Appendix 5: Amendments to the Selwyn District Plan

The proposed changes to the Selwyn District Plan set out in this Appendix cover the following:

- Amendments to identify the location and extent of priority Greenfield areas needed for recovery through to 2028 (insert the areas shown in Map A);
- Amendments to identify where rebuilding and development should not occur before 2028;
- Amendments to changes that have been made to the Selwyn District Plan (via Plan Change 7) which relate to the Rolleston and Lincoln priority areas, including:
    - Amending provisions to avoid adverse effects from erecting buildings or structures on land prone to liquefaction;
    - Removal of staging requirements for Living Z zones in Rolleston and Lincoln relating to infrastructure;
    - Amending Rules relating to Site Coverage in Medium Density housing, Fencing and the Allotment sizes contained in the Living Z zone areas in Rolleston and Lincoln; and
    - Amending the existing Outline Development Plan for ODP Area 6 in Rolleston (Appendix 38) and clarify the density targets contained in ODPs for Rolleston and Lincoln (as shown in Appendix 37 and 38);and
- Re-zoning of land for Prebbleton priority areas including:
    - Rezoning 72 hectares of land within Prebbleton to Living Z or Living 1A;
    - Inclusion of ODPs and Policy support for each of the existing zoned land or priority areas rezoned;
    - Inclusion of a new Living Z zone in Prebbleton; and
    - Changing the relevant planning maps to illustrate these areas.

Note: For the purposes of these plan changes, any text proposed to be added by these plan changes is shown as **bold underlined** and text to be deleted as ~~**bold strikethrough**~~.

Changes to the Selwyn District Plan Township Volume

Amend A4.5 Townships and Zones – Table A4.4 – Descriptions of Townships Zones as follows:

…

Living Z	New urban growth areas within or adjacent to the edge of existing townships. These areas are to be subject to an Outline Development Plan to ensure that good standards of urban design and connectivity with existing townships are achieved. The Living Z zone provides for a range of site sizes and living options, including lower density suburban areas and medium density small sections and townhouses. The Living Z zones, where an ODP is not operative in the Plan, are deferred until such time as an Outline Development Plan for the area is made operative in the District Plan ~~**and any phasing criteria has been fulfilled, including the adequate provision of infrastructure and servicing**~~. Where the inclusion of an operative ODP is the only reason for the deferral, the deferral will be considered to be lifted upon an ODP becoming operative within the Plan. ~~**Where the deferral is dependent on separate phasing provision and/or the provision of infrastructure (as is the case with Phase 2 areas in Lincoln), they will remain deferred until 2021 and sufficient infrastructure is available.**~~ Medium Density areas shown on an Outline Development Plan are subject to the Medium Density rules, and any business areas shown on an Outline Development Plan are subject to the Business 1 rules.

…

Amend B1 Natural Resources, Policy B1.1.7 as follows:

Policy B1.1.7

Avoid adverse effects from erecting buildings or structures on unstable land **or land that is prone to liquefaction.**

Amend B4 Growth of Townships, Policy B4.1.1, Objective B4.3.3, B4.3.5 and B4.3.6, Policy B4.3.1, Policy B4.3.7 – B4.3.9, Policy B4.3.56 and Policy B4.3.68 as follows:

Policy B4.1.1

Provide for a variety of allotment sizes for erecting dwellings in the Living 1 Zones, while maintaining average section size similar to that for existing residential areas in townships, except within the **Living Z Zone, including any** Medium Density area identified in an Outline Development Plan where a higher density of development is anticipated.

Objective B4.3.3

For townships within the Greater Christchurch area, new residential or business development is to be provided within ~~**the Urban Limits**~~ **existing zoned land or priority areas** identified in the Regional Policy Statement and such development is to occur in general accordance with an operative Outline Development Plan.

Objective B4.3.5

Ensure that sufficient land is made available in the District Plan to accommodate ~~an~~ additional ~~11,040~~ households in the Selwyn District portion of the Greater Christchurch area between 2013~~07~~ -2028~~41~~ through both Greenfield growth areas and consolidation within existing townships.

Objective B4.3.6

Ensure that subdivision and development in Living Z zoned areas ~~generally~~ achieves an average net density over an Outline Development Plan area of at least ten household units per hectare.

Policy B4.3.1

Ensure new residential, rural residential or business development either:

- Complies with the Plan policies for the Rural Zone; or

- The land is rezoned to an appropriate Living Zone that provides for rural-residential development (as defined within the Regional Policy Statement) in accordance with an Outline Development Plan incorporated into the District Plan; or

- The land is rezoned to an appropriate Living or Business zone and, where within the Greater Christchurch area, is contained within ~~the Urban Limit~~ **existing zoned land and priority areas** identified in the Regional Policy Statement and developed in accordance with an Outline Development Plan incorporated into the District Plan.

Policy B4.3.7

Living Z urban growth areas identified in the District Plan shall not be developed for urban purposes until an operative Outline Development Plan for that area has been included within the District Plan ~~and adequate infrastructure and servicing is available~~. Each Outline Development Plan shall:

- Be prepared as a single plan for any identified Outline Development Plan area identified on the Planning Maps and Appendices;

- Be prepared in accordance with the matters set out in Policy B4.3.8;

- Take account of the Medium Density and Subdivision Design Guides.

Policy B4.3.8

Each Outline Development Plan shall include:

- Principal through roads, connection and integration with the surrounding road network**s,** ~~and strategic infrastructure~~ **relevant infrastructure services and areas for possible future development** ;

- Any land to be set aside for

  - community facilities or schools;

  - parks and land required for recreation or reserves;

  - any land to be set aside for business activities;

- the distribution of different residential densities;
- land required for the integrated management of water systems, including stormwater treatment, secondary flow paths, retention and drainage paths; **~~and~~**
- **Land reserve or otherwise set aside from development for environmental or landscape protection or enhancement and;**
- land reserved or otherwise set aside from development for any other reason, and the reasons for its protection.

– Demonstrate how each ODP area will achieve a minimum net density of at least 10 lots or household units per hectare ;

– Identify any cultural (including tangata whenua values), natural, and historic or heritage features and values and show how they are to be enhanced or maintained;

– Indicate how required infrastructure will be provided **and how it will be funded**;

– Set out the phasing and co-ordination of subdivision and development in line with the phasing shown on the Planning Maps and Appendices;

– Demonstrate how effective provision is made for a range of transport options, including public transport systems, pedestrian walkways and cycleways, both within and adjoining the ODP area;

– **Show how other potential adverse effects on and/or from nearby existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated;**

– **Show how other potential adverse effects on the environment, the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated;**

– Include any other information which is relevant to an understanding of the development and its proposed zoning;

– Demonstrate that the design will minimise any reverse sensitivity effects.

Policy B4.3.9

The phasing of any Living Z Zone shown on the Planning Maps and Appendices occurs as follows:

– In Rolleston 11 Living Z areas have been identified, and an Outline Development Plan for six of these areas have been incorporated into the District Plan. The remaining five Living Z ODP Areas have been deferred. The deferment for **~~four of~~** these areas shall be lifted once an operative Outline Development Plan for that area has been incorporated into the District Plan. **~~The fifth ODP Area (ODP Area 11) deferment shall be lifted in 2021, provided adequate infrastructure and servicing is available and an operative Outline Development Plan for this area has been included in the District Plan.~~**

– In Lincoln six Living Z areas have been identified, and an Outline Development Plan for each area incorporated into the District Plan. ~~**Four of these Living Z ODP areas include a portion that is deferred. The deferment of these areas shall be lifted in 2021 (except for ODP Area 5 when the deferment shall be lifted in 2017), provided adequate infrastructure and servicing is available and an operative Outline Development Plan for the stage has been included in the District Plan.**~~ A Business 2 Zone has also been identified with an operative ODP included in the District Plan.

Explanation and Reasons

The phasing of development is crucial to ensuring that sufficient land is made available to accommodate the District's predicted household growth, whilst also enabling a consolidated urban form of the Greater Christchurch area that includes both Christchurch City and Waimakariri Districts. The District Plan provides sufficient land at Rolleston to meet the anticipated growth ~~**until 2020**~~, however four of these growth areas require an operative Outline Development Plan to be included within the District plan to ensure their integrated development and have therefore been deferred until an ODP is included. Within Lincoln, sufficient land has been made available to accommodate predicted households ~~**until 2020**~~. ~~**A number of ODP areas in Lincoln however cover land areas that are much larger than necessary for accommodating urban growth to 2020. These ODP areas have therefore been split into two phasing periods, with the land within the second period deferred until 2021 (or 2017 in the case of ODP Area 5) and until adequate infrastructure has been provided. In terms of ODP Area 5, it is considered that due to the limited amount of households that can be achieved within the area, the deferred status can be lifted in 2017 rather than 2021.**~~

The Business 2B zoned area is not subject to a phasing criteria and an ODP has been included into the District Plan.

Policy B4.3.56

Ensure that new Greenfield urban growth only occurs within the Outline Development Plan areas identified on the Planning Maps and Appendices, and in accordance with the phasing set out in Policy B4.3.9 ~~**once adequate infrastructure and servicing is available**~~.

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Prebbleton

Preferred Growth Option

The first preferred areas for expansion of Prebbleton are east and west of Springs Road, between the north and south limits of the existing Living and Business zones as identified in Appendix 31, inclusive of **the additional 'Greenfield' development sites that are zoned Living Z and identified in the Outline Development Plans contained in Appendix 41.**

Policy B4.3.68

Ensure that development within each of the Living Z zone Outline Development Plan areas identified on the Planning Maps and Appendices within Prebbleton address the specific matters relevant to each ODP Area number listed below:

Prebbleton

Outline Development Area 1

- **Provision of a primary loop road linking up to two access points off Blakes Road;**

- **Provision of a connection to The Paddocks subdivision to the north (Living 2A zone);**

- **Provision of pedestrian and cycle links through the ODP area to connect with the adjoining urban area to the west and east via Blakes Road;**

- **Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;**

- **Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;**

- **Provision of a local neighbourhood park;**

- **Houses developed along Blakes Road must front this road;**

- **Provision of a minimum net density of 10 households per hectare averaged over the ODP area;**

Outline Development Area 2

- **Provision of a primary north-south road connection through the area linking from Trents Road to the Cairnbrae subdivision (Living 1A6 Zone);**

- **Provision of pedestrian and cycle link through the ODP area to connect with the adjoining urban area in the Cairnbrae subdivision (Living 1A6 Zone) to the north and to secure through connections to any future residential development that may establish on the opposite southern side of Trents Road;**

- **Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;**

- **Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;**

- **Provision of local neighbourhood park;**

- **Houses developed along Trents Road must front this road;**

- **Houses developed along the north-western boundary with the Kingcraft Drive Existing Development Area to be of lower residential densities with appropriate fencing and boundary treatments at the rural residential/urban interface;**

- **Provision of a minimum net density of 10 households per hectare averaged over the ODP area;**

Outline Development Area 3

- **Provision of a primary north-south road connection through the area linking from Springs Road to Trents Road;**

- **Provision of a secondary east-west road connection through the area linking from the adjacent Sterling Park subdivision (Living X Zone) to the main north-south primary road connection within this ODP;**

- **Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban areas, including specifically a connection from Trents Road to the Prebbleton Nature Park;**

- **Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;**
- **Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;**
- **Provision of a local neighbourhood park and green links;**
- **Houses developed along Springs Road and Trents Road must front these roads;**
- **Provision of a minimum net density of 10 households per hectare averaged over the ODP area;**
- **Houses developed along the north-western boundary with the Rural (Inner Plains) Zone to contain appropriate fencing and boundary treatments at the rural/urban interface;**

Outline Development Area 4

- **Provision of a primary road connection through the area linking from Station Masters Way to Tosswill Road;**
- **Provision of a secondary east-west road connection through the area to Prebbleton Central;**
- **Provision of a local east-west secondary connection through the area to Conductors Road;**
- **Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban areas;**
- **Provision of an integrated stormwater management scheme to service the wider catchment, which shall incorporate wetland and riparian margins that form part of an environmentally sustainable solution that enhances ecological, cultural and tangata whenua values;**
- **Interim stormwater management solutions established in advance of the integrated scheme are to have sufficient capacity for the development area;**
- **Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;**
- **Provision of an 'open space corridor' through to area to link up with the Prebbleton Central subdivision and Business 1 Zone, including capacity to support stormwater and pedestrian/cycling links;**
- **Provision of a local neighbourhood park;**
- **Houses developed along Tosswill Road must front this road;**
- **Provision of larger lots of at least 1,000m^2 around the northern and eastern boundaries of the ODP Area, with appropriate perimeter fencing and planting to preserve the rural outlook and Port Hills views;**
- **Provision of medium density lots along the 'open space corridor', to incorporate appropriate permeable fencing treatments and set backs to promote passive surveillance and integration of housing with the wider reserve network;**

- **Provision of a minimum net density of 10 households per hectare averaged over the ODP area;**

Policy B4.3.76

Ensure that development within each of the Outline Development Plan areas identified on the Planning Maps and Appendices within Rolleston addresses the specific matters relevant to each ODP Area number listed below:

…

Outline Development Plan Area 6

– Provision of a main east-west primary road connection through the area from near the intersection of Goulds Road and East Madison Road to Springston Rolleston Road;

– Provision of two local north-south secondary road connections through the area, to provide connections between ODP area 5 to the north and the primary road noted above and future urban areas to the south;

– Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban area and ODP area 5;

– Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;

– Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;

~~– **Provision of one local centre adjacent to ODP Area 5;**~~

– Provision of one ~~**partial**~~ neighbourhood centre ~~**in the vicinity of the intersection of Goulds Road and East Maddisons Road**~~;

– Provision of local neighbourhood parks;

– Provision of a mix of low and medium density housing areas with a minimum net density of 1~~3~~**2** households per hectare averaged over the ODP area.

Amend C4 Living Zone Rules - Building, Table C4.1 Site Coverage Allowance and Rule 4.7.3.3 and Insert new Rule 4.17, 4.17.1 - 4.17.2. and 4.7.2.1 – 4.7.2.4 as follows:

C4 Living Zone Rules – Building, 4.7 – Building and Site Coverage

Table C4.1 Site Coverage Allowances

Living Z	Including Garage	35%
	Excluding Garage	35% - 36m^2
	Medium Density	Including garage ~~35~~ **40**%
		Excluding garage ~~35~~ **40**% - 18m^2
		Where a site is located in a Medium Density area and forms part of a comprehensive residential development of four or more adjoining lots less than 350m^2 in size, the maximum site coverage shall be 4~~0~~**5**% and shall be calculated across the area of the entire comprehensive residential development, excluding any undeveloped balance lot.

Rule 4.7.3.3 and 4.7.4.1 – Building and Site Coverage

4.7.3.3 The site is located in a Living Z Medium Density area located within an Outline Development Plan and the maximum area of the site occupied by a building(s) is:

(a) 4~~0~~**5**% - including a garage; or

(b) 4~~0~~**5**% - 18m^2 - excluding a garage; or

(c) part of a comprehensive residential development of four or more adjoining lots under 350m2 in size, in which case the maximum site coverage shall be ~~45~~**50**% and shall be calculated across the area of the entire comprehensive residential development, excluding any undeveloped balance lot.

4.7.4.1 The number of sites in the street or subdivision where site coverage already exceeds 35%**, except in Medium Density areas within Living Z Zones where site coverage already exceeds 40%.**

Rule 4.17 Fences Adjoining Reserves

Permitted Activities – Fences Adjoining Reserves

4.17.1 For all development located within the Living Z zone that shares a boundary with a reserve or walkway, all fencing erected within 5m of any Council reserve shall be at least 50% visually transparent where it exceeds 1.2m in height (which shall be applied to the whole fence in its entirety).

Restricted Discretionary Activities – Fences Adjoining Reserves

4.17.2 Any activity which does not comply with Rule 4.17.1 shall be a restricted discretionary activity. Council shall restrict the exercise of its discretion to the following:

4.17.2.1 The extent to which the proposed fencing promotes passive surveillance to reduce the fear and incidence of crime.

4.17.2.2 The extent to which the fencing design and materials compliment the open space amenity of the reserve.

4.17.2.3 The extent to which the orientation of the section and aspect of the outdoor living areas within the section is able to reduce the effects of the non-complying fence on the open space amenity of the adjoining reserve.

4.17.2.4 The need to avoid adverse cumulative effects arising from the number of non-complying fences being established along a reserve boundary and the extent to which the incremental reduction of the open space amenity of the reserve is mitigated through appropriate fencing design and construction materials and the layout of future dwellings and yard space.

Reason for the Rule

Fencing Adjoining Reserves

Maximum fencing heights and transparency controls are provided as a permitted activity within the Living Z zone where residential sections share a boundary with a Council reserve to support appropriate fencing at the sensitive interface at the boundary between public reserve and residential sections. This avoids the establishment of long lengths of tall solid fencing along reserve boundaries to preserve the open space amenity of reserves, integrate residential development with public space, promote public surveillance too reduce the incidence of crime and assists in making reserves attractive and safe places to visit for all members of the community. Consideration should be given from the outset to the orientation and layout of residential sections to ensure dwellings and outdoor living areas are integrated with adjoining reserves to optimize the open space amenity on offer and to avoid the need for high solid fencing.

Amend C12 Living Zone Rules – Subdivision, Table C12.1 – Allotment Sizes and Rule 12.1.7.6 as follows:

C12 Living Zone Rules – Subdivision, Table C12.1 – Allotment Sizes

Township	Zone	Average Allotment Size Not Less Than
Lincoln	Living Z	~~600m^2, with a minimum individual allotment size of 500m^2, except that allotments within a Medium Density area located within an operative Outline Development Plan shall have a maximum average allotment size of 450m^2 and a minimum individual allotment size of 350m^2.~~ ~~These requirements exclude any allotment that forms part of a comprehensive residential development identified by a consent notice on the subdivision consent and located within a Medium Density area where there shall be no~~

~~minimum site size. Subsequent subdivision consent within a comprehensive residential development shall however only be granted following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided, with that subsequent subdivision to have a maximum average density of no more than 350m^2 per unit.~~

Low Density: Minimum 10 Households/Per Hectare with an average allotment size of 600m2 and a minimum individual allotment size of 550m2

Medium Density 15 Households/Per Hectare : Maximum average allotment size of 450m2, with a minimum individual allotment size of 350m2

Medium Density 20 Households/Per Hectare (Comprehensive): Maximum average allotment size 350m2, with no minimum site size.

- **Comprehensive residential development will be identified by a consent notice on the subdivision consent and will be located within Medium Density areas as identified on the ODPs – Appendix 37**
- **Subsequent subdivision consent within a comprehensive residential development shall however only be granted following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided.**

Overall development within an ODP plan area shall achieve the density target contained in the relevant ODP plan shown in Appendix 37 of the Township volume of the District Plan.

Township	Zone	Average Allotment Size Not Less Than
Prebbleton	~~Living X~~	~~800m^2, and no more than 10% at less than 700m^2~~
	Living Z	**Low Density: Minimum 10 Households/Per Hectare with an average allotment size of 700m^2 with a minimum individual allotment size of 550m^2** **Medium Density 15 Households/Per Hectare: Maximum average allotment size of 450m^2, with a minimum individual allotment size of 350m^2** **Medium Density 20 Households/Per Hectare (Comprehensive): Maximum average allotment size 350m^2, with no minimum site size.** - **Comprehensive residential development will be identified by a consent notice on the subdivision consent and will be located within Medium Density areas as identified on the ODPs – Appendix 41** - **Subsequent subdivision consent within a comprehensive residential development shall however only be granted following the erection (to the extent**

that the exterior is fully closed in) of the dwellings that are to be subdivided.

Overall development within an ODP plan area shall achieve the density target contained in the relevant ODP plan shown in Appendix 41 of the Township volume of the District Plan.

Living 1A ~~**2,000m2**~~ **Area A: 1,250m^2;**

Area B: 1,000m^2;

Area C: 800m^2

In all cases development shall proceed in accordance with the ODP contained in Appendix 19 and shall achieve a minimum density of 8hh/ha once the entire site has been developed.

2,000m^2 shall apply to the balance of the zone

Township	Zone	Average Allotment Size Not Less Than
Rolleston	Living Z	~~**750m^2, with a minimum individual allotment size of 550m^2, except that allotments within a Medium Density area located within an operative Outline Development Plan shall have a maximum average allotment size of 450m^2 and a minimum individual allotment size of 350m^2.**~~ ~~**These requirements exclude any allotment that forms part of a comprehensive residential development identified by a consent notice on the subdivision consent and located within a Medium Density area where there shall be no minimum site size. Subsequent subdivision consent within a comprehensive residential development shall however only be granted following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided, with that subsequent subdivision to have a maximum average density of no more than 350m^2 per unit.**~~ **Low Density: Minimum 10 Households/Per Hectare with an average allotment size of 650m^2 with a minimum individual allotment size of 550m^2** **Medium Density 15 Households/Per Hectare: Maximum average allotment size of 450m^2, with a minimum individual allotment size of 350m^2** **Medium Density 20 Households/Per Hectare (Comprehensive): Maximum average allotment size 350m^2, with no minimum site size.** - **Comprehensive residential development will be identified by a consent notice on the subdivision consent and will be located within Medium Density areas as identified on the ODPs – Appendix 38** - **Subsequent subdivision consent within a comprehensive residential development shall however**

only be granted following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided.

Overall development within an ODP plan area shall achieve the density target contained in the relevant ODP plan shown in Appendix 38 of the Township volume of the District Plan.

Rule 12.1.7.6 Non Complying Activities – Subdivision – General

12.1.7.6 Any subdivision within a ~~**Living Z or**~~ Living Z (deferred) Zone shown on the Planning Maps shall be a non-complying activity where it does not comply with the provisions of the Rural (Inner Plains) Zone**.** ~~**, unless the District Plan contains an operative Outline Development Plan for the area.**~~

Amend Appendix 19, 37 and 38 and insert new Appendix 41 as follows:

Appendix 19 Living 1A, 1A1, 1A2, 1A3, 1A6, LX and 2A Zones, Prebbleton

Delete the ODP that applies to the Living X (Blakes Road) zone.

Replace the existing ODP that applies to the Living 1A zone in Appendix 19 with the amended Area 5 ODP (as per attachment 1)

Appendix 37 Outline Development Plan - Lincoln

Outline Development Area 2

..

DENSITY PLAN

~~**Each property within ODP Area 2 will be required to**~~ **The ODP Area shall** achieve a minimum net density of 10 households per hectare.

…

Outline Development Area 3

DENSITY PLAN

...

~~**Over t**~~**T**he ODP area **shall achieve** a minimum net density of 10 households per hectare ~~**is to be achieved**~~.

…

Outline Development Area 4

…

DENSITY PLAN

The Area 4 Outline Development Plan area will be comprised entirely of conventional residential development in accordance with the Lincoln Structure Plan. ~~**Over t**~~The ~~**Outline Development Plan**~~ **ODP** area **shall achieve** a minimum net density of 10 households per hectare ~~**is to be achieved**~~.

…

Outline Development Area 6

…

DENSITY PLAN

The site is rectangular and is 32m wide by 230m in length. Access to the site will be by a new road off North Belt which will provide access of the western boundary of the site. The layout of the sections will be undertaken to maximise sunlight and warmth. The lot sizes will provide for medium density housing and will be laid out to achieve combined accessways for back sections. ~~**It is anticipated that 18-19 lots will be developed depending on the final design and layout**~~ **The ODP area shall achieve a minimum net density of 15 households per hectare**.

The higher intensity residential development incorporating smaller lots will be directly opposite the ~~**proposed new**~~ Lincoln ~~**Community**~~ **Events** Centre and Lincoln Domain. The site is also close to the local Primary and High Schools and the Lincoln Shopping Centre. The site backs on to Roblyn Place. A 5m building setback, together with a 12m setback for two-storey buildings, is shown adjacent to this ODP boundary, in order to reduce any privacy, shading and outlook effects on the adjoining Roblyn Place residents.

…

Appendix 38 Outline Development Plan – Rolleston

Outline Development Area 1

…

DENSITY PLAN

The ODP area **shall** achieve a net density of 11 households per hectare, based on a net area of approximately 57.5 hectares.

…

Outline Development Area 2

…

~~RESIDENTIAL~~ DENSITY **PLAN**

This ODP provides for the two residential uses 'Comprehensive' and 'Medium density' development. Both have been identified as appropriate land uses due to location and character of the site and its surrounds. **~~Within these two types of residential development a variety of allotment sizes will create various densities of up to 20hh per ha~~** **The ODP area shall achieves a net density of 20 households per hectare** .

…

Outline Development Area 3

…

DENSITY PLAN

~~Over~~ tT**he ODP area shall achieve~~s~~ a minimum net density of 10 households per hectare ~~**is to be achieved**~~ (with a minimum of 484 households). Lots along the rural periphery and Levi Road have an area greater than 1000m^2 and in total, the average lot size shown on the ODP is 750m^2.

…

Outline Development Area 6

Replace the existing ODP that applies to ODP Area 6 in Appendix 38, with the amended ODP Area 6 ODP (as per attachment 2)

Outline Development Area 7

…

~~RESIDENTIAL~~ DENSITY **PLAN**

The ODP provides for a Master Planned high density development with individual allotments averaging approximately 400 m² per lot.

