

APPENDIX 2 – DECISION VERSION OF THE PLAN CHANGE (CLEAN VERSION)

Part D2 – Residential Zones

Part D2, Policy 2.1.2.2

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Residential 1 Zone (Temuka North West)

Explanation and Principal Reason

The Temuka North West Residential Expansion - Outline Development Plan area is outlined in Appendix B of Part D 2 Residential Zones and comprises approximately 31 hectares of land situated west of King Street (State Highway 1) between Oxford Crossing Road in the north, the Temuka River Stopbank in the west, Cass Street in the south and Grant Street and Wallingford Road in the east and also includes the existing Residential 1 Zoned land north of Donald Street.

The Outline Development Plan includes the configuration of land use zoning, roads, walkways, reserve and linkages throughout the site. The Rules and Performance Standards of the Residential 1 Zone shall apply to this zone.

The northern areas of this zone are labelled as „deferred“ zones, i.e. Stages 1A and 2. The Residential 1 Zone rules shall not apply to those deferred zones until a sewer outfall is available to these stages. These stages are intended to be developed sequentially, as the sewer will first service Stage 1 and 1A and then progress northwards to Stage 2. This is to enable Council to budget for the funds it may choose to contribute to the development of services, such as the extension of the sewer.

Staged development will also ensure:

- strategic and efficient use of land;*
- provision of sewer on an ‘as required’ and coordinated basis;*
- consolidation of urban form;*
- progressive change in the character of the area;*
- limitation of the potential effects on existing uses;*
- provision of enough zoned land within the urban area to counter the demand for rural lifestyle developments.*

- Residential 1 Zone (Broughs Gully)

Explanation and Principle Reason

The Broughs Gully Outline Development Plan area is shown in Appendix C of Part D2 Residential Zones and comprises 27ha of land situated in the Washdyke area and generally bordered by Jellicoe Street, Old North Road, Mahoneys Hill Road and existing suburban development. It is predominantly zoned Residential 1, but also includes an area of Residential 4 zone to the north.

The Outline Development Plan includes the configuration of land use zoning, roads, services, walkways, stormwater basins and linkages throughout the site. The Rules and Performance Standards of the Residential 1 Zone (and Residential 4 zone for the northern portion of the Outline Development Plan area) apply to this zone.

Development of this area in general accordance with the Outline Development Plan will ensure:

- efficient development of urban zoned land to provide housing choice;*
- provision of sewer and stormwater infrastructure on a coordinated basis;*
- provision of a connected, safe, and efficient roading network;*
- the avoidance of new roading and access connections to major roads;*
- the avoidance of adverse effects (including reverse sensitivity effects) on the National Grid;*
- the avoidance of adverse effects on the water quality and hydraulic functioning of Waitarakao / Washdyke Lagoon.*

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- Residential 4 Zone (Low Density Residential; Timaru only)*

Explanation and Principal Reason

This is a low density zone provided for at several locations in Washdyke. Amenity values are intended to be of as high a standard as is compatible with its location near an industrial area. An integrated building location and planting regime is to be provided to detail means of achieving maximum visual amenity. A portion of the Residential 4 Zone is included within the Broughs Gully Outline Development Plan area shown in Appendix C of Part D2, which seeks to achieve the outcomes described above in the Residential 1 Zone (Broughs Gully).

New Part D2, Policy 2.4.2.4

Ensure that development in the Residential 1 and 4 zones within the Broughs Gully Outline Development Plan area (as set out in Appendix C of Part D2):

- (a) is efficient, coordinated and supported by adequate services;
- (b) is in general accordance with the roading and servicing layout shown in Appendix C of Part D2; and
- (c) avoids adverse effects (including reverse sensitivity effects) on the safe, effective and efficient operation, maintenance, upgrading and development of the National Grid transmission lines.

New Part D2, Policy 2.4.2.5

Ensure that stormwater resulting from development in the Residential 1 and 4 Zones at Broughs Gully (as set out in Appendix C of Part D 2) does not contribute to further degradation of water quality, aquatic ecosystems and mahinga kai, and the hydraulic functioning of the Waitarakao / Washdyke lagoon.

