

1.1 Residential Growth Development Areas

The Residential Growth Development Areas (RGDA) have been identified for urban development under the Tararua District Council Growth Strategy 2053 to meet housing demand across the District. Over this time period, the District is projected to experience growth and additional land is required across Tararua District's four main towns to accommodate this future population growth.

The size of the gap between residential land demand and supply depends on whether each respective town faces medium, high, or aspirational population growth as predicted out to 2053.

The RGDA include a combined land area of 117 hectares across Dannevirke, Woodville, Pahiatua, and Eketāhuna.

The primary focus within these areas is to ensure the following outcomes are achieved for any new developments.

1. The need to enable a variety of affordable housing options for a growing District.
2. The need for connectivity between staged development and adjacent parts of the RGDA.
3. The effects of residential development on stormwater quantity and quality.
4. The timely provision of required wastewater and potable water infrastructure.
5. The effects of residential development on the wider transportation network.

1.2 DEV01 – GRZ – Residential Growth Development Areas (RGDA)

1.2.1 INTRODUCTION

The provisions for the RGDA will enable efficient consenting of staged development in a planned and efficient manner having regard to the need for subdivision to occur in a way that enables infrastructure and roading connections to adjacent land and services.

Previous investigations and assessment by the Council have demonstrated the suitability of this land for urban development. Consequently, the principal issues that need to be addressed are:

1. The need to enable a variety of housing options for a growing District, including affordable housing.
2. The need for connectivity between staged development and adjacent land.
3. The effects of residential development on stormwater quantity and quality.
4. The timely provision of required wastewater and potable water infrastructure.
5. The effects of residential development on the wider transportation network.

RGDA objectives, policies and provisions apply in addition to those of the underlying sections of the Plan, in particular the following:

- Chapter 2 – Resource Management Policy Section
- Chapter 3 – Management Areas
- Chapter 4 – Rules
- Chapter 5 – Environmental Standards
- Chapter 6 – Interpretation

The provisions in this chapter shall prevail where there are any inconsistencies in the underlying zoning.

When considering an application made for land-use, subdivision or development in the RGDA, in addition to the specific land-use and subdivision objectives and policies for the RGDA listed below, the following also apply:

- Section 2.2 – Urban Land Use Management
 - 2.2.2, 2.2.3, 2.2.4 – Objectives and Policies
- Section 2.4 – Subdivision and Development
 - 2.4.2, 2.4.3, 2.4.4, 2.4.5 – Objectives and Policies
- Section 2.5 – Natural Hazards
 - 2.5.2 – Objectives and Policies
- Section 2.6 – Amenity and Environmental Quality
 - 2.6.2, 2.6.4, 2.6.6 – Objectives and Policies
- Section 2.8 – Infrastructure
 - 2.8.2, 2.8.3 – Objectives and Policies

Other Relevant District Plan Provisions

Resource consent may be required under other sections of the District Plan.

The rules contained in this section take precedence over any other zone rules that may apply to subdivision in the District Plan, unless specifically stated to the contrary. Where subdivision is not covered by the rules in this section, then the rules of the relevant chapter apply.

Objectives	
DEV01-O1	Subdivision produces quality urban environments which contribute to the District being a desirable place to live, visit, work and play.
DEV01-O2	Subdivision is designed and located in a manner that contributes to achieving a well-functioning urban environment that: 1. Responds to the site's physical characteristics and context; 2. Is accessible, connected and integrated with the surrounding neighbourhoods; 3. Represents good urban design; 4. Provides for a variety of housing types that cater for the range of community needs, such as affordability, accessibility, and lifestyle; 5. Are sustainable and resilient to natural hazards and climate change impacts.

DEV01-O3	Infrastructure is planned to service proposed subdivision and development in a manner that connects with the wider infrastructure network in an integrated, efficient and coordinated manner and is provided at the time of subdivision.
DEV01-O4	Stormwater design and implementation integrates with the design and timing of subdivision and development, while ensuring downstream effects are mitigated.
DEV01-O5	Avoid adverse effects from natural hazards by ensuring subdivision does not occur in areas where significant risk of material damage exists unless such risks can be adequately remedied or mitigated.

