

RIVER TERRACE DEVELOPMENTS LTD

Request for a Change to the
Operative Central Otago District Plan

PROPOSED CHANGES TO THE DISTRICT PLAN

1 March 2018



Requested changes to the operative Central Otago District Plan

1. Amend Planning Map 44

On Planning Map 44, on part of the land to the west of Sandflat Road (currently within the Rural Resource Area and the Rural Residential Resource Area), insert new boundaries and labelling (the “[RTRA]”, is shown on [2.A attached](#);

2. Amend Planning Maps Legend

On the Planning Maps Legend, insert “[RTRA] River Terrace Resource Area” into the list of Resource Areas in the left-hand column, as shown on [2.B attached](#);

3. Insert new chapter containing the RTRA provisions

Insert a new Chapter (Chapter 20), to include the RTRA provisions as set out in [2.C attached](#).

Central Otago District Planning Maps

LEGEND

RESOURCE AREAS	HERITAGE VALUES	OTHER NOTATIONS
<p>RU Rural Resource Area</p> <p>R Residential Resource Area</p> <p>RTRA River Terrace Resource Area</p> <p>I Industrial Resource Area</p> <p>RS Rural Settlements Resource Area</p> <p>W Water Surface and Margin Resource Area</p> <p>MRRRA McArthur Ridge Resource Area</p>	<p>HP Heritage Precinct</p> <p>123 Heritage Building, Place, Site or Object (Schedule 19.4)</p> <p>12 Notable Tree (Schedule 19.4)</p> <p>HR12 Historic Reserve (Schedule 19.10)</p> <p>SN12 Area of Significant Natural Value (Schedule 19.6.1)</p> <p>W12 Additional Wetlands (Schedule 19.6A)</p> <p>OL Area of Outstanding Landscape Value (Schedule 19.6.2)</p> <p>900 Land over 900 metres</p> <p>LMA Upper Manorburn / Lake Onslow Landscape Management Area</p> <p>E Esplanade Provision (Schedule 19.9)</p>	<p>--- District Boundary</p> <p>--- Resource Area Boundary (Where distinction required)</p> <p>--- Resource Area Boundary underlying a Designation</p> <p>MAP 4A Area subject to enlarged Planning Map</p> <p>[RR] Rural Residential (See Rule 4.7.2 (f))</p> <p>[RuRA()] Rural Resource Area (1)-(3) (See Rule 4.7.2 (f) & (a))</p> <p>[RRA()] Residential Resource Area (1)-(11) (See Rule 7.3.3 (f)(c))</p> <p>[BA()] Business Resource Area (1) (See Rule 8.3.6 (f))</p> <p>R* Residential Resource Area (See Rule 7.3.6(f)(f)(2) – Sloping Sites)</p>
DESIGNATIONS	HAZARDS	
<p>Designation (Schedule 19.2)</p> <p>Limited Access Road (Urban Map)</p> <p>Limited Access Road (Rural Map)</p> <p>State Highway (Urban Map)</p> <p>State Highway (Rural Map)</p>	<p>N Nohoanga (Traditional Camping)</p> <p>FP Flood prone land (Schedule 19.11)</p> <p>M Mined Area (Urban Maps)</p> <p>R Mined Area (Rural Maps)</p> <p>F Active Geological Fault</p> <p>■ Filled Area (Including closed Landfills)</p> <p>— Area of Subsidence or Slippage</p> <p>H High Voltage Lines (See Rule 4.7.6 A (g))</p>	<p>▲ Airport Protection Zone (See Rule 4.7.6 A (f))</p> <p>--- Proposed Road Alignment</p> <p>--- Actual position of formed road (For information purposes only)</p> <p>--- Road to be Stopped</p> <p>--- Building Line Restriction</p> <p>--- Verandah Required (See Rule 8.3.6(f))</p> <p>--- Building Facades (See Rule 8.3.2 (f))</p> <p>--- Bridge</p>
SCHEDULED ACTIVITIES		
<p>SA123 Scheduled Activities (Schedule 19.3)</p>		

NOTES

- All legal roads are deemed to be designated.
- All designated land subject to underlying Resource Area provisions that apply where such land is to be used for a purpose other than the designated purpose.
- Surface of any waterbody deemed to be in Water Surface and Margin Resource Area.
- Cadastral information correct as at 1 December 2007
- Size of symbols as shown in Legend may vary when shown on Planning Maps.
- Cadastral information from Land Information New Zealand [LINZ]

CROWN COPYRIGHT RESERVED with regard to Cadastral information.

2.C

Proposed River Terrace Resource Area provisions

SECTION 20: RIVER TERRACE RESOURCE AREA

20.1 INTRODUCTION

The River Terrace Resource Area at Cromwell comprises 49 hectares across two distinct terraces, with frontage to State Highway 6 and Sandflat Road. It is approximately 1km from Cromwell's main employment/business precinct.

The Resource Area is to be comprehensively developed for urban activities including medium- and higher-density residential, retirement living, a neighbourhood centre, and a possible school, with an associated open space network, walkways, roading and infrastructure.

Development is guided by a structure plan which delineates the general layout of activities, roads, open spaces, and Development Parcels. The provisions of the Resource Area allow each of these Parcels to be subdivided and developed comprehensively to promote high quality residential neighbourhoods. Ready access to open space and wider vistas to the surrounding mountainous landscapes will be strong features of the development.

Rules enable the development to co-exist with the existing mix of activities in the wider area, including the motorsport activities, orchards and other rural activities, and the state highway.

20.2 ISSUES

The resource management issues of the River Terrace Resource Area are:

- 20.2.1 Spatial expansion of Cromwell to meet current and future residential land demands**
Cromwell's popularity as a place to live, work and visit is increasing, and its population is projected to continue to grow significantly. Additional greenfields land for accommodating this growth is required to avoid a shortfall. Adequate zoned capacity and efficient use of land resources are necessary to meet housing demand and to maintain housing affordability.
- Cross-Reference
Section 2
Objectives: 20.3.1 – 20.3.4*
- 20.2.2 Quality, compact urban development**
Well thought-out masterplanning that takes into account locational attributes, market demands, and best practice urban design will deliver high quality urban intensification and efficient use of land while fostering communities, improving environmental sustainability, promoting affordability, and improving overall well-being. Diversity of housing choice, a variety of open space opportunities, safe walking and cycling connections, and slow-speed safe streets all contribute to a successful medium and higher density living environment that maintains long term amenity values and environmental quality for residents.
- Cross Reference
Section 2
Objectives: 20.3.1 – 20.3.5, 20.3.8 – 20.3.9*
- 20.2.3 Maximising infrastructural efficiencies**
Integrated planning of land use and infrastructure optimises the provision and use of roading and infrastructural services, encourages the efficient use of existing community facilities and provides for new community facilities.
- Cross Reference
Sections 2, 15, 16
Objectives: 20.3.6, 20.3.7*
- 20.2.4 Ensuring compatibility with surrounding activities**
New urban development should recognise existing environmental values and the existing effects of – and potential effects on – nearby activities. Methods should be adopted to ensure that activities are compatible.
- Cross Reference
Section 2
Objectives: 20.3.10*
- 20.2.5 Other issues**
Issues 6.2.1, 6.2.2, 6.2.3, 6.2.4, 6.2.5, 6.2.6, 6.2.7 and 6.2.10 apply in the River Terrace Resource Area.
- Cross Reference
Section 6
Objectives: 6.3.1 – 6.3.6*

Explanation to Issues 20.2.1 – 20.2.5

Cromwell's population is growing at a comparatively high rate in relation to other similarly sized towns in New Zealand and Otago, and needs additional zoned land for the housing to accommodate this growth. Applying best practice urban design to new areas for urban development will deliver optimum amenity and quality of life outcomes for residents and the community, housing diversity and affordability, and efficiencies in the provision of parks, open space, roading and infrastructure. Externalities can be adequately managed by adopting suitable methods for avoiding and mitigating potential effects.

20.3 OBJECTIVES

The objectives contained in this section are specific to the River Terrace Resource Area. The objectives in the following sections of the District Plan are also relevant to the subdivision, use, development, and protection of land in the River Terrace Resource Area:

- Section 3.3 (Manawhenua)
- Section 6.3 (Urban Areas)
- Section 12.3 (District Wide)
- Section 13.3 (Infrastructure, Energy and Utilities)
- Section 14.3 (Heritage)
- Section 15.3 (Financial Contributions)
- Section 16.3 (Subdivision)
- Section 17.3 (Hazards)

Where any of the objectives of the River Terrace Resource Area conflict with the objectives in the sections listed above, the objectives of the River Terrace Resource Area shall prevail.