Part D2, Residential 1 Zone, Rule 3A

3A Restricted Discretionary Activities

The following is a Restricted Discretionary Activity provided it is not listed as a Prohibited, Non-Complying or Discretionary Activity and it complies with all the relevant Zone Performance Standards:

- 3A.1 Residential activities not in compliance with the Temuka North West Residential Expansion - Outline Development Plan (as set out in Appendix B of Part D 2). Discretion shall be limited to the matter(s) not complied with.
- 3A.2 Any activity that does not comply with the location(s) of infrastructure shown on the Broughs Gully Outline Development Plan (as set out in Appendix C of Part D2). Discretion shall be limited to the matter(s) not complied with.

Part D2, Residential 1 Zone, Rule 4

4 Non-Complying Activities

- 4.1 All other activities in this zone are non-complying unless they are provided for by a General Rule.
- 4.2 In the Residential 1 Zone at Broughs Gully (as set out in Appendix C of Part D2), any building, fence, earthworks or activity that does not meet Performance Standards 5.B.4, 5.B.5 or 5.B.6 is non-complying.

New Part D2, Residential 1 Zone, Rule 5B, Performance Standards

5B Supplementary Performance Standards for All Activities within the Broughs Gully Outline Development Plan area shown in Appendix C of Part D2

- 5B.1 No more than 60% of the area of an allotment shall comprise of impervious or hardstand surfacing.
- 5B.2 The runoff from the first 15mm of rainfall in any storm event (regardless of duration) from any impervious or hardstand surfaces shall be treated before discharging to a reticulated network. The treatment shall be by infiltration systems, which may include but is not limited to:
 - Infiltration basins
 - Rain Gardens
 - Permeable Pavement
 - Constructed Wetlands
 - Catchpit Filter Inserts

5B.3 Materials used in the construction of roofs of all new dwellings shall be a material that minimises the release of heavy metal contaminants to stormwater. Uncoated galvanised and copper shall not be used.

5B.4 No building or activity sensitive to the National Grid shall be located within:

- 10 metres of the centre line of a National Grid transmission line on single poles;
- 12 metres of the centre line of a National Grid transmission line on pi poles; and
- 12 metres of the foundation of a National Grid transmission line support structure.

5B.5 Fences shall be located greater than 6 metres from a National Grid transmission line support structure.

5B.6 Earthworks:

- (a) shall not destabilise a National Grid transmission line support structures;
- (b) shall not result in a reduction in the ground to conductor clearance distances below what is required by table 4 of NZECP34:2001; and
- (c) shall be no deeper than:
 - 300mm within 2.2m of a National Grid transmission line support structure or stay wire; and
 - 750mm within 2.2m to 5m of a National Grid transmission line support structure; except where the earthworks are vertical holes not exceeding 500mm in diameter beyond 1.5m of a National Grid transmission line support structure or undertaken by a network utility operator.

Advice Note

- (a) Vegetation to be planted around the National Grid should be selected and managed to ensure that it will not breach the Electricity (Hazards for Trees) Regulations 2003.
- (b) Buildings and structures in the vicinity of the National Grid must also comply with the New Zealand Electrical Code of Practice for Electrical Safe Distances (NZECP34:2001).

Part D2, Residential 4 Zone, Rule 2

2 Controlled Activities

The following are controlled activities subject to complying with all the Performance Standards for this zone and the General Rules with the exercise of Council's discretion restricted to the matter(s) specified.

- Old North Road

- 2.1 Except within the Broughs Gully Outline Development Plan area (as set out in Appendix C, Part D2), one household unit per allotment provided for as part of a comprehensive development plan in that part of the zone west of Old North Road, or one household unit per proposed allotment south or east of Old North Road, Blair Street, or Mahoneys Hill Road. Council shall restrict its discretion to the environmental effects associated with the matters in Policy 2.1.2.2.