Each individual site will have a house specifically designed which will form part of the Resource Consent process to enable the site to comply with all required setbacks, recession planes and site coverage provided in the District Plan. The ODP **area** ~~**provides**~~ **shall achieve** a net density of 19.19 households per hectare on a total area of 3.596 ha.

…

Outline Development Area 8

…

DENSITY PLAN

The ODP ~~**provides for a variety of allotment sizes resulting in a yield**~~ **area shall achieve a minimum** of 10 household lots per hectare. The density plan has been calculated taking into account the multiple ownership that currently exists throughout the total ODP area.

…

Appendix 41 Outline Development Plan – Prebbleton

Insert all relevant ODPs that apply to the four proposed Living Z zones areas in Prebbleton into new Appendix 41 (as per Attachment 3)

Selwyn District Plan Maps

Amend Sheets 1 and 2 of Planning Maps 014, 125, 126, 127, 128 and 129 to rezone Areas 1 through to 4 in Prebbleton identified in attachment 4 to a Living Z zone

Amend Sheets 1 and 2 of Planning Maps 113, 114, 116, 119, 120, 121 and 123 to rezone land from Living Z Deferred to Living Z as an Outline Development Plan has already been included in the District Plan.

Attachment 1

Selwyn District Plan

Township Volume - Appendix 19

Prebbleton Living 1A Outline Development Plan

PART E

APPENDIX 19

LIVING 1A ZONE OUTLINE DEVELOPMENT PLAN – PREBBLETON

LIVING 1A ZONE OUTLINE DEVELOPMENT PLAN

INTRODUCTION

This Outline Development Plan (ODP) applies to the undeveloped balance of the Living 1A zone in Prebbleton. The ODP covers 15.02ha of land comprising seven separate properties that either front or have legal access to either Toswill Road or Trices Road. The development block is contained by the Prebbleton Domain to the north-west, Rural (Inner Plains) zone to the north-east and south, and the Stonebridge Way development (being the developed portion of the Living 1A zone) to the west.

The ODP provides an overarching urban design framework to guide the future development of the land. The ODP includes Land Use, Movement, Green and Blue Networks and incorporates the wider strategic and community outcomes expressed in the Prebbleton Structure Plan.

URBAN DESIGN

The design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol and accord with the Selwyn District Council Subdivision Design Guide (September 2009). The following environmental outcomes are to be achieved:

- Development that meets the District Plan policies, realises an overall increase in residential density, applies urban consolidation principles and assists in achieving a compact concentric settlement pattern for Prebbleton.
- Provision for a range of section sizes and housing typologies to respond to the wider needs of the community, whilst achieving the prescribed minimum household densities and minimum average allotment sizes.
- Subdivision layouts that integrate with adjoining neighbourhoods and incorporate existing land uses where appropriate. The wider context of the development area should influence the subdivision layout by protecting and enhancing cultural, ecological, heritage and tangata whenua values and existing built features, such as amenity trees and water races.
- Layouts and urban design treatments that create a distinguishable sense of place, assist in enhancing the wider character and amenity of Prebbleton and deliver safe, vibrant and healthy living environments. Layouts should apply Crime Prevention through Environmental Design (CPTED) design principles.
- Integrated and legible road hierarchy that supports safe and efficient connections and promotes walking and cycling. Road design and landscape treatments should contribute to the overall character of Prebbleton and assist in connecting residential development with open space reserves and other public assets and services within the township, such as the Domain, Primary School, Nature Park and the town centre.
- Sustainable methods to treat and dispose of stormwater that protect groundwater resources from contamination, while integrating with open space and reserves where appropriate.
- Installation of all the necessary infrastructure services within the ODP area, and the cost effective and efficient connection of those services to the wider network.

LAND USE

The ODP Area shall achieve a minimum net density of 8 households per hectare.

Dwellings must front Trices Road and Tosswill Road to enhance passive surveillance and safety, while preserving the semi-rural streetscape. Appropriate design layouts should take into consideration the shape, orientation and aspect of sections, with internal roads supporting access that avoids housing from backing onto Trices Road and Tosswill Road. An exception is made for the parcels that are affected by the limited access requirements onto Trices Road and Tosswill Road, which will need to be access from the internal road network.

The ODP supports three different densities, which respond to the context of the site and support a range of sections sizes, housing typologies and land use activities. Lower density sections should be established

along the Tosswill Road and Trices Road boundaries to support an appropriate scale of development at the sensitive rural/urban interface. A 10m building setback for dwellings and utilities is necessary along Trices Road to provide separation and to distinguish the residential neighbourhood from the rural land holdings to the south.

Appropriate interface treatments, and methods to protect these treatments in the long term, need to be established along the Trices Road and Tosswill Road boundaries, which form a gateway to the township and transition from rural to urban. These treatments are to ensure the development integrates with the wider area and addresses any amenity conflicts that may arise at this sensitive residential/rural boundary. Treatments could include appropriate bunding fencing, retention of a portion of the existing macrocarpa hedgerows or landscaping to avoid long lengths of solid fencing or screening.

Residential housing adjacent to Prebbleton Domain must front the reserve. These lots will be accessed off a Local Minor Road. This will promote passive surveillance, support front yards facing towards the Domain and avoid a streetscape that is comprised of tall fencing or screening that may undermine the amenity afforded by the reserve. Suitable methods, such as fencing controls, landscape treatments and set backs, should be formalised to ensure all future residential development that overlooks Prebbleton Domain optimises the high amenity and open space outlook provided by the reserve.

MOVEMENT NETWORK

The overall aim is to create an integrated transport network that incorporates all modes of transport.

A Local Major Road connects Tosswill Road with Trices Road. Provision should be made for walking and cycling within this Local Major Road to support access to Prebbleton Domain and the wider circular pedestrian and cycling network identified in the Prebbleton Structure Plan.

Local Intermediate Roads provide secondary connections to Tosswill Road and Trices Road and support an integrated network to service the south-eastern portion of the development block. There is a limitation on direct access onto Tosswill Road and Trices Road in between the intersection of these roads and the Local Intermediate Roads. This restriction will assist in achieving a safe and transport network, responds to the future upgrades identified for Trices Road and enables a stepped speed reduction as vehicles enter Prebbleton from the south-east. Interface treatments along the portion of Trices Road and Tosswill Road where access is limited will need to be established at subdivision to achieve a high amenity gateway to the township as the land use activities transition from rural to urban. A Local Minor Road supports links to the Prebbleton Domain and adjacent community facilities.

The open space corridor is an important component of the overall movement network within the Township as it provides an off-road walking and cycling connection between the Domain and Trices Road. This corridor secures walking and cycling connections to the existing Domain and the proposed extensions on the opposite side of Tosswill Road, which provides an alternative to the existing alignment of the Christchurch to Little River Rail Trail. Two green link reserves support further connectivity between the Domain and the primary road network within the development block.

The remaining internal roading layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term inter-connectivity is achieved once the block is fully developed.

GREEN NETWORK

The ODP indicates a 10m wide green space corridor based around the existing water race and walking and cycling network, connecting Prebbleton Domain to Tosswill Road. The future subdivision scheme should utilise this feature as a focal point to optimise the amenity that it provides and the opportunity it presents in achieving a well connected living environment.

A 2,000m^2 reserve is required to accord with the reserve provision calculations and to ensure the development block is served by sufficient and appropriate open space. The location of this reserve is identified as being indicative only pending confirmation at subdivision of the extent and location of any stormwater treatment areas. The future location of the reserve must ensure people living within the development block have access to an open space reserve within a 400m radius of their homes. Two green

space links connect the proposed future development with the existing domain and the town centre to facilitate walking and cycling connections.

Further investigations shall be undertaken at subdivision to determine the practicalities of retaining the following existing specimen trees within any future layout:

- Four oak/*Quercus* trees on the frontage of 102 Tosswill Road (Lot 1 DP 71108).
- Various border plantings on the north-western boundary of 104 Tosswill Road (Lot 2 DP 71108) where the section adjoins Prebbleton Domain, which is identified as an appropriate interface treatment between any future development of the property and the high amenity presented by the domain.

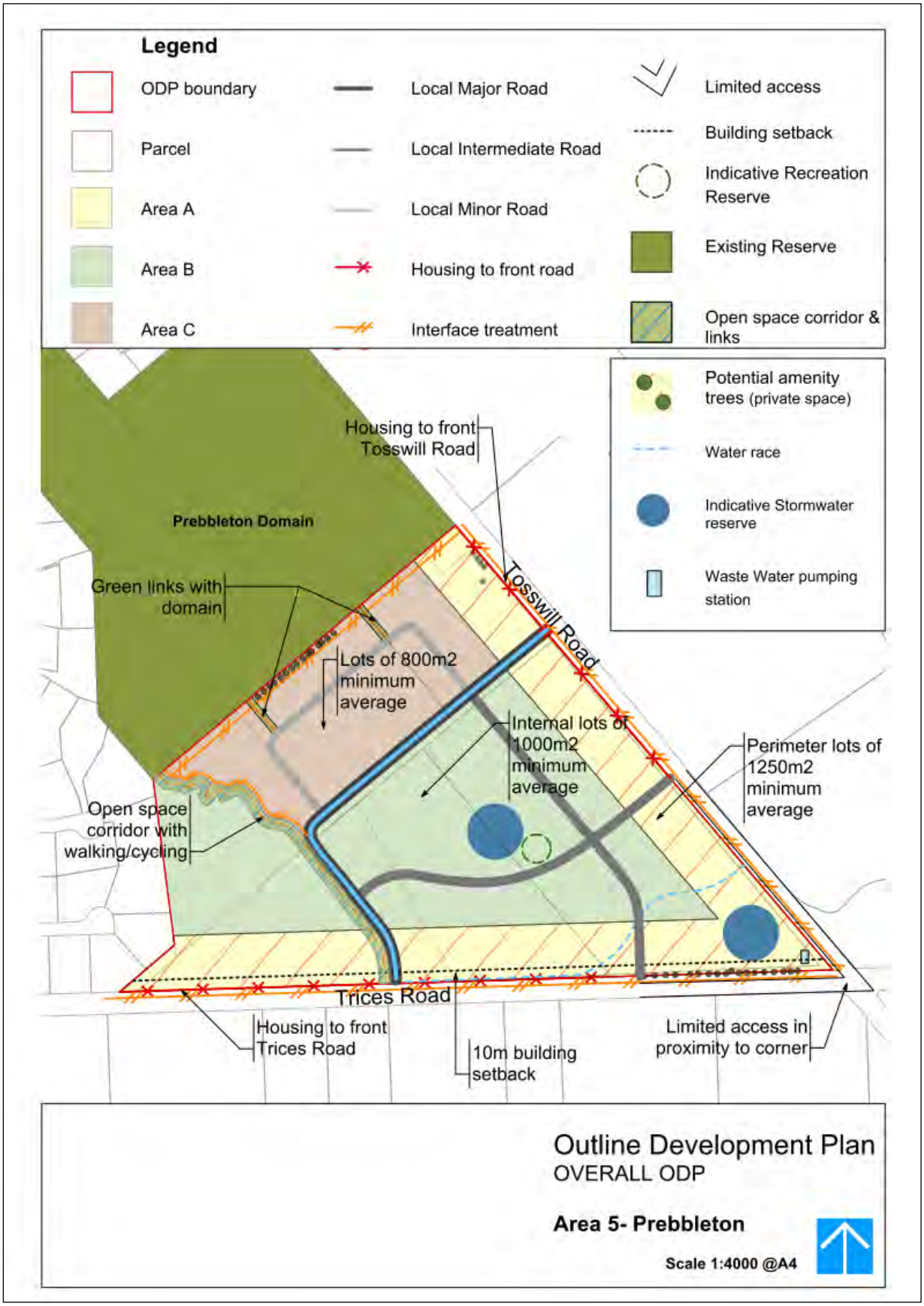
These trees are a link to the historic use of the land, compliment the streetscape and assist in preserving and enhancing the character of Prebbleton. Options to secure the on-going protection of these specimens if retained include consent notices or private covenants to assure the trees longevity.

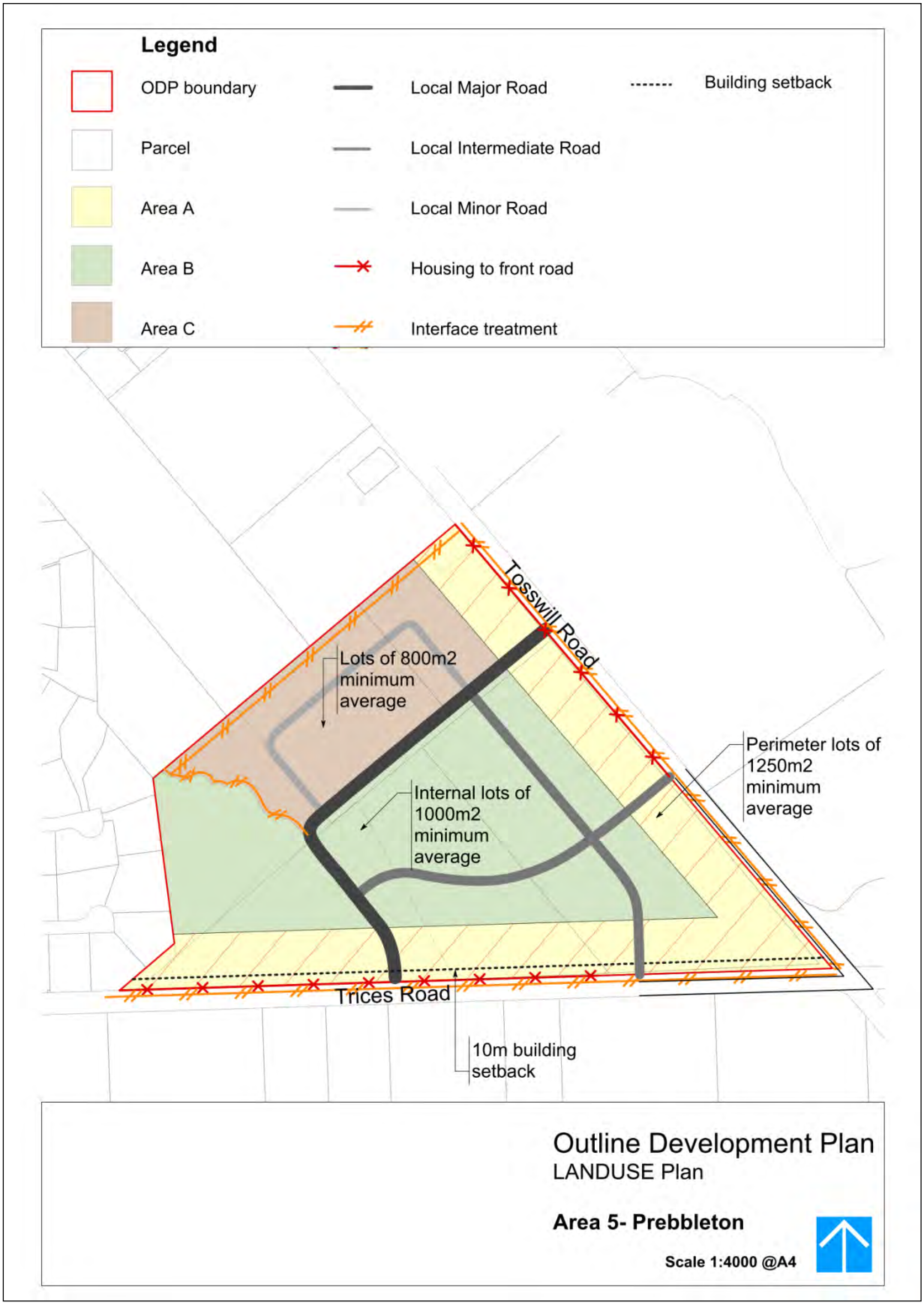
BLUE NETWORK

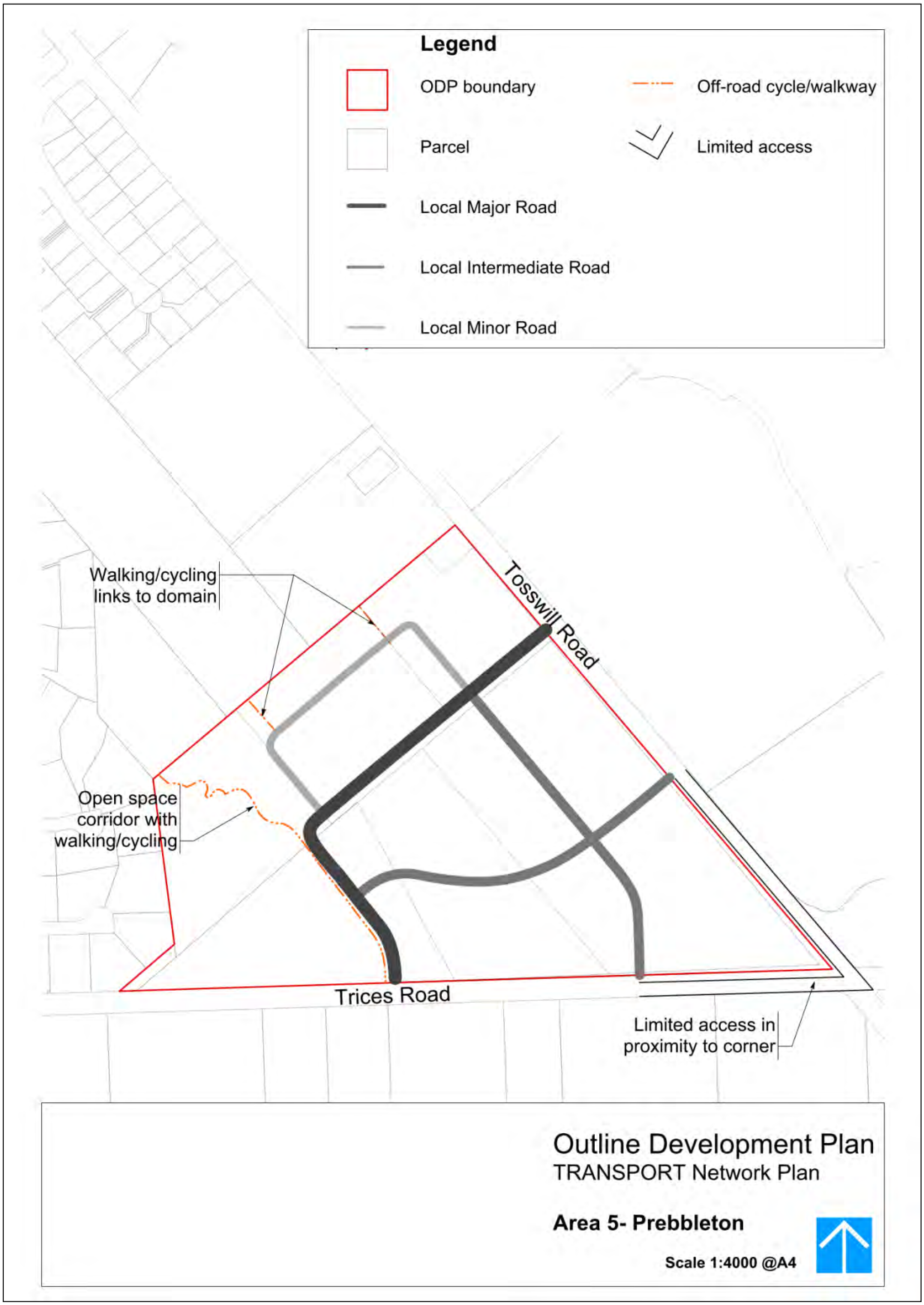
The current 50mm diameter water main that services the general area is identified to be at full capacity. A new 150mm water main will be required to service the development block. There is sufficient capacity in both the Tosswill Road and Trices Road water main and wider network to support the additional water connections required to service the area, with works having to accord with the upgrades identified for the township.

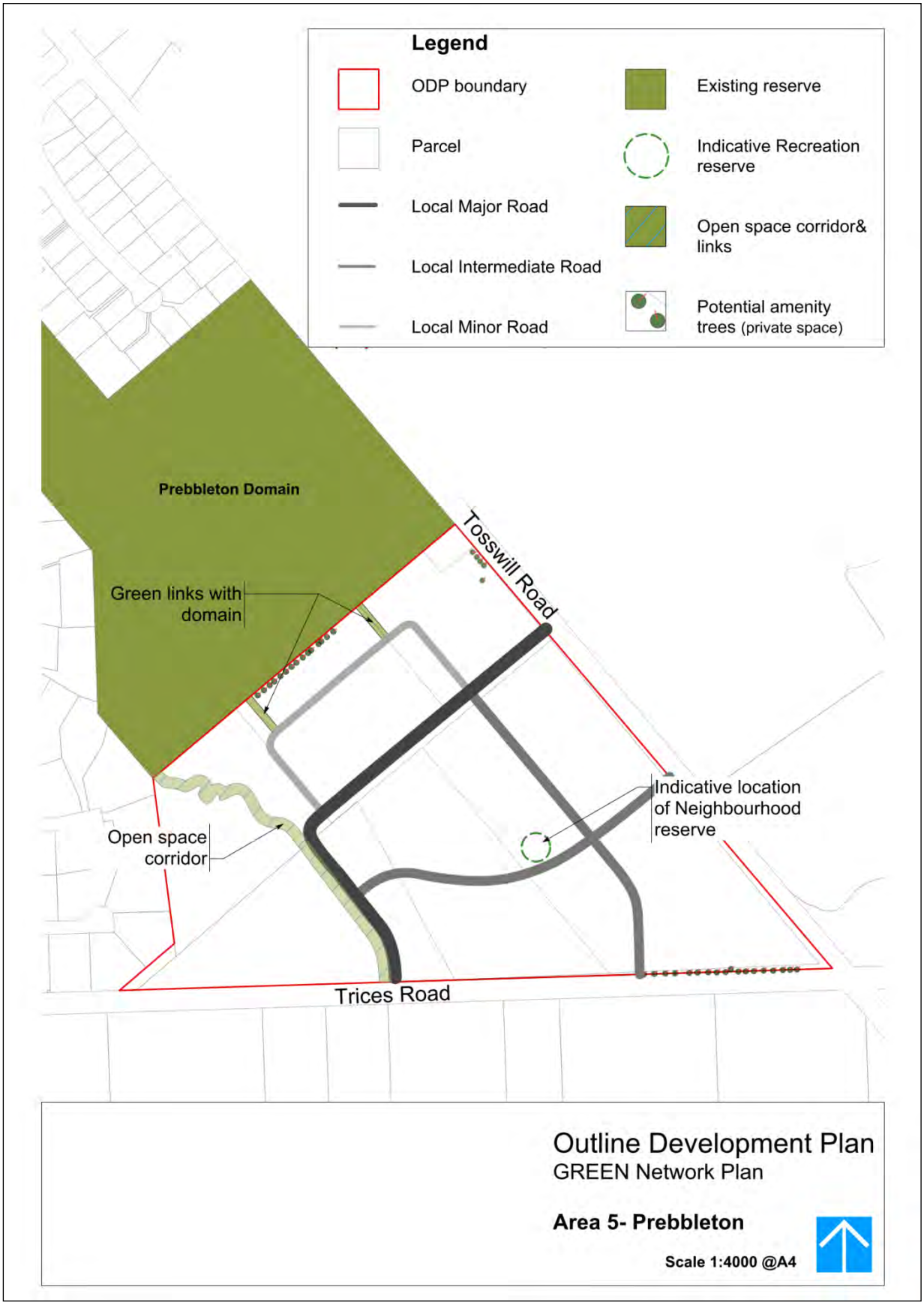
A new pumping station is required to be established at the eastern corner of the development as the Tosswill Road pumping station and sewer main are at full capacity. The developer will need to extend the network to the Springs Road wastewater main.