- | | | |
|--------|--|---|
| 20.3.1 | <p><u>Objective – Efficient, co-ordinated, integrated greenfields development</u>
Efficient greenfields development that is co-ordinated by way of a Structure Plan to achieve an integrated, connected, high quality residential neighbourhood.</p> | <p><i>Cross reference to Issue 20.2.1, 20.2.2, Policies 20.4.1, 20.4.2</i></p> |
| 20.3.2 | <p><u>Objective – Diversity of housing product and housing affordability</u>
Increased housing supply, variety and choice by creating a well-designed residential development comprising a range of housing densities and typologies to enable a range of price options.</p> | <p><i>Cross reference to Issue 20.2.1, 20.2.2, Policies 20.4.2, 20.4.3,</i></p> |
| 20.3.3 | <p><u>Objective – Well-designed built environment</u>
A well-designed built environment that provides for and positively responds to streets and open spaces, provides high quality amenity for residents, and contributes to public safety.</p> | <p><i>Cross reference to Issue 20.2.1, 20.2.2, Policies 20.4.1, 20.4.2, 20.4.4, 20.4.5,</i></p> |
| 20.3.4 | <p><u>Objective – Retirement living opportunities</u>
A variety of residential opportunities for retirement-age people, along with related services and amenities.</p> | <p><i>Cross reference to Issue 20.2.1, 20.2.2, Policies 20.4.3, 20.4.8</i></p> |
| 20.3.5 | <p><u>Objective – Parks and open space network</u>
Parks and open spaces that cater for the recreation and amenity needs of residents, and a network of pedestrian and cycle connections and greenways that are safe and convenient and which, along with the street network, allow easy connections within and beyond the Resource Area.</p> | <p><i>Cross reference to Issue 20.2.2, Policies 20.4.1, 20.4.2, 20.4.4</i></p> |
| 20.3.6 | <p><u>Objective – Street network</u>
A safe and efficient street network within the Resource Area that provides for all transport modes, including walking and cycling, while also integrating with the existing transport network and possible future development in surrounding areas.</p> | <p><i>Cross reference to Issue 20.2.3, Policy 20.4.6</i></p> |
| 20.3.7 | <p><u>Objective – Public infrastructure</u>
Adequate connections to public infrastructure systems and appropriate distribution of infrastructure through the Resource Area, and an appropriate total number of dwellings within the Resource Area in line with servicing capacities.</p> | <p><i>Cross reference to Issue 20.2.3, Policy 20.4.7</i></p> |
| 20.3.8 | <p><u>Objective – Neighbourhood Centre</u>
A neighbourhood centre in a convenient location to provide for the day to day convenience needs of the residential neighbourhood, and to complement and not undermine the existing Cromwell retail and business centres.</p> | <p><i>Cross reference to Issue 20.2.1, 20.2.2, Policy 20.4.9</i></p> |

-
- 20.3.9 **Objective – Education precinct**
Provide land for a school or other educational facility, to cater for the needs of the immediate and wider community.
- 20.3.10 **Objective – Compatibility with surrounding activities**
Development which is undertaken in a manner that is compatible with the surrounding land uses including State Highway 6, motorsport activities, orcharding and other rural activities.

*Cross reference to
Issue 20.2.1, 20.2.2,
Policy 20.4.10*

*Cross reference to
Issue 20.2.4, Policy
20.4.11*

20.4 POLICIES

The policies contained in this section are specific to the River Terrace Resource Area. The policies in the following sections of the District Plan are also relevant to the subdivision, use, development, and protection of land in the River Terrace Resource Area:

- Section 3.4 (Manawhenua)
- Section 6.4 (Urban Areas)
- Section 12.4 (District Wide)
- Section 13.4 (Infrastructure, Energy and Utilities)
- Section 14.4 (Heritage)
- Section 15.4 (Financial Contributions)
- Section 16.4 (Subdivision)
- Section 17.4 (Hazards)

Where any of the policies of the River Terrace Resource Area conflict with the policies in the sections listed above, the policies of the River Terrace Resource Area shall prevail.

20.4.1 Policy – Masterplanned Development

Policy 20.4.1A: Provide for the River Terrace Resource Area Structure Plan to manage the spatial layout of development in the Resource Area, including:

- (a) Roads, and the roading hierarchy;
- (b) Parks and open spaces;
- (c) Setback of built development from State Highway 6;
- (d) Two distinct residential Sub-Areas, based on residential density:
 - (i) Residential Sub-Area A, located within the main core of the Resource Area, where higher residential density is appropriate;
 - (ii) Residential Sub-Area B, located around much of the periphery of the Resource Area, with lower residential density;
- (e) A Retirement Living Overlay;
- (f) A Neighbourhood Centre Overlay;
- (g) An Education Overlay.

Cross reference:
Objectives 20.3.1, 20.3.3, 20.3.5; Rules 20.7.3(viii), 20.7.8, 20.7.9, 20.7.10, 20.7.11

Policy 20.4.1B: Ensure that development gives effect to the River Terrace Resource Area Structure Plan by:

- (a) Requiring that subdivision and development proposals are generally consistent with the Structure Plan;
- (b) Requiring subdivision and development plans to be staged in one or more Development Parcels and to demonstrate the interrelationship and future integration with adjoining areas.

20.4.2 Policy – Built environment, density and diversity

Require development to:

- (a) provide for a high quality public realm that is coordinated throughout the Resource Area, including by way of consistent street cross-sections, landscaping, street lighting and paving.
- (b) deliver sites that are an appropriate size and shape for residential development at a range of densities.

Cross reference:
Objectives 20.3.1, 20.3.2, 20.3.3, 20.3.5; Rules 20.7.3(viii), 20.7.8, 20.7.9, 20.7.10, 20.7.11

20.4.3 Policy – Housing Affordability

Enable a range of dwelling types and sizes to help meet the housing needs of households on moderate incomes, while maintaining a high quality of urban and building design.

Cross reference:
Objectives 20.3.2, 20.3.4; Rules 20.7.3(viii)(d), 20.7.1

20.4.4 Policy – Parks and Open Spaces

Require development to address the recreation and amenity needs of residents by:

Cross reference:

Objectives 20.3.3,

- (a) providing public open spaces;
- (b) enabling passive surveillance of public open spaces by ensuring public open spaces are generally fronted with roads; and
- (c) requiring pedestrian and/or cycle linkages (including cycle lanes within the street environment) to connect with the public open spaces, the neighbourhood centre, the school area, and the retirement living area.

20.3.5;
Rules 20.7.3(viii),
20.7.9, 20.7.10

20.4.5 Policy – Form of development

Manage the height, bulk, location, form and appearance of buildings and site landscaping and fencing, to:

- (a) achieve a variety of residential densities and character.
- (b) provide usable and accessible outdoor living space and privacy and to have access to daylight and sunlight.
- (c) allow neighbouring properties to have a reasonable standard of sunlight access and privacy.

Cross reference:
Objective 20.3.3,
Rules 20.7.1,
20.7.3(ii) – (vii)

20.4.6 Policy – Transport

Require development to be designed to provide a street and block pattern which:

- (a) is easy and safe to use for motorists, pedestrians and cyclists;
- (b) is safely and efficiently connected to State Highway 6, Sandflat Road and any nearby public transport routes;
- (c) limits cul-de-sac roads where practicable;
- (d) is public;
- (e) incorporates principles of crime prevention through environmental design.

Cross reference:
Objective 20.3.6;
Rules 20.7.3(viii),
20.7.8, 20.7.9,

20.4.7 Policy – Infrastructure

Require development to provide servicing:

- (a) in a coordinated and integrated manner and in line with the capacity of the networks;
- (b) so that power and telecommunications services are reticulated underground to each site;
- (c) so that individual dwellings can be connected to the reticulated wastewater and potable water networks.

Cross reference:
Objectives 20.3.7;
Rules 20.7.3(viii),
20.7.8, 20.7.9,

20.4.8 Policy – Retirement Living Overlay

Provide adequate land for a retirement village within Residential Sub-Area A that:

- (a) enables a range of residential options for retirement-age people, including standalone villas, terrace housing and apartment housing;
- (b) provides for central services and amenities located to enable synergies with the neighbourhood centre and the open space and walkway network;
- (c) integrates with the wider Resource Area.

