

THIS SECTION HAS RULES THAT HAVE LEGAL EFFECT. PLEASE CHECK THE EPLAN TO SEE WHAT THE LEGAL EFFECT IS OR SUBJECT TO APPEAL.

SBT - South Belt Development Area

Introduction

The South Belt Development Area comprises approximately 14 ha of land fronting South Belt Road Townsend Road in Rangiora and bound by Southbrook Stream to the south. The area is General Residential Zone, but includes specific provision for a retirement village.

The key features of the DEV-SBT-APP1 area include:

- fixed road connections to South Belt;
- indicative pedestrian/cycle connections through the ODP area;
- a 20m wide esplanade and public pedestrian and cycleway alongside Southbrook Stream;
- increased height limits in height restriction areas A and B;
- a stormwater management area in the southeastern end of the site, adjacent to Southbrook Stream;
- finished ground levels; and
- increased site coverage in Area B.

Activity Rules

DEV-SBT-R1 Finished ground levels as part of subdivision	
Activity status: PER Where: 1. As part of any subdivision, any residential allotment shall have a finished ground level that avoids inundation in a 0.5% Annual Exceedance Probability combined rainfall and Ashley River/Rakahuri Breakout event.	Activity status when compliance not achieved: NC
DEV-SBT-R2 South Belt Development Area Outline Development Plan	
Activity status: PER Where: 1. development shall be in accordance with DEV-SBT-APP1.	Activity status when compliance not achieved: DIS
Advisory Note <ul style="list-style-type: none"> • For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision. 	
DEV-SBT-R3 Retirement village	
Activity status: CON Where: 1. a design statement is provided with the application; and 2. communal rubbish/recycling space/s are provided for use by residents.	Activity status when compliance not achieved: DIS

<p>Matters of control are reserved to: RES-MD2 - Residential design principles RES-MD7 - Outdoor storage</p>	
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Built Form Standards

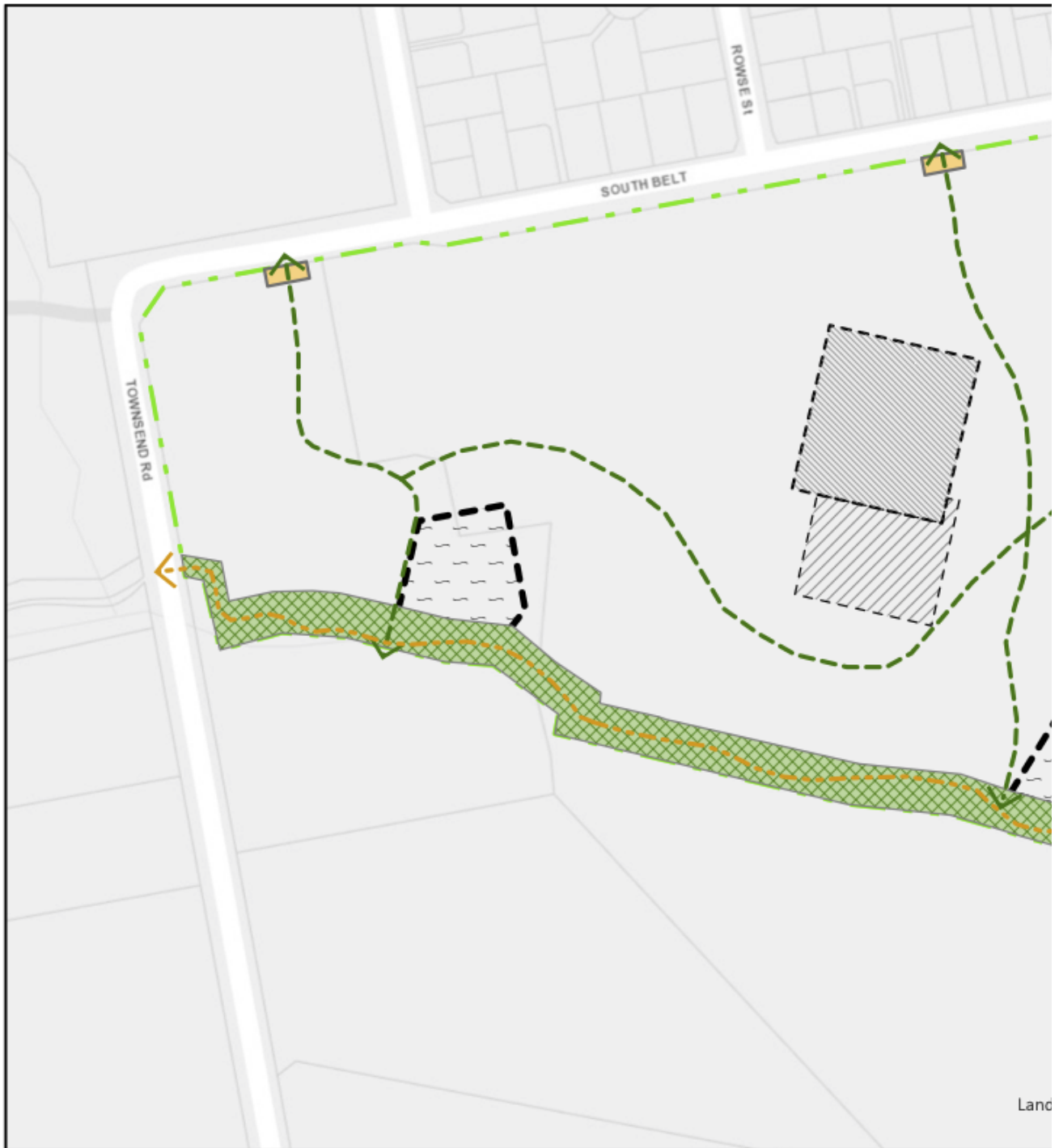
DEV-SBT-BFS1 Structure coverage for retirement villages	
<p>1. For the purpose of GRZ-BFS2, building coverage shall be a maximum of 55% in Height Restriction Area B.</p>	<p>Activity status when compliance not achieved: DIS</p>

DEV-SBT-BFS2 Height	
<p>1. For the purpose of GRZ-BFS4, the maximum height of any building shall be:</p> <ul style="list-style-type: none"> a. 14m above ground level in Height Area A; and b. 10.5m^{11m}¹ above ground level in Height Area B. 	<p>Activity status when compliance not achieved: DIS</p>

Appendix

DEV-SBT-APP1 - South Belt ODP

¹ V1



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