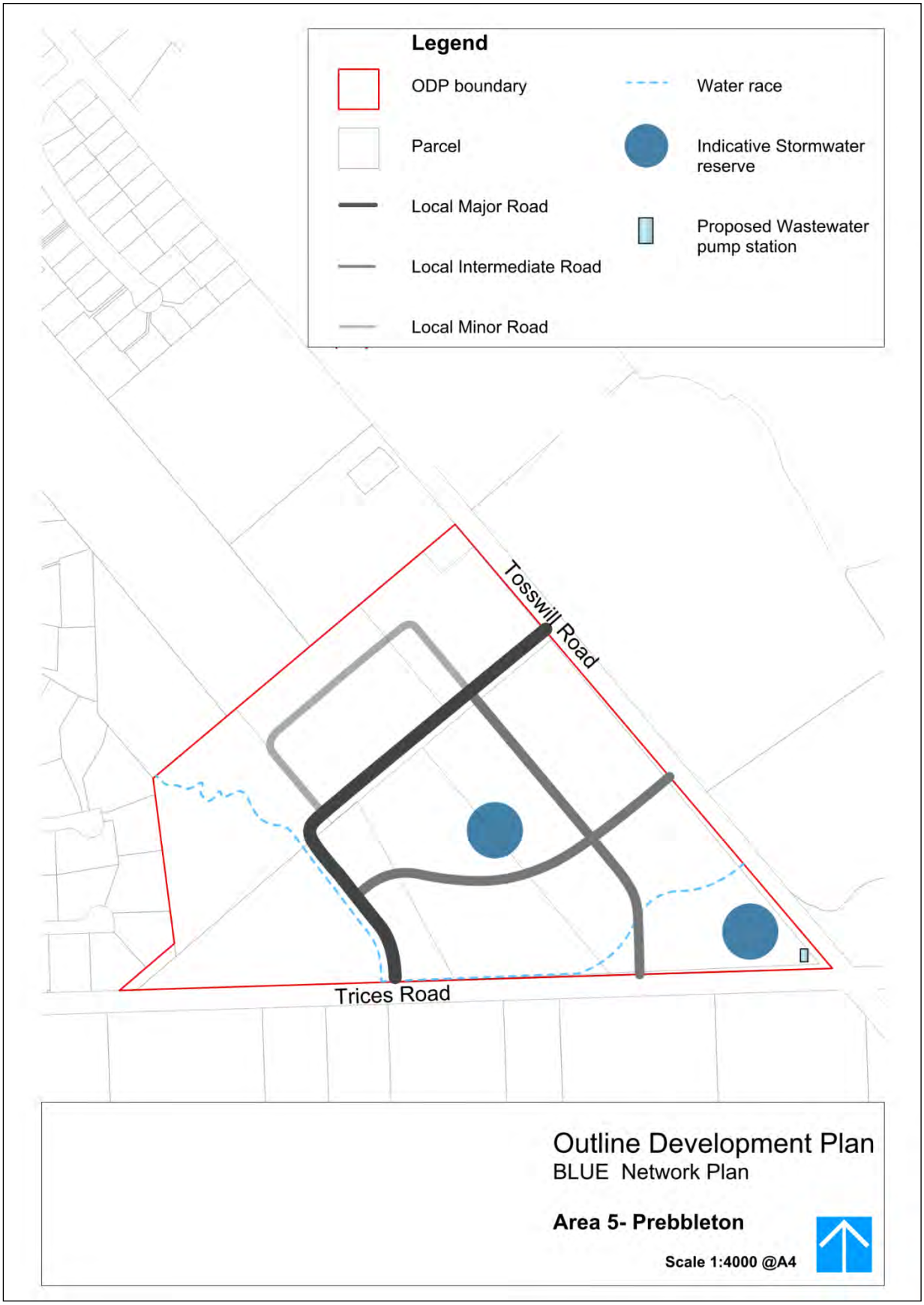
There are a range of methods available to collect, treat and dispose of stormwater. Options include the discharge of hard surface and roof run-off within residential sections to be disposed on site via soakage pits. Stormwater run-off from the road network is to be directed to basins requiring an estimated area of 1ha. The water race should be developed in an integrated manner that accommodates pedestrian and cycling connections within the site and with Prebbleton Domain. The stormwater reserves referenced on the ODP plan are indicative only. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Stormwater solutions should integrate into both the road and reserve environments where practicable. The establishment of riparian margins and low impact stormwater management techniques are encouraged where appropriate to establish and enhance ecological corridors, habitats and tangata whenua values attributed to the water resource.


Legend
ODP boundary
Parcel
Area A
Area B
Area C
Local Major Road
Local Intermediate Road
Local Minor Road
Housing to front road
Interface treatment
Limited access
Building setback
Indicative Recreation Reserve
Existing Reserve
Open space corridor & links
Potential amenity trees (private space)
Water race
Indicative Stormwater reserve
Waste Water pumping station
Housing to front Tosswill Road
Prebbleton Domain
Green links with domain
Tosswill Road
Lots of 800m2 minimum average
Internal lots of 1000m2 minimum average
Perimeter lots of 1250m2 minimum average
Open space corridor with walking/cycling
Trices Road
Housing to front Trices Road
10m building setback
Limited access in proximity to corner
Outline Development Plan
OVERALL ODP
Area 5- Prebbleton
Scale 1:4000 @A4


Legend
ODP boundary
Parcel
Area A
Area B
Area C
Local Major Road
Local Intermediate Road
Local Minor Road
Housing to front road
Interface treatment
Building setback
Tosswill Road
Lots of 800m2 minimum average
Internal lots of 1000m2 minimum average
Perimeter lots of 1250m2 minimum average
Trices Road
10m building setback
Outline Development Plan
LANDUSE Plan
Area 5- Prebbleton
Scale 1:4000 @A4


Legend
ODP boundary
Parcel
Local Major Road
Local Intermediate Road
Local Minor Road
Off-road cycle/walkway
Limited access
Walking/cycling links to domain
Tosswill Road
Open space corridor with walking/cycling
Trices Road
Limited access in proximity to corner
Outline Development Plan
TRANSPORT Network Plan
Area 5- Prebbleton
Scale 1:4000 @A4


Legend
ODP boundary
Parcel
Local Major Road
Local Intermediate Road
Local Minor Road
Existing reserve
Indicative Recreation reserve
Open space corridor& links
Potential amenity trees (private space)
Prebbleton Domain
Tosswill Road
Green links with domain
Indicative location of Neighbourhood reserve
Open space corridor
Trices Road
Outline Development Plan
GREEN Network Plan
Area 5- Prebbleton
Scale 1:4000 @A4


Legend
ODP boundary
Parcel
Local Major Road
Local Intermediate Road
Local Minor Road
Water race
Indicative Stormwater reserve
Proposed Wastewater pump station
Tosswill Road
Trices Road
Outline Development Plan
BLUE Network Plan
Area 5- Prebbleton
Scale 1:4000 @A4

Attachment 2

Selwyn District Plan

Township Volume - Appendix 38

Rolleston ODP Area 6 Outline Development Plan

OUTLINE DEVELOPMENT PLAN AREA 6

INTRODUCTION

This Outline Development Plan (ODP) is for Development Area 6. Area 6 comprises 83ha and is bound by Dynes Road to the North, Goulds and East Maddisons Roads to the West and areas recognised by Council as future residential growth areas to the south and east.

The ODP embodies a development framework and utilises design concepts that are in accordance with:

- Policy B4.3.7 and B4.3.68 of PC7
- Canterbury Regional Policy Statement
- The Rolleston Structure Plan
- The Greater Christchurch Urban Development Strategy (UDS)
- The Ministry for the Environment's Urban Design Protocol

The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network).

DENSITY PLAN

The ODP provides for a variety of allotment sizes from density residential areas of 15 to 20 households/ha through to larger 'standard' residential properties. Generally the density is higher within the ~~northern part of the site~~ central areas of the ODP ~~and~~ around key amenity areas and decreases towards the ~~southern edge~~ periphery. The highest density housing is to be located in direct proximity to the proposed neighbourhood ~~and local~~ centre~~s~~ and larger open spaces such as ~~the proposed adjacent recreational precinct,~~ green corridors and neighbourhood parks. The ODP Area shall achieve a minimum net density of ~~13~~ 12 households/ per hectare. Given the mix of densities and the likelihood of a staged approach to development, the 12 households per hectare minimum density need not apply to each individual stage. However at the time of subdivision of each stage, assessment and confirmation as to how the minimum density of 12 households per hectare for the overall ODP can be achieved will be required.

A neighbourhood centre will be located ~~in the vicinity of the Goulds Road/East Maddisions Road intersection.~~in the centre of the ODP adjacent to the central reserve area where the green corridors converge. The Centre will make provision for approximately 1000m2 gross retail floor area to cater to local weekly and day-to-day retail requirements, though other non-retail uses (such as other business and/or community facilities) may also be appropriately located in the Centre. Additional land is also required for surrounding roads, associated car parking and landscaping to service the eventual activities established in the Centre.

~~Approximately 2,500m2 of the Centre's total land area will be located within ODP Area 6 and its primary frontage will address East Maddisons Road. To avoid the potential negative effect of the centre 'turning its back' onto the adjoining eastern residential areas, a neighbourhood park will be located directly east of the centre to provide a community hub and a secondary active frontage. Two east-west connections through the centre will allow for a high level of~~

~~pedestrian permeability and encourage interaction between the Centre and the adjacent residential areas.~~

~~A smaller local centre of roughly 1,000m2 (land area) on Dynes Road provides local shopping amenity and opportunities for small business and community facilities to serve the immediately adjacent area. In total, the Centre will provide for roughly 450m2 of gross retail floor space. As with the Neighbourhood Centre, the Local Centre will comprise land in addition to that required for retail uses to allow for carparking and landscaping.~~

~~The local centre has been located so as to generate a 'dialogue' with the proposed future recreation precinct to the north, and to enhance amenity values for the local residential environment.~~

MOVEMENT NETWORK

The ODP provides for a range of transport options, including:

- vehicular connections linking to Goulds Road, East Maddisons Road, Dynes Road and Springston-Rolleston Road;
- active transport connections at the site boundaries to adjacent areas and internal pedestrian and cycle corridors to encourage viable alternatives to individual motor vehicles; and
- roads which will enable the provision of public transport routes through the site should such services be deemed appropriate;

Roading connections have been designed so as to balance the permeability of the site against the requirements to minimise the number of new intersections and maintain appropriate intersection spacing. The ODP employs a roading hierarchy that allows for Primary, Secondary and Tertiary Roads; however only the more significant roads (Primary and Secondary) have been shown on the ODP. As the Tertiary Roads' primary function will be to service the residential areas, their eventual layout will respond to the detailed subdivision design of those areas.

Goulds Road and East Maddisons Road provide primary road corridors on the Area's western periphery. Internally, the site contains one primary collector road which links the Neighbourhood Centres envisaged by the Rolleston Structure Plan at East Maddisons and Springston-Rolleston Roads. Though the collector is envisaged to cater for a large portion of through vehicle movements, it is not a high-speed corridor and rather, should provide direct access to adjoining sites. To this end, it is envisaged that the collector will interact with the adjacent neighbourhoods, rather than creating severance between them.

The proposed north-south and east-west secondary road connections perform similar functions to the primary roads, providing ample access throughout the site as well as good external links and connections to the immediate neighbours. Notwithstanding this similarity in function, secondary roads will assume a form which is of a more residential nature, and cater less to through vehicle traffic. In addition to the proposed internal secondary routes, Dynes Road will perform a secondary function along the site's northern boundary.

An integrated network of tertiary roads will facilitate internal distribution of traffic, provide access to properties, connect open spaces within the site and offer future links to the immediate neighbours. The tertiary roads will provide a narrower carriageway to encourage slower speeds and to maintain a residential character.

The overall aim of the pedestrian and cycle network is to encourage active transport use within the site and to enable good connections to the wider Rolleston area. Primary and Secondary Roads will provide footpaths and cycle routes, including designated cycle lanes where appropriate. Tertiary Roads will also provide adequate space for cyclists and convenient pedestrian movements. Shared off-road pedestrian and cycle connections will be provided to achieve safe, attractive active transport corridors and recreational amenity.

GREEN NETWORK

The ODP reflects and adds to the green network anticipated in the Rolleston Structure Plan. A range of reserve types and sizes are proposed to create a connected open space network, whereby parks will be linked via green corridors formed along existing stockwater races and along new roading corridors.

Incorporating new structural vegetation, stormwater swales and 'green' streets, four green corridors and green links will contribute generously to the area's sense of place and overall amenity. The green corridors, as well as the proposed neighbourhood parks, are located immediately adjacent to higher density residences to compensate for reduced private open space on individual allotments. In addition, co-locating green spaces alongside residential sites will allow passive surveillance for enhanced safety and security.

Neighbourhood parks will be located to ensure that an open space is within 400m walking distance from any new dwelling. The parks will be of varying sizes to reflect both their purpose and their neighbourhood's character and will include both active and passive functions.

Portions of the green network will also perform a stormwater conveyance and treatment function, particularly for runoff from roads and hardstand in public spaces. Opportunities for pedestrian and cycle paths will also be realised in the design of future reserves and green links to ensure a high level of connectivity is afforded to residents and visitors, and to maximise the utility of the public space.

Council's open space requirements cited in the LTP and Activity Management Plans should be referred to during subdivision design. Where any additional reserve areas may be proposed at subdivision stage over and above the requirements of Council, alternative arrangements may be made for any additional open space land that the Council does not

take towards reserve contributions. These arrangements may include purchase by the Council with a corresponding targeted rate, gifting the land to the Council, or other mechanisms as may be agreed at subdivision stage.

No specific mitigation treatment is required for Area 6 to address potential reverse sensitivity effects. Adjoining land uses to the south and east are not of a nature that would require specific effects management at the rural/residential interface over and above the decreased residential density in this portion of the ODP Area.

Moreover, as these adjoining areas are anticipated by Council strategic planning policy for future urban use, ODP Area 6 makes provision to integrate with them, rather than become isolated from them.

BLUE NETWORK

The underlying soils are relatively free-draining (mostly gravels) and infiltration to ground is generally the most appropriate means of stormwater disposal. The public stormwater system will primarily only be required for runoff generated from within the road reserve, as individual buildings will be able to dispose roof water directly to ground within private properties. Where there is potential for the stormwater to be contaminated (e.g. road runoff), treatment will be incorporated in the stormwater system prior to disposal.

There are a range of options available for the collection, treatment and disposal of stormwater. Final treatment solutions will be determined through detailed site investigations during subdivision stages; however, common themes will be achieved throughout the area, including that systems will be designed to integrate into both the roadway and reserve environments. The ability to add amenity value, beyond a pure stormwater function, will also be key component to the overall design.

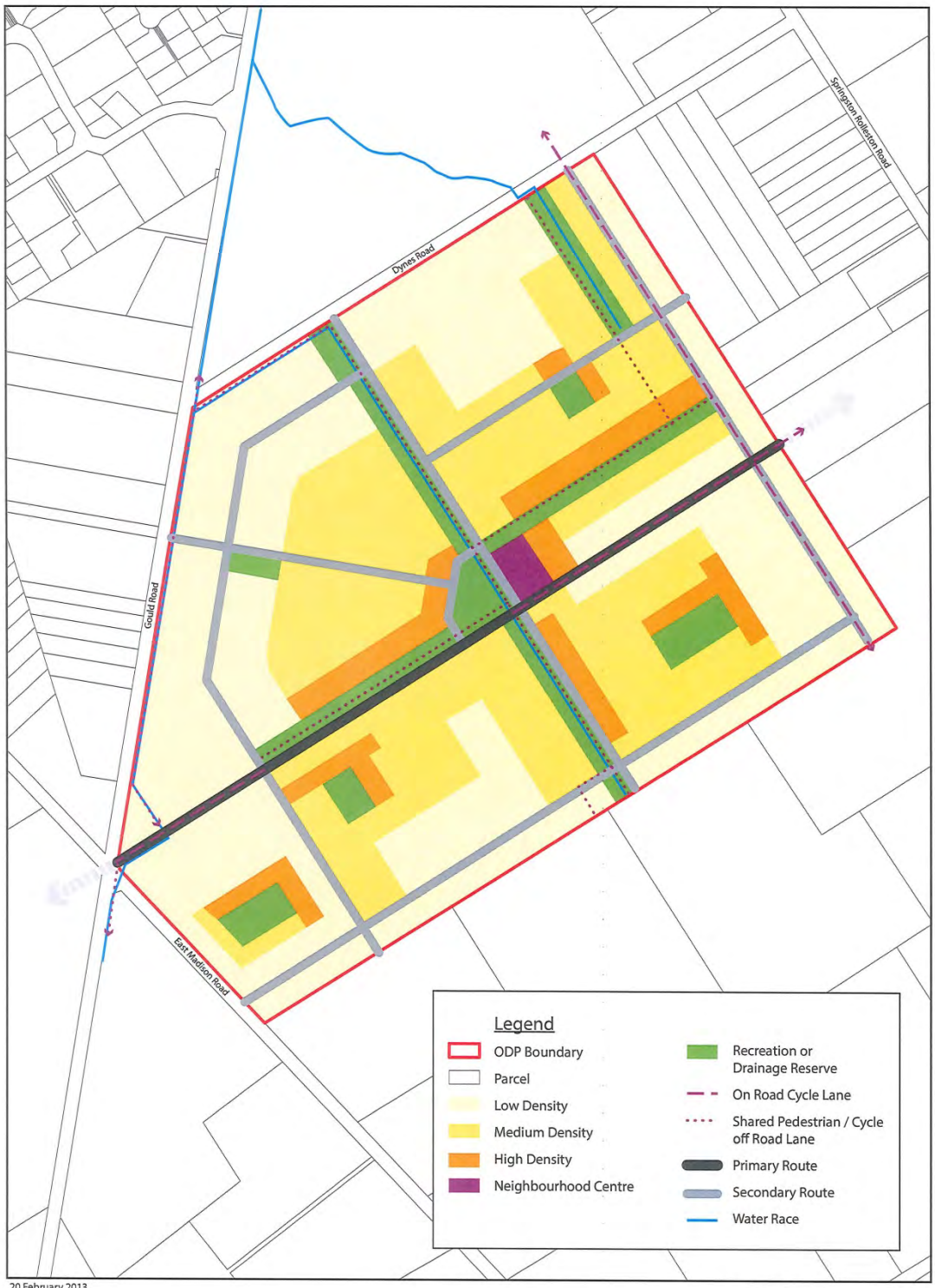
The stormwater conveyance and disposal systems proposed for this site will be consistent with other effective stormwater systems commonly used within Rolleston. The relatively flat nature of the site necessitates the management of stormwater treatment and disposal to be undertaken as a number of discrete catchments, rather than conveying stormwater from the entire site to one central treatment location. However, to minimise on-going maintenance costs and maximise integration potential, the number of these treatment areas will be minimised and main stormwater treatment areas will be located within the major open spaces.

Ground levels slope naturally to the south, making a primarily gravity wastewater network entirely feasible. The area immediately adjacent to Dynes/Goulds Road intersection is currently able to connect, via gravity, to the existing ~~wastewater~~ network pump station on Goulds Road. ~~Further expansion of the existing wastewater network will be required to enable the remaining majority of the site to connect.~~However the vast majority of the ODP Area will need to gravitate to the new East Selwyn Sewer Scheme pump station on Selwyn Road. This will be achieved via a route extending south of the ODP area to Selwyn Road and then east to connect with the East Selwyn Sewer Scheme pump station on Selwyn Road. ~~The Council's East Selwyn Sewer Scheme outlines how the existing wastewater network will be expanded to service this area. As anticipated by the Scheme, wastewater from this site will~~

~~connect into the extended SDC trunkmain system along Springston Rolleston Road. The alignment of these connecting pipelines will follow proposed road and pedestrian connections to Springston Rolleston Road. These connections pass through the land immediately to the east of ODP Area 6.~~

~~If the staging of development is such that this land between ODP Area 6 and Springston Rolleston Road is not initially available for a piped route, then a temporary pump station(s) could be constructed to divert flows around this land.~~

The water reticulation will be an extension of the existing water supply in Rolleston. Selwyn District Council currently has plans to commission additional water bores, to match the expected increase in water demand from the identified growth areas. If required, an additional bore field could be incorporated within the development of this site to assist servicing requirements for the southern development areas.



Outline Development Plan
Area 6 - Rolleston
Density Plan

Outline Development Plan
Area 6 - Rolleston
Movement Network

Outline Development Plan
Area 6 - Rolleston
Green Network

Outline Development Plan
Area 6 - Rolleston
Blue Network

Attachment 3

Selwyn District Plan

Township Volume – Appendix 41

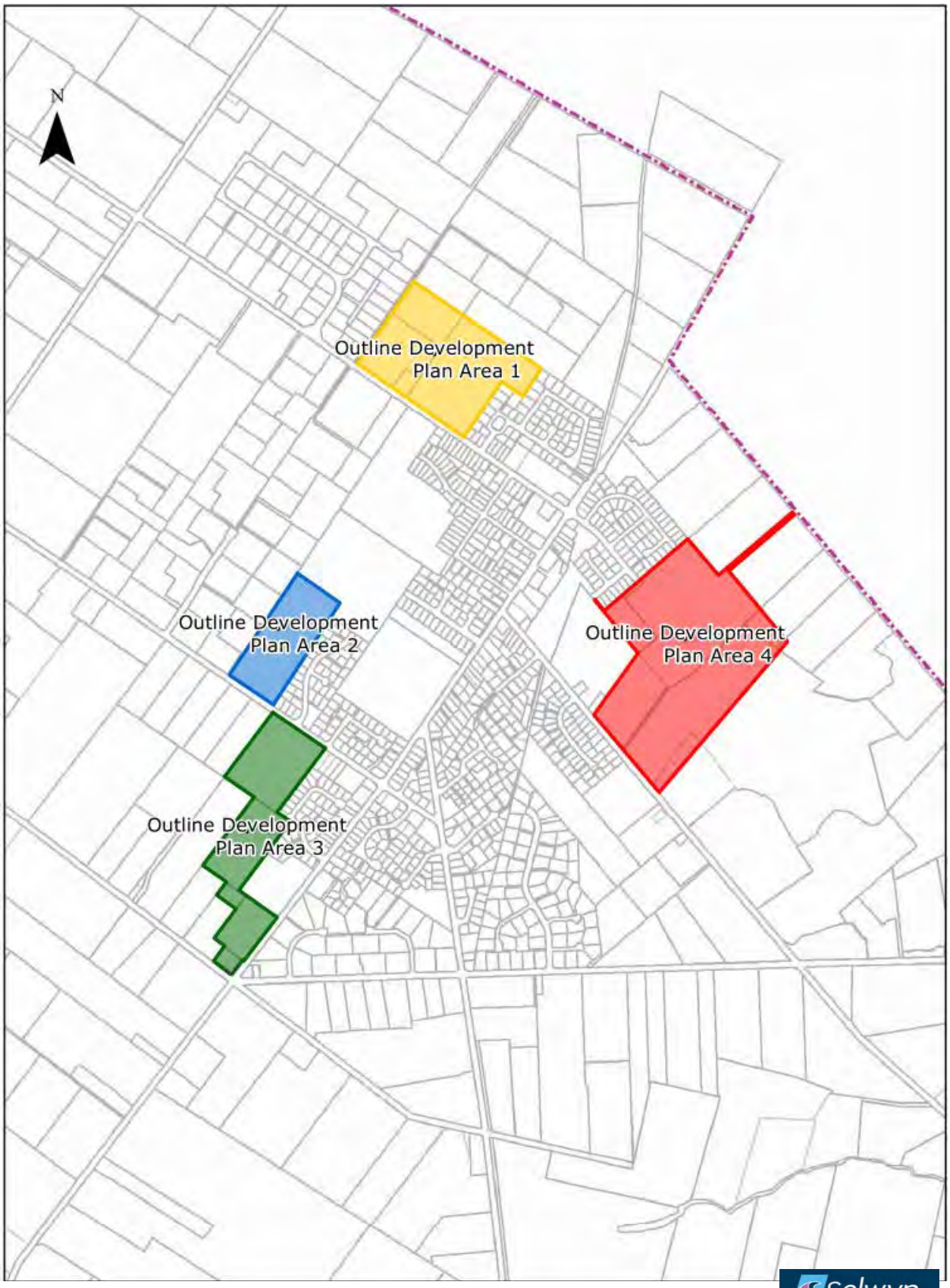
Prebbleton Living Z Outline Development Plans

PART E

APPENDIX 41

LIVING Z ZONE OUTLINE DEVELOPMENT PLANS – PREBBLETON

- For locations of these ODP's see overleaf
- ODP Area 1
- ODP Area 2
- ODP Area 3
- ODP Area 4


N
Outline Development Plan Area 1
Outline Development Plan Area 2
Outline Development Plan Area 3
Outline Development Plan Area 4

OUTLINE DEVELOPMENT PLAN AREA 1

INTRODUCTION

This Outline Development Plan (ODP) is for Area 1, which is zoned Living Z. Area 1 includes 13.3ha of land, comprising four properties. Three of these properties front onto Blakes Road. The ODP area is contained by The Paddocks development to the north, Aberdeen Drive to the west and Elmwood Drive to the east.

The ODP provides an overarching urban design framework to guide the future development of the land. The ODP includes Land Use, Movement, Green and Blue Networks and incorporates the wider strategic and community outcomes expressed in the Prebbleton Structure Plan.

URBAN DESIGN

The design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol and accord with the Selwyn District Council Subdivision Design Guide (September 2009). The following environmental outcomes are to be achieved:

- Development that meets the District Plan policies, realises an overall increase in residential density, applies urban consolidation principles and assists in achieving a compact concentric settlement pattern for Prebbleton.
- Provision for a range of section sizes and housing typologies to respond to the wider needs of the community, whilst achieving the prescribed minimum household densities and minimum average allotment sizes.
- Subdivision layouts that integrate with adjoining neighbourhoods and incorporate existing land uses where appropriate. The wider context of the development area should influence the subdivision layout by protecting and enhancing cultural, ecological, heritage and tangata whenua values and existing built features, such as amenity trees and water races.
- Layouts and urban design treatments that create a distinguishable sense of place, assist in enhancing the wider character and amenity of Prebbleton and deliver safe, vibrant and healthy living environments. Layouts should apply Crime Prevention through Environmental Design (CPTED) design principles.
- Integrated and legible road hierarchy that supports safe and efficient connections and promotes walking and cycling. Road design and landscape treatments should contribute to the overall character of Prebbleton and assist in connecting residential development with open space reserves and other public assets and services within the township, such as the Domain, Primary School, Nature Park and the town centre.
- Sustainable methods to treat and dispose of stormwater that protect groundwater resources from contamination, while integrating with open space and reserves where appropriate.
- Installation of all the necessary infrastructure services within the ODP area, and the cost effective and efficient connection of those services to the wider network.

