

## 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 Residential<sup>1</sup> 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 Residential<sup>2</sup> Development Area Plan (DAP) guides the general pattern of urban<sup>3</sup> development ~~for new growth in the area~~<sup>4</sup>. It provides for the integration of future suburban<sup>5</sup> development with roads, sewer and water infrastructure, stormwater basins and linkages to the surrounding area. It also restricts vehicle<sup>6</sup> access ~~area~~<sup>7</sup> onto ~~to~~<sup>8</sup> Old North Road.

It is anticipated that urban<sup>9</sup> development will be in general accordance with the Brouchs Gully Residential<sup>10</sup> ~~DAP Development Area Plan~~. However, it is also recognised that through the detailed preparation of a subdivision consent application(s) or infrastructure<sup>11</sup> asset design, there is the potential for alternative solutions to be developed that also better<sup>12</sup> achieve the specific outcomes sought in DEV1-O1 ~~than the land use pattern shown on the Brouchs Gully Development Area Plan~~<sup>13</sup>.

When assessing applications for development that is not in accordance with the Brouchs Gully Residential DAP Development Area Plan, it is anticipated that such applications will only be granted where they are able to demonstrate that the proposed development better<sup>14</sup> achieves the objectives identified in this chapter and specific outcomes sought in the Brouchs Gully Residential DAP 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<sup>15</sup> development is only for a portion of the Brouchs Gully Residential Ddevelopment aArea<sup>16</sup>, the applicant application<sup>17</sup> will need to demonstrate that the outcomes sought for the entire development area will not be compromised or constrained. Any new alternate<sup>18</sup> design shall also will need to<sup>19</sup> align with urban<sup>20</sup> design principles qualities described in<sup>21</sup> the New Zealand Urban Design Protocol or any successor<sup>22</sup>.

<sup>1</sup> BGD [167.6]

<sup>2</sup> BGD [167.6]

<sup>3</sup> BGD [167.6]

<sup>4</sup> BGD [167.6]

<sup>5</sup> BGD [167.6]

<sup>6</sup> BGD [167.6]

<sup>7</sup> Clause 16(2), Schedule 1 of the RMA

<sup>8</sup> BGD [167.6]

<sup>9</sup> BGD [167.6]

<sup>10</sup> BGD [167.6]

<sup>11</sup> BGD [167.6]

<sup>12</sup> BGD [167.6]

<sup>13</sup> BGD [167.6]

<sup>14</sup> BGD [167.6]

<sup>15</sup> BGD [167.6]

<sup>16</sup> BGD [167.6]

<sup>17</sup> BGD [167.6]

<sup>18</sup> BGD [167.6]

<sup>19</sup> BGD [167.6]

<sup>20</sup> BGD [167.6]

<sup>21</sup> BGD [167.6]

<sup>22</sup> BGD [167.6]

## Objectives

### DEV1-O1 Key Outcomes for the Broughs Gully Residential Development Area

Urban development<sup>23</sup> occurs in the Broughs Gully Residential<sup>24</sup> Development Area in a comprehensive manner that ensures:

1. efficient provision of suburban<sup>25</sup> residential development that provides a range of allotment sizes; and
2. residential urban<sup>26</sup> 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 urban<sup>27</sup> development integrates well with adjoining urban land uses; and
10. stormwater has a minimal effect on Waitarakao (Washdyke lagoon); and
11. there are is<sup>28</sup> minimal adverse effects, including reverse sensitivity effects,<sup>29</sup> on the national grid National Grid are managed in accordance with Policy EI-P3<sup>30</sup>.

## Policies

### DEV1-P1 Anticipated Activities

Enable land use, subdivision and<sup>31</sup> development that complies in general accordance<sup>32</sup> with the Broughs Gully Residential<sup>33</sup> DAP Development Area Plan and any associated other applicable District Plan<sup>34</sup> requirements.

### DEV1-P2 Unanticipated Activities

Only allow land use, subdivision and<sup>35</sup> development that is not in general accordance activities that do not<sup>36</sup> comply<sup>37</sup> with the Broughs Gully Residential<sup>38</sup> DAP Development Area Plan and associated requirements if an alternative design provides a better solution to meeting achieves the outcomes set out in<sup>39</sup> DEV1-O1.