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New Part D2, Residential 4 Zone, Rule 3A

3A Restricted Discretionary Activities – Broughs Gully Outline Development Plan area

The following is a Restricted Discretionary Activity provided it is not listed as a Prohibited, Non-Complying or Discretionary Activity and it complies with all the relevant Zone Performance Standards:

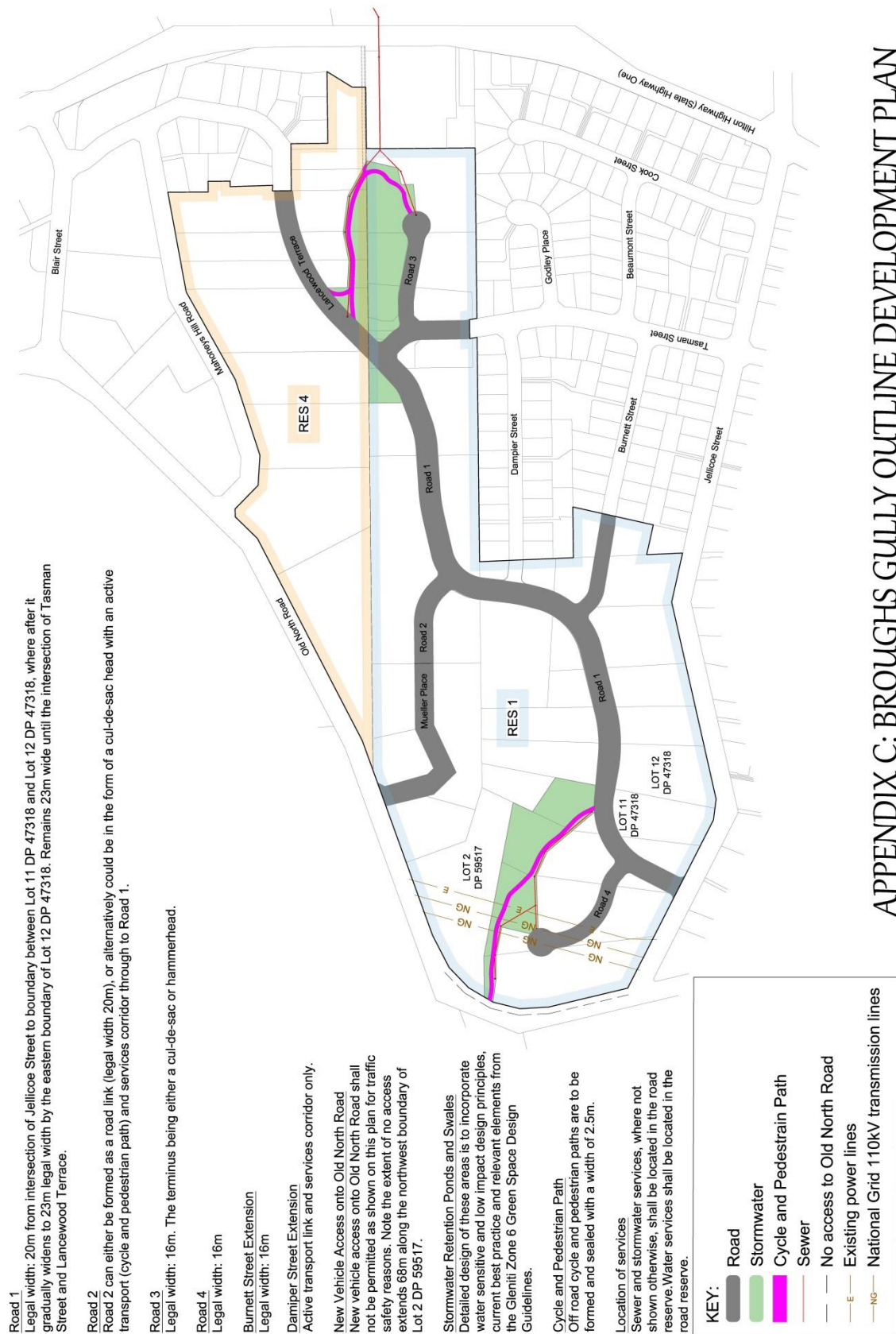
- 3A.1 Any activity that does not comply with the location(s) of infrastructure shown on the Broughs Gully Outline Development Plan (as set out in Appendix C of Part D2). Discretion shall be limited to the matter(s) not complied with.

