and 2. design and construct these roads in general accordance with the Transport Chapter (TRAN)}¹⁵⁵; and 3. ensure nothing hinders or restricts the ability for adjoining land to link to the new road as provided for in Gleniti Residential Development Area Plan. <p>Note:</p> <ol style="list-style-type: none"> 1. <i>The Council will require specific designs for roads in accordance with Council's infrastructure Standards. This is to be completed reviewed and signed-off¹⁵⁶ by a suitably qualified chartered¹⁵⁷ professional engineer and these engineering plans and specifications will require Timaru District Council approval prior to the commencement of any work.</i> 2. <i>Quality control during construction shall also be documented to check compliance with the relevant engineering design.</i> | <p>Matters of discretion restricted to: Not applicable</p> |
| DEV2-S2 | Stormwater, water and sewerage infrastructure | |
| <p>DEV2 - Gleniti Residential Development Area</p> | <p>At the time of land use, subdivision or development and prior to any new buildings being occupied, any¹⁵⁸ <u>stormwater, water and sewerage infrastructure</u> required <u>to service the land use, subdivision or development</u>¹⁵⁹ shall be designed and constructed by the developer <u>as reticulated</u></p> | <p>Matters of discretion restricted to: Not applicable</p> |

¹⁵⁵ Clause 16(2), Schedule 1 of the RMA.

¹⁵⁶ Clause 10(2)(b) relying on BGD [167.11], MFL [60.49] to retain consistency.

¹⁵⁷ Clause 10(2)(b) of the RMA relying on BGD [167.11, 167.12].

¹⁵⁸ TDC [42.61].

¹⁵⁹ TDC [42.61].

| | | |
|--|---|--|
| | <p>system that are located¹⁶⁰ within their site land owned by the developer. Include any stormwater, water and sewerage systems required to service the lands through reticulated systems.¹⁶¹</p> <p>Note:</p> <ol style="list-style-type: none"> 1. The Council will require specific designs for stormwater, water and sewerage infrastructure in accordance with Council's infrastructure Standards. This is to be completed <u>reviewed and signed-off</u>¹⁶² by a suitably qualified chartered¹⁶³ professional engineer and these engineering plans and specifications will require Timaru District Council approval prior to the commencement of any work. 2. Quality control during construction shall also be documented to check compliance with the relevant engineering design. | |
| DEV2-S3 | Walkway/cycleways | |
| DEV2 - Gleniti Residential Development Area | <p>At the time of land use, subdivision or development and prior to any new buildings being occupied, the developer shall design and construct all¹⁶⁴ walkway/cycleways <u>within the land area subject to the consent application as</u>¹⁶⁵ indicated on the Gleniti Residential Development Area Plan to include:</p> <ol style="list-style-type: none"> 1. a minimum reserve width of 6 metres; 2. a minimum formed width of 2.5 metres; 3. planting and mulching of the remaining 3.5 metres; 4. for the formed width, 200mm (depth) of compacted AP65 must be provided, after vegetation and topsoil is removed. A 100mm layer of compacted AP20 is then to be applied and topped with 25mm of crusher dust. 5. for the unformed width, a planting plan incorporating appropriate native plants and 100mm depth of bark mulch is to be submitted to Council for approval prior to planting. | Matters of discretion restricted to: Not applicable |

¹⁶⁰ TDC [42.61].

¹⁶¹ TDC [42.61].

¹⁶² Clause 10(2)(b) relying on BGD [167.11], MFL [60.49] to retain consistency.

¹⁶³ Clause 10(2)(b) of the RMA relying on BGD [167.11, 167.12].

¹⁶⁴ RHL [174.92], Rooney, GJH [191.92], RGL [249.92], RFL [250.92], REL [251.92], TD [252.92].

¹⁶⁵ RHL [174.92], Rooney, GJH [191.92], RGL [249.92], RFL [250.92], REL [251.92], TD [252.92].

| DEV2-S4 | Parks | |
|---|---|--|
| DEV2 - Gleniti Residential Development Area | At the time of land use, subdivision or development and prior to any new buildings being occupied, any parks indicated on the Gleniti Residential Development Area Plan shall be vested to Council. | Matters of discretion restricted to: Not applicable |
| DEV2-S5 | Vesting of roads services and infrastructure | |
| DEV2 - Gleniti Residential Development Area | At the time of land use, subdivision or development and prior to any new buildings being occupied, all required roads, public <u>network utility services</u> ¹⁶⁶ , parks, walkway/cycleways and stormwater swales indicated on the Gleniti Residential Development Area Plan and within the site shall be vested into Timaru District Council's ownership. | Matters of discretion restricted to: Not applicable |
| | <p>Note:</p> <ol style="list-style-type: none"> 1. <i>The actual cost of road, <u>network utility services</u>¹⁶⁷ and walkway/cycleway construction will be apportioned between the developer and Council, with that apportionment to be determined on the basis of the percentage of public versus private benefit.</i> | |