Policies	
DEV01-P1	Allow for residential subdivision that: 1. Provides allotment sizes and shapes that: a. supports a range of housing types and sizes, which offers different housing choices; b. allows sufficient sunlight to living and outdoor spaces, and enables on-site amenity and privacy; c. provide a site size and configuration that is appropriate for residential purposes.
DEV01-P2	Require subdivision design and layout to occur in a comprehensive manner that responds positively to, and is integrated with wider RGDA and any existing residential area, including by: 2. Maximising accessibility and connectivity with surrounding neighbourhoods through walkways, cycleways and an interconnected transport network; 3. Incorporating physical site characteristics, constraints and opportunities into subdivision design; 4. Creating allotment sizes and shapes that support a range of housing types and sizes; 5. Ensuring that subdivision design recognises the need to minimise future conflicts with roading and network utilities; 6. Maximising sunlight access, outlook and amenity, including opportunities for future buildings to maximise solar gain, reduce energy and water consumption, and use renewable energy; 7. Providing appropriate public open spaces that are within walkable distance from residential allotments;

	8. Promoting sustainable stormwater management through water sensitive design solutions; 9. Managing the potential reverse sensitivity effects at the urban/rural interface.
DEV01-P3	Promote safe, connected and accessible neighbourhoods by supporting subdivision that: 1. Minimises the proliferation of vehicle crossings that could affect the safety of the transport network; 2. Limits cul-de-sacs unless there are site and topographical constraints that inhibit connections; 3. Provides a variety of travel modes and routes within the immediate neighbourhood and between adjacent sites; 4. Provides connections to existing transport networks, nearby shops, schools, places of employment, open spaces and other activities; 5. Incorporating principles of Crime Prevention Through Environmental Design; 6. Provides spaces that encourage social interaction, neighbourhood cohesion and a sense of place.
DEV01-P4	Require infrastructure to be provided in an integrated and comprehensive manner by: 1. Demonstrating that the subdivision will be appropriately serviced and integrated with existing and planned infrastructure; 2. Ensuring that the appropriate infrastructure for the subsequent use of the land is in place at the time of subdivision; and 3. Requiring connections to Council's reticulated systems in residential areas, or appropriate on-site infrastructure to be provided in other areas, at the time of subdivision.
DEV01-P5	Require efficient and sustainable stormwater control and disposal systems to be designed and put forward at the time of subdivision that: 1. Achieves hydraulic neutrality; 2. Recognises the value of natural systems in sustainable stormwater management and incorporates water sensitive and low impact design principles, that are sufficient for the volume and rate of anticipated runoff; 3. Mitigate the effects of subdivision on-site using stormwater management areas to avoid inundation within the subdivision or on adjoining land, where sufficient infrastructure capacity is not available;

	4. Where feasible, utilise stormwater management areas for multiple users, while ensuring they have an interface with residential activities or commercial activities that do not compromise the predominant or planned character of the zone; 5. Avoid any increase in sediment and other contaminants entering waterbodies, or downstream effects, as a result of stormwater disposal; and 6. Where it is proposed to dispose of stormwater to a waterbody, consider the outcome of any consultation with tangata whenua, including any expert cultural advice provided, with respect to mitigation measures and opportunities to incorporate mātauranga Māori into the disposal method.
DEV01-P6	Subdivision and associated earthworks must have regard to ground conditions and natural hazards including liquefaction and flood risks.

Rules	
Subdivision within a RGDA	
DEV01-SUB-R1	Activity Status: Restricted Discretionary Where compliance with the following standards is achieved: DEV01-S1, DEV01-S2, DEV01-S3, DEV01-S4, DEV01-S5, DEV01-S6 AND Rule 5.2.2, Rule 5.2.3.1, Rule 5.2.3.4, Rule 5.2.3.5, Rule 5.2.3.6 (The above rules apply with all necessary modifications to the RGDA). Matters over which discretion is restricted: - The size, design, shape, location and layout of allotments. - Staging and sequencing of development, including alignment with the wider growth direction for the area. - The extent to which the proposal enables future subdivision and development of adjoining allotments. - Efficient use of land and compatibility with character and the role, function and predominant character of the Zone. - The subdivision design and layout, and the design and location of building platforms to integrate built form into the natural landform. - The suitability of the allotments for the construction of buildings for permitted activities within the zone, or other non-permitted activities where there is an accompanying land use application.