LAND USE

The ODP Area shall achieve a minimum net density of 10 households per hectare. Lower density allotments are necessary on the majority of the western boundary and the full length of the northern boundary to integrate the site with the adjoining Living 2A (Blakes Road) and Living 2A (The Paddocks) zones, being the Aberdeen and The Paddocks subdivisions respectively. Smaller sections are best established within the centre of the site to reduce the risk of adverse amenity effects on the adjoining Living 1A4 zone to the east and Living 1A6 zone to the south.

Dwellings must front Blakes Road to enhance passive surveillance and safety, while creating a high amenity streetscape. Appropriate design layouts should take into consideration the shape, orientation and aspect of sections, with internal roads supporting access that avoids housing from backing onto Blakes Road.

Residential housing established along the Local Minor Road to the north-east of the reserve must front the reserve. Appropriate interface treatments must promote passive surveillance, support front yards facing towards the reserve and avoid a streetscape that is comprised of tall fencing or solid screening. Other suitable methods, such as fencing controls and set backs, should be formalised at subdivision stage to ensure that all future residential development that overlooks the reserve optimises the high amenity and outlook provided by this open space.

MOVEMENT NETWORK

The proposed roading network consists of a Local Major Road that forms a loop around the development block, supported by Local Intermediate and Local Minor Roads, to achieve an integrated and legible internal road layout. The ODP indicates that the Local Major Road connects to Blakes Road at two points, with the south-eastern connection aligning with the access point being established in the Living 1A6 zone on the opposite side of Blakes Road to form a crossroad.

The Local Minor Road that links between the Local Major Road shall align with the existing grouping of high quality amenity trees. These trees must be incorporated into the road reserve as an amenity feature. Retaining the trees preserves a link to the previous land use activity and protects high quality specimens. It also contributes to the character of Prebbleton. This grouping contains 16 specimens that are suitable to be retained as street trees within the road reserve. This includes a row of six oak/*Quercus* that follow a north-south alignment, a single oak/*Quercus* to the south-east of this row of oaks. A separate copse contains two beech/*Nothofagus* and seven oak/*Quercus* trees to the north.

A Local Minor Road situated north of the proposed reserve will provide access to adjacent residential sites. This will ensure that buildings front the road and overlook the reserve. The ODP also supports the establishment of a connection between the development block and the Living 2A zone to the north to support connectivity and to ensure these properties do not become land locked.

The remaining internal roading layout must be able to respond to the possibility that the area may be developed progressively over time. Road alignments must be arranged in such a way that long term inter-connectivity is achieved once the block is fully developed.

GREEN NETWORK

The ODP indicates a single open space reserve approximately 3,000m^2 in size. The reserve is located centrally along the Local Major Road. This location has been identified to optimise a portion of the existing walnut grove to secure a unique amenity feature, while preserving an historic reference to the previous use of the site. The orientation of this reserve supports a high amenity entrance into the site when viewed from Blakes Road.

A portion of the existing walnut/*Juglans* grove is to be retained as part of the reserve. These trees present an opportunity to retain a link to the land holdings past and to create a public space containing a relatively unique amenity feature. This walnut grove is contained within the legal boundaries of 36 Blakes Road (Lot 2 DP 54834).

Further investigations shall be undertaken at subdivision to determine the practicalities of retaining the following existing specimen trees within any future layout:

- Two sycamore/*Acer pseudoplatanus* and an established walnut/*Juglans* tree on the frontage of Blakes Road located within the gardens of the existing cottage at 36 Blakes Road (Lot 2 DP 54834).
- Three oak/*Quercus* trees within the yard at the rear of the Prebbleton Veterinary surgery at 56 Blakes Road (Lot 1 DP 58405).
- Nine oak/*Quercus* that follow an east west alignment could also be incorporated into the road alignment along the northern side of the identified Local Major Road and future residential sections to the west of this road. These amenity trees are all currently contained within the legal boundaries of 60 Blakes Road (Lot 1 DP 71538).

These trees provide amenity to the current and future residents and the community. They are a link to the historic use of the land, compliment the streetscape and assist in preserving and enhancing the character

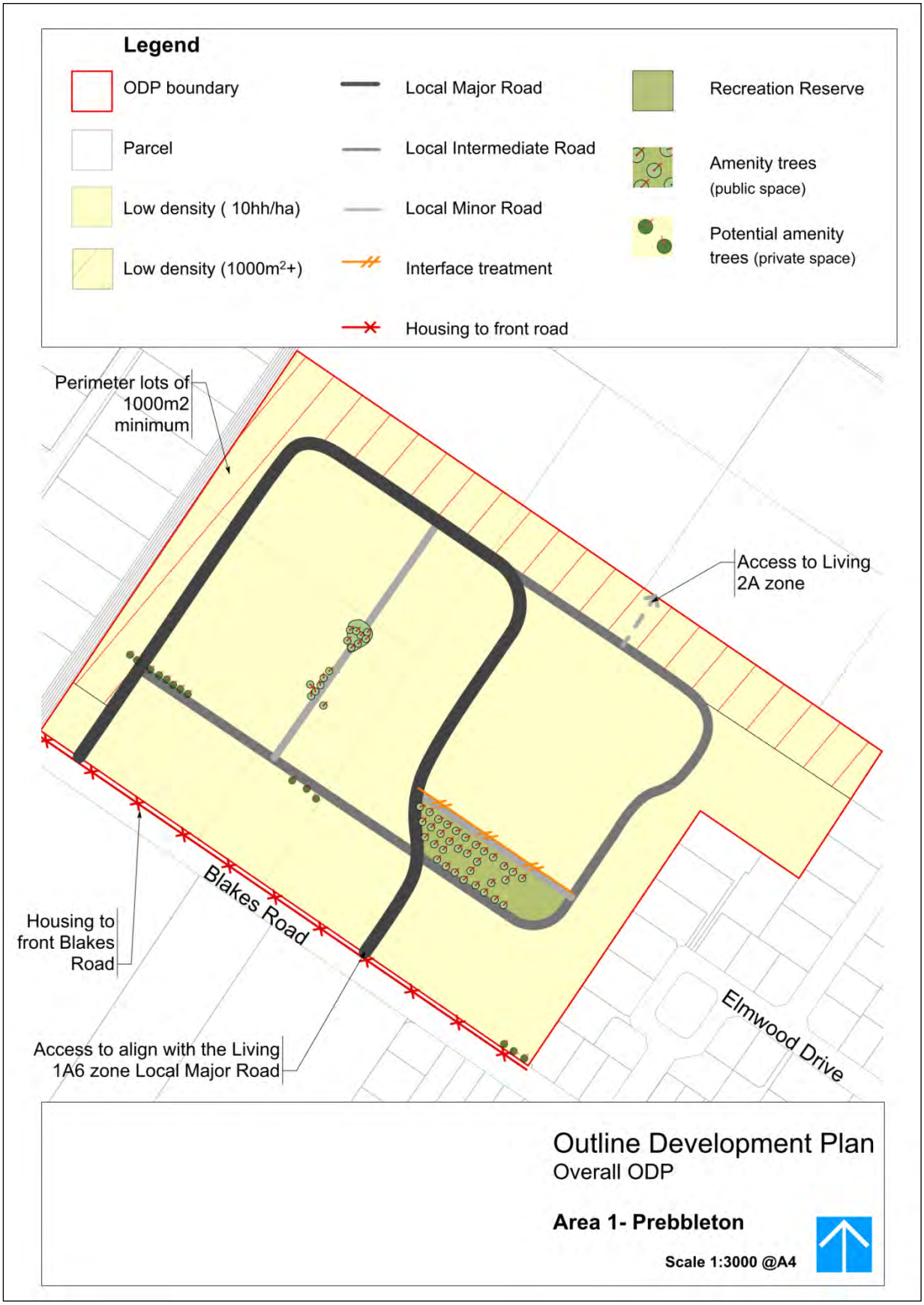
of Prebbleton. Options to secure the on-going protection of these specimens if retained include consent notices or private covenants to assure the trees longevity.

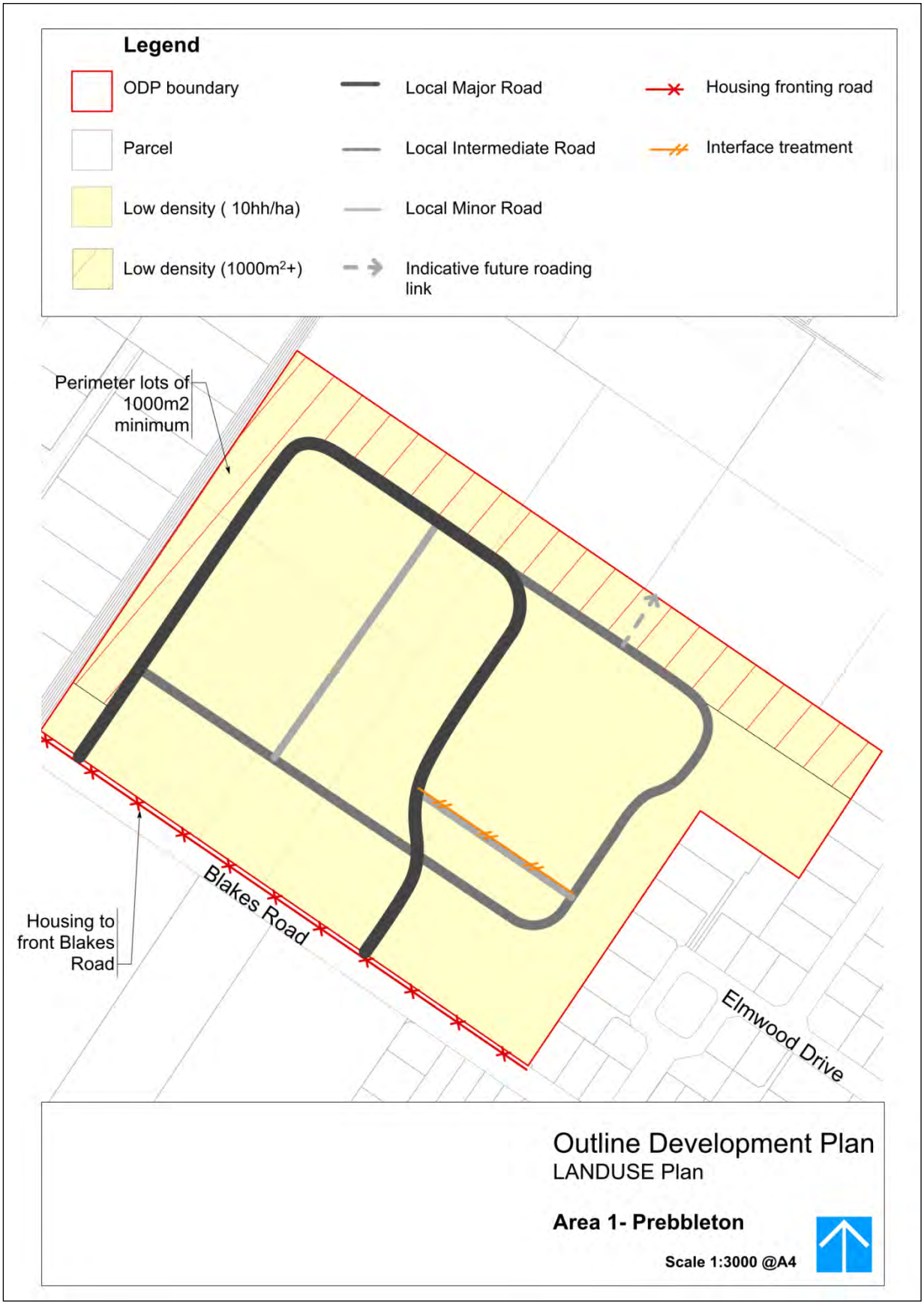
BLUE NETWORK

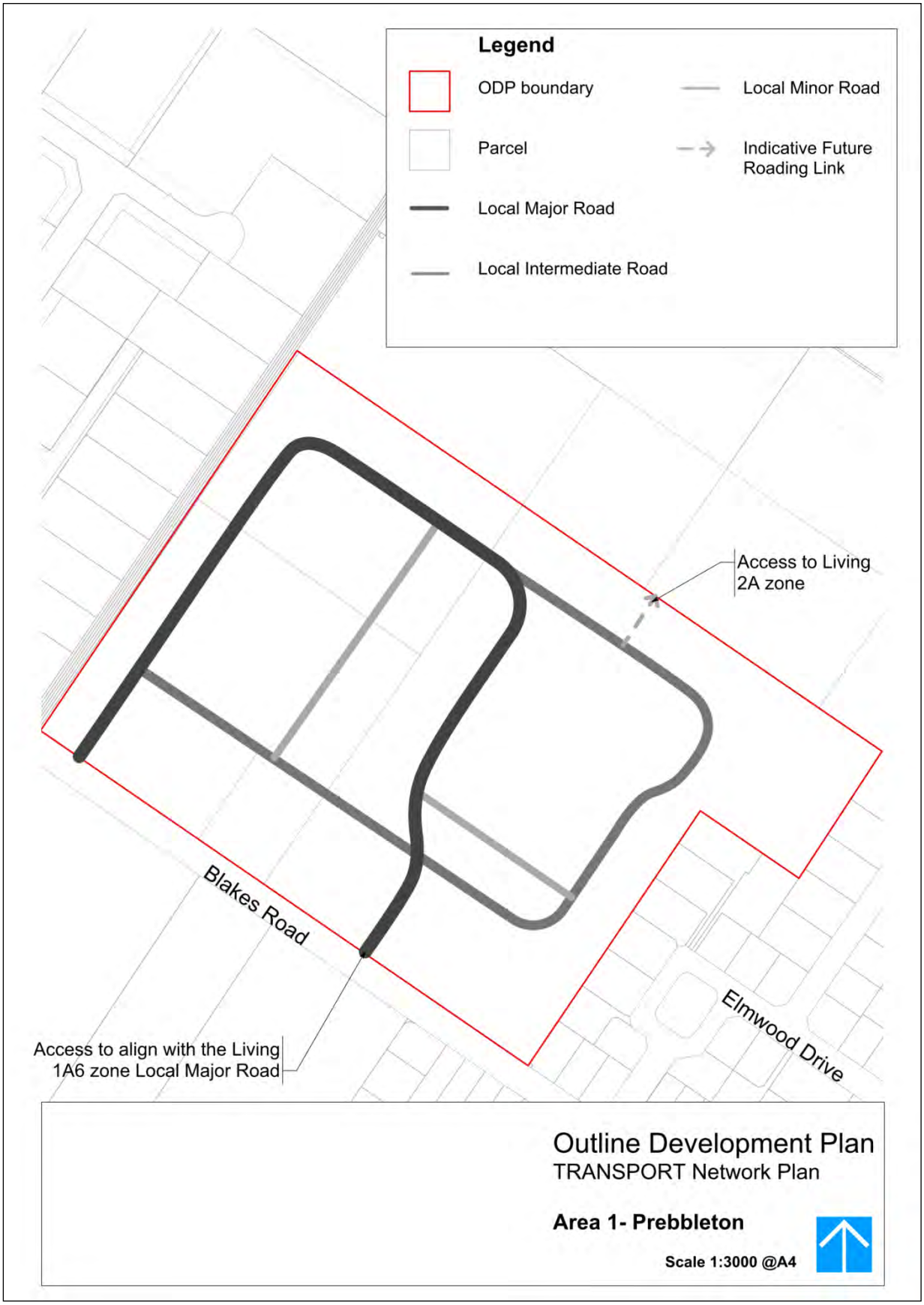
There is sufficient capacity in the Blakes Road water main and wider network to support the additional water connections required to service the area. Any works shall accord with the upgrades identified for the township.

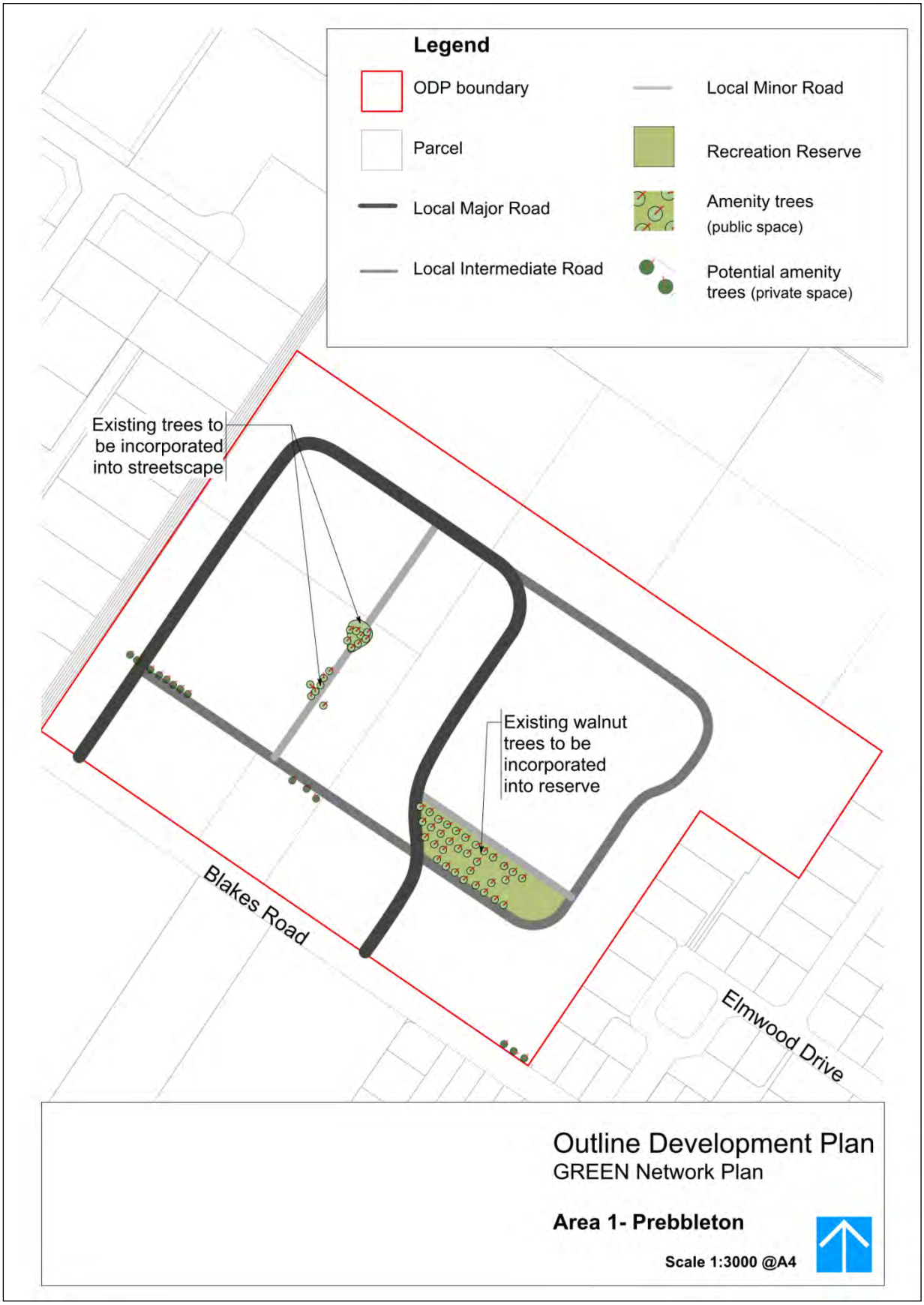
The anticipated wastewater solution is to establish a southern connection to the Living 1A6 zone on the opposite side of Blakes Road to enable access to the sewer gravity main.

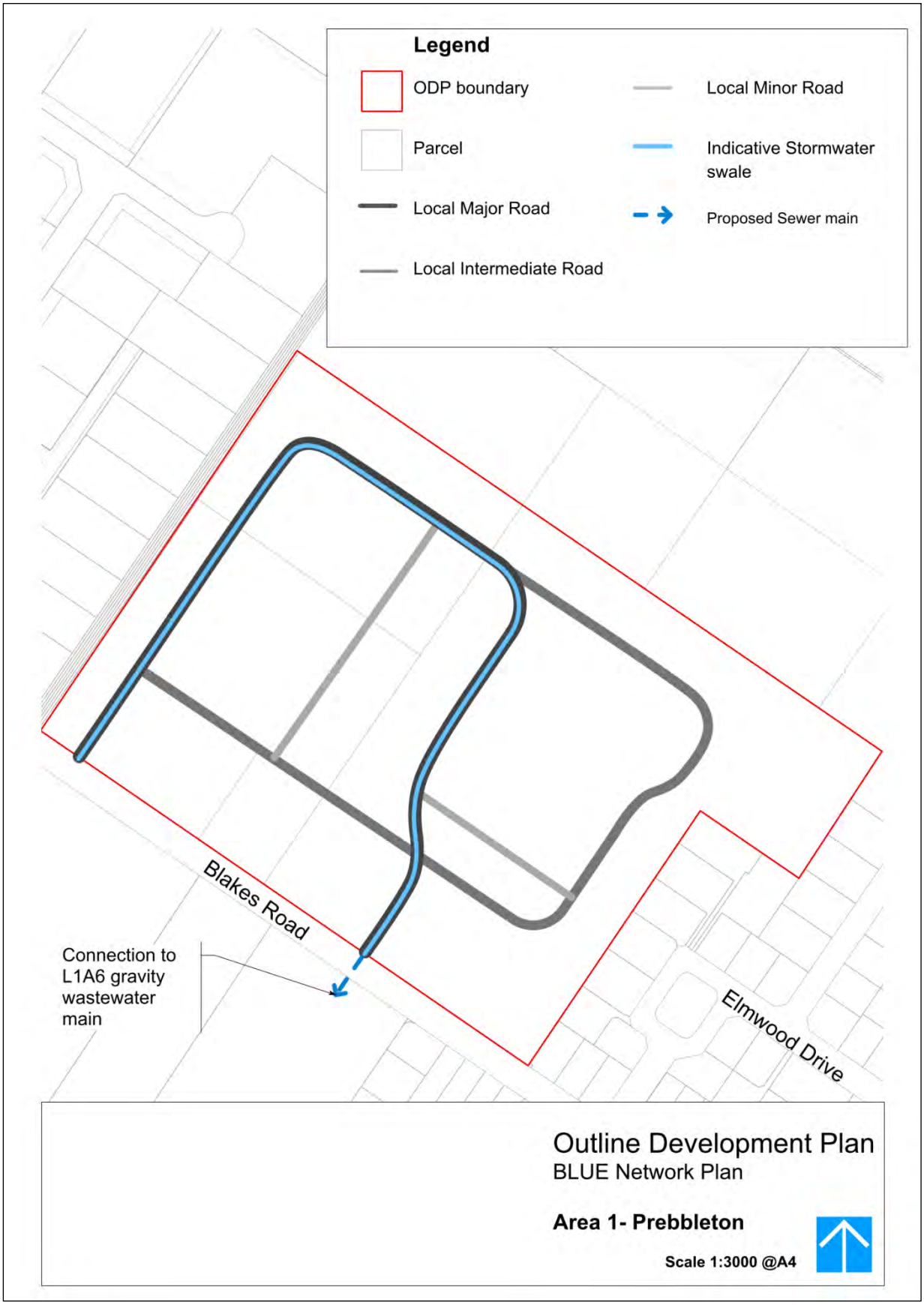
There are a range of methods available to collect, treat and dispose of stormwater. Options include the discharge of hard surface and roof run-off within residential sections to on-site soakage pits and for run-off to be collected in roadside swales and then discharged to ground within the proposed development area. The roadside swales referenced on the ODP Plan are indicative only. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Stormwater solutions should integrate into both the road and reserve environments where practicable. The establishment of riparian margins and low impact stormwater management techniques are encouraged where appropriate to establish and enhance ecological corridors, habitats and tangata whenua values attributed to the water resource.


Legend
ODP boundary
Parcel
Low density (10hh/ha)
Low density (1000m²+)
Local Major Road
Local Intermediate Road
Local Minor Road
Interface treatment
Housing to front road
Recreation Reserve
Amenity trees (public space)
Potential amenity trees (private space)
Perimeter lots of 1000m2 minimum
Access to Living 2A zone
Blakes Road
Housing to front Blakes Road
Access to align with the Living 1A6 zone Local Major Road
Elmwood Drive
Outline Development Plan
Overall ODP
Area 1- Prebbleton
Scale 1:3000 @A4


Legend
ODP boundary
Parcel
Low density (10hh/ha)
Low density (1000m²+)
Local Major Road
Local Intermediate Road
Local Minor Road
Indicative future roading link
Housing fronting road
Interface treatment
Perimeter lots of 1000m2 minimum
Housing to front Blakes Road
Blakes Road
Elmwood Drive
Outline Development Plan
LANDUSE Plan
Area 1- Prebbleton
Scale 1:3000 @A4


Legend
ODP boundary
Parcel
Local Major Road
Local Intermediate Road
Local Minor Road
Indicative Future Roading Link
Access to Living 2A zone
Blakes Road
Elmwood Drive
Access to align with the Living 1A6 zone Local Major Road
Outline Development Plan
TRANSPORT Network Plan
Area 1- Prebbleton
Scale 1:3000 @A4


Legend
ODP boundary
Parcel
Local Major Road
Local Intermediate Road
Local Minor Road
Recreation Reserve
Amenity trees (public space)
Potential amenity trees (private space)
Existing trees to be incorporated into streetscape
Existing walnut trees to be incorporated into reserve
Blakes Road
Elmwood Drive
Outline Development Plan
GREEN Network Plan
Area 1- Prebbleton
Scale 1:3000 @A4


Legend
ODP boundary
Parcel
Local Major Road
Local Intermediate Road
Local Minor Road
Indicative Stormwater swale
Proposed Sewer main
Blakes Road
Elmwood Drive
Connection to L1A6 gravity wastewater main
Outline Development Plan
BLUE Network Plan
Area 1- Prebbleton
Scale 1:3000 @A4

OUTLINE DEVELOPMENT PLAN AREA 2

INTRODUCTION

This Outline Development Plan (ODP) is for Area 2, which is zoned Living Z. Area 2 is comprised of a single 6.4ha property that fronts Trents Road. The development block is generally bound by the Kingcraft Drive Existing Development Area zone to the west, Cairnbrae development to the north (Living 1A6 zone) and Waratah Park development to the east (Living X zone).