Cross reference:
Objective 20.3.4;
Rules 20.7.1(iii),
20.7.3(ii) – (iii),
20.7.8

20.4.9 Policy – Neighbourhood Centre Overlay

Policy 20.4.9A: Provide for a neighbourhood centre containing small scale retail, professional services, care facilities, community facilities, and food and beverage premises of a scale and in a location to meet the local convenience needs of residents.

Policy 20.4.9B: Limit the extent of retail to avoid any significant adverse effects on:

- (a) the small-scale character of the neighbourhood centre,
- (b) residential amenity in the vicinity,
- (c) the vitality and viability of existing Cromwell commercial centres,
- (d) the safe and efficient operation of the transport network.

Cross reference:
Objective 20.3.8;
Rules 20.7.1(iv),
20.7.3(iv), 20.7.8

20.4.10 Policy – Education Overlay

Provide for educational facilities and for open space(s) that suit both the needs of the school and the wider community.

Cross reference:
Objectives 20.3.9;
Rules 20.7.1(v),
20.7.3(v), 20.7.8

20.4.11

Policy – Compatibility with surrounding established land uses

Policy 20.4.11A: Provide for a wide, green setback from State Highway 6 to provide amenity for residents of the Resource Area and highway users.

Policy 20.4.11B: Ensure that sensitive activities (including residential and any childcare or other care activity) are adequately protected from spray drift from adjoining rural production activities.

Policy 20.4.11C: Ensure that potential reverse sensitivity effects on nearby activities, including the State Highway and the motorsport activities, are adequately managed.

*Cross reference:
Objective 20.3.10;
Rules 20.7.1(ii)(i),
20.7.3(viii)(f),
20.7.7(vii), (viii), (xi),
20.7.8*

20.5 METHODS OF IMPLEMENTATION

20.5.1 Creation of the River Terrace Resource Area

The planning maps identify the River Terrace Resource Area which has a Structure Plan (Rule 20.7.8), a Movement Plan (Rule 20.7.9), a Development Parcel Plan (Rule 20.7.10), Indicative Road Cross Section Plans (Rule 20.7.11), and rules (Rules 20.7.1 – 20.7.7) applicable only within this Resource Area.

The River Terrace Resource Area is to be comprehensively developed for urban activities in accordance with the Structure Plan. Activities include medium and higher density residential, retirement living, neighbourhood centre, an associated open space network, walkways, roading and infrastructure, and potential educational facilities.

Reason:

Masterplanning to create desirable urban outcomes, including variety and choice in housing product, high quality public and private amenities and a wider “sense of place”, relies on establishing and implementing a robust structure plan, with associated rules that set the parameters for subdivision and development. The River Terrace Structure Plan, Movement Plan, Development Parcel Plan, Indicative Road Cross-Section Plans, and the River Terrace provisions in Section 20.7 below, will best achieve the development aspirations set out in the objectives and policies for the Resource Area.

Cross Reference

*Policies: 20.4.1,
20.4.2*

*Rules: 20.7.8,
20.7.9, 20.7.10,
20.7.11*

20.6 PRINCIPAL REASONS FOR ADOPTING OBJECTIVES, POLICIES AND METHODS

20.6.1 *The land comprising the River Terrace Resource Area is greenfields and needs to be developed in a coordinated, integrated and efficient manner to yield high quality urban outcomes while helping to accommodate Cromwell's growth. The provisions provide for diversity of housing product to enable a range of price options, and a well-designed built environment comprising a range of residential living options, including retirement living, and the community amenities of a neighbourhood centre and potentially a school.*

*Cross Reference:
Issues 20.2.1 – 20.2.5,
Objectives 20.3.1 –
20.3.10;
Policies 20.4.1 –
20.4.11;
Rules 20.7.1 – 20.7.11*

The Structure Plan and Movement Plan ensure appropriate spatial layout of activities, a safe and efficient street network and a green network of reserves and open space.

The Resource Area is adjacent to the highway and other existing activities, and the provisions include measures to achieve compatibility with these.

The Resource Area provisions promote the development of a quality compact neighbourhood that:

- (a) Fosters a community by providing shared amenities and boundary conditions that encourage neighbourhood interaction, a variety of high quality open space opportunities, and diversity of housing choice;*
- (b) Improves physical and mental well-being by providing safe walking and cycling connectivity, slow-speed safe streets, reduction of crime through passive street surveillance, and a variety of recreation opportunities;*
- (c) Improves sustainability by encouraging walking and cycling for local trips, minimising impervious surfacing, maximising green spaces, and promoting effective solar orientation;*
- (d) Enables affordability by promoting compact infrastructure, and a range of lot sizes to create a choice of housing types.*

20.7 RULES – RIVER TERRACE RESOURCE AREA

20.7.1 PERMITTED ACTIVITIES

(i) **Compliance with standards**

Any activity that is not listed as a controlled, discretionary (restricted), discretionary, non-complying or prohibited activity and that complies with the rules and standards set out in Sections 11 to 15 of this Plan and the standards set out in Rules 20.7.1(ii) – (v) is a permitted activity.

Breach:
Restricted
discretionary activity
– see Rule 20.7.3(i)

(ii) **Residential activities and buildings within Residential Sub-Areas A and B**

Residential activities and buildings within Residential Sub-Areas A and B as shown on the River Terrace Resource Area Structure Plan, excluding buildings and activities within the Retirement Living Overlay for retirement living purposes, are permitted activities provided they meet the following standards:

Breach:
Restricted
discretionary activity
– see Rule 20.7.3(i)

(a) **Building Height**

The maximum height of any building shall not exceed 9m.

(b) **Height in relation to boundary**

Buildings shall not project beyond a 45-degree recession plane measured from a point 4.5m vertically above ground level along rear and side boundaries.

(c) **Building coverage and impermeable surfacing**

The maximum coverage shall be:

Maximum building coverage for all buildings on any site	45%
Maximum coverage for all impermeable surfacing (including building coverage)	65%

(d) **Setback from boundaries**

The minimum set-back from all boundaries of any building on a site shall be 1m except that, where any units share a common wall, no setback is required from the common boundary between the units.

(e) **Outlook from principal living rooms and bedrooms**

One outlook space must be provided from external windows of a habitable room (being a living room or a bedroom), in accordance with the following:

- (i) Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of windows.
- (ii) The minimum dimensions for a required outlook space are as follows:
 - the principal living room must have an outlook space with a minimum dimension of 4m in width and 4m in depth, all located within the site;
 - the principal bedroom must have an outlook space with a minimum dimension of 3m in depth and 3m in width, all located within the site; and
 - any secondary bedroom must have an outlook space with a minimum dimension of 1m in depth and 2m in width, all located within the site.
- (iii) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.

- (iv) The width of the outlook space is measured parallel to the window to which it applies.
 - (v) Outlook spaces required from different rooms within the same building may overlap.
 - (vi) Outlook spaces may overlap where they are on the same building face plane.
 - (vii) Outlook spaces must:
 - be clear and unobstructed by buildings;
 - not extend over adjacent sites, except where the outlook space is over a public or common space;
 - not extend over an outlook space or outdoor living space required by another dwelling.
- (f) **Outdoor living space**
An outdoor amenity area of minimum dimensions 4m x 4m that opens directly from the primary living area of the dwelling must be provided.
- (g) **Boundary fences and walls**
The maximum height of boundary fences and walls shall be:
 - On front boundaries: 0.9m
 - On side boundaries in front gardens (in front of the principal front building line): 0.9m
 - On side boundaries (behind the principal front building line) when adjoining another private property: 1.8m
 - On rear boundaries when adjoining another private property: 1.8m
 - On side or rear boundaries when adjoining a lane, accessway, greenway or other public or common space: 1.2m
-
- For the purposes of this rule and rule 20.7.1(e) above:
 - Any fence or wall located within 1m of a boundary is deemed to be on the boundary;
 - The principal front building line is a line drawn along the largest building face which faces an adjoining road and extending to the side boundaries;
 - Any private land legally accessible to or by more than one individual property is a common space.
- (h) **Driveways**
Driveways shall be a minimum of 5m in length or a maximum of 1.5m in length (but not between 1.5 – 5m).
- (i) **Set-back from Resource Area boundary**
The minimum setback of buildings from the Resource Area boundary shall be 5m.
- (j) **Carparking**
A minimum of 1 carpark space per dwelling shall be provided on site, provided that an additional carpark shall be provided in association with a home occupation.