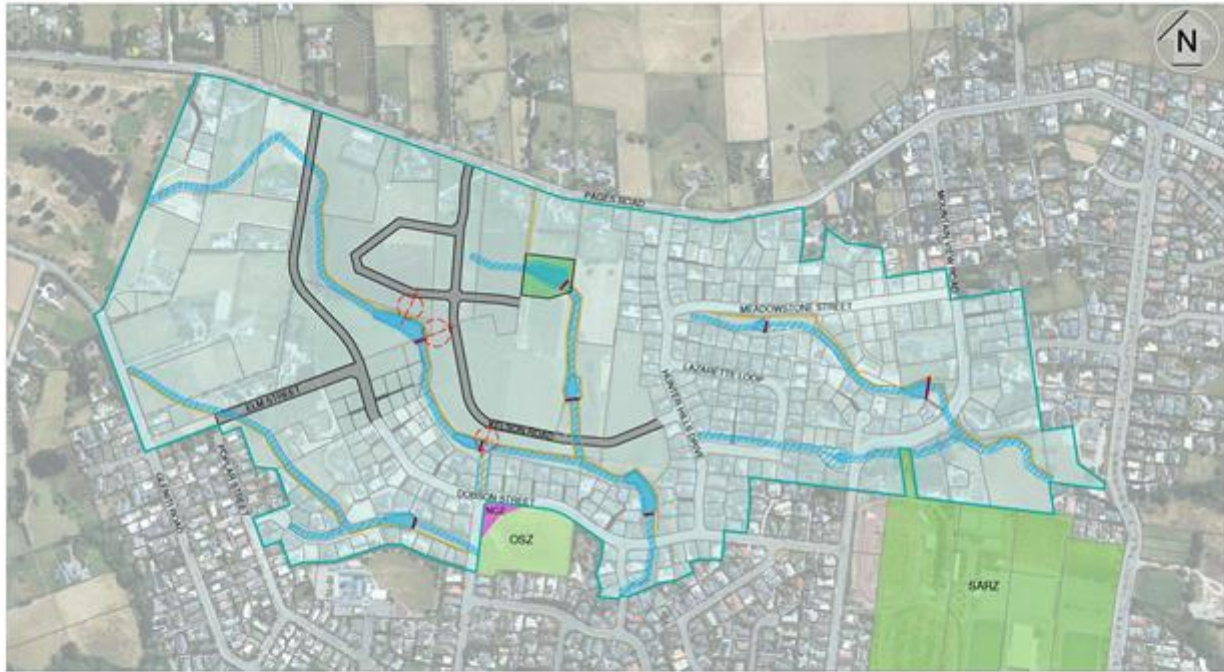
¹⁶⁶ Clause 10(2)(b) relying on BGD [167.15] to retain consistency.

¹⁶⁷ Clause 10(2)(b) relying on BGD [167.15] to retain consistency.

Plans

Figure 22 — Gleniti Residential Development Area Plan

DEV2 - GLENITI RESIDENTIAL DEVELOPMENT AREA PLAN



LEGEND:

-  DEVELOPMENT AREA
-  INDICATIVE ROAD
-  STORMWATER MANAGEMENT AREAS
-  INDICATIVE PARKS
-  STORMWATER SWALE
-  WALKWAY/CYCLEWAY
-  BUND
-  PROPOSED PEDESTRIAN/CYCLE ACCESS POINT (20m WIDE)
-  NEIGHBOURHOOD CENTRE ZONE

DEV3 — WASHDYKE INDUSTRIAL¹⁶⁸ DEVELOPMENT AREA

Development Area Plans (DAPs) guide the general pattern of development in new growth areas to ensure it occurs in a comprehensive manner. DAPs also provide certainty for the community, developers, network utility providers and territorial authorities that all constraints associated with the development of an area are investigated and addressed in the layout and design of the new area.

The Washdyke Industrial Development Area comprises 130 ha of General Industrial Zone land some of which has been developed in an industrial capacity and other parts that remain vacant. The Washdyke Industrial Development Area Plan guides the general pattern of development for new growth in the area. It provides for the integration of future industrial development with existing and new roads, indicative cycle/pedestrian paths (including connection to Washdyke/Waitarakao lagoon) and stormwater management areas.

