

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 Broughs Gully Residential¹ 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 Broughs Gully Residential² Development Area Plan (DAP) guides the general pattern of urban³ development ~~for new growth in the area~~⁴. It provides for the integration of future suburban⁵ development with roads, sewer and water infrastructure, stormwater basins and linkages to the surrounding area. It also restricts vehicle⁶ access ~~area~~⁷ onto ~~to~~⁸ Old North Road.

It is anticipated that urban⁹ development will be in general accordance with the Broughs Gully Residential¹⁰ DAP ~~Development Area Plan~~. However, it is also recognised that through the detailed preparation of a subdivision consent application(s) or infrastructure¹¹ asset design, there is the potential for alternative solutions to be developed that also better¹² achieve the specific outcomes sought in DEV1-O1 ~~than the land use pattern shown on the Broughs Gully Development Area Plan~~¹³.

When assessing applications for development that is not in accordance with the Broughs 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 better¹⁴ achieves the objectives identified in this chapter and specific outcomes sought in the Broughs 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 urban¹⁵ development is only for a portion of the Broughs Gully Residential Ddevelopment aArea¹⁶, the applicant application¹⁷ will need to demonstrate that the outcomes sought for the entire development area will not be compromised or constrained. Any new alternate¹⁸ design shall also will need to¹⁹ align with urban²⁰ design principles qualities described in of²¹ the New Zealand Urban Design Protocol or any successor²².

¹ BGD [167.6]

² BGD [167.6]

³ BGD [167.6]

⁴ BGD [167.6]

⁵ BGD [167.6]

⁶ BGD [167.6]

⁷ Clause 16(2), Schedule 1 of the RMA

⁸ BGD [167.6]

⁹ BGD [167.6]

¹⁰ BGD [167.6]

¹¹ BGD [167.6]

¹² BGD [167.6]

¹³ BGD [167.6]

¹⁴ BGD [167.6]

¹⁵ BGD [167.6]

¹⁶ BGD [167.6]

¹⁷ BGD [167.6]

¹⁸ BGD [167.6]

¹⁹ BGD [167.6]

²⁰ BGD [167.6]

²¹ BGD [167.6]

²² BGD [167.6]

Objectives

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

Urban development²³ occurs in the Broughs Gully Residential²⁴ Development Area in a comprehensive manner that ensures:

1. efficient provision of suburban²⁵ residential development that provides a range of allotment sizes; and
2. residential²⁶ 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 urban²⁷ development integrates well with adjoining urban land uses; and
10. stormwater has a minimal effect on Waitarakao (Washdyke lagoon); and
11. there are is²⁸ minimal adverse effects, including reverse sensitivity effects,²⁹ on the national grid National Grid are managed in accordance with Policy EI-P3³⁰.

Policies

DEV1-P1 Anticipated Activities

Enable land use, subdivision and³¹ development that complies in general accordance³² with the Broughs Gully Residential³³ DAP Development Area Plan and any associated other applicable District Plan³⁴ requirements.

DEV1-P2 Unanticipated Activities

Only allow land use, subdivision and³⁵ development that is not in general accordance activities that do not comply³⁶ with the³⁷ Broughs Gully Residential³⁸ DAP Development Area Plan and associated requirements if an alternative design provides a better solution to meeting achieves the outcomes set out in³⁹ DEV1-O1.

Rules

²³ BGDL [167.7]

²⁴ BGDL [167.6]

²⁵ BGDL [167.7]

²⁶ BGDL [167.7]

²⁷ BGDL [167.7]

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

²⁹ Transpower [159.103]

³⁰ Transpower [159.103]

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

³² BGDL [167.8]

³³ BGDL [167.6]

³⁴ BGDL [167.8]

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

³⁶ BGDL [167.8]

³⁷ Clause 10(2)(b) of the RMA relying on BGDL [167.8]

³⁸ BGDL [167.6]

³⁹ Clause 10(2)(b) of the RMA relying on BGDL [167.8]

Note: The rules of this chapter apply in addition ~~of~~ ^{to}⁴⁰ 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	
DEV-1 - Broughs Gully Residential ⁴¹ Development Area	Activity status: Permitted	Activity status where compliance not achieved: Discretionary
	<p>Where:</p> <p>PER-1 It complies with Broughs Gully Residential⁴² DAP Development Area Plan; and</p> <p>PER-2 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 be⁴³ limited to:</p> <ol style="list-style-type: none"> 1. infiltration basins; <u>and</u> 2. rain gardens; <u>and</u> 3. permeable pavement; <u>and</u> 4. constructed wetlands; <u>and</u> 5. catchpit filter inserts; and <p>PER-3 All the S<u>s</u>tandards 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>⁴⁴ 3. a new accessory building to a residential activity. 	