New Part D2, Residential 4 Zone, Rule 5A, Performance Standards

5A Supplementary Performance Standards for All Activities within the Broughs Gully Outline Development Plan area shown in Appendix C of Part D2

- 5A.1 No more than 60% of the area of an allotment shall comprise of impervious surfacing
- 5A.2 The runoff from the first 15mm of rainfall in any storm event (regardless of duration) from any impervious or hardstand surfaces shall be treated before discharging to a reticulated network. The treatment shall be by infiltration systems, which may include but is not limited to:
- Infiltration basins
 - Rain Gardens
 - Permeable Pavement
 - Constructed Wetlands
- 5A.3 Materials used in the construction of roofs of all new dwellings shall be a material that minimises the release of heavy metal contaminants to stormwater. Uncoated galvanised and copper shall not be used.

Part D2, Appendix C: Broughs Gully Outline Development Plan



APPENDIX C: BROUGHS GULLY OUTLINE DEVELOPMENT PLAN

Part D6.3 – Subdivision

Part D6.3, Subdivision, Rule 6.3.5A

6.3.5A Restricted Discretionary Activities

The following shall be Restricted Discretionary Activities provided that they are not listed as a Prohibited, Non-Complying or Discretionary Activity, and they comply with all the relevant Zone standards:

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- (v) Any subdivision not in compliance with the Brouchs Gully Outline Development Plan (as set out in Appendix C of Part D 2). Discretion shall be limited to the matter(s) not complied with.

Part D6.3, Subdivision, Rule 6.3.6

6.3.6 Non-complying activities in all zones

The following are non-complying activities in all zones unless they are provided for by a General Rule:

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- (iv) Any subdivision in the Brouchs Gully Outline Development Plan area (as set out in Appendix C of Part D2) that does not meet the Performance Standard in Rule 6.3.8(21).

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Part D6.3, Subdivision, Rule 6.3.8

6.3.8 Performance Standards for subdivision in Residential Zones

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- (5) In the Residential 4 Zone all subdivisions shall comply with a comprehensive development plan for the contiguous land in the same zone, unless the sites:
 - (a) have access to Doncaster or Martin Streets, or
 - (b) are on the south or east side of Old North Road, Blair Street or Mahoneys Hill Road, or
 - (c) are within the Brouchs Gully Outline Development Plan (as set out in Appendix C, Part D2).

Where (a), (b) or (c) above does not apply, the development plan need relate only to the existing allotment being subdivided. For the area subject to Appendix C, Part D2, all subdivisions are to be in accordance with the Broughs Gully Outline Development Plan.

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- (9) Where fill is to occur in the Residential 1 Zone at Temuka North West (as set out in Appendix B of Part D 2) or within the Broughs Gully Outline Development Plan area (as set out in Appendix C, Part D2), a certificate in accordance with NZS 4431:1989 Code of Practice for Earth Fill for Residential Development shall be provided in relation to the location, depth and nature of any fill. In addition, a report from a suitably qualified person is required confirming that the placement of fill will not create a flood hazard.