It is anticipated that development will be in general accordance with the Washdyke Industrial Development Area Plan. However, it is also recognised that through the detailed preparation of a subdivision consent application(s) or infrastructure asset design, there is the potential for alternative solutions to be developed that also better achieve the specific outcomes sought in DEV3-O1 ~~than the land use pattern shown on the Washdyke Industrial Development Area Plan~~¹⁶⁹.

When assessing applications for development that is not in accordance with the Washdyke Industrial Development Area Plan, it is anticipated that such applications will only be granted where they are able to demonstrate that the proposed development better¹⁷⁰ achieves the objectives identified in this chapter and specific outcomes sought in the Washdyke Industrial Development Area. This will be easier to demonstrate if the proposed development encompasses the entire development area so that the implications of the changes can be fully understood. Conversely, where the proposed development is only for a portion of the Washdyke Industrial Development Area, the applicant application¹⁷¹ will need to demonstrate that the outcomes sought for the entire development area will not be compromised or constrained. Any new alternate design shall also ~~will need to align with design principles qualities described in~~ of the New Zealand Urban Design Protocol or any successor¹⁷².

Objectives

| DEV3-O1 | Key Outcomes for the Development Area |
|---------|---|
| | <p>Development occurs in the Washdyke Industrial Development Area in a comprehensive manner that ensures:</p> <ol style="list-style-type: none"> 1. efficient provision of industrial development; and 2. land use is integrated and coordinated with infrastructure; and 3. infrastructure is provided in an effective and efficient manner; and 4. the road and pedestrian network is efficient, connected and safe; and 5. the character and qualities of the General Industrial zone are met; and 6. the design integrates with the areas topography and drainage channels; and 7. the adverse effects of natural hazards are avoided or mitigated; and 8. the ability to develop any remaining area is not compromised or constrained; and 9. new development integrates well with adjoining urban land uses; and |

¹⁶⁸ HHPL [168.27], NMTE [190.26].
¹⁶⁹ Clause 10(2)(b) relying on BGDL [167.6] to retain consistency.
¹⁷⁰ Clause 10(2)(b) relying on BGDL [167.6] to retain consistency.
¹⁷¹ Clause 10(2)(b) relying on BGDL [167.6] to retain consistency.
¹⁷² Clause 10(2)(b) relying on BGDL [167.6] to retain consistency.

10. ~~there are~~¹⁷³ minimal adverse effects, including reverse sensitivity effects,¹⁷⁴ on the national grid National Grid¹⁷⁵.

Policies

| | |
|---|---------------------------------|
| DEV3-P1 | Anticipated Activities |
| Enable <u>land use, subdivision and</u> ¹⁷⁶ development that complies with the Washdyke Industrial Development Area and any-associated <u>other applicable District Plan</u> ¹⁷⁷ requirements. | |
| DEV3-P2 | Unanticipated Activities |
| Only allow <u>land use, subdivision and</u> ¹⁷⁸ development that is not in <u>general accordance activities that do not comply</u> ¹⁷⁹ with the Washdyke Industrial Development Area and associated requirements if an alternative design provides a better solution to meeting <u>achieves the outcomes set out in</u> DEV3-O1 ¹⁸⁰ . | |

Rules

Note: The rules of this chapter apply in addition ~~of~~¹⁸¹ the underlying zone provisions and district wide chapters¹⁸². For certain activities, consent may be required by rules in other chapters in the Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

| | | |
|--|---|---|
| DEV3-R1 | Land use, subdivision and development | |
| DEV3 — Washdyke Industrial Development Area | <p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 It complies with Washdyke Industrial Development Area; and</p> <p>PER-2 There must be no heavy vehicle access to or from any site onto Flemington Street, Washdyke, this includes the installation of any heavy vehicle crossing to access Flemington Street. For the purpose of this standard, ‘heavy vehicle’ means any vehicle that requires a Heavy Vehicle Driver’s licence to operate; and</p> | Activity status where compliance not achieved: Discretionary |

¹⁷³ Clause 10(2)(b) relying on Transpower [159.105].

¹⁷⁴ Transpower [159.105].

¹⁷⁵ Transpower [159.105].

¹⁷⁶ SPL [140.28], HHPL [168.30], and NMTE [190.27].

¹⁷⁷ SPL [140.28], HHPL [168.30], and NMTE [190.27].

¹⁷⁸ Clause 10(2)(b) relying on SPL [140.28], HHPL [168.30], and NMTE [190.27] to retain consistency.

¹⁷⁹ Clause 10(2)(b) relying on BGD [167.8] to retain consistency.

¹⁸⁰ Clause 10(2)(b) relying on BGD [167.8] to retain consistency.

¹⁸¹ Clause 16(2), Schedule 1 of the RMA.