Standards

DEV1-S1 Roading

⁴⁰ Clause 16(2), Schedule 1 of the RMA

⁴¹ BGDL [167.6]

⁴² BGDL [167.6]

⁴³ Clause 16(2), Schedule 1 of the RMA

⁴⁴ 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

DEV1 - Broughs Gully Residential⁴⁵ Development Area	<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"> 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)⁴⁶; and 3. ensure nothing hinders or restricts the ability for adjoining land to link to the new road as provided for in Broughs Gully Residential⁴⁷ <u>DAP Development Area Plan</u>. <p>Note:</p> <ol style="list-style-type: none"> 1. <i>The Council will require specific designs for roads in accordance with Council's Infrastructure Standards. This is to be completed⁴⁸ by a suitably qualified chartered⁴⁹ 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
DEV1-S2	Stormwater, water and sewerage infrastructure	
DEV1 - Broughs Gully Residential⁵⁰ Development Area	<p>At the time of land use, subdivision or development and prior to any new buildings being occupied, any⁵¹ stormwater, water and sewerage infrastructure required <u>to service the land use, subdivision or development</u>⁵² shall be designed and constructed by the developer <u>as reticulated</u></p>	Matters of discretion <u>are</u> restricted to: Not applicable

⁴⁵ BGD [167.6]⁴⁶ Clause 16(2), Schedule 1 of the RMA⁴⁷ BGD [167.6]⁴⁸ MFL [60.49]⁴⁹ BGD [167.11]⁵⁰ BGD [167.6]⁵¹ TDC [42.60]⁵² TDC [42.60]

	<p>system that are located⁵³ within their site land owned by the developer. Include any stormwater, water and sewerage systems required to service the lands through reticulated systems.⁵⁴</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 completed⁵⁵ by a suitably qualified chartered⁵⁶ 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. 	
DEV1-S3	Walkway/cycleways	
DEV1 - Broughs Gully Residential⁵⁷ 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 all⁵⁸ walkway/cycleways within the land area subject to the consent application as⁵⁹ indicated on the Broughs Gully Residential⁶⁰ DAP Development Area Plan 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 	Matters of discretion <u>are</u> restricted to: Not applicable

⁵³ TDC [42.60]⁵⁴ TDC [42.60]⁵⁵ MFL [60.50]⁵⁶ BGD [167.12]⁵⁷ BGD [167.6]⁵⁸ Clause 10(2)(b) of the RMA relying on BGD [167.13]⁵⁹ BGD [167.13]⁶⁰ 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>	
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DEV1-S4	Parks	
DEV1 - Broughs Gully Residential⁶¹ Development Area	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 ⁶² <u>DAP</u> Development Area Plan shall be vested to Council.	Matters of discretion <u>are</u> restricted to: Not applicable
DEV1-S5	Vesting of infrastructure and assets	
DEV1 - Broughs Gully Residential⁶³ Development Area	<p>At the time of land use, subdivision or development and prior to any new buildings being occupied, all required roads, public network⁶⁴ utility services⁶⁵, parks, walkway/cycleways and stormwater swales indicated on the Broughs Gully Residential⁶⁶ <u>DAP</u> Development Area Plan and within the site shall be vested into Timaru District Council's ownership.</p> <p>Note:</p> <ol style="list-style-type: none"> 1. <i>The actual cost of road, network⁶⁷ utility services⁶⁸ and walkway/cycleway design and⁶⁹ 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>Matters of discretion <u>are</u> restricted to: Not applicable</p> <p>Maneuvering</p>

⁶¹ BGD [167.6]⁶² BGD [167.6]⁶³ BGD [167.6]⁶⁴ BGD [167.15]⁶⁵ BGD [167.15]⁶⁶ BGD [167.6]⁶⁷ BGD [167.15]⁶⁸ BGD [167.15]⁶⁹ 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 Residential⁷⁰ Development Area Plan

DEV1 - BROUGHS GULLY DEVELOPMENT AREA PLAN



[Please note – plan to be updated to remove Stormwater Management Area located west of Road 1].

⁷⁰ BGD [167.6]