The ODP provides an overarching urban design framework to guide the future development of the land. The ODP includes Land Use, Movement, Green and Blue Networks and incorporates the wider strategic and community outcomes expressed in the Prebbleton Structure Plan.

URBAN DESIGN

The design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol and accord with the Selwyn District Council Subdivision Design Guide (September 2009). The following environmental outcomes are to be achieved:

- Development that meets the District Plan policies, realises an overall increase in residential density, applies urban consolidation principles and assists in achieving a compact concentric settlement pattern for Prebbleton.
- Provision for a range of section sizes and housing typologies to respond to the wider needs of the community, whilst achieving the prescribed minimum household densities and minimum average allotment sizes.
- Subdivision layouts that integrate with adjoining neighbourhoods and incorporate existing land uses where appropriate. The wider context of the development area should influence the subdivision layout by protecting and enhancing cultural, ecological, heritage and tangata whenua values and existing built features, such as amenity trees and water races.
- Layouts and urban design treatments that create a distinguishable sense of place, assist in enhancing the wider character and amenity of Prebbleton and deliver safe, vibrant and healthy living environments. Layouts should apply Crime Prevention through Environmental Design (CPTED) design principles.
- Integrated and legible road hierarchy that supports safe and efficient connections and promotes walking and cycling. Road design and landscape treatments should contribute to the overall character of Prebbleton and assist in connecting residential development with open space reserves and other public assets and services within the township, such as the Domain, Primary School, Nature Park and the town centre.
- Sustainable methods to treat and dispose of stormwater that protect groundwater resources from contamination, while integrating with open space and reserves where appropriate.
- Installation of all the necessary infrastructure services within the ODP area, and the cost effective and efficient connection of those services to the wider network.

LAND USE

The ODP Area shall achieve a minimum net density of 10 households per hectare. Lower density allotments are necessary on the western boundary to integrate the site with the adjoining lifestyle properties established within the Kingcraft Drive Existing Development Area zone. Appropriate interface treatments at the boundary between residential and rural residential activities, and methods to protect these treatments in the long term, shall be established. Treatments could include appropriate fencing, landscaping and minimum building set backs.

Smaller sections are best established within the centre of the site to reduce the risk of adverse amenity effects on the adjoining Living X zone to the east and Living 1A6 zone to the north. The proposed reserve forms a focal point for residential housing, with layouts and interface treatments optimising the open space amenity and outlook provided by the reserve.

Dwellings must front Trents Road to enhance passive surveillance and safety, while contributing to a high amenity streetscape. Appropriate design layouts should take into consideration the shape, orientation and aspect of sections, with internal roads and access arrangements that support housing that fronts onto Trents Road.

Residential housing established adjacent to any future stormwater basins and the reserve must front these open space areas. Appropriate interface treatments promote passive surveillance and support front yards facing towards the reserve. Streetscapes that are comprised of tall fencing or screening that may undermine the amenity afforded by the reserve are to be avoided. Suitable methods, such as fencing controls and set backs, should be formalised at subdivision stage to ensure all future residential development overlooking these reserves benefit from the high amenity and outlook.

MOVEMENT NETWORK

The proposed roading network consists of one Local Intermediate Road that links Trents Road with the Cairnbrae development to the north (Living 1A6 zone) to achieve an integrated transport network for the wider area. On-road cycling is provided for within the Local Intermediate Road to support the wider circular walking and cycling network identified within the Prebbleton Structure Plan.

The remaining internal roading layout must be arranged in such a way that long term inter-connectivity is achieved once the block is fully developed.

GREEN NETWORK

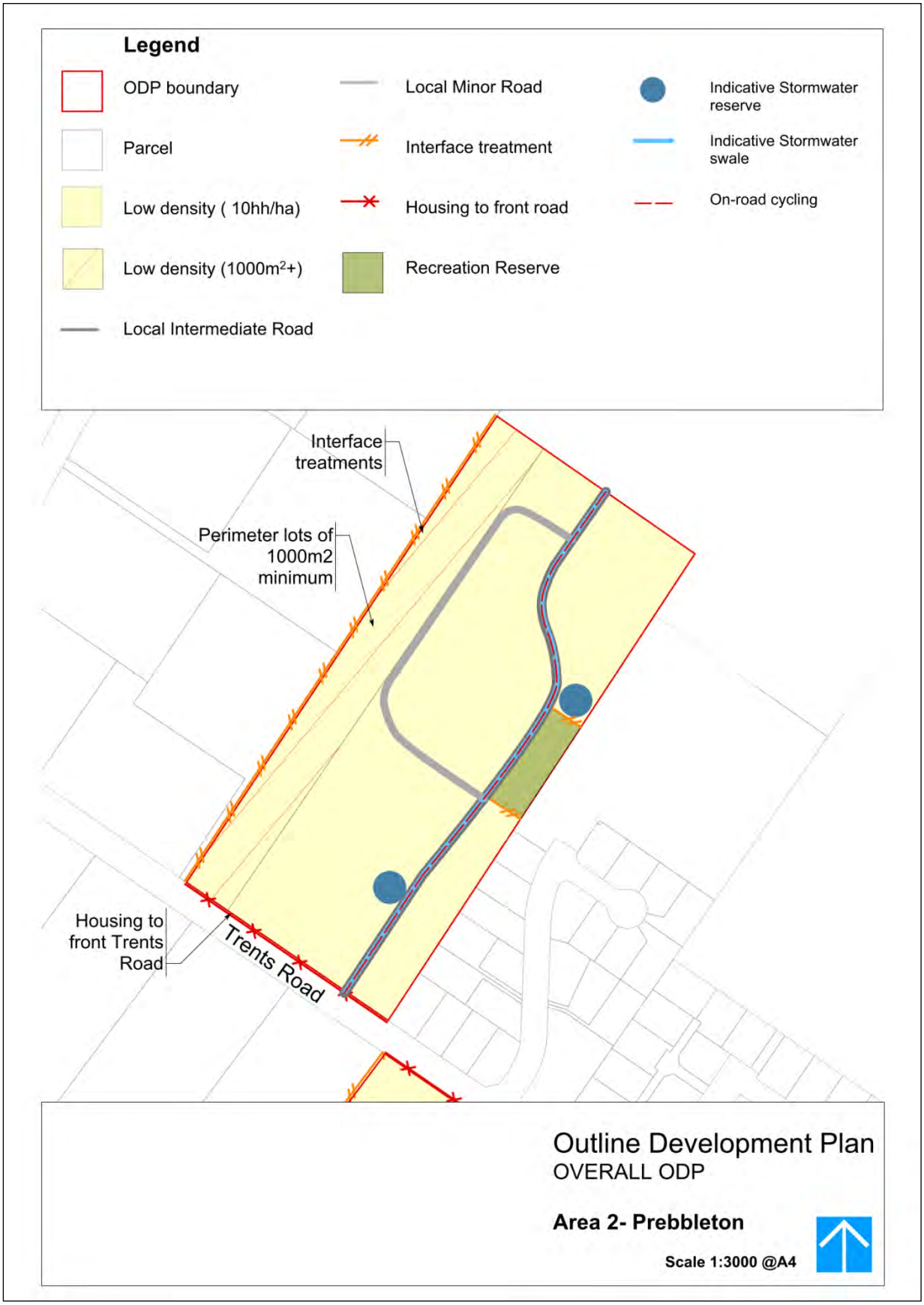
The ODP indicates a single open space reserve that is approximately 2,000m^2 in size to accord with the reserve provision calculations for the township and the population base it is serving. The location has been identified to ensure people living within the development block have access to open space within a 400m walking radius of their homes.

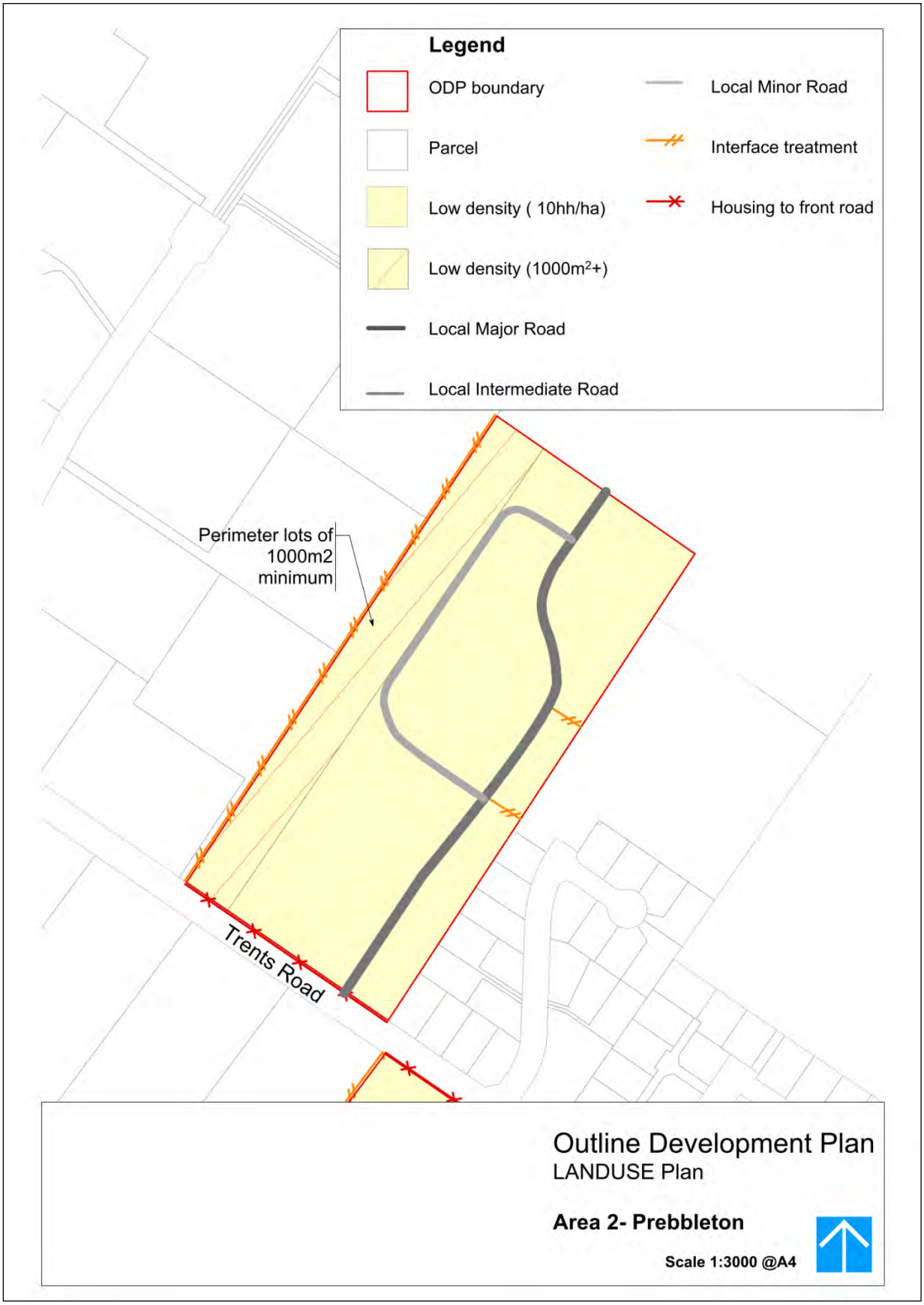
BLUE NETWORK

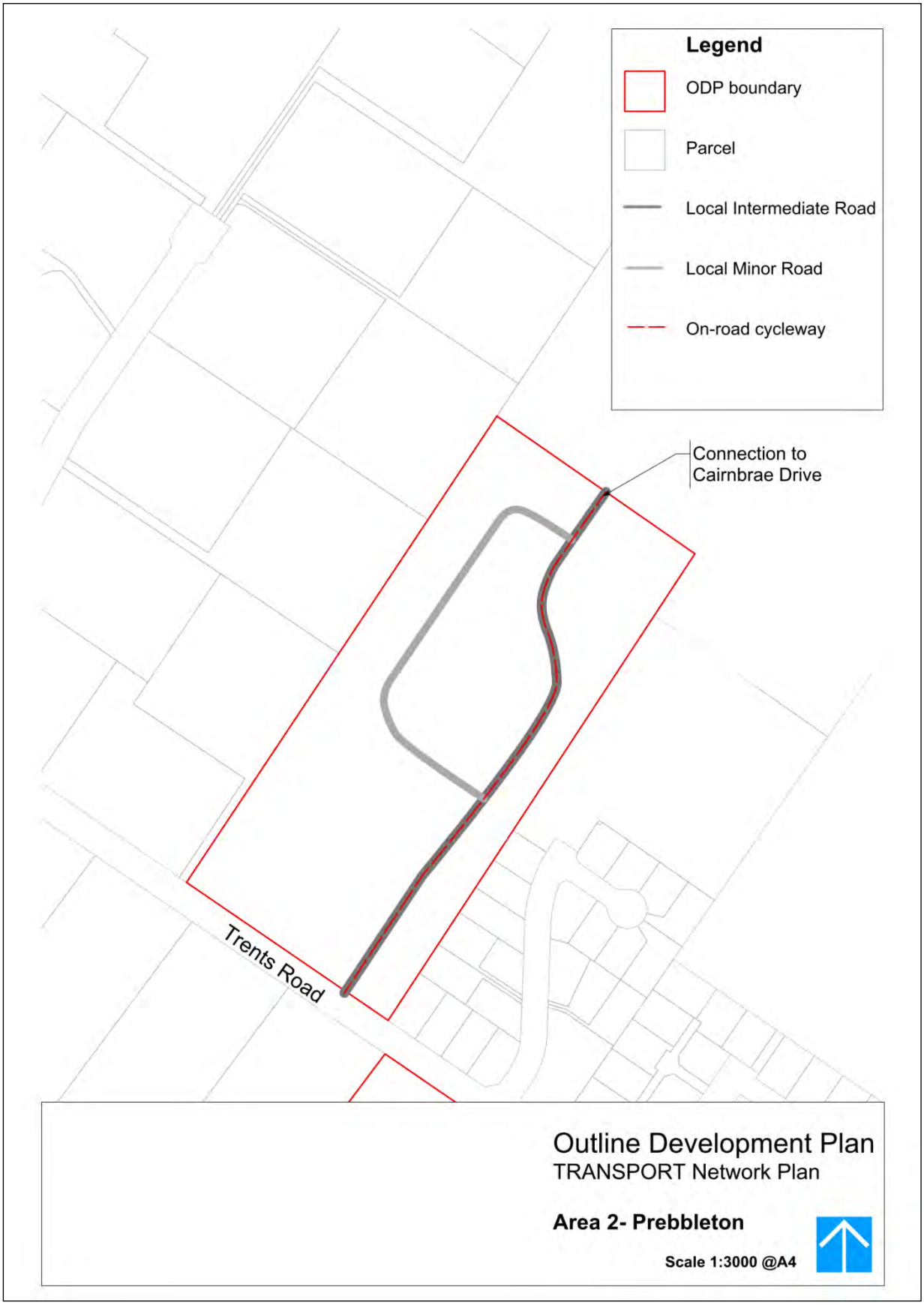
There is sufficient capacity in the Trents Road water main and wider network to support the additional water connections required to service the area, with works having to accord with the upgrades identified for the township.

The anticipated wastewater solution is to extend the wastewater network to the pumping station established at the intersection of Trents Road and Lindsay Drive.

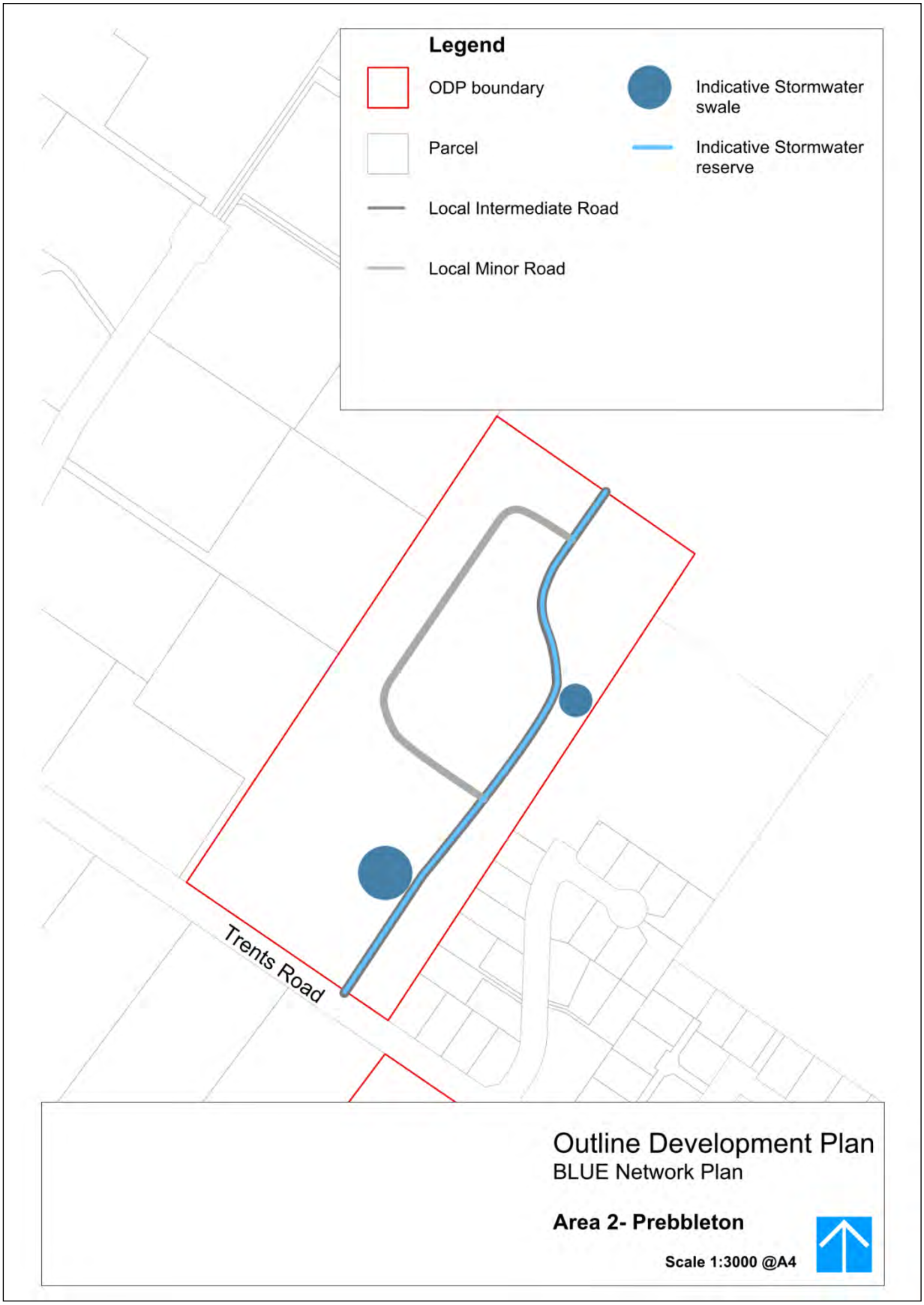
There are a range of methods available to collect, treat and dispose of stormwater. Options include the discharge of hard surface and roof run-off within residential sections to be disposed on site via soakage pits and for run-off to be directed to two stormwater basins within the proposed development area. The stormwater basins and swales referenced in the ODP plan are indicative only. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Stormwater solutions should integrate into both the road and reserve environments where practicable. The establishment of riparian margins and low impact stormwater management techniques are encouraged where appropriate to establish and enhance ecological corridors, habitats and tangata whenua values attributed to the water resource.


Legend
ODP boundary
Parcel
Low density (10hh/ha)
Low density (1000m²+)
Local Intermediate Road
Local Minor Road
Interface treatment
Housing to front road
Recreation Reserve
Indicative Stormwater reserve
Indicative Stormwater swale
On-road cycling
Interface treatments
Perimeter lots of 1000m2 minimum
Housing to front Trents Road
Trents Road
Outline Development Plan
OVERALL ODP
Area 2- Prebbleton
Scale 1:3000 @A4


Legend
ODP boundary
Parcel
Low density (10hh/ha)
Low density (1000m²+)
Local Major Road
Local Intermediate Road
Local Minor Road
Interface treatment
Housing to front road
Perimeter lots of 1000m2 minimum
Trents Road
Outline Development Plan
LANDUSE Plan
Area 2- Prebbleton
Scale 1:3000 @A4


Legend
ODP boundary
Parcel
Local Intermediate Road
Local Minor Road
On-road cycleway
Connection to Cairnbrae Drive
Trents Road
Outline Development Plan
TRANSPORT Network Plan
Area 2- Prebbleton
Scale 1:3000 @A4


Legend
ODP boundary
Recreation Reserve
Parcel
Low density (10hh/ha)
Low density (1000m²+)
Local Intermediate Road
Local Minor Road
Trents Road
Outline Development Plan
GREEN Network Plan
Area 2- Prebbleton
Scale 1:3000 @A4


Legend
ODP boundary
Parcel
Local Intermediate Road
Local Minor Road
Indicative Stormwater swale
Indicative Stormwater reserve
Trents Road
Outline Development Plan
BLUE Network Plan
Area 2- Prebbleton
Scale 1:3000 @A4

OUTLINE DEVELOPMENT PLAN AREA 3

INTRODUCTION

This Outline Development Plan (ODP) is for Area 3, which is zoned Living Z. Area 3 incorporates 11.7ha of land comprising the five properties that are contained by Trents Road to the north, Hamptons Road to the south, the Sterling Park development (Living X zone) and Prebbleton Nature Park to the east and the Rural (inner Plains) zone to the west.

The ODP provides an overarching urban design framework to guide the future development of the land. The ODP includes Land Use, Movement, Green and Blue Networks and incorporates the wider strategic and community outcomes expressed in the Prebbleton Structure Plan.

URBAN DESIGN

The design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol and accord with the Selwyn District Council Subdivision Design Guide (September 2009). The following environmental outcomes are to be achieved:

- Development that meets the District Plan policies, realises an overall increase in residential density, applies urban consolidation principles and assists in achieving a compact concentric settlement pattern for Prebbleton.
- Provision for a range of section sizes and housing typologies to respond to the wider needs of the community, whilst achieving the prescribed minimum household densities and minimum average allotment sizes.
- Subdivision layouts that integrate with adjoining neighbourhoods and incorporate existing land uses where appropriate. The wider context of the development area should influence the subdivision layout by protecting and enhancing cultural, ecological, heritage and tangata whenua values and existing built features, such as amenity trees and water races.
- Layouts and urban design treatments that create a distinguishable sense of place, assist in enhancing the wider character and amenity of Prebbleton and deliver safe, vibrant and healthy living environments. Layouts should apply Crime Prevention through Environmental Design (CPTED) design principles.
- Integrated and legible road hierarchy that supports safe and efficient connections and promotes walking and cycling. Road design and landscape treatments should contribute to the overall character of Prebbleton and assist in connecting residential development with open space reserves and other public assets and services within the township, such as the Domain, Primary School, Nature Park and the town centre.
- Sustainable methods to treat and dispose of stormwater that protect groundwater resources from contamination, while integrating with open space and reserves where appropriate.
- Installation of all the necessary infrastructure services within the ODP area, and the cost effective and efficient connection of those services to the wider network.

LAND USE

The ODP Area shall achieve a minimum net density of 10 households per hectare. Dwellings must front Springs Road and Trents Road to enhance passive surveillance and safety, while creating a high amenity streetscape. Appropriate design layouts should take into consideration the shape, orientation and aspect of sections, with internal roads and access arrangements that support housing that fronts onto Springs Road and Trents Road.

Residential housing established along the boundary with the recreation reserve and Prebbleton Nature Park must front these reserves. Appropriate interface treatments promote passive surveillance and support front yards facing towards the reserves. Streetscapes that are comprised of tall fencing or screening that may undermine the amenity afforded by the reserve are to be avoided. Suitable methods, such as fencing controls and set backs, should be formalised at subdivision stage to ensure all future residential development overlooking these reserves benefit from the high amenity and outlook provided by the Prebbleton Nature Park and future recreation reserve. Appropriate perimeter planting and fencing must be established along the western boundary of the development block to define the urban/rural interface and avoid adverse reverse sensitivity effects.

MOVEMENT NETWORK

The proposed roading network consists of a Local Major Road that connects Springs Road with Trents Road. On-road cycling is provided for within the Local Major Road to support the wider circular walking and cycling network identified within the Prebbleton Structure Plan, including safe access to the Prebbleton Nature Park. The northern point of this Local Major Road must align with the entrance to Lindsay Drive to create a cross roads and promote connectivity to adjacent neighbourhoods.