¹⁸² Transpower [159.104].

| | |
|--|--|
| <p>PER-3 All the Standards of this chapter are complied with except the standards do not apply if the development is for:</p> <ol style="list-style-type: none"> 1. an alteration, addition to an existing residential unit or visitors accommodation; or 2. <u>a new residential unit on an existing site that does not already contain a residential unit; or</u>¹⁸³ 3. a new accessory building to a residential activity. | |
|--|--|

Standards

| DEV3-S1 | Roading | |
|---|---|---|
| <p>DEV3 — Washdyke Industrial Development Area</p> | <p>At the time of land use, subdivision or development and prior to any new buildings being occupied, new roads shall be constructed in general accordance with the layout shown on the Washdyke Industrial Development Area. It is the developer's responsibility to:</p> <ol style="list-style-type: none"> 1. construct the portion of road contained within their land to be developed. This shall include kerb and channel, street lighting, footpaths, load drainage systems, berms and landscaping required; and 2. design and construct these roads in general accordance with the Transport Chapter (TRAN)¹⁸⁴; and 3. ensure nothing hinders or restricts the ability for adjoining land to link to the new road as provided for in the Washdyke Industrial Development Area. <p>Note:</p> <ol style="list-style-type: none"> 1. <i>The Council will require specific designs for roads in accordance with Council's infrastructure Standards. This is to be completed reviewed and signed-off¹⁸⁵ by a suitably qualified chartered¹⁸⁶ professional engineer and these engineering plans and specifications will require Timaru</i> | <p>Matters of discretion restricted to: Not applicable</p> |

¹⁸³ RHL [174.93], Rooney, GJH [191.93], RGL [249.93], RFL [250.93], REL [251.93], TDL [252.93].

¹⁸⁴ Clause 16(2), Schedule 1 of the RMA.

¹⁸⁵ MFL [60.53].

¹⁸⁶ Clause 10(2)(b) of the RMA relying on BGD [167.11, 167.12].

| | | |
|--|--|--|
| | <p><i>District Council approval prior to the commencement of any work.</i></p> <p>2. <i>Quality control during construction shall also be documented to check compliance with the relevant engineering design.</i></p> | |
| DEV3-S2 | Stormwater, water and sewerage infrastructure | |
| DEV3 — Washdyke Industrial Development Area | <p>At the time of land use, subdivision or development and prior to any new buildings being occupied, any¹⁸⁷ <u>stormwater, water and sewerage infrastructure required to service the land use, subdivision or development</u>¹⁸⁸ shall be designed and constructed by the developer within their site land owned by the developer. Include any stormwater, water and sewerage systems required to service the lands through reticulated systems.¹⁸⁹</p> <p>Note:</p> <p>1. <i>The Council will require specific designs for stormwater, water and sewerage infrastructure in accordance with Council's infrastructure Standards. This is to be completed <u>reviewed and signed-off</u>¹⁹⁰ by a suitably qualified chartered¹⁹¹ professional engineer and these engineering plans and specifications will require Timaru District Council approval prior to the commencement of any work.</i></p> <p>2. <i>Quality control during construction shall also be documented to check compliance with the relevant engineering design.</i></p> | Matters of discretion restricted to: Not applicable |
| DEV3-S3 | Walkway/cycleways | |
| DEV3 — Washdyke Industrial Development Area | <p>At the time of land use, subdivision or development and prior to any new buildings being occupied, the developer shall design and construct all¹⁹² <u>walkway/cycleways within the land area</u></p> | Matters of discretion restricted to: Not applicable |

¹⁸⁷ TDC [42.62].

¹⁸⁸ TDC [42.62].

¹⁸⁹ TDC [42.62].

¹⁹⁰ MFL [60.54].

¹⁹¹ Clause 10(2)(b) of the RMA relying on BGD [167.11, 167.12].

¹⁹² RHL [174.97], Rooney, GJH [191.97], RGL [249.97], RFL [250.97], REL [251.97], TDL [252.97], and HHPL [168.34].

