

3. NEW LARGE RESIDENTIAL SUBDIVISIONS



The Committee considered a report elaborating on the issues raised at the inaugural meeting of the Committee in November 2001 relating to the design and composition of new subdivisions.

The city plan process has resulted in about 1,200 hectares of rural land being rezoned for residential use. This land area could support a population in the order of 35,000-40,000 or about 10% of the city's population. It was considered important to ensure that the Council establishes the framework for sustainable new communities to develop in these areas.

The Committee **decided**:

- (1) That the information be received.
- (2) That a survey of residents in new 'Greenfield' subdivisions and other research be carried out to identify issues that can be addressed by the Council in improving the quality of Greenfield developments and that the results of the survey brought back to the Committee.
- (3) That the City Plan Team Leader report back to the Committee with an outline of the plan and the time frame for an early review of Greenfield subdivision controls, including other methods such as structure of plans, design briefs and design guides of better managing such controls.
- (4) That the completed Code of Practice for land and assessment development be reported to the Committee when finalised.
- (5) That consideration be given to developing, in conjunction with local subdividers, model land covenants for imposition by subdividers, as one tool for improving design in new residential subdivisions.