The ODP requires a secondary east-west connection to Sterling Drive. Future indicative connections have been identified between Area 3 and the rural land holdings to the west. This will facilitate connectivity and expansion of the network should this land be developed to residential densities in the future.

Local Minor Roads provide access along the north-western boundary of the Prebbleton Nature Park and the southern boundary of the proposed recreation reserve.

Direct through connections from the development block to Hamptons Road are to be avoided to reduce the potential for conflict with future road users. This road is proposed to be upgraded in the future in accordance with the Christchurch Rolleston and Environs Transportation Study 2007.

A detailed engineering assessment is required to establish the proximity roads able to be established within Area 3 where the land adjoins the Prebbleton Nature Park and the former quarry contained within it. This is to ensure that any roads, or subterranean servicing contained within it, do not undermine the stability of the quarry face or contribute to increased road maintenance and upgrade costs in the future.

The remaining internal roading layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term inter-connectivity is achieved once the block is fully developed.

GREEN NETWORK

The ODP shows a single open space reserve that is 3,000m^2 in size. The location of the recreation reserve has been determined based on the amount of reserves established in the wider area and to ensure people living within the development block have access to open space within a 400m walking radius of their homes.

An additional open space setback between the Prebbleton Nature Park and the future roads on the north-western and south-western boundaries may be necessary. This is to ensure the roads are sufficiently set back from the former quarry face contained within the reserve. Further detailed engineering investigations will determine the setback needed between the quarry face and the road.

Further investigations shall be undertaken at subdivision to determine the practicalities of retaining the following existing specimen trees within any future layout:

- Plantings and ornamental shrubs along the eastern boundary of the development block with Springs Road, which are contained within the legal boundary of 670 Springs Road (Lot 1 DP 25587). These plantings are recognised as an attractive gateway feature when entering the township and they compliment the amenity of the adjoining Prebbleton Nature Park.
- The black beech/*Nothofagus solandri*, blue cedar/*Cedrus atlantica* and copper beech/*Fagus sylvatica 'Purpurea'* trees contained within the residential section at the corner of Hamptons and Springs Roads, being 146 Hamptons Road (Lot 1 DP 19741).

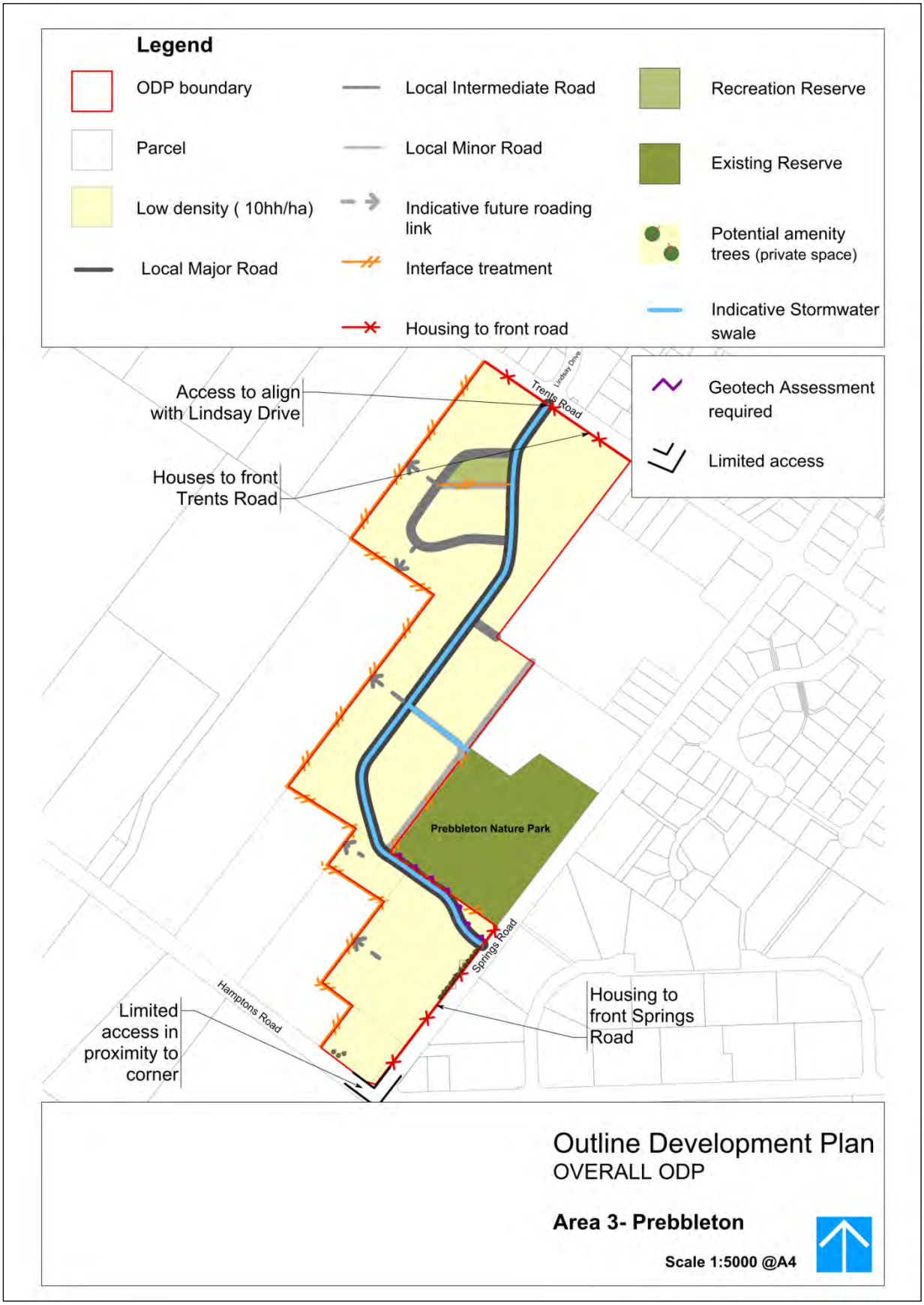
These amenity trees provide a link to the previous use of the land, compliment the streetscape and assist in preserving and enhancing the character of Prebbleton. Options to secure the on-going protection of these specimens if retained include consent notices or private covenants to assure the trees longevity.

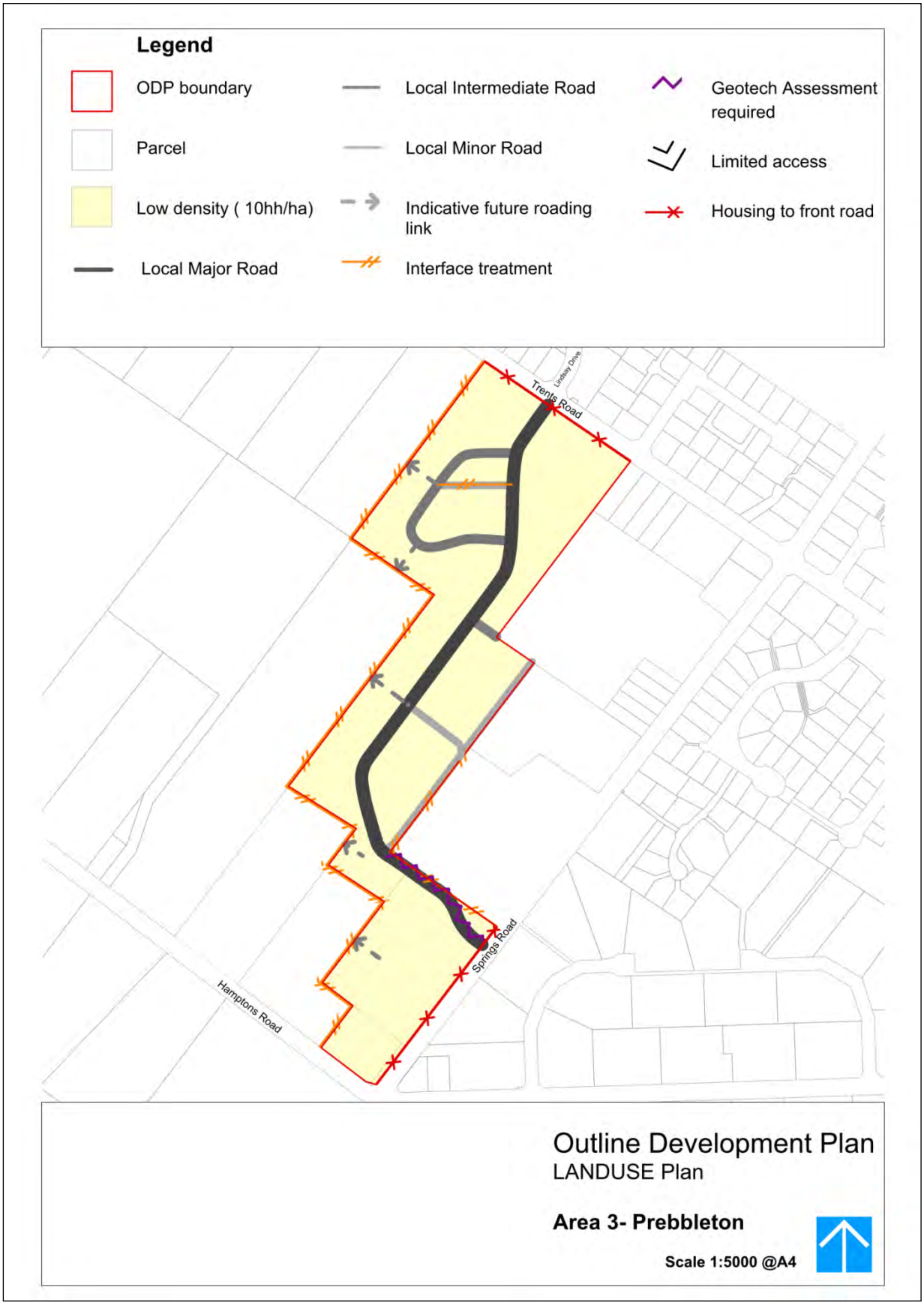
BLUE NETWORK

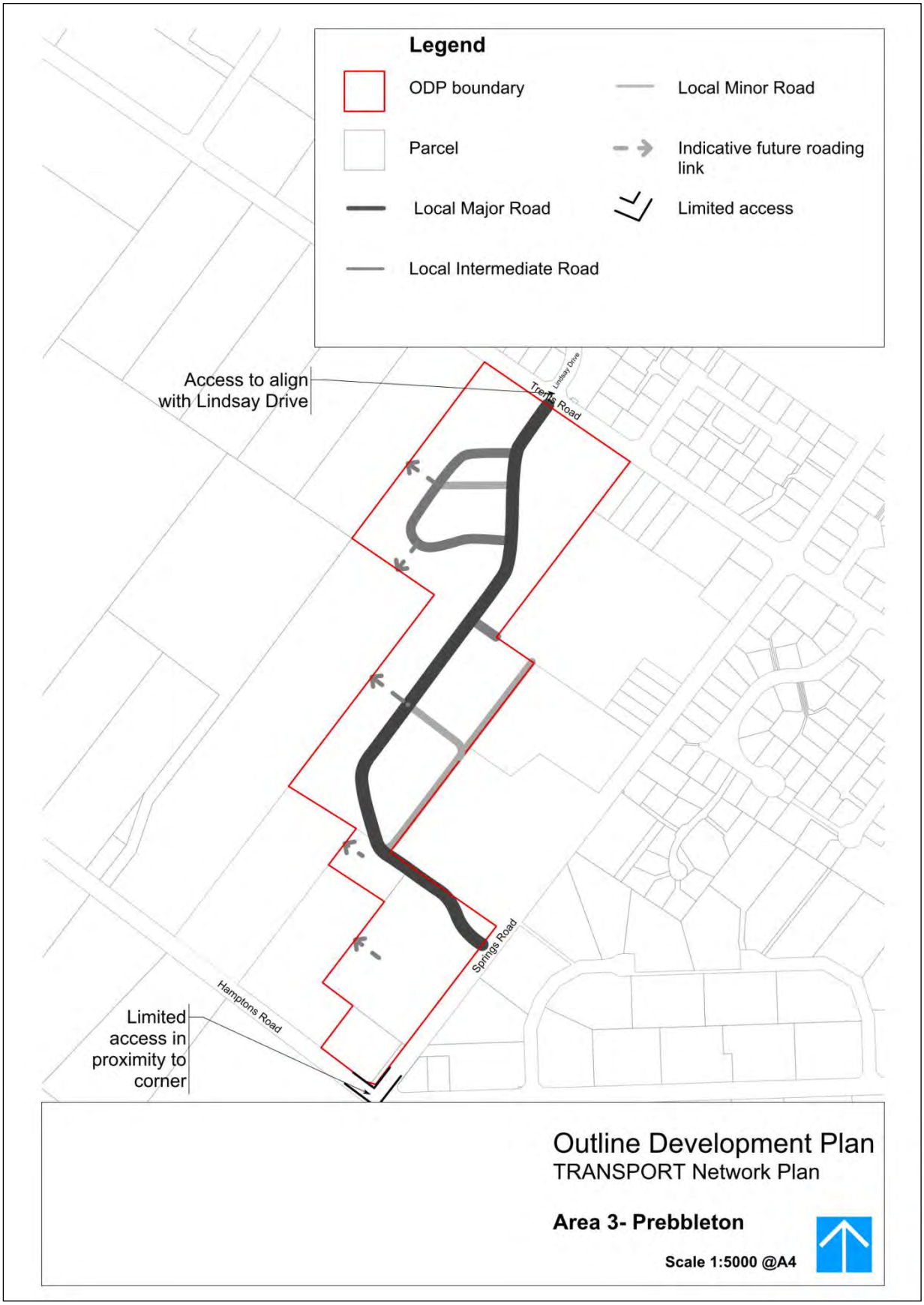
There is sufficient capacity in both the Springs Road and Trent's Road water main and wider network to support the additional water connections required to service the area, with works having to accord with the upgrades identified for the township.

An existing pumping station is located on the corner of Trent's Road and Lindsay Drive. Access to the Springs Road sewer main is restricted. The anticipated wastewater solution is to establish a northern connection to the Trent's Road and Lindsay Drive pumping station.

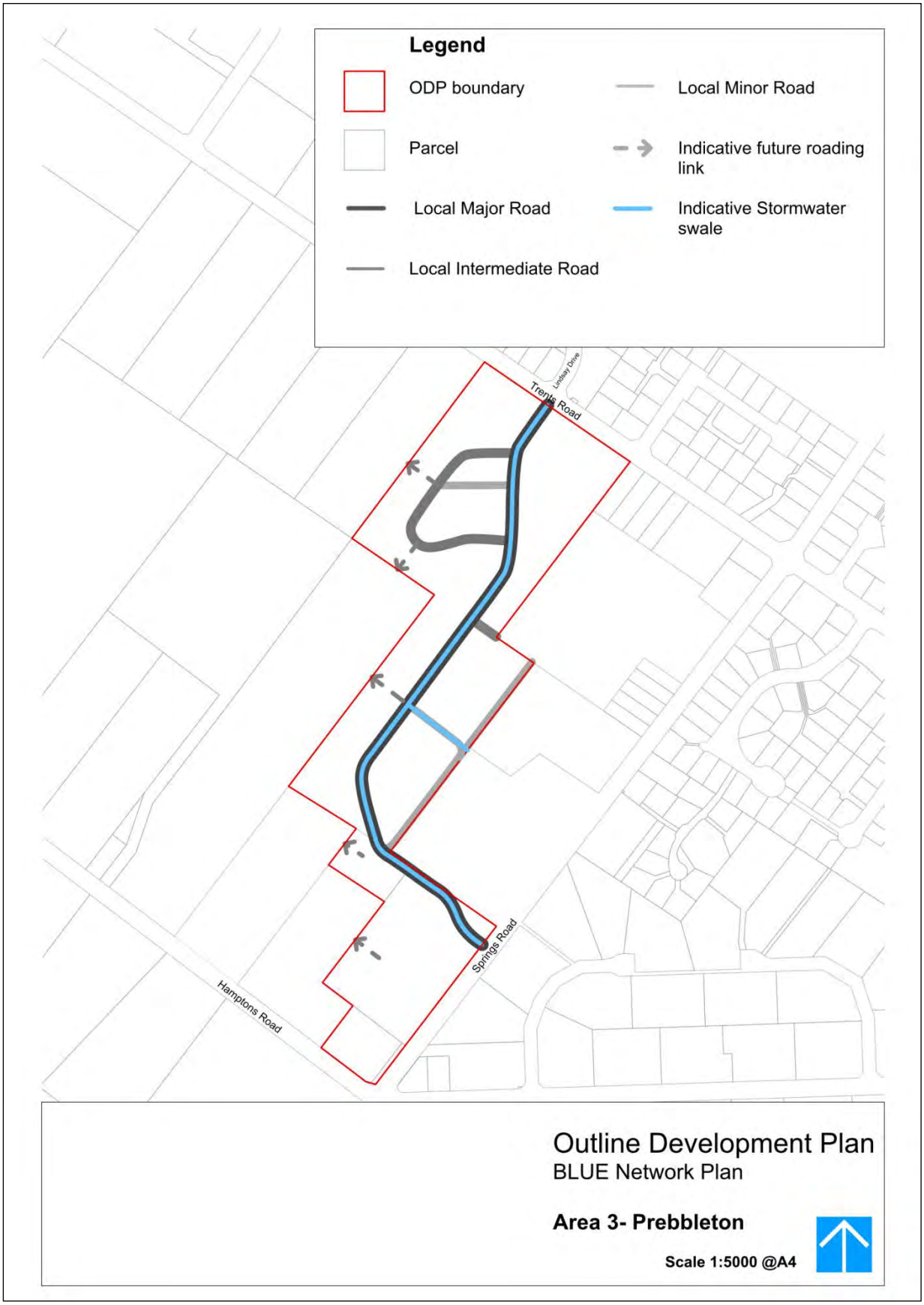
There are a range of methods available to collect, treat and dispose of stormwater. Options include the discharge of hard surface and roof run-off within residential sections to be disposed on site via soakage pits and for run-off being collected in roadside swales and then discharged to ground via soakage pits within the proposed development area. Stormwater associated with large rainfall events may be directed to the Prebbleton Nature Park and discharged to ground. Account will need to be made for the amenity and ecological values of this reserve and the extent to which this would not be undermined by the intermittent stormwater discharges if the option to discharge into the Prebbleton Nature Park is pursued. The roadside swales referenced on the ODP plan are indicative only. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Stormwater solutions should integrate into both the road and reserve environments where practicable. The establishment of riparian margins and low impact stormwater management techniques are encouraged where appropriate to establish and enhance ecological corridors, habitats and tangata whenua values attributed to the water resource.


Legend
ODP boundary
Parcel
Low density (10hh/ha)
Local Major Road
Local Intermediate Road
Local Minor Road
Indicative future roading link
Interface treatment
Housing to front road
Recreation Reserve
Existing Reserve
Potential amenity trees (private space)
Indicative Stormwater swale
Geotech Assessment required
Limited access
Access to align with Lindsay Drive
Houses to front Trents Road
Limited access in proximity to corner
Housing to front Springs Road
Trents Road
Lindsay Drive
Springs Road
Hamptons Road
Prebbleton Nature Park
Outline Development Plan
OVERALL ODP
Area 3- Prebbleton
Scale 1:5000 @A4


Legend
ODP boundary
Parcel
Low density (10hh/ha)
Local Major Road
Local Intermediate Road
Local Minor Road
Indicative future roading link
Interface treatment
Geotech Assessment required
Limited access
Housing to front road
Trents Road
Lindsay Drive
Springs Road
Hamptons Road
Outline Development Plan
LANDUSE Plan
Area 3- Prebbleton
Scale 1:5000 @A4


Legend
ODP boundary
Parcel
Local Major Road
Local Intermediate Road
Local Minor Road
Indicative future roading link
Limited access
Access to align with Lindsay Drive
Lindsay Drive
Trents Road
Springs Road
Hamptons Road
Limited access in proximity to corner
Outline Development Plan
TRANSPORT Network Plan
Area 3- Prebbleton
Scale 1:5000 @A4


Legend
ODP boundary
Parcel
Local Major Road
Local Intermediate Road
Local Minor Road
Indicative future roading link
Recreation Reserve
Existing Reserve
Potential amenity trees (private space)
Trents Road
Lindsay Drive
Prebbleton Nature Park
Springs Road
Hamptons Road
Outline Development Plan
GREEN Network ODP
Area 3- Prebbleton
Scale 1:5000 @A4


Legend
ODP boundary
Parcel
Local Major Road
Local Intermediate Road
Local Minor Road
Indicative future roading link
Indicative Stormwater swale
Trents Road
Lindsay Drive
Springs Road
Hamptons Road
Outline Development Plan
BLUE Network Plan
Area 3- Prebbleton
Scale 1:5000 @A4

OUTLINE DEVELOPMENT PLAN AREA 4

INTRODUCTION

This Outline Development Plan (ODP) is for Area 4, which is zoned Living Z. Area 4 includes 25.5ha of land generally comprising three properties that front onto Tosswill Road. The development block is contained by the Prebbleton Central development to the west (Living X zone), Rural (Inner Plains) zone to the north and east, and the Oakwood Mews development (Living 1A1 zone) to the south.

The ODP provides an overarching urban design framework to guide the future development of the land. The ODP includes Land Use, Movement, Green and Blue Networks and incorporates the wider strategic and community outcomes expressed in the Prebbleton Structure Plan.

URBAN DESIGN

The design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol and accord with the Selwyn District Council Subdivision Design Guide (September 2009). The following environmental outcomes are to be achieved:

- Development that meets the District Plan policies, realises an overall increase in residential density, applies urban consolidation principles and assists in achieving a compact concentric settlement pattern for Prebbleton.
- Provision for a range of section sizes and housing typologies to respond to the wider needs of the community, whilst achieving the prescribed minimum household densities and minimum average allotment sizes.
- Subdivision layouts that integrate with adjoining neighbourhoods and incorporate existing land uses where appropriate. The wider context of the development area should influence the subdivision layout by protecting and enhancing cultural, ecological, heritage and tangata whenua values and existing built features, such as amenity trees and water races.
- Layouts and urban design treatments that create a distinguishable sense of place, assist in enhancing the wider character and amenity of Prebbleton and deliver safe, vibrant and healthy living environments. Layouts should apply Crime Prevention through Environmental Design (CPTED) design principles.
- Integrated and legible road hierarchy that supports safe and efficient connections and promotes walking and cycling. Road design and landscape treatments should contribute to the overall character of Prebbleton and assist in connecting residential development with open space reserves and other public assets and services within the township, such as the Domain, Primary School, Nature Park and the town centre.
- Sustainable methods to treat and dispose of stormwater that protect groundwater resources from contamination, while integrating with open space and reserves where appropriate.
- Installation of all the necessary infrastructure services within the ODP area, and the cost effective and efficient connection of those services to the wider network.

LAND USE

The ODP Area shall achieve a minimum net density of 10 households per hectare. Lower density allotments are necessary on the north-eastern boundary of Area 4. This will assist to integrate the site with the adjoining Rural (Inner Plains) zone, to preserve views towards the Port Hills and to increase the separation between future housing and Transpower's 220kV electricity pylons and lines located further to the north-east. Appropriate interface treatments at the boundary between residential and rural activities, and methods to protect these treatments in the long term, shall be established, including appropriate fencing, landscaping and minimum building set backs.

The ODP identifies a Medium Density area situated along the alignment of an open space corridor. The open space corridor provides a high amenity feature that compliments more intensive housing typologies. Its location within the centre of the development area ensures that any effects arising from this form of development on established living environments are internalised to within the development block. The development blocks proximity to the town centre and the establishment of the open space corridor incorporating a pedestrian and cycling connection promotes ready access to the town centre, Prebbleton Primary School, proposed Domain extension and other services established within the township. Provision must be made for appropriate layouts and housing designs that accord with Council's Medium Density Housing Guide and the District Plan. The ODP requires the open space corridor to form a focal point for residential housing. Permeable fencing (a minimum of 50% transparency along the full length of the fence) and fencing setbacks (5m) are to be formalised to ensure a high quality living environment is established. Road layouts and the size, shape and orientation of these Medium Density sections need to be designed in such a way as to protect the amenity of the open space corridor. CPTED principles should also be applied to promote passive surveillance.

Residential housing established along the boundary with the proposed Domain extension must front this reserve. Appropriate interface treatments must promote passive surveillance, support front yards facing towards the reserve and avoid a streetscape that is comprised of tall fencing or screening that may undermine the amenity afforded by the future reserve. Suitable methods, such as fencing controls and set backs, should be formalised to ensure all future residential development overlooking these reserves benefit from the high amenity and outlook at subdivision stage.

Dwellings must front Tosswill Road to enhance passive surveillance and safety, while creating a high amenity streetscape. Appropriate design layouts should take into consideration the shape, orientation and aspect of sections, with internal roads and access arrangements that support housing that fronts onto Tosswill Road.

MOVEMENT NETWORK

The proposed roading network is focused around the Local Major Road that connects Station Masters Way with Tosswill Road and the open space corridor that connects the proposed domain extension with the town centre.