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- (19) At the time of subdivision, new roads and water, sewer, and stormwater infrastructure shall be constructed and vested in general accordance with the layout shown on the Broughs Gully Outline Development Plan (as set out in Appendix C of Part D 2). It is the developer's responsibility to:
- a. Construct the portion of road contained within their land to be subdivided prior to Council's granting certification under section 224 of the Resource Management Act 1991.
 - b. Design and construct the roads and services in general accordance with the Outline Development Plan (as set out in Appendix C of Part D 2) and in accordance with Council's standards for urban subdivision. Road reserves are to be the minimum dimensions specified in Appendix C to enable inclusion of a stormwater swale system within the road reserve.
 - c. Ensure no methods are used to hinder or restrict the ability for adjoining land to link to the new road.
- (20) In the Broughs Gully Outline Development Plan area (as set out in Appendix C of Part D 2), all applications for subdivision consent shall be required to provide a financial contribution in accordance with Sections 6.5 and 6.6 of the District Plan for the following purposes:
- a. Sewer: to provide for an efficient sewage disposal system in accordance with Part D 6.5 Rule 6.5.4.2.
 - b. Stormwater: to provide for the maintenance and extension of stormwater systems in accordance with Part D 6.5 Rule 6.5.3.2 and Rule 6.5.3.3.
 - c. Water: to provide for the maintenance and development of the water supply in accordance with Part D 6.5 Rule 6.5.1.2.
 - d. Roading: to provide for safe and efficient road network in accordance with Part D 6.6 Rule 6.6.5(1).

- (21) In the Broughs Gully Outline Development Plan area (as set out in Appendix C of Part D2) any lots created must maintain access to the National Grid and must show a building platform that is greater than:
- 10 metres from the centre line of a National Grid transmission line on single poles;
 - 12 metres from the centre line of a National Grid transmission line on pi poles; and
 - 12 metres from the foundation of a National Grid transmission line support structure.

NOTE: Consultation with Transpower New Zealand Limited is necessary when considering subdivision within 20 metres of a high voltage electricity transmission line. The New Zealand Electrical Code of Practice (NZECP: 34 2001) contains restrictions on the location of structures and activities in relation to the lines.

Part D6.5 – Water, Sewer, Stormwater and Open Space and Recreation Contributions

Part D6.5, Stormwater, Rule 6.5.3.2

6.5.3.2 Rules on Financial Contributions

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- (6) At Gleniti and Broughs Gully, where open drainage channels are to be established and managed as stormwater swales (with or without associated detention dams) as part of a comprehensive stormwater management system, financial contribution shall be calculated in accordance with all of the above provisions.

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Part D6.5, Stormwater, Rule 6.5.3.3

6.5.3.3 Performance Standards for Stormwater

Where a financial contribution is taken in the form of works or services the following criteria shall be complied with:

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- (l) For that area included in the Residential 6 Zone, Residential 6(a) Zone (Deferred), 6(b) Zone (Deferred) at Gleniti in Timaru, and within the Broughs Gully Outline Development Plan, the system shall be within the existing natural open drainage channels, stormwater swales and/or such other waterways as may be the subject of resource consent and shall:
- be located as identified in the Indicative Development Plan for Gleniti or Broughs Gully (or such other as may be the subject of resource consent)
 - be visually similar in appearance to a natural gully
 - include earth detention dams
 - be designed to manage a 2% annual exceedence probability rainfall event (i.e. 50 year/30 minute); and
 - be approved by a suitably qualified chartered professional engineer.
- ...
- (m) Detention dams within stormwater swales in the Residential 6 Zone, Residential 6(a) Zone (Deferred), 6(b) Zone (Deferred) at Gleniti in Timaru and within the Broughs Gully Outline Development Plan area, are to be constructed on, or about, the locations as indicated in the Indicative Development Plan for Gleniti and Broughs Gully, or in such other locations as are approved by resource consent.
- (i) Detention dams are to be constructed to the following specifications:
- Be made from local available material up to a height of 2 metres.
 - Suitable construction and the final integrity of each detention dam will need to be verified by a chartered engineer.
 - Each dam will have a single 300 millimetre diameter concrete culvert pipe installed at gully level, and a scour resistant overflow installed on top of the dam structure.
 - Once completed regular maintenance of each structure will be required to ensure there are no blockages or scouring.
 - Walkways, cycleways and plantings may be established as part of the stormwater swale.
- (ii) Additional detention dams may also be constructed, as and when required.
- (iii) No buildings and/or structures that conflict with the primary objective of stormwater management may be established within a stormwater swale.
- (n) Every person within the Residential 6 Zone, Residential 6(a) Zone (Deferred), 6(b) Zone (Deferred) at Gleniti in Timaru, and within the Broughs Gully Outline Development Plan area, has a duty to avoid the discharge of sediment from any site subject to land modification, development or subdivision. One or more sediment retention and/or filtering mechanisms may be necessary to ensure that this standard can be met. All measures to mitigate against the discharge of sediment from a site shall be:
- Implemented prior to, or shortly after, the commencement of any land modification activity;
 - Retained until the land-disturbing activity has been completed, and/or the potential for sediment discharge has ceased.