Reasons:

The spatial layout of activities across the Resource Area is guided by the Structure Plan. The development standards for permitted residential activities in the Residential Sub-Areas ensure that the bulk and location of dwellings (including building height, height in relation to boundary, setbacks from boundaries, outlook space, and outdoor living space) are appropriate in the medium and higher density residential environment and do not, individually or collectively, create adverse effects on the amenities of the neighbouring properties or on the wider neighbourhood.

The permitted activity status for dwellings that meet the standards minimises the consenting costs for individual landowners and the Council, and contributes to overall affordability for landowners.

The permitted standards specify maximum heights for walls and fences along property boundaries. These are intended to enable a reasonable degree of privacy while maintaining visibility and passive surveillance from dwellings to public and common open spaces. Boundary hedges are not restricted.

The standard for the length of driveways discourages car parking that results in the ends of cars hanging over lanes or footpaths.

Setback from Resource Area boundaries is required to avoid reverse sensitivity effects on rural activities on adjoining properties.

(iii) Activities within the Retirement Living Overlay

The following activities are permitted activities within the Retirement Living Overlay:

- (a) Residential activities including Living Accommodation.
- (b) Centralised activities including food preparation and related activities, Care Centre activities, and medical activities limited to the premises of doctors and other health care professionals.

*Breach:
Non-complying activity – see Rule 20.7.5(v)*

(iv) Activities within the Neighbourhood Centre Overlay

The following activities are permitted activities within the Neighbourhood Centre Overlay:

- (a) Retail activities.
- (b) Cafés, restaurants.
- (c) Care Centre activities.
- (d) Community activities.
- (e) Medical activities, limited to the premises of doctors and other health care professionals.
- (f) Residential activities.
- (g) Recreational activities.
- (h) Travellers' Accommodation.

*Breach:
Non-complying activity – see Rule 20.7.5(v)*

(v) Activities within the Education Overlay

The following activities are permitted activities within the Education Overlay:

- (a) Community activities, limited to school and pre-school care activities.

*Breach:
Non-complying activity – see Rule 20.7.5(v)*

Reasons:

The activities listed as permitted activities are those expected within the Overlay areas of the Resource Area. Within the Overlay areas buildings to contain the permitted activities are a restricted discretionary activity (see Rule 20.7.3 below), provided the buildings meet specific development standards. Where such standards are not met, discretionary (restricted) consent is required. Other general standards for the activities, including, for example, for noise, also apply (see Rule 20.7.7 below).

20.7.2 CONTROLLED ACTIVITIES

(i) Subdivision

Subdivision for the following purposes shall be a controlled activity:

- (a) Network and public utilities.
- (b) Reserves.
- (c) Boundary adjustments.

The Council shall exercise its control in respect of the following matters:

1. The area of the proposed allotment taking into consideration the proposed use of the allotment.
2. The location, design and construction of access, and its adequacy for the intended purpose of the subdivision.
3. The amenities of neighbouring properties.
4. Public access requirements.
5. The provision of services and their adequacy for the intended purpose of the subdivision.
6. Any amalgamations and easements that are appropriate.
7. Any financial contributions necessary for the purposes set out in Section 15 of the Plan.
8. Any other matters provided for in section 220 of the Act.

Any application made under this rule will generally not be notified or require the written consent of affected persons.

Reason:

Subdivision for these activities has only a limited effect on the environment. A minimum allotment size to control density of development is not necessary given the purpose of these activities.

20.7.3 **DISCRETIONARY (RESTRICTED) ACTIVITIES**

(i) **Breach of Standards for Permitted or Controlled Activities**

Any activity or building listed in Rules 20.7.1 and 20.7.2 that does not meet the relevant standards listed with that activity or building is a restricted discretionary activity, with the Council's discretion restricted to:

1. The purpose of the standard;
2. The effects of the infringement of the standard;
3. The effects on the amenity of neighbouring sites;
4. The effects of any special or unusual characteristic of the site which is relevant to the standard;
5. The characteristics of the development proposed; and
6. Where more than one standard will be infringed, the effects of all infringements.

Any application made under this rule will generally not be notified where the written approval of affected persons is provided.

Reason:

Any proposal that does not meet the relevant development standards is a discretionary (restricted) activity to enable the Council to review the effects of the proposed infringement(s) on the environment.

The Council has flexibility as to whether to notify any application made under these rules. In some instances discretionary (restricted) activities will only have a minor effect and do not justify notification. Applications will be processed non-notified where affected neighbours have given their written approval to the proposal. Applicants have greater certainty in that attention can be focused upon those matters identified for consideration. This in turn will increase efficiency in processing such applications.

(ii) **Buildings for residential activities within the Retirement Living Overlay**

Buildings for residential activities within the Retirement Living Overlay used for retirement living purposes (including single unit, duplex or multiple unit buildings) are a restricted discretionary activity provided that any building meets the following standards:

Breach:

Discretionary activity – see Rule 20.7.4(iii)

- (a) **Building Height**
The maximum height of any building shall not exceed 9m.
- (b) **Height in relation to boundary**
Buildings shall not project beyond a 45-degree recession plane measured from a point 4.5m vertically above ground level along rear and side boundaries.
- (c) **Building coverage and impermeable surfacing**
The maximum coverage shall be:
- | | |
|--|-----|
| Maximum building coverage for all buildings on any site | 45% |
| Maximum coverage for all impermeable surfacing (including building coverage) | 65% |
- (d) **Set-back from Resource Area boundary**
The minimum setback of buildings from the Resource Area boundary shall be 5m.
- (e) **Carparking**
A minimum of 0.7 carpark spaces per independent residential unit shall be provided on site. For central facilities or Care Centre activities, one carpark for every 40m² GFA of the central facilities or Care Centre and in addition one carpark for every 100m² GFA for visitors shall be provided.

The Council's discretion is restricted to:

1. The external appearance and design of buildings;
2. Associated earthworks and landscaping;
3. Vehicle access;
4. Relationship with and accessibility to outdoor living space and outlook space for each residential unit;
5. The location and layout of vehicle parking;
6. Integration between the proposed building(s) and other consented development within the Overlay.

Reason: Development within the Retirement Living Overlay may comprise single units, duplex or multiple unit buildings. The restricted discretionary activity status and development standards are appropriate to provide sufficient flexibility in the layout of the units, while retaining control over various design aspects of the development.

- (iii) **Buildings for centralised activities within the Retirement Living Overlay**
Buildings for centralised activities, including food preparation and related activities, residential care and communal facilities, within the Retirement Living Overlay are a restricted discretionary activity provided that any building meets the following standards:
- (a) **The standards in Rule 20.7.1(ii)(a) – (j), except that the following standard applies:**
- (i) The maximum height of any building shall not exceed 12m.
- (b) **Carparking**
A minimum of 0.7 carpark spaces per independent residential unit shall be provided on site, in a shared configuration. For central facilities or Care Centre, one carpark for every 40m² GFA of the central facilities or Care Centre and in addition one carpark for every 100m² GFA for visitors shall be provided.

*Breach:
Discretionary activity – see
Rule 20.7.4(iii)*

The Council shall exercise its discretion in respect of the matters in 20.7.3(vi) below.

Reasons:

Buildings for centralised activities within the Retirement Living Overlay are a restricted discretionary activity provided they achieve certain development standards. The standards are generally the same that apply to the Residential areas within the Resource Area, in relation to bulk and location of buildings, other than a specific standard enabling greater building height.

Carparking rates for retirement living are based on rates accepted in the industry, for per-unit parking, visitor parking, and parking for central facilities and assisted residential care.

(iv) Buildings within the Neighbourhood Centre Overlay

Buildings within the Neighbourhood Centre Overlay are a restricted discretionary activity provided that any building meets the following standards:

*Breach:
Discretionary activity
– see Rule 20.7.4(iii)*

(a) Building Height

The maximum height of any building shall not exceed 12m;

(b) Building coverage and impermeable surfacing

The maximum coverage shall be: 75%

(c) Setback from boundaries

No set-back of any building from road boundaries is required. Buildings shall be set back a minimum of 1.5m from all other boundaries.