| | | |
|--|--|--|
| | <p>subject to the consent application as¹⁹³ indicated on the Washdyke Industrial Development Area <u>Plan</u>¹⁹⁴ to include:</p> <ol style="list-style-type: none"> 1. a minimum reserve width of 6 metres; 2. a minimum formed width of 2.5 metres; 3. planting and mulching of the remaining 3.5 metres; 4. for the formed width, 200mm (depth) of compacted AP65 must be provided, after vegetation and topsoil is removed. A 100mm layer of compacted AP20 is then to be applied and topped with 25mm of crusher dust. 5. for the unformed width, a planting plan incorporating appropriate native plants and 100mm depth of bark mulch is to be submitted to Council for approval prior to planting. | |
| DEV3-S4 | Parks | |
| DEV3 — Washdyke Industrial Development Area | At the time of land use, subdivision or development and prior to any new buildings being occupied, any parks indicated on the Washdyke Industrial Development Area shall be vested to Council. | Matters of discretion restricted to: Not applicable |
| DEV3-S5 | Vesting of roads services and infrastructure | |
| DEV3 — Washdyke Industrial Development Area | <p>At the time of land use, subdivision or development and prior to any new buildings being occupied, all required roads, public <u>network</u> utility services¹⁹⁵, parks, walkway/cycleways and stormwater swales indicated on the Washdyke Industrial Development Area and within the site shall be vested into Timaru District Council's ownership.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. <i>The actual cost of road, <u>network</u> utility services¹⁹⁶ and walkway/cycleway construction will be apportioned between the developer and Council, with that apportionment to be determined on</i> | Matters of discretion restricted to: Not applicable |

¹⁹³ RHL [174.97], Rooney, GJH [191.97], RGL [249.97], RFL [250.97], REL [251.97], TDL [252.97], and HHPL [168.34].

¹⁹⁴ Clause 16(2), Schedule 1 of the RMA.

¹⁹⁵ Clause 10(2)(b) relying on BGD [167.15] to retain consistency.

¹⁹⁶ Clause 10(2)(b) relying on BGD [167.15] to retain consistency.

the basis of the percentage of public versus private benefit.

Plans

Figure 23 — Washdyke Industrial Development Area Plan

DEV3 - WASHDYKE INDUSTRIAL DEVELOPMENT AREA PLAN



- LEGEND:**
- DEVELOPMENT AREA
 - INDICATIVE ROAD
 - STORMWATER MANAGEMENT AREAS
 - WALKWAY/CYCLEWAY

DEV4 — TEMUKA NORTH-WEST RESIDENTIAL DEVELOPMENT AREA

Development Area Plans (DAPs) guide the general pattern of development in new growth areas to ensure it occurs in a comprehensive manner. DAPs also provide certainty for the community, developers, network utility providers and territorial authorities that all constraints associated with the development of an area are investigated and addressed in the layout and design of the new area.

The Temuka North-West Residential Development Area comprises General Residential Zone land located to the north-west of Temuka. The Temuka North-West Residential Development Area Plan guides the general pattern of urban development for new growth in the area¹⁹⁷. It provides for the integration of future suburban¹⁹⁸ development with infrastructure, open space, connection to the Temuka River, high hazard setback areas and stop bank maintenance areas.

It is anticipated that urban¹⁹⁹ development will be in general accordance with the Temuka North-West Residential Development Area Plan. However, it is also recognised that through the detailed preparation of a subdivision consent application(s) or infrastructure asset design, there is the potential for alternative solutions to be developed that also better achieve the outcomes sought in DEV3-O1 ~~than the land use pattern shown on the Temuka North-West Residential Development Area Plan~~²⁰⁰.

When assessing applications for development that is not in accordance with the Temuka North-West Residential Development Area Plan, it is anticipated that such applications will only be granted where they are able to demonstrate that the proposed development better²⁰¹ achieves the key objectives identified in this chapter and specific outcomes sought in the Temuka North-West Residential Development Area Plan. This will be easier to demonstrate if the proposed development encompasses the entire development area so that the implications of the changes can be fully understood. Conversely, where the proposed urban development is only for a portion of the Temuka North-West Residential Development Area, the applicant application²⁰² will need to demonstrate that the outcomes sought for the entire development area will not be compromised or constrained. Any new alternate design shall also will need to align with urban design principles qualities described in of the New Zealand Urban Design Protocol or any successor²⁰³.

Note: A stormwater management plan will be added to the Temuka North-West Residential Development Area via a variation to the Proposed District Plan.

Objectives

DEV4-O1 Key Outcomes for the Development Area

Urban ~~d~~Development²⁰⁴ occurs in the Temuka North-West Residential Development Area in a comprehensive manner that ensures:

1. efficient provision of ~~suburban~~²⁰⁵ residential development that provides a range of allotments sizes; and
2. ~~residential~~ urban²⁰⁶ development is integrated and coordinated with infrastructure; and

¹⁹⁷ Clause 10(2)(b) relying on BGDL [167.6] to retain consistency.

¹⁹⁸ Clause 10(2)(b) relying on BGDL [167.6] to retain consistency.

¹⁹⁹ Clause 10(2)(b) relying on BGDL [167.6] to retain consistency.

²⁰⁰ Clause 10(2)(b) relying on BGDL [167.6] to retain consistency.

