

Seadown Road  
existing railway  
crossing to be closed  
(off page)

**Explanatory Notes to the Washdyke Industrial Expansion Outline Development Plan**

- Landscape strips are to be established prior to any industrial development occurring in accordance with the Performance Standards relevant to this land.
- Staged Development shall be undertaken in the sequence specified on the ODP. For example, Staged Development Step 2 will not commence until not less than 60% of the total number of lots across Stage 1 have received section 224 Certification, or not less than 60% of the entire land area within that stage has been developed. Staged Development Step 3 will not commence until not less than 65% of the total number of lots across Stages 1 and 2 have received section 224 Certification or not less than 65% of the entire land area within these stages has been developed.

Staged Development Step	Prerequisite (no. of lots with section 224 certification, building consent, resource consent)
1	None
2	Stage 1 = not less than 60%
3	Stage 1+2 = not less than 65%

**Stage 1:** This area can facilitate the development and expansion of the road and water services immediately. Once the Industrial Main Trunk sewer has been completed (programmed for 2013) the industrial wastewater lateral pipe will be installed from the trunk main, westwards towards Meadows Road. It is not Council's intention to extend the industrial wastewater pipeline west of Meadows Road, past the Main South Railway Line. The domestic wastewater pipeline will be installed from the domestic trunk main towards Meadows Road in conjunction with the industrial wastewater pipeline. This domestic pipeline will need to be extended west of Meadows Road to service Stage 1.

These lands are currently zoned for predominately Industrial H activities, with a small portion of Industrial L zoned land to the west, along Seadown Road. There is already existing and future development demand in the western and central area of this Stage.

**Stage 2:** Stage 2 (west) can be developed once Stage 1 is sufficiently occupied, as services will only be brought up to these lands following the uptake of services in Stage 1. The development of this stage will provide for Industrial L type activities.

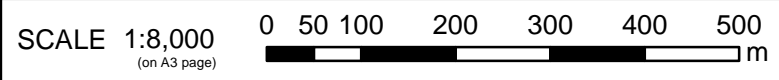
The central portion of the Stage 2 lands provide for the completion of the internal roading and railway crossing, to link with the lands to the east. This will allow permeability through the lands and the filtering of traffic down to the SH1/Seadown Road intersection. The railway crossing to the north should remain open until the new railway crossing is constructed and complete.

**Stage 3:** The release of this land for development is deferred due to costs of servicing and the potential for an excess availability of land in the previous stages. This area is also reliant on the rail crossing being in place to facilitate integrated road access. Stage 3 (east) is also delayed due to the costs associated with the upgrade of Aorangi Road, and to ensure there is sufficient demand on this road to justify an upgrade.

- Indicative roading layout illustrates the collector and local roads within the subject lands. Other internal roading will link to these through roads as development occurs.
- Electricity Transmission Line Buffer Corridor is a 20 metre wide corridor either side of the centre point of the existing electricity transmission line to allow for risks to the integrity and efficient operation of the transmission network, and to people and property, to be appropriately assessed and managed.

**Legend**

- Indicative greenway & walk/cycle way
  - Outline Development Plan
  - Existing road
  - Indicative proposed road (Collector)
  - Indicative proposed road (Local)
  - 100 year coastal erosion zone
  - Electricity transmission buffer corridor
- Staging areas**
- Stage 1
  - Stages 2, 2W
  - Stages 3E, 3W



**TIMARU DISTRICT PLAN**

**WASHDYKE INDUSTRIAL EXPANSION AREA OUTLINE DEVELOPMENT PLAN**



**Map 26A**  
Version Date: November 2014

Cadastral information derived from Land Information New Zealand's Core Record System (CRS). This data may not be digitised or scanned without the permission of the Regional Manager. CROWN COPYRIGHT RESERVED  
Approved for internal reproduction by TIMARU DISTRICT COUNCIL - License No 133564-01