(e) Maximum Floor Area per premise

The maximum gross floor area of any retail or service premise shall be 200m² except that any medical centre / general practitioner facility shall have a maximum gross floor area of 400m².

(f) Maximum Total Floor Area

The total combined gross floor area of all retail premises shall be 1000m².

(g) Carparking

Minimum on-site carparking shall be provided as follows:

Retail and café/restaurant activities	1 carpark per 30m ² GFA for staff and visitors
Childcare facilities	0.10 carparks per child or other person other than employees, plus 0.5 carparks per FTE employee
Community facilities (including medical facilities)	1 carpark per 10m ² public floor area of the facility
Residential	1 carpark per residential unit and one additional carpark shall be provided in association with a home occupation.

The Council shall exercise its discretion in respect of the matters in Rule 20.7.3(vi) below.

Reasons:

Buildings within the Neighbourhood Centre Overlay are a restricted discretionary activity provided they achieve certain development standards. The standards provide for a reasonable critical mass of building within a small land area, to create a focal point for the centre and to enable co-location of activities including small scale retail, childcare facilities, and medical care facilities in close

proximity to the Retirement Living Overlay. Carparking rates for the activities are based on rates accepted in the industry.

(v) **Buildings within the Education Overlay**

Buildings within the Education Overlay are a restricted discretionary activity provided they meet the following standards:

*Breach:
Discretionary activity
– see Rule 20.7.4(iii)*

(a) **Building Height**

The maximum height of any building shall not exceed 15m.

(b) **Height in relation to boundary**

Buildings shall not project beyond a 45-degree recession plane measured from a point 4.5m vertically above ground level along rear and side boundaries of the Overlay.

(c) **Building coverage and impermeable surfacing**

The maximum coverage shall be 50%

(d) **Setback from road boundary**

The minimum set-back from road boundaries of any building shall be 1.5m.

(e) **Carparking**

Minimum on-site carparking shall be provided as follows: 0.5 carparks per FTE employee plus 1 visitor carpark per classroom.

The Council shall exercise its discretion in respect of the matters in Rule 20.7.3(vi) below.

Reasons:

Buildings within the Education Overlay are a restricted discretionary activity provided they achieve certain development standards. The standards provide for a reasonable critical mass of building and open space.

Carparking rates are based on rates accepted in the industry for staff and visitor parking.

(vi) **Matters over which discretion is restricted**

For buildings within the Retirement Living Overlay, the Neighbourhood Centre Overlay and the Education Overlay, the Council's discretion is restricted to the following matters:

1. The external appearance and design of buildings;
2. Associated earthworks and landscaping;
3. Access;
4. The location and layout of vehicle parking;
5. Hours of operation;
6. Noise;
7. Signage;
8. Integration between the proposed building and other consented development within the Overlay.

Reasons:

Buildings within the Retirement Living Overlay, the Neighbourhood Centre Overlay, and the Education Overlay are a restricted discretionary activity with the Council's discretion restricted to a range of matters. This is to provide the Council with power to impose conditions on these matters, where necessary.

(vii) **Assessment matters for the external appearance and design of buildings**

- (a) The extent to which designs contribute to a coherent neighbourhood theme,

- (b) That the building integrates appropriately with the neighbourhood including with the street, open space and pedestrian connections, and existing buildings;
- (c) That orientation of buildings takes into account views, sun exposure and relationship with open space;
- (d) That building façades help define and give character to open spaces, streets, paths, greenways and parks.

Reasons: The assessment matters provide guidance to applicants and the Council when, respectively, formulating and assessing proposals for restricted discretionary activity buildings. The assessment matters focus on ensuring that developments contribute to a high quality urban setting and integrate into the neighbourhood.

(viii) Subdivision

Except as provided by Rule 20.7.2(i), subdivision is a restricted discretionary activity provided that the subdivision complies with the following standards:

*Breach:
Discretionary activity
– see Rule 20.7.4(ii)*

(a) Adherence to the River Terrace Resource Area Structure Plan and Movement Plan

All subdivision must be in general accordance with the River Terrace Resource Area Structure Plan at Rule 20.7.8 and the Movement Plan at Rule 20.7.9, in respect of the location of sub-area boundaries, roads, overlay boundaries, and greenway locations.

A location variation of up to 50m shall be considered to be in general accordance with the Structure Plan and Movement Plan.

(b) Roading

All roads shall comply with the minimum overall width and minimum carriageway widths of the Indicative Road Cross Section Plans in Rule 20.7.10 below; and shall be in general accordance with the other features of those cross-sections.

(c) Development Parcels

An application to subdivide any Development Parcel shown on the Development Parcel Plan at Rule 20.7.10 within Residential Sub-Area A shall include an access lane that:

- (i) Serves all lots within the Development Parcel, except any lots that have access direct from an adjoining road;
- (ii) Have a width of 5m – 6m (for two-way access) or 3m (for a subsidiary one-way access or pedestrian only access);
- (iii) Integrates with the adjoining road(s);
- (iv) Integrates with the adjoining Development Parcel(s) where it is logical to connect the access lane to access lanes in the adjoining Development Parcels.

(d) Minimum and maximum lot sizes

The minimum and maximum lot sizes shall be:

Sub-Area	Minimum lot size	Maximum lot size
Residential Sub-Area A	160m ²	500m ²
Retirement Living Overlay	No minimum	No maximum
Residential Sub-Area B	400m ²	1000m ²
Neighbourhood Centre Overlay	No minimum	No maximum
Education Overlay	No minimum	No maximum

(e) Open Space Sub-Areas and Greenways

The Open Space Sub-Areas and Greenways shown on the Structure Plan at Rule 20.7.8 and the Movement Plan at Rule 20.7.9 shall be designed and

implemented in stages, as part of the development of the adjacent Development Parcels, in accordance with the following:

- (i) An application for subdivision of any Development Parcel that adjoins an Open Space Sub-Area and/or Greenway shall include the adjoining Open Space Sub-Area and/or Greenway (unless that Open Space Sub-Area and/or Greenway has been previously consented);
- (ii) The application for subdivision of the Development Parcel shall be accompanied by a design plan(s) for the adjacent part of the Open Space Sub-Area and/or Greenway;
- (iii) The design plan(s) shall show the layout of the open space and outdoor recreational purpose of the relevant part of the Open Space Sub-Area and/or Greenway, including walkways, cycleways, and associated landscaping, and shall show how these integrate with any adjoining sections of the Open Space Sub-Area and/or Greenway;
- (iv) The approved design plan(s) shall be implemented as part of the works required to achieve s224(c) approval for the subdivision of the relevant Development Parcel.

(f) **Periphery treatment at boundaries of the Resource Area**

At the time of subdivision, every lot within Residential Sub-Areas A or B with a boundary adjoining the western or southern boundary of the River Terrace Resource Area shall be planted in vegetation to provide a suitable buffer from the potential effects of rural activities on the opposite side of the boundary. The planting shall:

- (a) Be a width of 2m parallel with the Resource Area boundary.
- (b) Be evergreen, and have a minimum height at planting of 2m and planted at a density of not less than 1m centres;
- (c) Be retained and maintained in perpetuity, and this shall be ensured by the imposition of a consent notice on the title of each affected lot.

This rule, and mechanisms to implement it, shall cease to apply when, and to the extent that, the adjoining land is not zoned Rural.

(g) **Greenways**

The width of the Greenways as shown on the Movement Plan at Rule 20.7.9 shall be 15m.

(h) **Infrastructure**

All lots (other than any lot created for the purpose of roads, utilities, or reserves) shall be connected to reticulated services for potable water, wastewater, and power.

(i) **Accidental archaeological discovery protocol**

Any subdivision consent shall include a condition requiring that, if during site works pre-European (Māori) material is discovered, Kai Tahu ki Otago and Heritage New Zealand must be consulted, and all work is to cease immediately with a 20m exclusion zone established around the find with damage to any material minimised or avoided, until Kai Tahu ki Otago and/or Heritage New Zealand have finished assessing the find.

(j) **The matters set out in [1 – 8] of [Rule 20.7.2(i)] for controlled activity subdivision.**

(x) For subdivision, the Council shall restrict the exercise of its discretion to the following:

1. The provision of adequate network utility services and in particular the location, design and construction of these services.
2. The location, design and construction of access to public roads.
3. Earthworks necessary to prepare the site for development and/or use.