On-road cycling is provided for within the Local Major Road to support the wider circular walking and cycling network identified within the Prebbleton Structure Plan. Off-road pedestrian and cycling connections are also identified along the full length of the open space corridor to support safe connections between the proposed domain extension and the town centre. It also provides an alternative alignment of the Christchurch to Little River Rail Trail. Dedicated walking and cycling links are also identified between the Local Major Road and the western point of the open space corridor, and between the Local Intermediate Road and Hodgens Road to the north-east. This road alignment supports section layouts that optimise the amenity provided by the open space corridor, while promoting a well integrated development.

The Local Intermediate and Local Minor Road network connects with Conductors Way and Platform Way established within the Prebbleton Central (Living X zone) to the west. The ODP makes specific provision for a Local Minor Road along the alignment of the open space corridor to the north to ensure section layouts facilitate future development that is well integrated into this high amenity feature. A Local Intermediate Road along the south-eastern boundary with the proposed domain extension also aims to support urban design outcomes and preserve the open space amenity associated within this proposed reserve. The same principles apply to the Local Intermediate Road along the south eastern boundary of the proposed Domain extension.

The remaining internal roading layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term inter-connectivity is achieved once the block is fully developed.

GREEN NETWORK

The ODP requires the establishment of an open space corridor that generally follows the alignment of the existing drain that services the area. The alignment and orientation of this open space corridor has been established to support overland flows for stormwater, secure a green space link that protects easterly

views to the Port Hills and accommodate a primary pedestrian and cycling connection that links the town centre with the proposed domain extension.

The open space corridor shall be 20m wide on average along its entire length, although this width is able to vary in places depending upon road layouts, reserve provision and use, stormwater attenuation areas and the alignment of pedestrian and cycle ways.

A 2,200m^2 open space reserve is required to be established along the open space corridor to accommodate the large mature macrocarpa/*Cupressus macrocarpa* tree. This amenity tree is an important land mark and amenity feature that provides a link to Prebbleton's historic past. The tree is contained within the legal boundary of 93 Tosswill Road (Lot 1 and Part Lot 2 DP 5464).

Further investigations shall be undertaken at subdivision to determine the practicalities of retaining the following existing specimen trees within any future layout:

- The row of Alder/*Alnus* trees and hedgerow that extends along a portion of the Tosswill Road frontage of the development block at 55 Tosswill Road (Lot 1 DP 3394 and Lot 2 DP 400006) should be investigated further to confirm that retention is feasible based on road shading, access arrangements and on-going maintenance.

These amenity trees provide a link to the previous use of the land, compliment the streetscape and assist in preserving and enhancing the character of Prebbleton. Options to secure the on-going protection of these specimens if retained include consent notices or private covenants to assure the trees long term retention.

BLUE NETWORK

There is sufficient capacity in the Tosswill Road water main and wider network to support the additional water connections required to service the area, with works having to accord with the upgrades identified for the township.

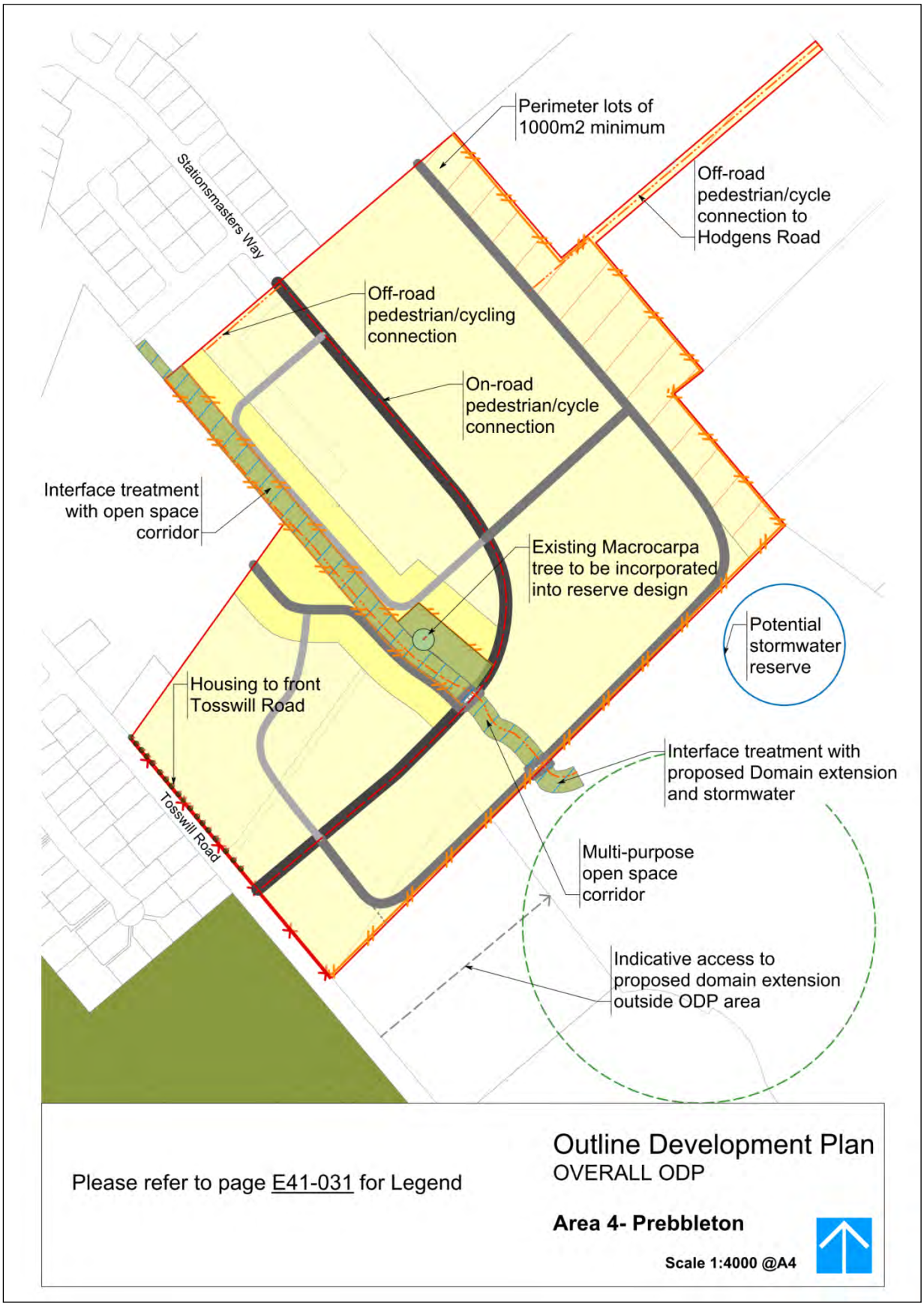
The anticipated wastewater solution is to establish a western connection to the pumping station within the Prebbleton Central development (Living X zone) to enable access to the sewer gravity main.

Opportunity exists for a catchment wide approach to manage, treat and dispose of stormwater within an integrated treatment facility to be established to the south-east of the development block. This facility would treat and dispose of stormwater from the areas within the township that are served by the reticulated stormwater network, the Business 1 zone, Prebbleton Central subdivision (Living X zone) and ODP Area 4 to ensure discharges are sufficiently detained within this catchment. An area of 6.4ha north of the proposed Domain extension is anticipated to be required for the stormwater ponds and riparian margins, with overland flow paths being established within the open space corridor.

The overall stormwater solution should integrate with the wider transport and reserve network, including the proposed domain extension, walking and cycling network and open space corridor. Detailed stormwater solutions are to be determined by the developer in collaboration with Council and in accordance with Environment Canterbury requirements. This will involve the development of an integrated stormwater management scheme generally located to the east of the development area and north of the proposed domain extension, with stormwater being directed along the open space corridor. Riparian planting along the existing drain and the formation of wetland environments that support ecological, cultural and tangata whenua values will also be a key component of the overall design. 'Spring reserves' are to be provided where necessary to separate spring water from stormwater flows to protect the tangata whenua values of the spring water.

The existing stormwater facility that services the Prebbleton Central subdivision (Living X zone) and town centre could be decommissioned once the catchment wide stormwater treatment facility is established. If this was to occur, the resulting land may then be integrated into the open space corridor, with the balance being able to be developed to accommodate Medium Density housing.

On-site stormwater management that satisfies all Environment Canterbury requirements will be necessary until such time as the integrated stormwater management scheme is established.


Perimeter lots of 1000m2 minimum
Off-road pedestrian/cycle connection to Hodgens Road
Stationsmasters Way
Off-road pedestrian/cycling connection
On-road pedestrian/cycle connection
Interface treatment with open space corridor
Existing Macrocarpa tree to be incorporated into reserve design
Potential stormwater reserve
Housing to front Tosswill Road
Tosswill Road
Interface treatment with proposed Domain extension and stormwater
Multi-purpose open space corridor
Indicative access to proposed domain extension outside ODP area
Please refer to page E41-031 for Legend
Outline Development Plan
OVERALL ODP
Area 4- Prebbleton
Scale 1:4000 @A4

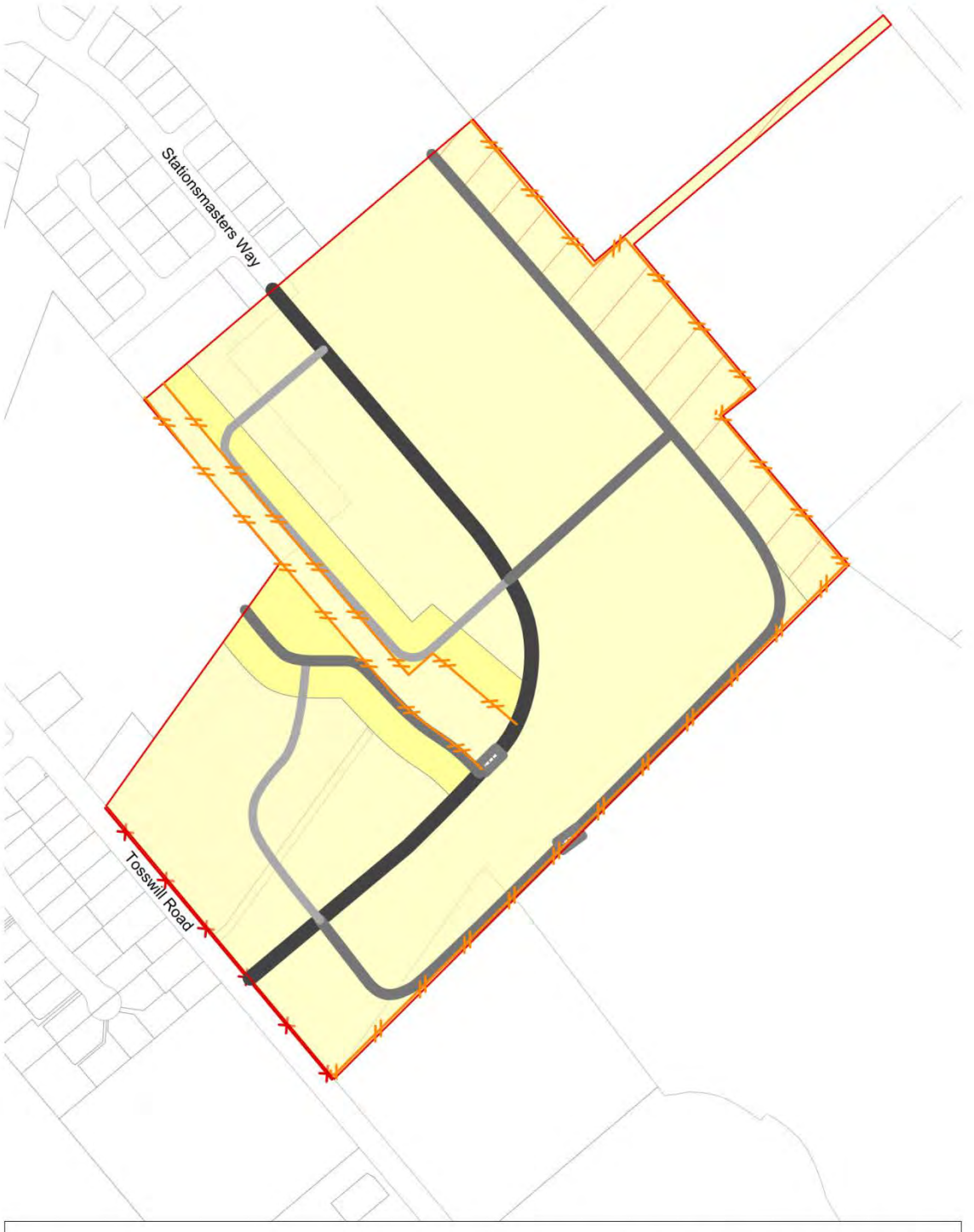
LEGEND

- ODP boundary
- Parcel
- Low Density (10hh/ha)
- Low Density (1000m2 +)
- Local Major Road
- Local Intermediate Road
- Local Minor Road
- Future Roading connection
- On-road cycle way
- Off-road cycle way
- Recreation reserve
- Open Space corridor& links
- Existing reserve
- Potential domain extention
- Amenity tree (public space)
- Possible amenity tree (private space)
- Indicative Stormwater swale
- Potential Stormwater reserve outside ODP area
- Interface treatments
- Housing fronting road

Please use this Legend for ODP plans

Outline Development Plan
LEGEND

Area 4- Prebbleton

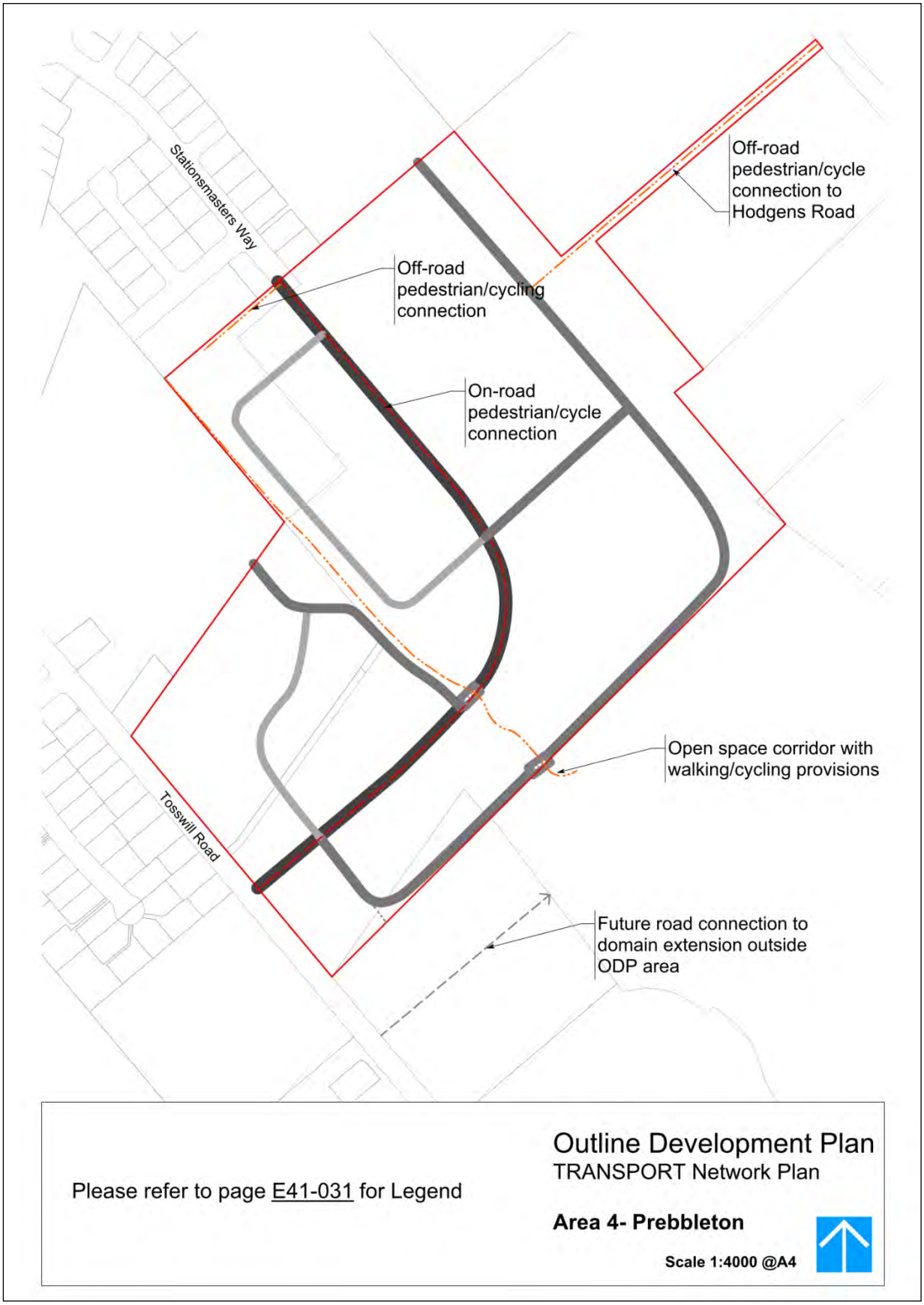


Please refer to page E41-031 for Legend

Outline Development Plan
LANDUSE Plan

Area 4- Prebbleton

Scale 1:4000 @A4

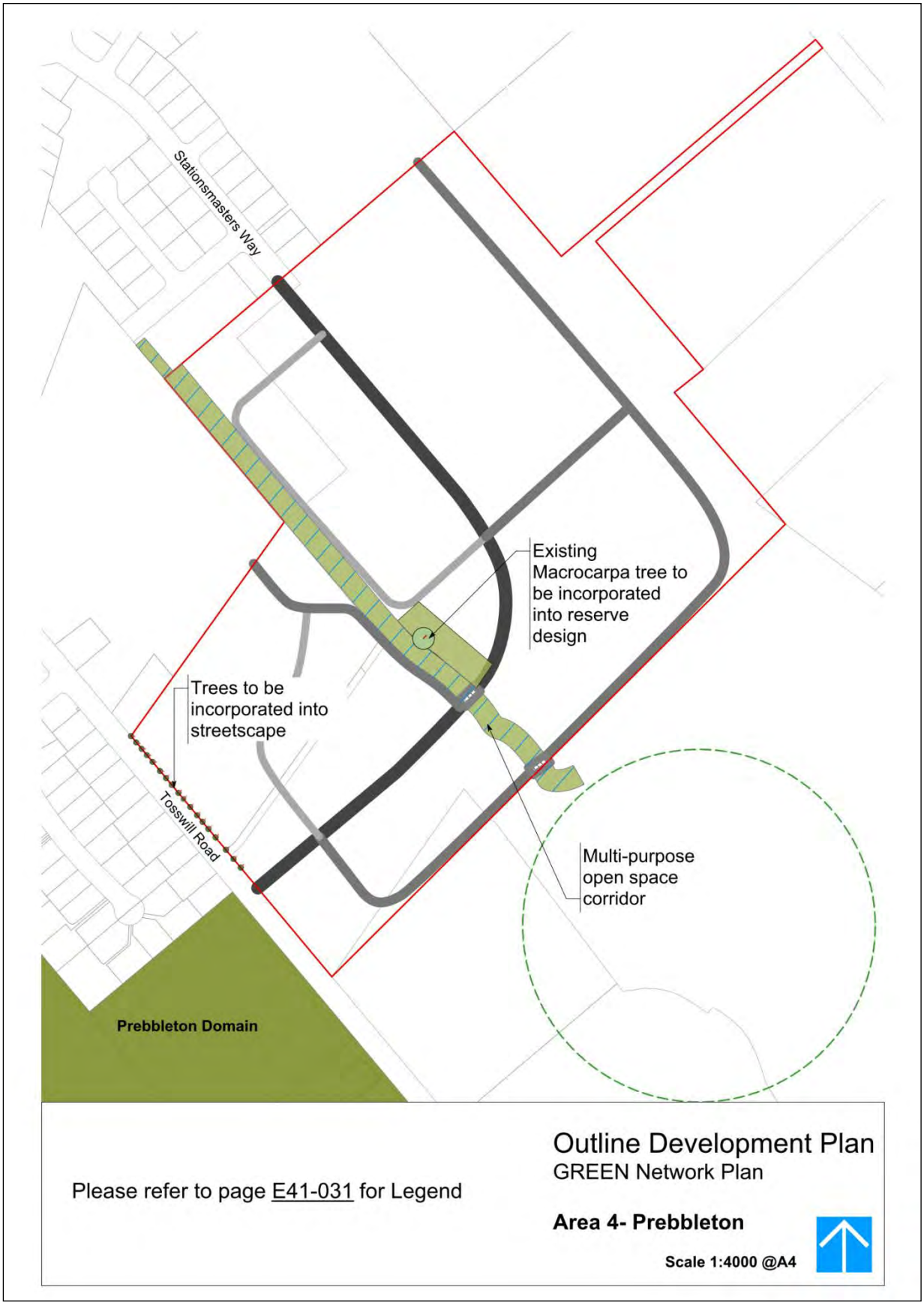


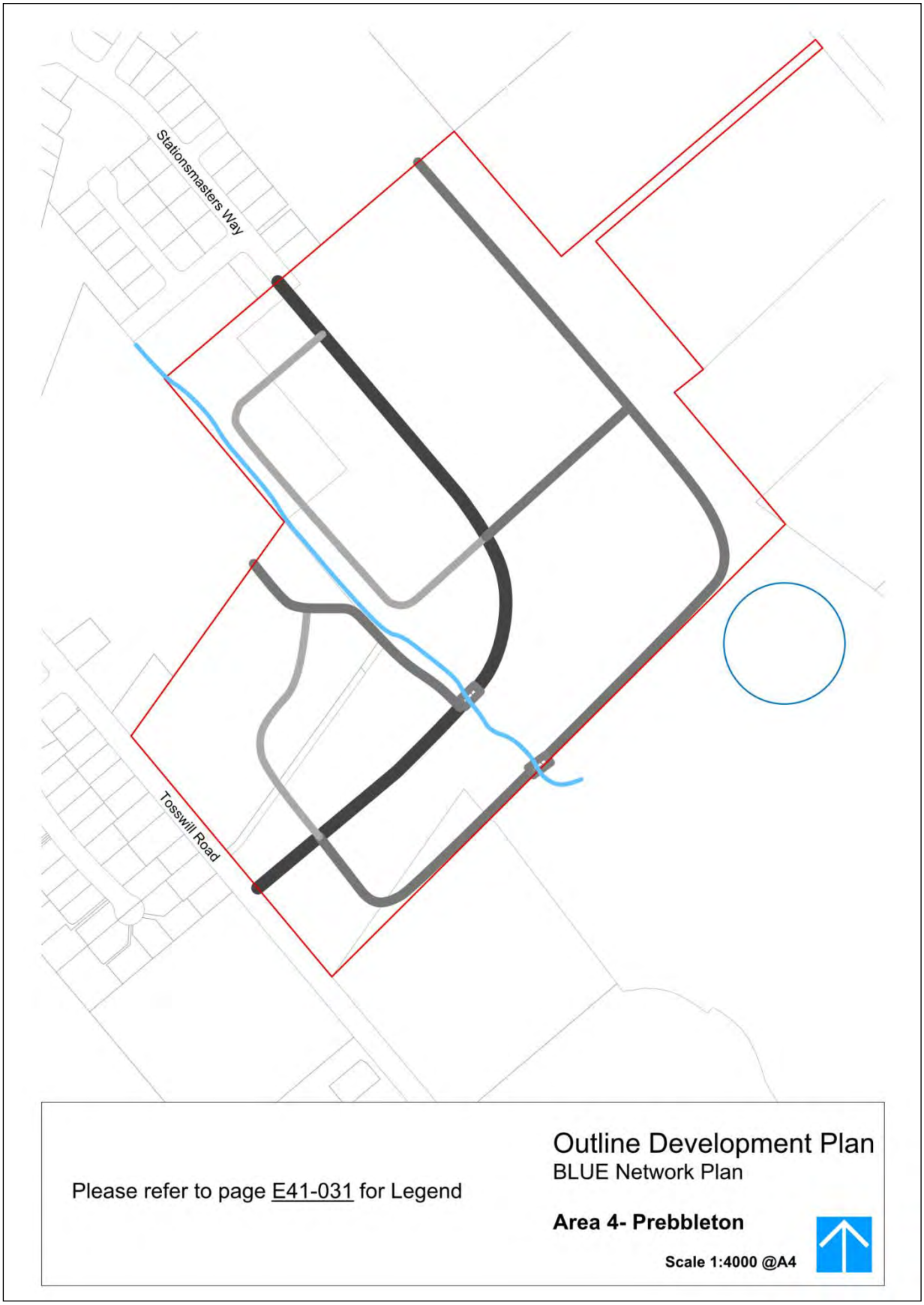
Please refer to page E41-031 for Legend

Outline Development Plan
TRANSPORT Network Plan

Area 4- Prebbleton

Scale 1:4000 @A4

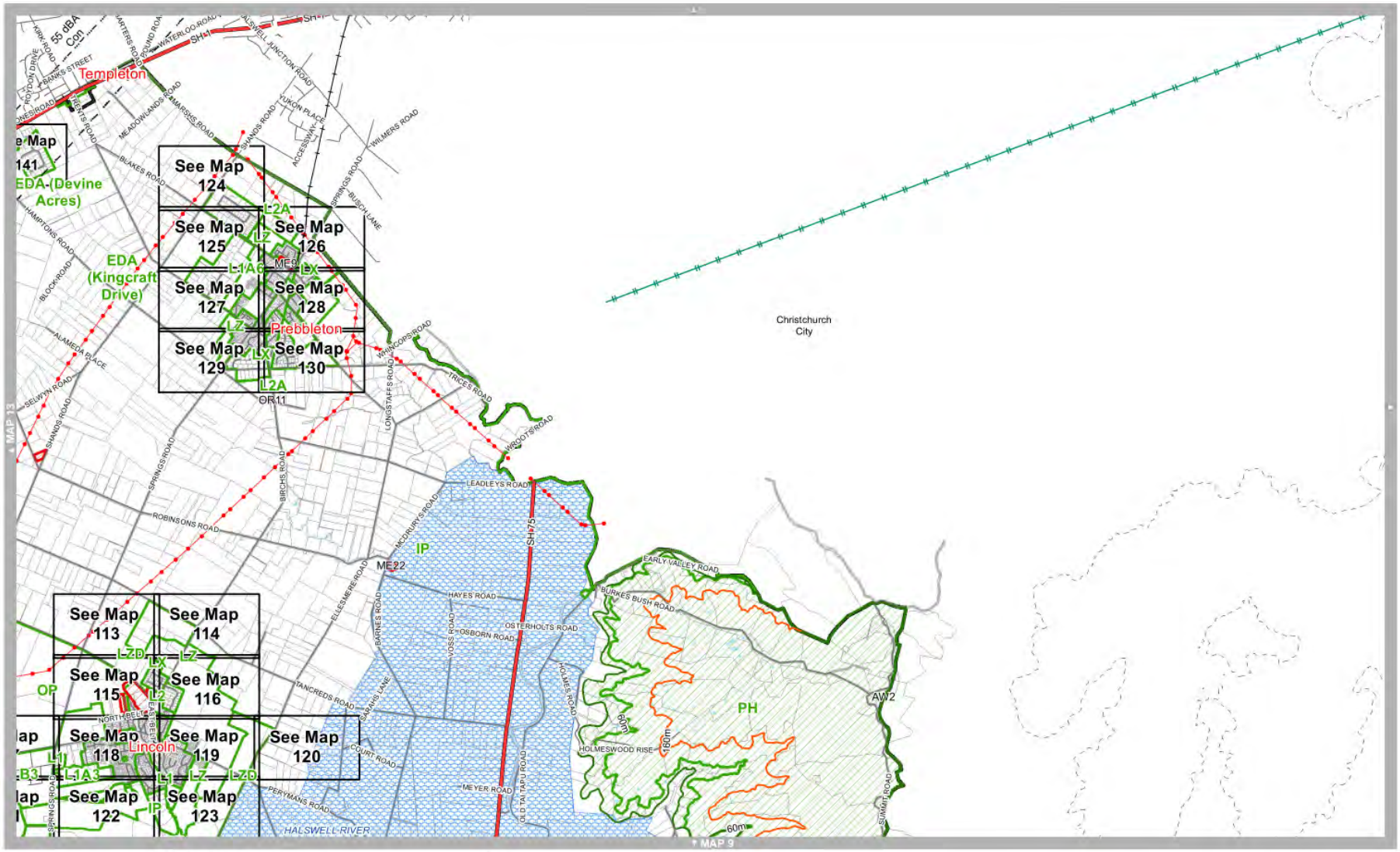

Stationsmasters Way
Existing Macrocarpa tree to be incorporated into reserve design
Trees to be incorporated into streetscape
Tosswill Road
Multi-purpose open space corridor
Prebbleton Domain
Please refer to page E41-031 for Legend
Outline Development Plan
GREEN Network Plan
Area 4- Prebbleton
Scale 1:4000 @A4