²⁰¹ Clause 10(2)(b) relying on BGDL [167.6] to retain consistency.

²⁰² Clause 10(2)(b) relying on BGDL [167.6] to retain consistency.

²⁰³ Clause 10(2)(b) relying on BGDL [167.6] to retain consistency.

²⁰⁴ Clause 10(2)(b) relying on BGDL [167.7] to retain consistency.

²⁰⁵ Clause 10(2)(b) relying on BGDL [167.7] to retain consistency.

²⁰⁶ Clause 10(2)(b) relying on BGDL [167.7] to retain consistency.

3. infrastructure is provided in an effective and efficient manner; and
4. the road and pedestrian network is efficient, connected and safe; and
5. the character and qualities of the General Residential Zone are met; and
6. the design integrates with the areas topography and natural drainage channels; and
7. adverse effects of natural hazards, and on the stopbank, are avoided or mitigated; and
8. the ability to develop any remaining area is not compromised or constrained; and
9. new urban²⁰⁷ development integrates well with adjoining urban land uses.

Policies

| DEV4-P1 | Anticipated Activities |
|--|--------------------------|
| <p>Enable <u>land use, subdivision and</u>²⁰⁸ development that complies <u>in general accordance</u>²⁰⁹ with the Temuka North-West Residential Development Area Plan and associated <u>any other applicable District Plan</u> requirements²¹⁰.</p> | |
| DEV4-P2 | Unanticipated Activities |
| <p>Only allow <u>land use, subdivision and</u>²¹¹ <u>urban development</u> that is not in <u>general accordance</u> activities that do not comply²¹² with the Temuka North-West Residential Development Area Plan and associated requirements if an alternative design provides a better solution to meeting <u>achieves the outcomes set out in</u> DEV4-O1²¹³.</p> | |
| DEV4-P3 | |
| <p>Only allow <u>suburban</u>²¹⁴ development to occur in stages 2 and 3 if a sewer outfall is available to serve those respective stages.</p> | |

Rules

Note: The rules of this chapter apply in addition ~~of~~ to²¹⁵ the underlying zone provisions and district wide chapters²¹⁶. For certain activities, consent may be required by rules in other chapters in the Plan. Unless expressly stated otherwise by a rule, consent is required under each of those rules. The steps plan users should take to determine what rules apply to any activity, and the status of that activity, are provided in Part 1, HPW — How the Plan Works - General Approach.

| DEV4-R1 | Land use, subdivision and development | |
|---|---|--|
| <p>DEV4 - Temuka North-West Development Area</p> | <p>Activity status: Permitted</p> <p>Where:</p> <p>PER-1 It complies with Temuka North-West Residential Development Area Plan; and</p> | <p>Activity status where compliance not achieved: Discretionary</p> |

²⁰⁷ Clause 10(2)(b) relying on BGD [167.7] to retain consistency.
²⁰⁸ Clause 10(2)(b) relying on SPL [140.28], HHPL [168.30], and NMTE [190.27] to retain consistency.
²⁰⁹ Clause 10(2)(b) relying on BGD [167.8] to retain consistency.
²¹⁰ Clause 10(2)(b) relying on BGD [167.8] to retain consistency.
²¹¹ Clause 10(2)(b) relying on SPL [140.28], HHPL [168.30], and NMTE [190.27] to retain consistency.
²¹² Clause 10(2)(b) relying on BGD [167.8] to retain consistency.
²¹³ Clause 10(2)(b) relying on BGD [167.8] to retain consistency.
²¹⁴ Clause 10(2)(b) relying on BGD [167.8] to retain consistency.
²¹⁵ Clause 16(2), Schedule 1 of the RMA.
²¹⁶ Clause 10(2)(b) relying on Transpower [159.104] to retain consistency.

| | |
|--|--|
| <p>PER-2 All the Standards of this chapter are complied with except the standards do not apply if the development is for:</p> <ol style="list-style-type: none"> 1. an alteration, addition to an existing residential unit or visitors accommodation; or 2. <u>a new residential unit on an existing site that does not already contain a residential unit; or</u>²¹⁷ 3. a new accessory building to a residential activity; and <p>PER-3 No more than one house per allotment occurs in stages 2 or 3 before a public sewer outfall is available to those respective stages.</p> | |
|--|--|