4. Subdivision design including the shape and arrangement of allotments to:
 - Facilitate convenient, safe and efficient access to all lots.
 - Facilitate the safe and efficient operation and the economic provision of roading and network utility services to secure an appropriate and coordinated ultimate pattern of development.
 - Maintain and enhance amenity values.
 - Facilitate adequate access to any rear lots.
6. The design of the Open Space Sub-Areas and Greenways, to provide for the open space and recreational needs of the community.
7. The design of street amenities including the species and spacing of street trees to provide a coherent streetscape throughout the Resource Area.
8. Provision for pedestrian movement, including the provision of walkways and cycleways.
9. Any financial contributions necessary for the purposes set out in Section 15 of this Plan.
10. Any amalgamations and easements that are appropriate.

Note: see Section 16.7 General Standards (page 16:14) for the standards that are likely to be imposed as conditions of consent.

Any application made under this rule will generally not be notified or require the written approval of affected parties.

Reasons:

Subdivision in the Resource Area is required to be in general accordance with the Structure Plan and the Movement Plan, so that the overall desired spatial layout of roads and open spaces is achieved. Roads are required to be in general accordance with the Indicative Road Cross Sections.

Providing for a range of lot sizes across the Resource Area promotes a variety of dwelling typologies and range of affordability across the Resource Area

The adverse effects of subdivision can generally be overcome by appropriate conditions and standards. The minimum allotment sizes identified reflect the expected range of densities in the various Sub-Areas and Overlays within the Resource Area. Subdivision (other than subdivision allowed as a Controlled activity under Rule 20.7.2(i)) is a Discretionary (restricted) activity to ensure that the Council can impose conditions in relation to the matters listed, and if necessary the Council can refuse the application if any potential adverse effects cannot be addressed through conditions.

(ix) Visitor Accommodation in Residential Sub-Areas A and B

Visitor accommodation in Residential Sub-Areas A and B is a restricted discretionary activity. The Council's discretion is restricted to the effects of

1. Compatibility with surrounding landuse, character and amenity values;
2. Noise, lighting and loss of privacy;
3. Traffic generation, vehicle access and parking;
4. The nature and scale of the buildings and activities;
5. Hours of operation.

Reason:

The effects of visitor accommodation activities within the residential areas of the Resource Area have the potential to compromise residential amenity values through larger buildings and the generation of traffic and noise. Discretionary (restricted) activity status enables the Council to impose conditions that will ensure amenity standards are maintained, or if necessary to refuse consent for a proposal if adverse effects cannot be adequately avoided or mitigated by conditions.

20.7.4 **DISCRETIONARY ACTIVITIES**

(i) **Breach of General Standards in Rule 20.7.7**

Any proposal that does not meet the general standards at Rule 20.7.7.

(ii) **Breach of subdivision standards in Rule 20.7.3(viii)**

Any subdivision that does not meet the standards for discretionary (restricted) subdivision in Rule 20.7.3(viii).

(iii) **Breach of standards for buildings in Overlay areas**

Any proposal that does not meet the standards for buildings in the Overlay areas at Rules 20.7.3(ii) – 20.7.3(v)

20.7.5 **NON-COMPLYING ACTIVITIES**

(i) **Noxious effects**

Rule 7.3.5(i) of the Residential Resource Area (Noxious Effects) applies in the River Terrace Resource Area.

(ii) **Direct Access onto Sandflat Road**

Any direct vehicle access from a private property onto Sandflat Road.

Reason:

Non-complying status discourages any proposal for direct vehicle access from any private property onto Sandflat Road to ensure traffic safety standards are maintained.

(iii) **Any proposal that infringes Rule 20.7.3(iv) (e) or (f)** (for retail floor areas in the Neighbourhood Centre Overlay).

(iv) **In Residential Sub-Area A, any subdivision that creates an individual residential lot that is not part a comprehensive subdivision of all of a Development Parcel.**

(v) **Activities not listed as permitted, controlled, discretionary (restricted) or discretionary activities in Rules 20.7.1 – 20.7.4 and not listed as prohibited activities in Rule 20.7.6**

Reasons:

These activities are not anticipated in the Resource Area and are therefore non-complying. Any proposal will need to be assessed under section 104D of the Act.

(vi) **Horn's Shaft setback area**

Within the area marked A on the Structure Plan:

- (a) No buildings shall be constructed; and
- (b) There shall be no stormwater discharge to ground.

Reason:

The area marked A on the Structure Plan is close to where a historic mineshaft (Horn's Shaft) existed on neighbouring land. The mineshaft has been filled in, but there is potential risk of ground settlement in the event of an earthquake or from the discharge of stormwater nearby the filled area.

20.7.6 **PROHIBITED ACTIVITIES**

(i) **Any road or direct vehicle access from the River Terrace Resource Area onto State Highway 6.**

Reason:

All vehicle access to the Resource Area is via new roads connecting with Sandflat Road. Any direct vehicle access onto State Highway 6 is likely to have adverse safety and efficiency effects on the State Highway and is therefore prohibited.

20.7.7 GENERAL STANDARDS

Except as set out in Rules 20.7.1 – 20.7.3 above, the following standards shall apply in the River Terrace Resource Area:

Breach:
Discretionary activity
– see Rule 20.7.4(ii)

(i) Traffic generation and characteristics of activities

Rule 7.3.6(i) in the Residential Resource Area.

(ii) State Highway 6 / Sandflat Road intersection upgrade

(a) No more than 40 residential lots shall be created within the Resource Area until a left-turn deceleration lane is constructed at the State Highway 6 / Sandflat Road intersection in accordance with Austroads *Guide to Road Design Part 4A* (“*Unsignalised and Signalised Intersections*”).

(b) No more than 300 residential lots shall be created within the Resource Area until a left-turn acceleration lane is constructed at the State Highway 6 / Sandflat Road intersection in accordance with Austroads *Guide to Road Design Part 4A* (“*Unsignalised and Signalised Intersections*”).

The Council’s discretion is limited to the safety and efficiency effects at the intersection.

(iii) Signs in the Residential Sub-Areas

Rule 7.3.6(vii) in the Residential Resource Area applies in the Residential Sub-Areas A and B.

(iv) Signs in the Neighbourhood Centre Overlay

Rule 8.3.6(iv) in the Business Resource Area applies in the Neighbourhood Centre Overlay.

(v) Keeping of animals

Rule 7.3.6(viii) in the Residential Resource Area.

Reasons:

The rule ensures that new urban development will not be adversely affected by, or have reverse sensitivity effects on, nearby rural activities.

(vi) Total number of residential units within the Resource Area

The maximum number of residential units (including retirement living units) in the River Terrace Resource Area shall be 900.

Reason:

The limit is imposed because of infrastructural and spatial limits to the amount of development that can be contained within the Resource Area.

(vii) Acoustic insulation of dwellings near State Highway 6

Any new residential buildings, or buildings containing activities sensitive to road noise, located within 80m of the boundary with State Highway 6 shall be designed, constructed and maintained to ensure that the internal noise level does not exceed 40dB L_{Aeq(24hr)} in bedrooms and all other habitable spaces.

The titles affected shall be encumbered with a consent notice requiring ongoing compliance with this standard in perpetuity.

Reason:

The rule avoids the potential for adverse effects of road noise from the State

Highway on sensitive activities within the Resource Area.

(viii) Reverse sensitivity – Motorsports Activities

- (a) Activities enabled under Rules 20.7.1, 20.7.3 and 20.7.4 must be subject to a restrictive no-complaint covenant in favour of:
- (i) Cromwell Motorsport Park Trust Limited in respect of Lot 400 DP466637 as the benefitting land;
 - (ii) Central Otago District Council in respect of Lot 1 DP 403966 as the benefitting land.
- (b) For the purposes of this rule a “restrictive no-complaint covenant” is a restrictive covenant which:
- (i) is registered against the title(s) to the servient land on which the activities will take place in favour of the benefitting land;
 - (ii) in the case of Lot 400 DP466637, prevents any owner or occupier of the servient land from complaining about or taking any steps to prevent motorsports and related activities lawfully carried out as authorised by the terms and conditions of resource consent number 070149 (as finally confirmed by Environment Court decision C132(2009)) including any variations effective prior to [*insert date RTRA notified*];
 - (iii) in the case of Lot 1 DP 403966, prevents any owner or occupier of the servient land from complaining about or taking any steps to prevent speedway and stock car track and related activities lawfully carried out as authorised by the terms and conditions of the planning consent for those activities issued by the (former) Vincent County Council dated 29 September 1980 including any variations effective prior to [*insert date RTRA notified*];
 - (iv) is binding on successors in title.
- (c) This rule does not apply if the owner of the benefitting land does not allow registration of the restrictive covenant.