## Rules

<sup>23</sup> BGD [167.7]

<sup>24</sup> BGD [167.6]

<sup>25</sup> BGD [167.7]

<sup>26</sup> BGD [167.7]

<sup>27</sup> BGD [167.7]

<sup>28</sup> Clause 10(2)(b) of the RMA relying on Transpower [159.103]

<sup>29</sup> Transpower [159.103]

<sup>30</sup> Transpower [159.103]

<sup>31</sup> Clause 10(2)(b) relying on SPL [140.28], HHPL [168.30], and NMTE [190.27] to retain consistency

<sup>32</sup> BGD [167.8]

<sup>33</sup> BGD [167.6]

<sup>34</sup> BGD [167.8]

<sup>35</sup> Clause 10(2)(b) relying on SPL [140.28], HHPL [168.30], and NMTE [190.27] to retain consistency

<sup>36</sup> BGD [167.8]

<sup>37</sup> Clause 10(2)(b) of the RMA relying on BGD [167.8]

<sup>38</sup> BGD [167.6]

<sup>39</sup> Clause 10(2)(b) of the RMA relying on BGD [167.8]

**Note:** The rules of this chapter apply in addition ~~of~~ <sup>to</sup><sup>40</sup> the underlying zone provisions and district-wide chapters. For certain activities, consent may be required by rules in other chapters in the District 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	
<p><b>DEV1 - Broughs Gully Residential<sup>41</sup> Development Area</b></p>	<p><b>Activity status: Permitted</b></p> <p><b>Where:</b></p> <p><b>PER-1</b> It complies with Broughs Gully Residential<sup>42</sup> <u>DAP Development Area Plan</u>; and</p> <p><b>PER-2</b> 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 be<sup>43</sup> limited to:</p> <ol style="list-style-type: none"> <li>1. infiltration basins; <u>and</u></li> <li>2. rain gardens; <u>and</u></li> <li>3. permeable pavement; <u>and</u></li> <li>4. constructed wetlands; <u>and</u></li> <li>5. catchpit filter inserts; and</li> </ol> <p><b>PER-3</b> All the <del>S</del>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"> <li>1. an alteration, addition to an existing residential unit or visitors accommodation; or</li> <li>2. <u>a new residential unit on an existing site that does not already contain a residential unit; or</u><sup>44</sup></li> <li>3. a new accessory building to a residential activity.</li> </ol>	<p><b>Activity status where compliance not achieved: Discretionary</b></p>

**Standards**

DEV1-S1	Roading
---------	---------

<sup>40</sup> Clause 16(2), Schedule 1 of the RMA

<sup>41</sup> BGD [167.6]

<sup>42</sup> BGD [167.6]

<sup>43</sup> Clause 16(2), Schedule 1 of the RMA

<sup>44</sup> 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><b>DEV1 - Broughs Gully Residential<sup>45</sup> Development Area</b></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 <u>Broughs Gully Residential DAP Development Area Plan</u>. It is the developer's responsibility to:</p> <ol style="list-style-type: none"> <li>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</li> <li>2. design and construct these roads in general accordance with the Transport Chapter (<del>TRAN</del>)<sup>46</sup>; and</li> <li>3. ensure nothing hinders or restricts the ability for adjoining land to link to the new road as provided for in Broughs Gully Residential<sup>47</sup> <u>DAP Development Area Plan</u>.</li> </ol> <p><b>Note:</b></p> <ol style="list-style-type: none"> <li>1. <i>The Council will require specific designs for roads in accordance with Council's <del>Infrastructure Standards</del>. This is to be completed<sup>48</sup> by a suitably qualified chartered<sup>49</sup> professional engineer and these engineering plans and specifications will require <del>Timaru District Council</del> approval prior to the commencement of any work.</i></li> <li>2. <i>Quality control during construction shall also be documented to check compliance with the relevant engineering design.</i></li> </ol>	<p><b>Matters of discretion <u>are</u> restricted to: Not applicable</b></p>
<p><b>DEV1-S2 Stormwater, water and sewerage infrastructure</b></p>		
<p><b>DEV1 - Broughs Gully Residential<sup>50</sup> Development Area</b></p>	<p>At the time of land use, subdivision or development and prior to any new buildings being occupied, any<sup>51</sup> stormwater, water and sewerage infrastructure required <u>to service the land use, subdivision or development</u><sup>52</sup> shall be designed and constructed by the developer <u>as reticulated</u></p>	<p><b>Matters of discretion <u>are</u> restricted to: Not applicable</b></p>

<sup>45</sup> BGD [167.6]

<sup>46</sup> Clause 16(2), Schedule 1 of the RMA

<sup>47</sup> BGD [167.6]

