

Milburn Quadrant Development Planning Overview

Planning Information

Milburn Quadrant is in the Industrial Resource Area (Toko Plains) and is subject to the planning rules included in the Clutha District Council District Plan. This information is a guide only; please refer to the Clutha District Council District Plan Rules at the link below or obtain suitable town planning advice.

[View link >](#)

Permitted Activities

1. Industrial activities and large purpose-built facilities, subject to meeting the relevant performance standards contained in Rule IND.4 (except as provided in Rule IND.3)
2. Storage facilities, subject to adequate screening being provided.
3. Activities that are serviced by heavy vehicles, subject to compliance with transportation requirements for the site.

Controlled Activities

The matters over which the Council shall exercise its control are:

1. All subdivision of land within the Industrial Resource Area (Toko Plains)
2. Roads and Access Lots for the purpose of providing access and legal frontage to developments and subdivision
3. The colour of buildings and structures
4. Landscaping
5. The avoidance of glare and light spill
6. The effect of subdivision or buildings on natural hazards or existing stormwater flow paths
7. The provision for the management of stormwater and effluent

Discretionary Activities

1. Subdivision of land subject to, or potentially subject to, the effects of any natural hazard
2. Subdivision of land within a Stage 2 or 3 area within the Staging Plan which is not supported with an Integrated Transport Assessment
3. Subdivision of land that is not supported with a comprehensive landscape plan
4. Any Subdivision works that do not meet the performance standards contained in Rule SUB.4
5. Any building works that are not completed in accordance with an approved Stormwater Management Structure Plan, demonstrating that the siting and design of the building does not obstruct, impeded or redirect the existing overland passage of stormwater flows
6. All earthworks located within Area 4B and 4C

Non-Complying Activities

1. Any activity not listed as permitted, controlled or discretionary
2. Landfills, waste disposal, or the storage or use of commercial quantities of hazardous goods or substances in any area identified as being a natural hazard site, where the site is not protected from the natural hazard by flood banks or erosion protection