–
Reason:

Existing motorsports and speedway activities on land near the Resource Area are entitled to protection from reverse sensitivity effects caused by residents and occupiers within the Resource Area.


20.7.8 – [Structure plans and related plans attached]
20.7.11





Reasons:




The Structure Plan and Movement Plan co-ordinate the spatial layout of activities, roads and open space throughout the Resource Area. The Indicative Road Type Cross Sections provide for the consistent width and features of the different roads within the Resource Area.

20.7.8 RIVER TERRACE RESOURCE AREA: STRUCTURE PLAN

STRUCTURE PLAN

-  RESOURCE AREA BOUNDARY

- SUB AREAS
-  RESIDENTIAL A
-  RESIDENTIAL B
-  OPEN SPACE
-  HORN'S SHAFT SETBACK (20M)

- OVERLAY
-  NEIGHBOURHOOD CENTRE
-  RETIREMENT LIVING
-  EDUCATION

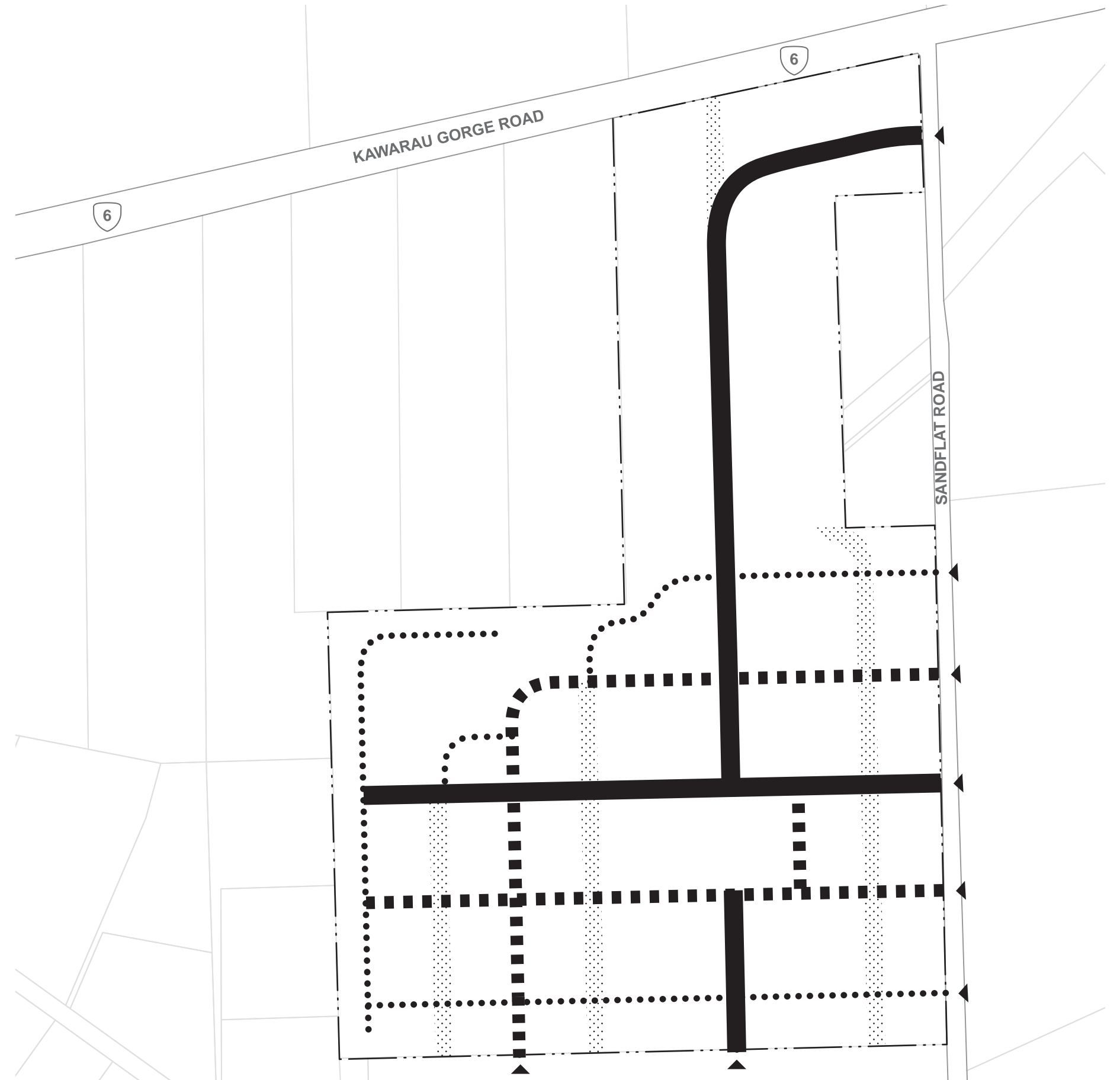


20.7.9 RIVER TERRACE RESOURCE AREA: MOVEMENT PLAN

MOVEMENT PLAN



-  RESOURCE AREA BOUNDARY
-  ROAD A
-  ROAD B
-  ROAD C
-  GREENWAY
-  VEHICLE ACCESS



0 100 250 500m 1:5000

20.7.10 RIVER TERRACE RESOURCE AREA: DEVELOPMENT PARCEL PLAN

DEVELOPMENT PARCEL PLAN



 RESOURCE AREA BOUNDARY

 DEVELOPMENT PARCEL



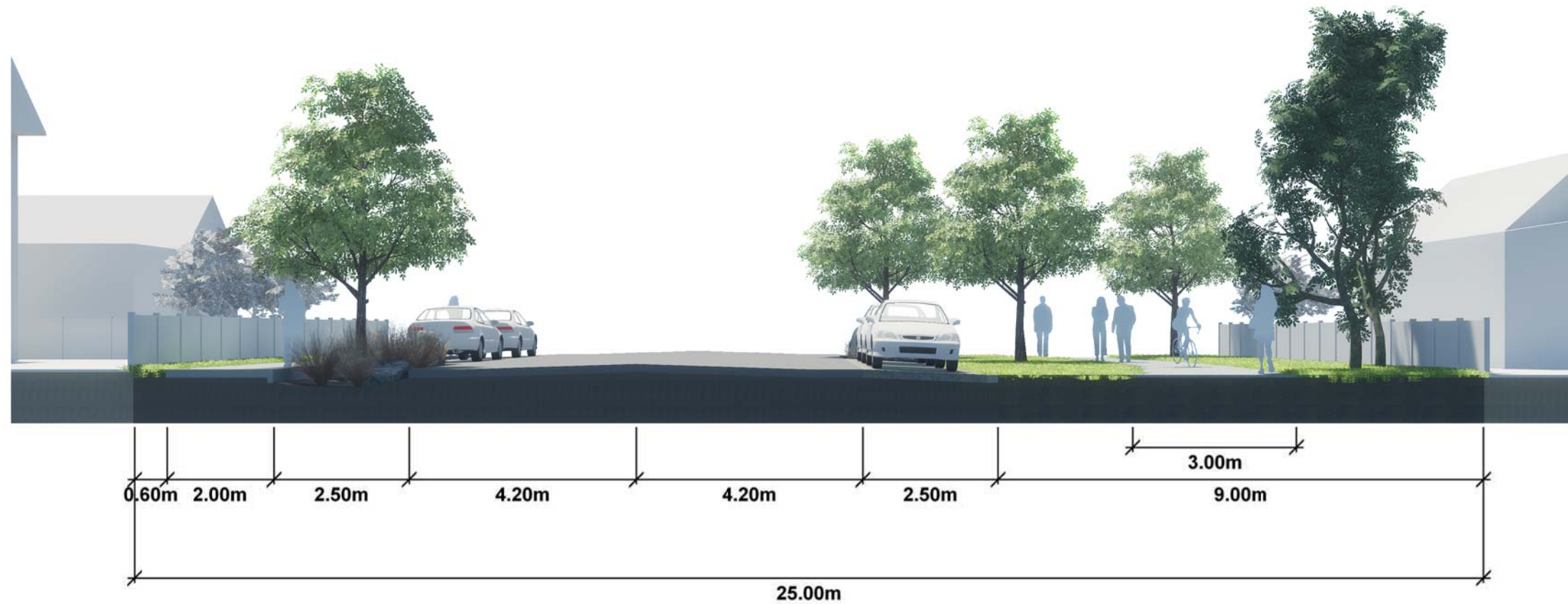
0 100 250 500m 1:5000

20.7.11 RIVER TERRACE RESOURCE AREA: INDICATIVE ROAD TYPE CROSS-SECTIONS

ROAD A

PRIMARY ROAD

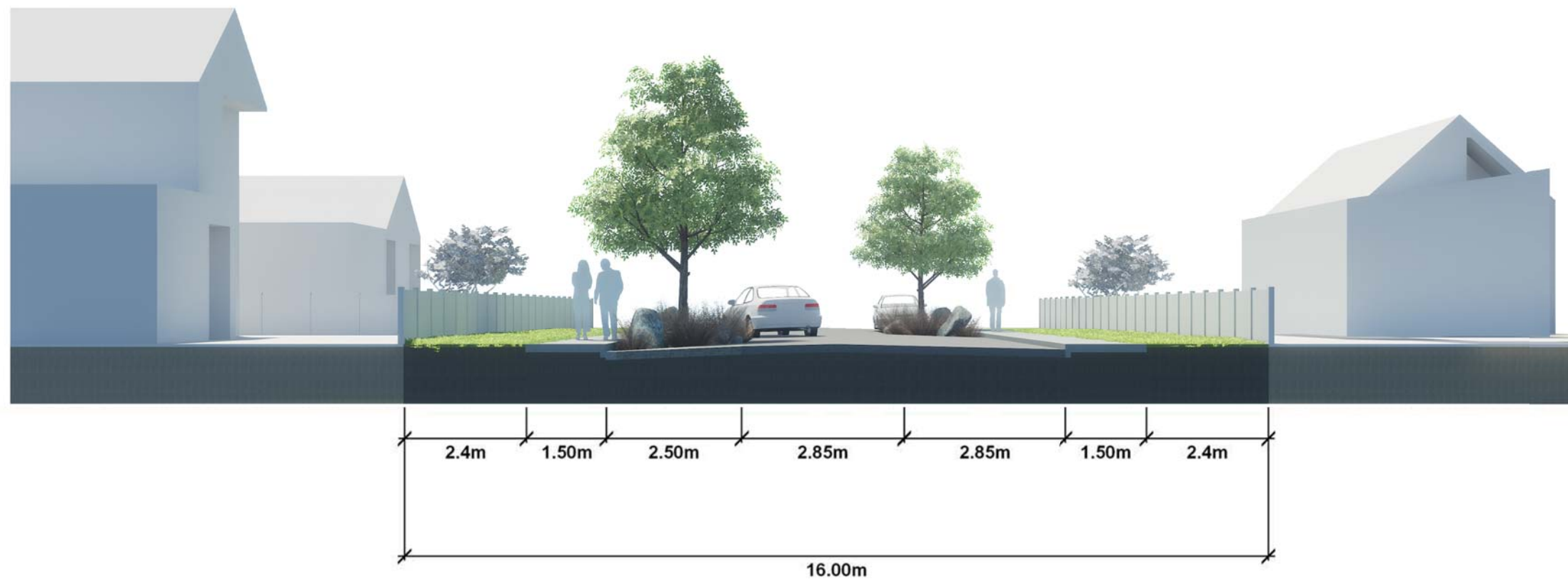
- + Incorporates road side parking bays
- + Street tree planting within roadside build outs
- + Linear park with shared cycle / walkway runs adjacent to road
- + Generous footpaths



ROAD B

SECONDARY ROAD

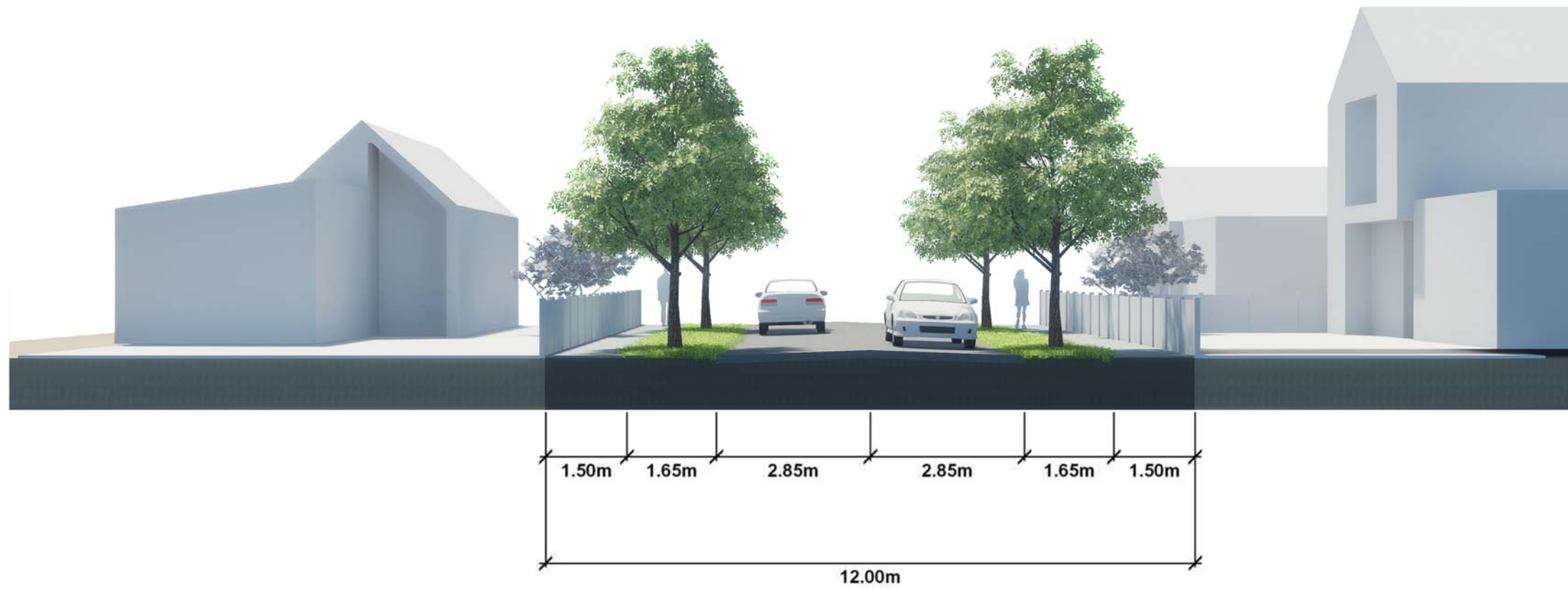
- + Incorporates roadside parking bays
- + Street tree planting within roadside build outs
