

PROPOSED VARIATION 1 FOLLOWING DECISIONS ON SUBMISSIONS

AMENDMENTS TO THE PROPOSED WAIRARAPA COMBINED DISTRICT PLAN GREYTOWN FUTURE DEVELOPMENT AREA

Note: Text which is to be added is underlined: *example*

Amendment 1: Amend Planning Map 59 by Adding the 'Greytown Future Development Area'

Amend Planning Map 59 by adding a *Greytown Future Development Area* Special Feature overlay over the area of Greytown located between Kuratawhiti Street and Wood Street and between Mole Street and West Street, excluding the majority of the area already zoned urban in the Operative Plan (see attached map).

Amendment 2: Add a New Policy (d) to 18.3.11 Relating to Managing Urban Growth

Amend Policies 18.3.11 relating to Managing Urban Growth by adding a new Policy (d) as follows:

- (d) *The Greytown Future Development Area has been identified as an area of future urban growth. Growth within this area will be restricted until a Structure Plan has been developed for this area in consultation with the local community and has been approved by the South Wairarapa District Council.*

Amendment 3: Amend Subdivision Rule 20.1.1(a)(i) & (xxv) Relating to Matters Over Which Control is Reserved for Controlled Activities

Amend clauses (i) and (xxv) of 'Rule 20.1.1(a)' by adding the following words:

- 20.1.1(a)(i) *The design and layout of the subdivision, including the size, shape and position of any lot, any new roads, the provision of footpaths and cycleways, provision of linkages to existing roads, access over the railway, or the diversion or alteration to any existing roads, the provision of footpaths and cycleways, provision of linkages to existing roads, access over the railway, access, passing bays, parking and manoeuvring standards, and any necessary easements;*
- 20.1.1(a)(xxv) *Conformance with any relevant current resource consent for a comprehensive development, including minor variations, or any relevant Structure Plan.*

Amendment 4: Add a New Clause (ii) to Subdivision Rule 20.1.2(c) Relating to Standards for Controlled Activities for Future Development Areas

Amend Rule 20.1.2(c) by adding a new clause (ii) as follows:

20.1.2(c)(ii) Subdivision within the Greytown Future Development Area that is in accordance with the Structure Plan for this area.

Amendment 5: Amend 'Note 2' of Subdivision Rule 20.1.2(a) Relating to Standards for Controlled Activities for Minimum Lot Area

Amend Rule 20.1.2(a) Note 2 as follows:

Note 2: "Residential Serviced" refers to the 'Residential Zone' areas serviced by reticulated wastewater systems, such as Masterton, and includes the Greytown Future Development Area, but excludes Lake Ferry Township due to the limited capacity of its reticulated system.

Amendment 6: Add a New Clause (xiv) to Subdivision Rule 20.1.5 Relating to Discretionary Activities

Amend Rule 20.1.5 by adding a new clause (xiv) as follows:

20.1.5(xiv) Subdivision within the Greytown Future Development Area that is not consistent with the Structure Plan for this area.

Amendment 7: Add a New Clause (m) to District Wide Land Use Rule 21.4 Relating to Discretionary Activities

Amend Rule 21.4 by adding a new Clause (m) as follows:

21.4(m) Any activity within the Greytown Future Development Area that is not consistent with the Structure Plan for this area.

Amendment 8: Add a New Clause (xxiii) to Section 26.3.4 Information Schedule 4 Relating to Information to be Supplied for Subdivision Resource Consent Applications

Add a new Clause (xxiii) to 26.3.4 Information Schedule 4: Subdivision, as follows:

(xxiii) For subdivision within the Greytown Future Development Area, an assessment of how the proposal is consistent or otherwise with the Structure Plan for the area.

Amendment 9: Add a New Clause (b) to Section 26.3.7 Information Schedule 7 Relating to Information to be Supplied for Discretionary and Non-Complying Resource Consent Applications

Add a new Clause (b) 26.3.7 Information Schedule 7: Discretionary and Non-Complying Activities, as follows:

(b) *Greytown Future Development Area*

(i) *Any application for land use consent must include an assessment of how the proposal is consistent or otherwise with the Structure Plan for the area.*

Amendment 10: Add a Definition for 'Structure Plan' to 'Chapter 27 Definitions'

Add a definition for 'Structure Plan' to 'Chapter 27 Definitions' as follows:

Structure Plan – a framework to guide the development or redevelopment of a particular area by defining the future development and land use patterns, areas of open space, layout and nature of infrastructure (including transportation links), and other key features for managing the effects of development.

A Structure Plan may include reference to the following matters:

- (i) *Provision of linkages to services, including sewerage, water supply, electricity, telecommunications and stormwater systems;*
- (ii) *Provision of internal roads, and linkages to external public roads;*
- (iii) *Provision of public open space, pedestrian access and cycleways;*
- (iv) *Significant natural features, historic heritage, waahi tapu and archaeological sites, and proposed environmental enhancement areas;*
- (v) *Natural hazards, geotechnical issues, and contamination issues.*