

Draft Plan Provisions – 26 July 2024

SUBMISSIONS 123, 135, 137, 138, 139, 140 & 141

ADA – Ashley Development Area

Introduction

The Ashley Development Area is located to the north of Fawcetts Road and to the west of Boundary Road. National Grid transmission lines run across the northwest corner of the development area. The area is zoned for Large Lot Residential Development and the applicable provisions of the Waimakariri District Plan apply.

The [DEV-ADA-APP1](#) area includes:

- Transport connections from Fawcetts Road through the site to Boundary Road and future roading connections to properties to the north of the development area; and
- Identification of existing National Grid Transmission Lines which pass across the northwest corner of the development area.
- Identification of indicative Stormwater Management Areas.

Activity Rules

DEV-ADA-R1 Ashley Development Area Outline Development Plan

Activity status: PER

Activity status when compliance not achieved: DIS

Where:

1. development shall be in accordance with [DEV-ADA-APP1](#).

Advisory Note

- For the avoidance of doubt, the purpose of the ODP is to facilitate the establishment of a transport network through the site and appropriate stormwater management. All other provisions of the District Plan remain applicable except where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.

Built Form Standards

Activity Rules

DEV-ADA-BFS1 Vehicular Access

1. Vehicular access from Fawcetts (excluding via the internal access road) shall be limited as to the number of vehicle crossings and number of allotments served as follows:

- (a) 21 Fawcetts Road shall include no more than one vehicle crossing, providing access to no more than two residential allotments.
- (b) 49 Fawcetts Road shall include no more than one vehicle crossing providing access to no more than one residential allotment.
- (c) 63 Fawcetts Road shall include no more than one vehicle crossing which shall be located directly on the eastern boundary of the property and shared with 65 Fawcetts Road. The vehicle crossing shall provide access to no more than three residential allotments on the property.
- (d) 65 Fawcetts Road shall include no more than one vehicle crossing which shall be located directly on the western boundary of the property and shared with 63 Fawcetts Road. The vehicle crossing shall provide access to no more than three residential allotments on the property.
- (e) 75 Fawcetts Road shall include no more than one vehicle crossing which shall be located

Activity status when compliance not achieved: DIS

directly on the eastern boundary of the property and shared with 87 Fawcetts Road. The vehicle crossing shall provide access to no more than three residential allotments on the property.

(f) 87 Fawcetts Road shall include no more than one vehicle crossing which shall be located directly on the western boundary of the property and shared with 75 Fawcetts Road. The vehicle crossing shall provide access to no more than three residential allotments on the property.

(g) 11 Boundary Road shall have no direct vehicular access to Fawcetts Road. All vehicular access shall be via Boundary Road.

DEV-ADA-BFS2 Reticulated Services

1. All residential allotments within the Outline Development Plan area must have connections to Council managed reticulated water and wastewater systems.

Activity status when compliance not achieved: DIS

DEV-ADA-BFS3 Stormwater

1. All residential allotments must include roof water collection tanks and where possible, on-site stormwater disposal.
2. All residential allotments must also include an available connection to the

Activity status when compliance not achieved: DIS

relevant stormwater management system.

DEV-ADA-BFS4 Transmission Lines

1. Any subdivision or land use must comply with those provisions of the Waimakariri District Plan which relate to National Grid Transmission Lines including buffers and setbacks.

Activity status when compliance not achieved: DIS

DEV-ADA-BFS5 Vegetation

1. The subdivision of any property shall include the identification of any land to be set aside or protected for environmental or ecological protection or enhancement.

Activity status when compliance not achieved: DIS

Appendix

DEV-ADA-APP1 Ashley ODP