- + Planted build outs + raised tables provide traffic calming and pedestrian amenity at greenway crossings



ROAD C

NEIGHBOURHOOD ROAD

- + Narrow road width promotes slow speed / safety
- + Parking on street further reduces traffic speeds
- + Street tree planting within berms
- + Footpath on both sides of road



GREENWAYS

CYCLE + PEDESTRIAN CONNECTION

- + Utilises the street and circulation network to create green linkages through the site
- + Provides transport, ecological, aesthetic and potentially stormwater services
- + Potential to incorporate some productive planting linking to site heritage and frontage landscape



20.8 ENVIRONMENTAL RESULTS ANTICIPATED

- 20.8.1** An integrated, masterplanned urban development providing for residential (including retirement) living, a small neighbourhood centre, a network of open space areas, the opportunity for a school, and suitable road and infrastructure networks.
- 20.8.2** Co-ordinated public walkway and cycleway access throughout the Resource Area.
- 20.8.3** A wide range of residential living opportunities and affordability levels, and managed distribution of residential densities with emphasis on increased density centrally and less density peripherally.
- 20.8.4** A safe and efficient street network that integrates with the existing roading network and likely future development on adjoining land.
- 20.8.5** A well-designed built environment that provides a high quality of amenity for residents and visitors.
- 20.8.6** A conveniently located neighbourhood centre with amenities to serve the Resource Area while complementing and not undermining the existing business centres in Cromwell.
- 20.8.7** Adverse effects on adjoining rural activities, the State Highway and the nearby motorsport activities will be avoided or mitigated.