

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 (DAP) guides the general pattern of urban development for new growth in the area¹. It provides for the integration of future suburban² development with infrastructure, open space, connection to the Temuka River, high hazard setback areas and stop bank maintenance areas.

It is anticipated that urban³ development will be in general accordance with the Temuka North-West Residential DAP 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 DEV4-O1 than the land use pattern shown on the Temuka North-West Residential Development Area Plan⁴.

When assessing applications for development that is not in accordance with the Temuka North-West 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 better⁵ achieves the key objectives identified in this chapter and specific outcomes sought in the Temuka North-West 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 development is only for a portion of the Temuka North-West Residential Ddevelopment Area, the applicant application⁶ 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 successor⁷.

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 Temuka North-West Residential Development Area

Urban dDevelopment⁸ occurs in the Temuka North-West Residential Development Area in a comprehensive manner that ensures:

1. efficient provision of suburban⁹ residential development that provides a range of allotments sizes; and
2. residential urban¹⁰ development 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

¹ Clause 10(2)(b) relying on BGD [167.6] to retain consistency
² Clause 10(2)(b) relying on BGD [167.6] to retain consistency
³ Clause 10(2)(b) relying on BGD [167.6] to retain consistency
⁴ Clause 10(2)(b) relying on BGD [167.6] to retain consistency
⁵ Clause 10(2)(b) relying on BGD [167.6] to retain consistency
⁶ Clause 10(2)(b) relying on BGD [167.6] to retain consistency
⁷ Clause 10(2)(b) relying on BGD [167.6] to retain consistency
⁸ Clause 10(2)(b) relying on BGD [167.7] to retain consistency
⁹ Clause 10(2)(b) relying on BGD [167.7] to retain consistency
¹⁰ Clause 10(2)(b) relying on BGD [167.7] to retain consistency

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 urban¹¹ development integrates well with adjoining urban land uses.

Policies

DEV4-P1	Anticipated Activities
Enable <u>land use, subdivision and</u> ¹² development that <u>complies in general accordance</u> ¹³ with the Temuka North-West Residential <u>DAP Development Area Plan</u> and associated <u>any other applicable District Plan requirements</u> ¹⁴ .	
DEV4-P2	Unanticipated Activities
Only allow <u>land use, subdivision and</u> ¹⁵ <u>urban development that is not in general accordance activities that do not comply</u> ¹⁶ with the Temuka North-West Residential <u>DAP Development Area Plan</u> and associated requirements if an alternative design provides a better solution to meeting <u>achieves the outcomes set out in</u> DEV4-O1 ¹⁷ .	
DEV4-P3	Sewerage Infrastructure
Only allow <u>suburban</u> ¹⁸ development to occur in <u>stages 2 and 3</u> if a sewer outfall is available to serve those respective stages.	

Rules

Note: The rules of this chapter apply in addition ~~of to~~¹⁹ the underlying zone provisions and district-wide chapters²⁰. 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.

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

¹¹ Clause 10(2)(b) relying on BGD [167.7] to retain consistency
¹² Clause 10(2)(b) relying on SPL [140.28], HHPL [168.30], and NMTE [190.27] to retain consistency
¹³ Clause 10(2)(b) relying on BGD [167.8] to retain consistency
¹⁴ Clause 10(2)(b) relying on BGD [167.8] to retain consistency
¹⁵ Clause 10(2)(b) relying on SPL [140.28], HHPL [168.30], and NMTE [190.27] to retain consistency
¹⁶ Clause 10(2)(b) relying on BGD [167.8] to retain consistency
¹⁷ Clause 10(2)(b) relying on BGD [167.8] to retain consistency
¹⁸ Clause 10(2)(b) relying on BGD [167.8] to retain consistency
¹⁹ Clause 16(2), Schedule 1 of the RMA
²⁰ Clause 10(2)(b) relying on Transpower [159.104] to retain consistency

<p>PER-2 All the Sstandards 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>²¹ 3. a new accessory building to a residential activity; and <p>PER-3 No more than one <u>residential unit</u> house per allotment occurs in sStages 2 or 3 before a public sewer outfall is available to those respective stages.</p>	
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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 DAP 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 DAP 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</i> 	<p>Matters of discretion <u>are</u> restricted to: Not applicable</p>

²¹ 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>Council's Infrastructure Standards. This is to be completed²² by a suitably qualified chartered²³ professional engineer and these engineering plans and specifications will require Timaru District Council approval prior to the commencement of any work.</p> <p>2. Quality control during construction shall also be documented to check compliance with the relevant engineering design.</p>	
DEV4-S2	Stormwater, water and sewerage infrastructure	
<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, any²⁴ stormwater, water and sewerage infrastructure required <u>to service the land use, subdivision or development</u>²⁵ shall be designed and constructed by the developer <u>as reticulated systems that are located</u>²⁶ within their site land owned by the developer. Include any stormwater, water and sewerage systems required to service the lands through reticulated systems.²⁷</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 completed²⁸ by a suitably qualified chartered²⁹ 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. 	<p>Matters of discretion <u>are</u> restricted to: Not applicable</p>

²² MFL [60.55]

²³ Clause10(2)(b) of the RMA relying on BGD [167.11, 167.12]

²⁴ TDC [42.63]

²⁵ TDC [42.63]