Standards

| DEV4-S1 | Roading | |
|---|--|---|
| <p>DEV4 - Temuka North-West Residential Development Area</p> | <p>At the time of land use, subdivision or development and prior to any new buildings being occupied, new roads shall be constructed in general accordance with the layout shown on the Temuka North-West Residential Development Area Plan. It is the developer’s responsibility to:</p> <ol style="list-style-type: none"> 1. construct the portion of road contained within their land to be developed. This shall include kerb and channel, street lighting, footpaths, load drainage systems, berms and landscaping required; and 2. design and construct these roads in general accordance with the Transport Chapter; and 3. ensure nothing hinders or restricts the ability for adjoining land to link to the new road as provided for in the Temuka North-West Residential Development Area Plan. <p>Note:</p> <ol style="list-style-type: none"> 1. <i>The Council will require specific designs for roads in accordance with Council's infrastructure Standards. This is to be completed reviewed and</i> | <p>Matters of discretion restricted to: Not applicable</p> |

²¹⁷ Clause 10(2)(b) relying on RHL [174.91], Rooney, GJH [191.91], RGL [249.91], RFL [250.91], REL [251.91], TDL [252.91] to retain consistency.

| | | |
|--|---|--|
| | <p><i>signed-off²¹⁸ by a suitably qualified chartered²¹⁹ professional engineer and these engineering plans and specifications will require Timaru District Council approval prior to the commencement of any work.</i></p> <p>2. <i>Quality control during construction shall also be documented to check compliance with the relevant engineering design.</i></p> | |
| DEV4-S2 | Stormwater, water and sewerage infrastructure | |
| DEV4 - Temuka North-West Residential Development Area | <p>At the time of land use, subdivision or development and prior to any new buildings being occupied, any²²⁰ stormwater, water and sewerage infrastructure required to <u>service the land use, subdivision or development²²¹</u> shall be designed and constructed by the developer <u>as reticulated systems that are located²²² within their site land owned by the developer.</u> Include any stormwater, water and sewerage systems required to service the lands through reticulated systems.²²³</p> <p>Note:</p> <p>1. <i>The Council will require specific designs for stormwater, water and sewerage infrastructure in accordance with Council's infrastructure Standards. This is to be completed reviewed and signed-off²²⁴ by a suitably qualified chartered²²⁵ professional engineer and these engineering plans and specifications will require Timaru District Council approval prior to the commencement of any work.</i></p> <p>2. <i>Quality control during construction shall also be documented to check compliance with the relevant engineering design.</i></p> | Matters of discretion restricted to: Not applicable |
| DEV4-S3 | Walkway/cycleways | |

²¹⁸ MFL [60.55].

²¹⁹ Clause10(2)(b) of the RMA relying on BGD [167.11, 167.12].

²²⁰ TDC [42.63].

²²¹ TDC [42.63].

²²² TDC [42.63].

²²³ TDC [42.63].

²²⁴ MFL [60.56].

²²⁵ Clause10(2)(b) of the RMA relying on BGD [167.11, 167.12].

| | | |
|--|---|--|
| DEV4 - Temuka North-West Residential Development Area | <p>At the time of land use, subdivision or development and prior to any new buildings being occupied, the developer shall design and construct all²²⁶ walkway/cycleways <u>within the land area subject to the consent application as</u>²²⁷ indicated on the Temuka North-West Residential Development Area Plan to include:</p> <ol style="list-style-type: none"> 1. a minimum reserve width of 6 metres; 2. a minimum formed width of 2.5 metres; 3. planting and mulching of the remaining 3.5 metres; 4. for the formed width, 200mm (depth) of compacted AP65 must be provided, after vegetation and topsoil is removed. A 100mm layer of compacted AP20 is then to be applied and topped with 25mm of crusher dust. 5. for the unformed width, a planting plan incorporating appropriate native plants and 100mm depth of bark mulch is to be submitted to Council for approval prior to planting. | Matters of discretion restricted to: Not applicable |
| DEV4-S4 | Parks | |
| DEV4 - Temuka North-West Development Area | <p>At the time of land use, subdivision or development and prior to any new buildings being occupied, any parks indicated on the Temuka North-West Residential Development Area Plan shall be vested to Council.</p> | Matters of discretion restricted to: Not applicable |
| DEV4-S5 | Vesting of roads services and infrastructure | |
| DEV4 - Temuka North-West Residential Development Area | <p>At the time of land use, subdivision or development and prior to any new buildings being occupied, all required roads, public <u>network utility services</u>²²⁸, parks, walkway/cycleways and stormwater swales indicated on the Temuka North-West Residential Development Area Plan and within the site shall be vested into Timaru District Council's ownership.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. <i>The actual cost of road, <u>network utility services</u>²²⁹ and</i> | Matters of discretion restricted to: Not applicable |

²²⁶ Clause 10(2)(b) relying on BGDL [167.13] to retain consistency.

²²⁷ Clause 10(2)(b) relying on BGDL [167.13] to retain consistency.