	g. Legal and physical access to and from the allotments and the extent of any upgrading work to existing roads. h. The extent to which there is capacity for connection to existing reticulated essential services and the provision of appropriate infrastructure and services, including water supply (including firefighting water supply), wastewater systems, stormwater control and disposal, telecommunications and electricity. i. Use of appropriate stormwater disposal measures and the use of sustainable stormwater management and water sensitive (low impact) design principles. j. The outcomes of consultation with tangata whenua where the discharge of stormwater is to a waterbody, k. Connectivity with, and safe and efficient functioning of, the surrounding road network and the provision of road access, including protection of land for future road access, to new areas for subdivision, compatible with Council's roading hierarchy and the extent of required pedestrian and vehicular connectivity. l. The effect of any road location and/or design on functioning of overland flow paths. m. The relevant provisions of the current Engineering Standards. n. Effects on the stability of land and buildings, and potential to create new or exacerbate existing natural hazards. o. The measures to avoid, remedy, or mitigate adverse effects on any cultural, spiritual or historic values of importance to tangata whenua that are associated with the land being subdivided. p. Management of potential reverse sensitivity effects on existing land uses. Notification: An application under this rule is precluded from being publicly notified, in accordance with section 95A, or limited notified, in accordance with section 95B of the Resource Management Act 1991. Note: this rule takes precedence over Rule 4.2.3.1(a) and Rule 5.2.4.2(a). Activity status where compliance is not achieved: Discretionary
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Standards	
DEV01-S1 – Allotment Area	Subdivision within the RGDA shall have a minimum, allotment area of 300m ² provided that the average area of all allotments which are available for residential purposes must not be less than 450m ² .

DEV01-S2 – Building Platforms	1. All allotments created shall contain a building platform that is free of any land used for access, wastewater disposal, or stormwater management purposes, and complies with the relevant standards of the underlying zone. 2. Each allotment must provide a stable, flood-free (0.5%AEP protection plus freeboard) building platform suitable for building foundations. 3. Provision of a geotechnical investigation of each stage including recommendations on mitigation of risk of liquefaction including earthworks, stormwater ponds, services, stormwater conveyance, road construction and building foundations.
DEV01-S3 – Water Supply	All new allotments must be provided with a connection to Council's reticulated water supply systems at the allotment boundary.
DEV01-S4 – Wastewater Disposal	All new allotments must be provided with a connection to Council's reticulated wastewater systems at the allotment boundary.
DEV01-S5 – Stormwater Management	A Stormwater Management Plan must be prepared by a suitably qualified and experienced person which must address the following: a. How hydraulic neutrality will be achieved, including assessment of overland flow paths and potential flood impacts. b. A site-specific assessment of the likely changes in stormwater quantities created by the development for storm durations appropriate for the relevant receiving system using the HIRDS database, taking into account climate change effects. c. How all allotments provide the means for treatment, catchment, and disposal of stormwater from all impervious or potentially impervious surfaces, including, but not limited, to structures, compacted soils and sealed surfaces. d. How the stormwater management system will ensure that any changes in runoff from the site will be addressed. e. Reduction in peak flow discharges by flow attenuation. f. Reduction in discharge volumes by infiltration, soakage or other means appropriate for the site. g. The ability to use Water Sensitive Design to address stormwater runoff quality aspects. h. Where the means of stormwater disposal is to ground, that area must be able and suitable to accommodate the stormwater discharge, and shall not be subject to instability, slippage, or inundation, or used for the disposal of wastewater. i. Integration with existing stormwater assets.

DEV01-S6 – Comprehensive Development Plan	Provision of a Comprehensive Development Plan (CDP) showing the staging of development, the design, layout and servicing of the stage to be consented and any future consequences for achieving adequate connectivity with adjoining RGDA land. The level of detail within the CDP must be of a commensurate level of detail to the scale and intensity of the proposal.
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