

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~~¹ development, stormwater swales and dams, roads, neighbourhood parks, waterways, walking/cycling routes and a neighbourhood centre.

It is anticipated that urban² development will be in general accordance with the Gleniti Residential Development Area Plan (DAP). However, it is also recognised that through the detailed preparation of a subdivision consent application(s) or infrastructure³ asset design, there is the potential for alternative solutions to be developed that also better⁴ achieve the specific outcomes sought in DEV2-O1 ~~and objectives than the land use pattern shown on the Gleniti Residential Development Area Plan~~⁵.

When assessing applications for development that is not in accordance with the ~~the~~⁶ Gleniti 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 better⁷ achieves the objectives identified in this chapter and specific outcomes sought in the Gleniti 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 Gleniti Residential Development Area, the application applicant⁸ 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 successor⁹.

Objectives

DEV2-O1 Key ~~O~~utcomes for the Gleniti Residential Development Area

Urban dDevelopment¹⁰ occurs in the Gleniti Residential Development Area in a comprehensive manner that ensures:

1. efficient provision of ~~suburban~~¹¹ 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
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.

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 16(2), Schedule 1 of the RMA

⁷ Clause 10(2)(b) relying on BGD [167.6] to retain consistency

⁸ Clause 10(2)(b) relying on BGD [167.6] to retain consistency

⁹ Clause 10(2)(b) relying on BGD [167.6] to retain consistency

¹⁰ Clause 10(2)(b) relying on BGD [167.7] to retain consistency

¹¹ Clause 10(2)(b) relying on BGD [167.7] to retain consistency

Policies

DEV2-P1 Anticipated Activities

Enable land use, subdivision and¹² development that complies in general accordance with the Gleniti Residential ~~DAP Development Area Plan~~ and any associated other applicable District Plan requirements¹³.

DEV2-P2 Unanticipated Activities

Only allow land use, subdivision and¹⁴ development that is not in general accordance activities that do not comply with the Gleniti Residential ~~DAP Development Area Plan~~ and associated requirements if an alternative design provides a better solution to meeting achieves the outcomes set out in¹⁵ DEV2-O1.

Rules

Note: The rules of this chapter apply in addition ~~of to~~¹⁶ the underlying zone provisions and district-wide chapters¹⁷. 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.

DEV2-R1 Land use, subdivision and development		
DEV2 - Gleniti Residential Development Area	Activity status: Permitted	Activity status when no compliance not achieved: Discretionary
	Where: PER-1 It complies with the Gleniti Residential DAP Development Area Plan; and PER-2 All the Ss standards of this chapter are complied with except the standards do not apply if the development is for: 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>¹⁸ 3. a new accessory building to a residential activity.	

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 BGDL [167.8] to retain consistency

¹⁴ Clause 10(2)(b) relying on SPL [140.28], HHPL [168.30], and NMTE [190.27] to retain consistency

¹⁵ Clause 10(2)(b) relying on BGDL [167.8] to retain consistency

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

¹⁷ Clause 10(2)(b) relying on Transpower [159.104] to retain consistency

¹⁸ RHL [174.91], Rooney, GJH [191.91], RGL [249.91], RFL [250.91], REL [251.91], TDL [252.91]

Standards

DEV2-S1	Roading	
DEV2 - Gleniti Residential Development Area	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 DAP Development Area Plan. It is the developer's responsibility to: 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)¹⁹; and 3. ensure nothing hinders or restricts the ability for adjoining land to link to the new road as provided for in Gleniti Residential DAP Development Area Plan. Note: 1. <i>The Council will require specific designs for roads in accordance with Council's Infrastructure Standards. This is to be completed²⁰ by a suitably qualified chartered²¹ 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>	Matters of discretion <u>are</u> restricted to: Not applicable
DEV2-S2	Stormwater, water and sewerage infrastructure	
DEV2 - Gleniti Residential Development Area	At the time of land use, subdivision or development and prior to any new buildings being occupied, any²² stormwater, water and sewerage infrastructure required <u>to service the land use, subdivision or development</u>²³ shall be designed and constructed by the developer <u>as reticulated</u>	Matters of discretion <u>are</u> restricted to: Not applicable

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

²⁰ Clause 10(2)(b) relying on BGDL [167.11], MFL [60.49] to retain consistency

²¹ Clause 10(2)(b) of the RMA relying on BGDL [167.11, 167.12]

²² TDC [42.61]

²³ TDC [42.61]

	system that are located²⁴ within their site land owned by the developer. Include any stormwater, water and sewerage systems required to service the lands through reticulated systems.²⁵ Note: 1. The Council will require specific designs for stormwater, water and sewerage infrastructure in accordance with Council's infrastructure Standards. This is to be completed²⁶ by a suitably qualified chartered²⁷ 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	At the time of land use, subdivision or development and prior to any new buildings being occupied, the developer shall design and construct all²⁸ walkway/cycleways within the land area subject to the consent application as²⁹ indicated on the Gleniti Residential DAP Development Area Plan to include: 1. a minimum reserve width of <u>6m</u> metres; and 2. a minimum formed width of <u>2.5m</u> metres; and 3. planting and mulching of the remaining <u>3.5m</u> metres; and 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	Matters of discretion <u>are</u> restricted to: Not applicable

²⁴ TDC [42.61]

²⁵ TDC [42.61]

²⁶ Clause 10(2)(b) relying on BGDL [167.11], MFL [60.49] to retain consistency

²⁷ Clause 10(2)(b) of the RMA relying on BGDL [167.11, 167.12]

²⁸ RHL [174.92], Rooney, GJH [191.92], RGL [249.92], RFL [250.92], REL [251.92], TDL [252.92]

²⁹ RHL [174.92], Rooney, GJH [191.92], RGL [249.92], RFL [250.92], REL [251.92], TDL [252.92]

	be submitted to Council for approval prior to planting.	
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 DAP Development Area Plan shall be vested to Council.	Matters of discretion <u>are</u> 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 network utilities services³⁰, parks, walkway/cycleways and stormwater swales indicated on the Gleniti Residential DAP Development Area Plan and within the site shall be vested into Timaru District Council's ownership. Note: 1. <i>The actual cost of road, <u>network</u> utility services³¹ and walkway/cycleway <u>design and</u>³² 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 <u>are</u> restricted to: Not applicable

³⁰ Clause 10(2)(b) relying on BGD [167.15] to retain consistency

³¹ Clause 10(2)(b) relying on BGD [167.15] to retain consistency

³² 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 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