<sup>48</sup> MFL [60.49]

<sup>49</sup> BGD [167.11]

<sup>50</sup> BGD [167.6]

<sup>51</sup> TDC [42.60]

<sup>52</sup> TDC [42.60]

	<p><u>system that are located<sup>53</sup> within their site land owned by the developer. Include any stormwater, water and sewerage systems required to service the lands through reticulated systems.<sup>54</sup></u></p> <p><b>Note:</b></p> <ol style="list-style-type: none"> <li>1. <i>The Council will require specific designs for stormwater, water and sewerage infrastructure in accordance with Council's <del>Infrastructure Standards. This is to be completed</del><sup>55</sup> <del>by a suitably qualified chartered</del><sup>56</sup> professional engineer and these engineering plans and specifications will require <del>Timaru District</del> Council approval prior to the commencement of any work.</i></li> <li>2. <i>Quality control during construction shall also be documented to check compliance with the relevant engineering design.</i></li> </ol>	
<p><b>DEV1-S3</b></p>	<p><b>Walkway/cycleways</b></p>	
<p><b>DEV1 - Broughs Gully Residential<sup>57</sup> Development Area</b></p>	<p>At the time of land use, subdivision or development and prior to any new buildings being occupied, the developer shall design and construct all<sup>58</sup> walkway/cycleways <u>within the land area subject to the consent application as<sup>59</sup> indicated on the Broughs Gully Residential<sup>60</sup> DAP Development Area Plan</u> to include:</p> <ol style="list-style-type: none"> <li>1. a minimum reserve width of <u>6m metres; and</u></li> <li>2. a minimum formed width of <u>2.5m metres; and</u></li> <li>3. planting and mulching of the remaining <u>3.5m metres; and</u></li> <li>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</li> </ol>	<p><b>Matters of discretion <u>are</u> restricted to: Not applicable</b></p>

<sup>53</sup> TDC [42.60]

<sup>54</sup> TDC [42.60]

<sup>55</sup> MFL [60.50]

<sup>56</sup> BGD [167.12]

<sup>57</sup> BGD [167.6]

<sup>58</sup> Clause 10(2)(b) of the RMA relying on BGD [167.13]

<sup>59</sup> BGD [167.13]

<sup>60</sup> BGD [167.6]

---

	<p>and topped with 25mm of crusher dust; <u>and</u></p> <p>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.</p>	
--	---	--

DEV1-S4	Parks	
<b>DEV1 - Broughs Gully Residential<sup>61</sup> Development Area</b>	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 <sup>62</sup> <u>DAP</u> <del>Development Area Plan</del> shall be vested to Council.	<b>Matters of discretion <u>are</u> restricted to: Not applicable</b>
DEV1-S5	Vesting of infrastructure and assets	
<b>DEV1 - Broughs Gully Residential<sup>63</sup> Development Area</b>	At the time of land use, subdivision or development and prior to any new buildings being occupied, all required roads, <del>public network</del> <sup>64</sup> utility <del>services</del> <sup>65</sup> , parks, walkway/cycleways and stormwater swales indicated on the Broughs Gully Residential <sup>66</sup> <u>DAP</u> <del>Development Area Plan</del> and within the site shall be vested into <del>Timaru District</del> Council's ownership.  <b>Note:</b> <ol style="list-style-type: none"> <li><i>The actual cost of road, <u>network</u><sup>67</sup> utility <del>services</del><sup>68</sup> and walkway/cycleway <u>design and</u><sup>69</sup> 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></li> </ol>	<b>Matters of discretion <u>are</u> restricted to: Not applicable</b>  <b>Maneuvering</b>

<sup>61</sup> BGD [167.6]

<sup>62</sup> BGD [167.6]

<sup>63</sup> BGD [167.6]

<sup>64</sup> BGD [167.15]

<sup>65</sup> BGD [167.15]

<sup>66</sup> BGD [167.6]

<sup>67</sup> BGD [167.15]

<sup>68</sup> BGD [167.15]

<sup>69</sup> Clause 10(2)(b) - RHL [174.94], Rooney, GJH [191.94], RGL [249.94], RFL [250.94], REL [251.94] and TDL [252.94]

**Plans**

**Figure 21 — Broughs Gully Residential<sup>70</sup> 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 11.*~~

<sup>70</sup> BGD [167.6]

DEV1 - BROUGHS GULLY RESIDENTIAL DEVELOPMENT AREA PLAN



**LEGEND:**

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