²⁶ TDC [42.63]

²⁷ TDC [42.63]

²⁸ MFL [60.56]

²⁹ Clause10(2)(b) of the RMA relying on BGD [167.11, 167.12]

DEV4-S3	Walkway/cycleways	
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 all³⁰ walkway/cycleways <u>within the land area subject to the consent application as</u>³¹ indicated on the Temuka North-West Residential <u>DAP Development Area Plan</u> to include:</p> <ol style="list-style-type: none"> 1. a minimum reserve width of <u>6m metres; and</u> 2. a minimum formed width of <u>2.5m metres; and</u> 3. planting and mulching of the remaining <u>3.5m metres; and</u> 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; <u>and</u> 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>Matters of discretion <u>are</u> restricted to: Not applicable</p>
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 <u>DAP Development Area Plan</u> shall be vested to Council.</p>	<p>Matters of discretion <u>are</u> restricted to: Not applicable</p>
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, <u>public network utility services</u>³², parks, walkway/cycleways and stormwater swales indicated on the Temuka North-West Residential <u>DAP Development Area Plan</u> and within the site shall be vested into <u>Timaru District Council's</u> ownership.</p>	<p>Matters of discretion <u>are</u> restricted to: Not applicable</p>

³⁰ Clause 10(2)(b) relying on BGD [167.13] to retain consistency

³¹ Clause 10(2)(b) relying on BGD [167.13] to retain consistency

³² Clause 10(2)(b) relying on BGD [167.15] to retain consistency

	<p>Note:</p> <p>1. <i>The actual cost of road, <u>network utility services</u>³³ and walkway/cycleway <u>design and</u>³⁴ 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></p>	
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 <u>are</u> restricted to: Not applicable

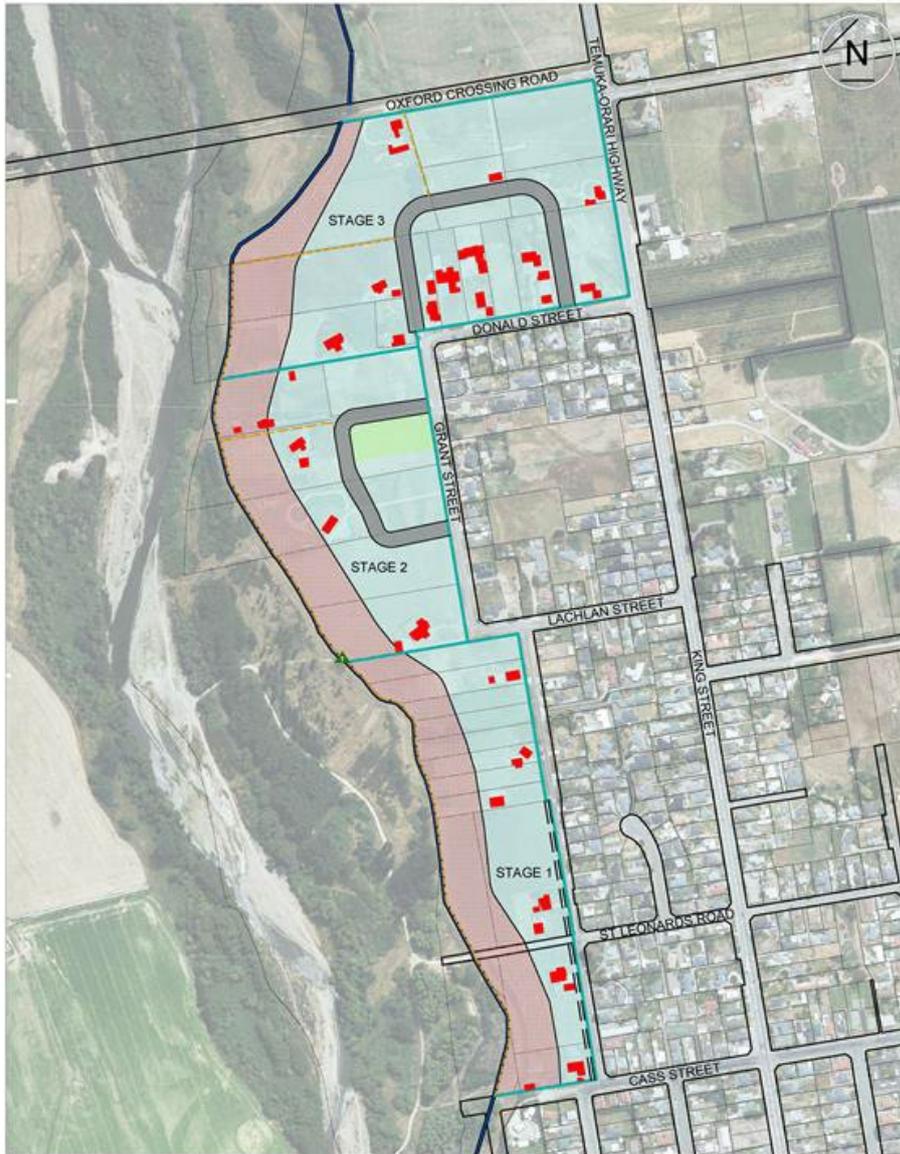
³³ Clause 10(2)(b) relying on BGD [167.15] to retain consistency

³⁴ 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 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)

