

DEVELOPMENT AREAS

DEV2 - Deferred Residential Zoning Development Area

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DEV2-R1

The *Deferred Residential Zoning* applying to any land, or parcels of land, within the *Growth Precinct 1, 2, and 3 (SUB-APP3)* will be removed and replaced with the *General Residential Zone* so that all *General Residential Zone* provisions apply to that land (together with consequential changes to the relevant District Planning maps), on the passing of a *Council* resolution that there is an adequate reticulated water, stormwater and wastewater network either provided by the *Council*, or to the satisfaction of the *Council*, in respect of that land.

Provided that no *Council* resolution may be made in respect of any land in *Growth Precinct 1, Growth Precinct 2 or Growth Precinct 3* until the following cumulative requirements are met:

DEV2-R1.1

The *Council* has reviewed, notified and made operative the Natural Hazards chapter of the Plan, in accordance with RMA, Schedule 1 after 1 August 2014; and

DEV2-R1.2

The land subject to a 1 in 200 year flood event is identified in the Structure Plan for *Growth Precinct 1, 2 and 3* as the case may be in respect of that land after 1 August 2014; and

DEV2-R1.3

The *Deferred Residential Zone* is not uplifted for any land within 100 metres of the KiwiRail Rail Corridor in *Growth Precinct 3* until such time as the *General Residential Chapter and Infrastructure Chapter* of the Plan has been reviewed, notified and made operative after 1 August 2014.