- (o) Within the Residential 6 Zone, Residential 6(a) Zone (Deferred), 6(b) Zone (Deferred) at Gleniti in Timaru, and within the Broughs Gully Outline Development Plan area, all bare earthwork surfaces shall be re-vegetated as soon as practicable. Hydroseeding, grassing or other means of re-vegetation shall be carried out on a progressive basis as soon as the earthworks have been completed on a particular part of the site, so as to prevent the future generation and discharge of any sediment from that site.
- (p) Earthworks, roading, tracking and trenching activities within the Residential 6 Zone, Residential 6(a) Zone (Deferred), 6(b) Zone (Deferred) at Gleniti in Timaru, and within the Broughs Gully Outline Development Plan area, shall be isolated from the path of any run-off from surrounding land to prevent it from washing across the site and eroding sediment from any exposed earth.
- (q) Within the Residential 6 Zone, Residential 6(a) Zone (Deferred), 6(b) Zone (Deferred) at Gleniti in Timaru, and within the Broughs Gully Outline Development Plan area, any stormwater run-off that is discharged from a piped outfall, or an overland flowpath, shall not cause any form of erosion.

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Part D6.6 – Roading Hierarchy

Part D6.6, Roading Hierarchy, Rule 6.6.5

6.6.5 Rules for Financial Contributions

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- (2) In the Broughs Gully Outline Development Plan area (as set out in Appendix C of Part D2), a financial contribution for roading shall be payable in accordance with the following cost share agreement:
 - a. The cost of all future and indicative roads within the Outline Development Plan will be determined and summed to give the total cost of future and indicative roads.
 - b. The direct benefit that each property receives from the roading on its land is determined and subtracted from the actual cost of the roading on its land. This could be a positive or negative value. The direct benefit shall be determined by assessing the potential new allotment yield for each existing allotment and multiplying this by the typical amount of road per allotment in recent developments. This is then multiplied by a square metre rate for new road to give a benefit value.
 - c. The sum of all the benefit costs determined in 6.6.5(1)(b) is subtracted from the total cost of all future and indicative roads determined in 6.6.5(1)(a). This residual cost represents the catchment wide benefit that each property receives from adjoining and surrounding properties developing.

- d. The residual cost determined in 6.6.5(1)(c) is apportioned to all properties in the catchment in accordance with their developable area.
- e. For each property, the cost of the direct benefit (determined in 6.6.5(1)(b)) plus the properties share of the apportioned residual cost (determine in 6.6.5(1)(c)) equals the total cost of that properties financial contribution. If the actual cost of roading on that property is greater than the financial contribution, then the property receives from Council a financial contribution credit (in the form of cash). If the actual cost of roading on that property is less than the financial contribution, then the property pays Council a financial contribution (in the form of cash).

NOTE: The Council's proposals for the basis of cost sharing will be made available to the subdividers in broad terms, i.e. rate of levy on defined areas, basis of adjustment and details of services proposed.

Part D7 – Definitions

New definition into Part D7

Activity Sensitive to the National Grid - Means Boarding or Lodging House or Hostel, Camping Grounds/Caravan Parks, Community Care Facility, Community Facilities, Day Care Centres, Educational Establishments, Home Stay, Hospital, Household Unit, Kohanga Reo, Marae, Papakainga, and Place of Assembly as defined in this District Plan.

Part C – Planning Maps

Part C, Planning Maps 27 and 31

