

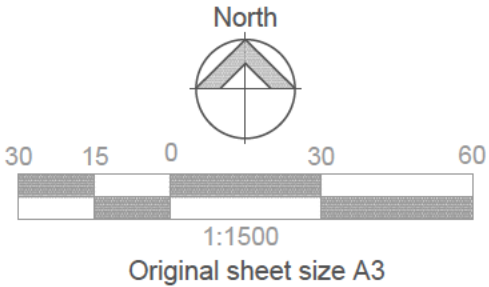


LEGEND

- Development plan area
- Proposed residential lots
- Proposed road
- Proposed lane
- Connection to existing road
- Possible future road connection
- Proposed footpath
- Tree with TPZ to be retained and protected where possible
- Tree to be removed
- Proposed street trees (10m spacings)
- BAL-12.5 setback and dwelling exclusion zone (19m from edge of bitumen)
- Non-combustible fence
- Patches of native grasses to be removed and offset
- Tree not present but required to be offset
- 4.7m wide naturestrip in accordance with Greener Wellington
- Existing title boundary

OVERALL AREA 5.993ha  
64 Lots @ 665m<sup>2</sup> average

LAND BUDGET			
	SITE AREA	5.99ha	
	LAND USES	AREA	% NET DEV. AREA
	LOCAL ROADS	1.33ha	22%
	UNENCUMBERED RESERVE	0.41ha	7%
	64 RESIDENTIAL LOTS	4.26ha	71%
	TOTAL AREA	5.99ha	100%
64 Lots = 11.45 LOTS PER HECTARE			



# CARTER STREET DEVELOPMENT PLAN

18 Carter Street & 41-57 Hobson Street, Stratford  
Wellington Shire Council

30635DP1  
Version 2  
Date: July 2024

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