

Appendix A – Recommended Amendments to the Subdivision Chapter

KEY

Red Underlined – Additions recommended as part of s42A Report

~~Red Strikethrough~~ – Deletions recommended as part of s42A Report

SUBDIVISION - SUB

This chapter contains provisions that have legal effect. They are identified with a  to the right hand side of the provision.

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Rules

SUB-R6 Subdivision in Gore South Development Area		
DEV1 – Gore South Industrial Development Area	Activity status: Restricted Discretionary	Activity status where compliance is not achieved with:
	Where: 1. It is in accordance with the Gore South Industrial Outline Development Plan 2. It is in accordance with standard SUB-S2 and 3. Is in accordance with standard SUB-S4. Matters of discretion: 1. The suitability of <i>subdivision</i> design, orientation, lot sizes and dimensions. 2. Internal roading design and provision, including roading connections for future subdivision on adjoining <i>land</i>. 3. Site <i>access</i>. 4. Provision for cyclists and <i>pedestrians</i>.	SUB-R6(1) and (3): Discretionary SUB-R6(2): Non-Complying

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5. The effects of traffic generation on the safe and efficient operation of the *transport network*, including the provision of a *Travel Management Plan* which encourages alternative modes of transport.
6. *Earthworks*, including the alteration of contours, and retention of existing natural features.
7. The provision of *esplanade reserves* and *strips*.
8. The adequacy of measures to address the risk of *natural hazards*.
9. Provision for servicing, including water supply, fire-fighting water supply, wastewater treatment and disposal, *stormwater* design and disposal, electricity and telecommunications.
10. Provision of open space, amenity landscaping, recreation facilities and recreation.
11. Impacts on and access to cultural, natural and ecological value areas.
12. Easements.
13. Impacts on Ngāi Tahu cultural values, including those listed in MW-2.3.
14. *Reverse sensitivity* on adjacent *land* uses, including *airports*, railway lines and state highways.
15. The appropriateness of any staging in relation to the overall Outline Development Plan and existing activities
16. Where relevant the matters of discretion for DEV1-S1 and DEV1-S2.

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SUB-S4	Gore South Development	
DEV1 – Gore South Industrial Development Area	1. A landscape plan is provided with the resource consent for subdivision which shows how landscaping will be provided in accordance with the outline development plan and includes the following: (a) Species and quantity (at least 30% must be species that will grow to at least 2m in height); and (b) Retention of any existing vegetation; and (c) Coverage area; and (d) Density of planting; and (e) Percentage of mix; and (f) Anticipated maximum growth rate and height; and (g) An ongoing weed control and maintenance programme; and 2. All necessary roads are laid out and constructed in <u>general</u> accordance with the layout shown on the Outline Development Plan; and 3. Existing road access to / from State Highway 1 are permanently closed (except this does not apply to any access to State Highway 1 authorised by a resource consent under SUB-R6 or DEV1-R1).	Activity Status when compliance is not achieved: Discretionary

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