²²⁸ Clause 10(2)(b) relying on BGDL [167.15] to retain consistency.

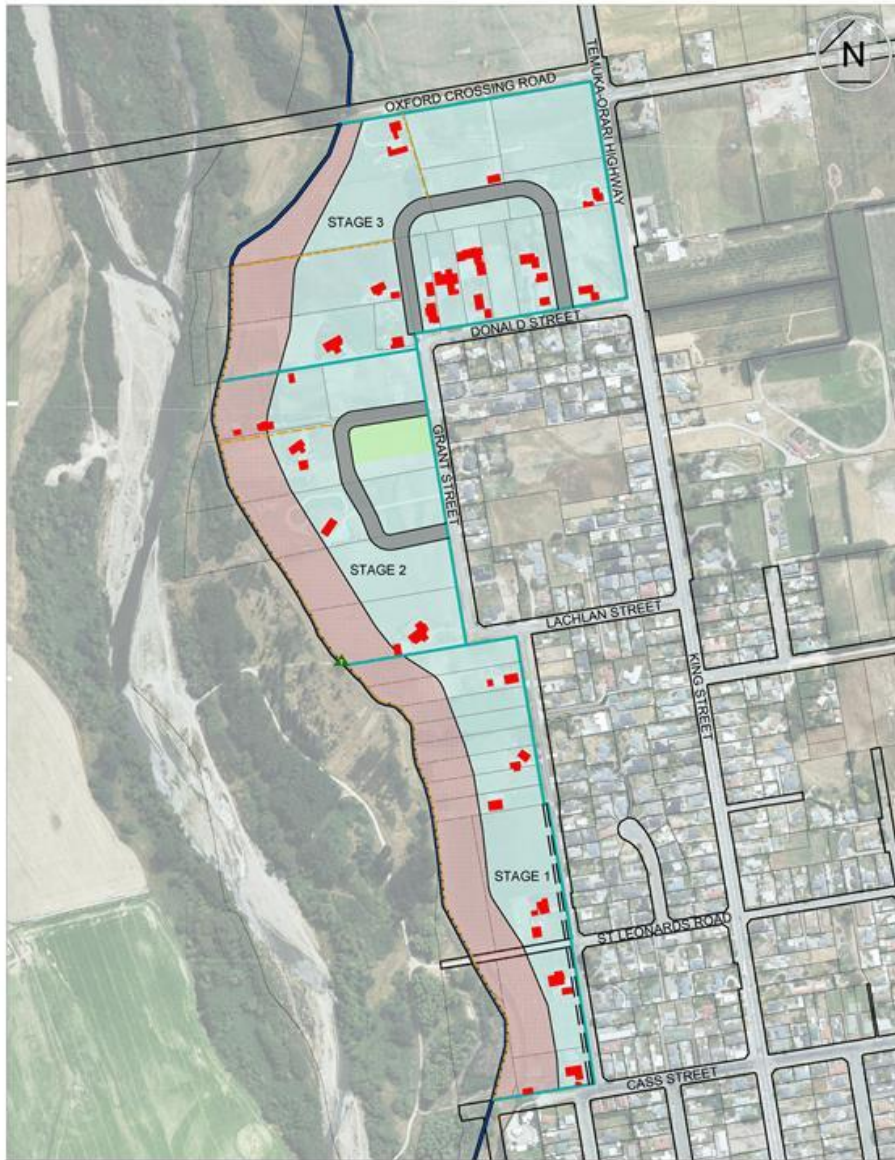
²²⁹ Clause 10(2)(b) relying on BGDL [167.15] to retain consistency.

| | | |
|--|---|--|
| | <i>walkway/cycleway construction will be apportioned between the developer and Council, with that apportionment to be determined on the basis of the percentage of public versus private benefit.</i> | |
| DEV4-S6 | Setback | |
| DEV4 - Temuka North-West Residential Development Area | All buildings and structures shall be setback 10m from the landward side of the stopbank. | Matters of discretion restricted to: Not applicable |

Plans

Figure 24 — Temuka North-West Residential Development Area Plan

DEV4 - TEMUKA NORTH-WEST RESIDENTIAL DEVELOPMENT AREA PLAN



LEGEND:

- INDICATIVE DEVELOPMENT AREA
- INDICATIVE ROAD
- HIGH HAZARD AREA OVERLAY
- INDICATIVE PARKS
- EXISTING BUILDINGS
- WALKWAY/CYCLEWAY
- STOPBANKS
- ▲ SIGNIFICANT TREES
- FUTURE ROAD WIDENING
(4.5m strip to be set aside at the time of subdivision)