Stationsmasters Way
Tosswill Road
Please refer to page E41-031 for Legend
Outline Development Plan
BLUE Network Plan
Area 4- Prebbleton
Scale 1:4000 @A4

Attachment 4

Selwyn District Plan Maps

Prebbleton



MAP
014
SHEET 1

SELWYN DISTRICT PLAN

Scale: 1:50,000 at A3

0 1,000 m

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KEY

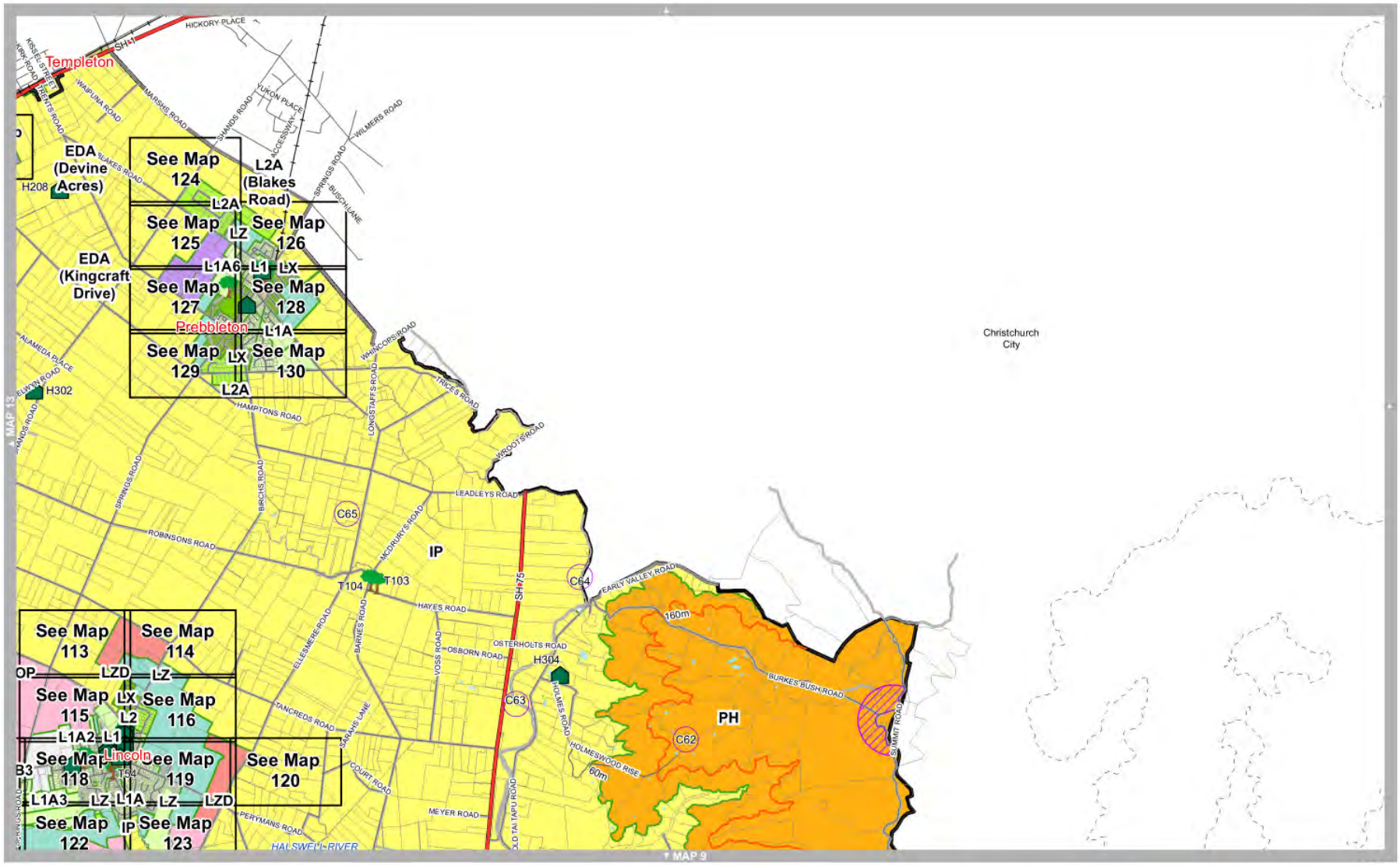
- SDC Designated Site
- Other Designations
- ChCh International Airport Noise Contour
- NZTA Widening Designation
- Fault Lines
- Coastal Hazard
- Transpower Main Lines
- Zones
- Forestry Exclusions
- Outstanding Landscape
- West Melton Observatory Zone
- Outstanding Natural Feature

Flood Zone

- Waimakariri Flood Plain
- Lower Plains Flood Area
- Lake Ellesmere Flood Area

Territorial Authority

- Surrounding Districts
- Selwyn District Boundary



KEY

Heritage Building
Protected Tree
Scheduled Site
State Highway
Railway
Road Parcel
Land Parcel
Water Body
Archaeological Site
Wāhi Taonga Management Site
Statutory Acknowledgement Site
Silent File Area
Wāhi Taonga Management Area

Contours Above Sea Level
160m
60m
2.74m

Zones
High Country
Port Hills
Existing Devlopment Area
Living 1
Living 2
Living 3
Living X
Living WM
Living Z
Living Z Deferred
Deferred Living
Business 1
Business 2
Business 3
Inner Plains
Outer Plains
Malvern Hills

Selwyn DISTRICT COUNCIL

MAP 014 SHEET 2

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MAP
125
SHEET 1

SELWYN DISTRICT PLAN

Scale: 1:4,000 at A3

0 100 m

N

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Flood Zone

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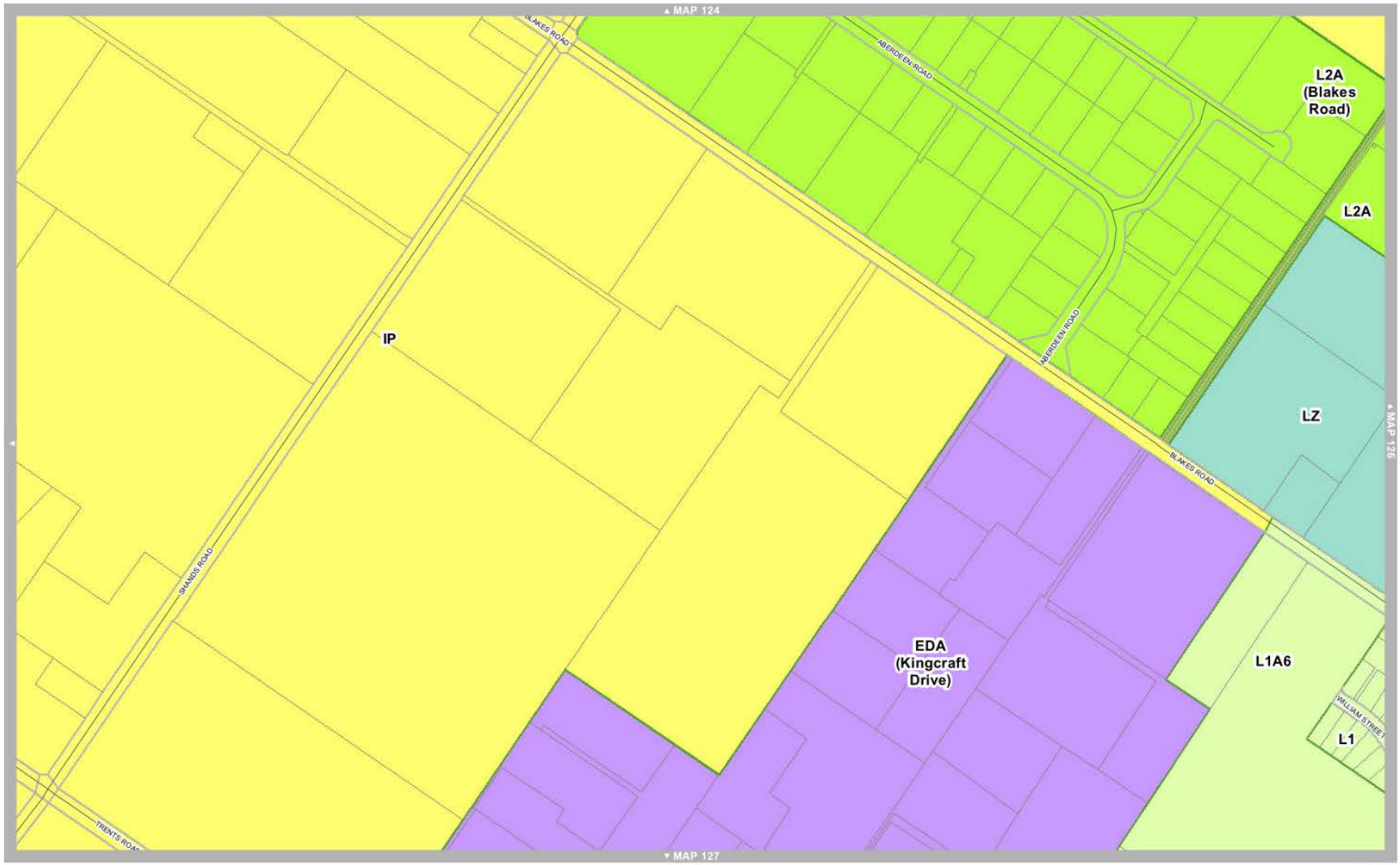
Territorial Authority

- Surrounding Districts
- Selwyn District Boundary



KEY

Heritage Building
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Scheduled Site
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Contours Above Sea Level
160m
60m
2.74m

Zones

High Country	Living 1	Living WM	Business 1	Outer Plains
Port Hills	Living 2	Living Z	Business 2	Malvern Hills
Existing Development Area	Living 3	Living Z Deferred	Business 3	
	Living X	Deferred Living	Inner Plains	

MAP
125
SHEET 2

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MAP
126
SHEET 1

SELWYN DISTRICT PLAN

Scale: 1:4,000 at A3

0 100 m

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Territorial Authority

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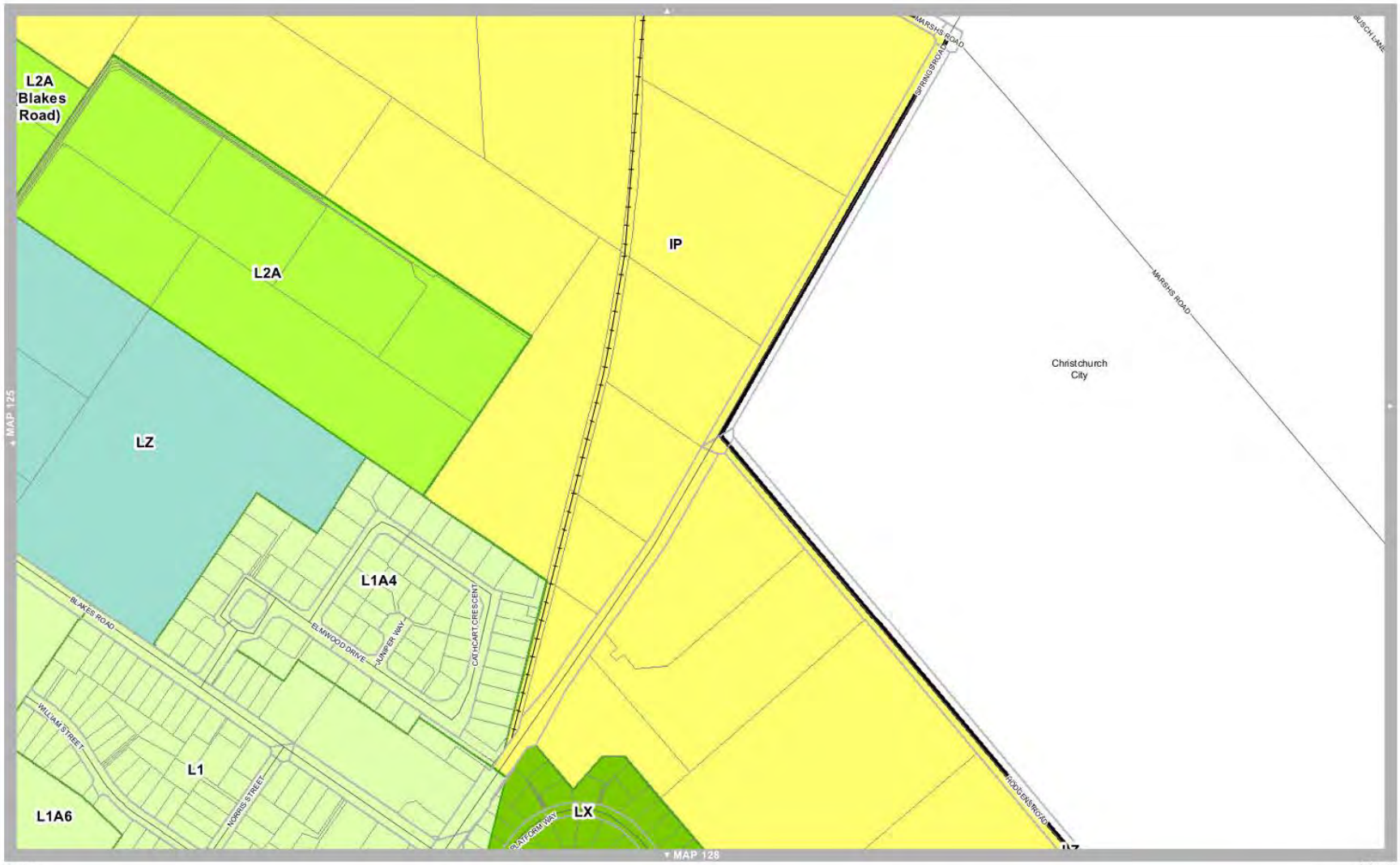
- Selwyn District Boundary



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Land Parcel
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Existing Development Area
Living 1
Living 2
Living 3
Living X
Living WM
Living Z
Living Z Deferred
Deferred Living
Business 1
Business 2
Business 3
Inner Plains
Outer Plains
Malvern Hills

MAP
126
SHEET 2

Selwyn DISTRICT COUNCIL

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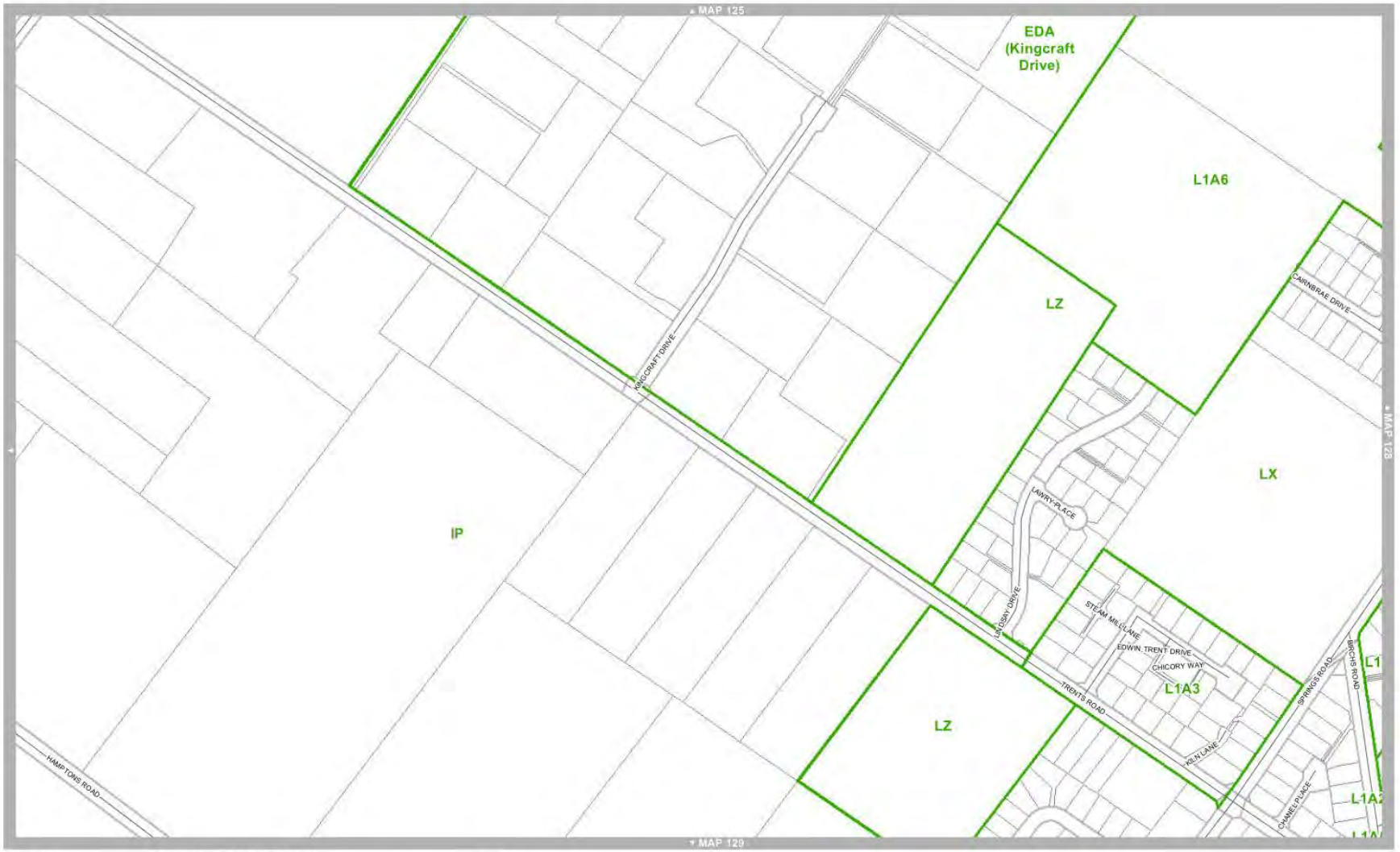

MAP

127

SHEET 1

SELWYN DISTRICT PLAN

Scale: 1:4,000 at A3

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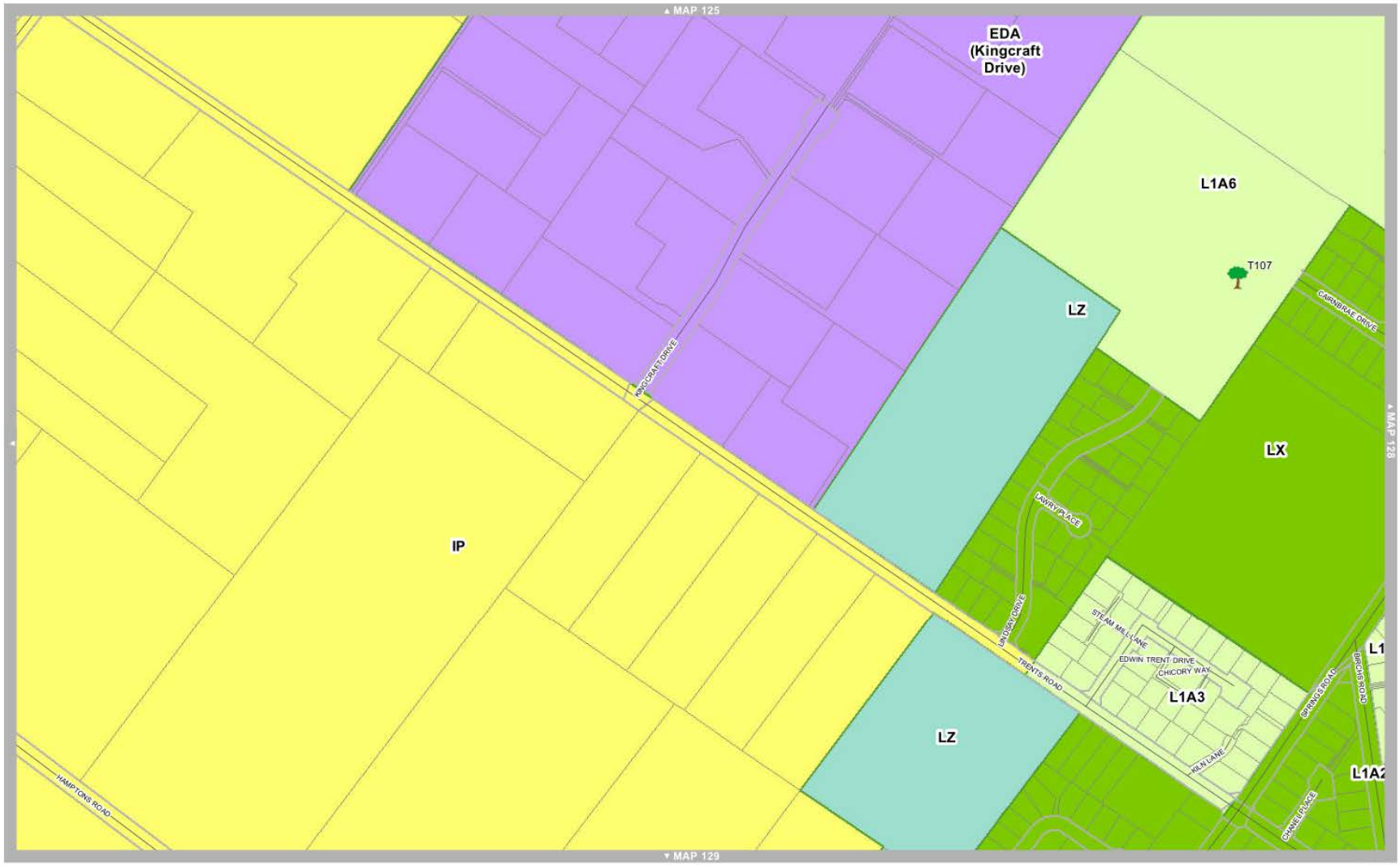

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MAP
127
SHEET 2

Selwyn DISTRICT COUNCIL

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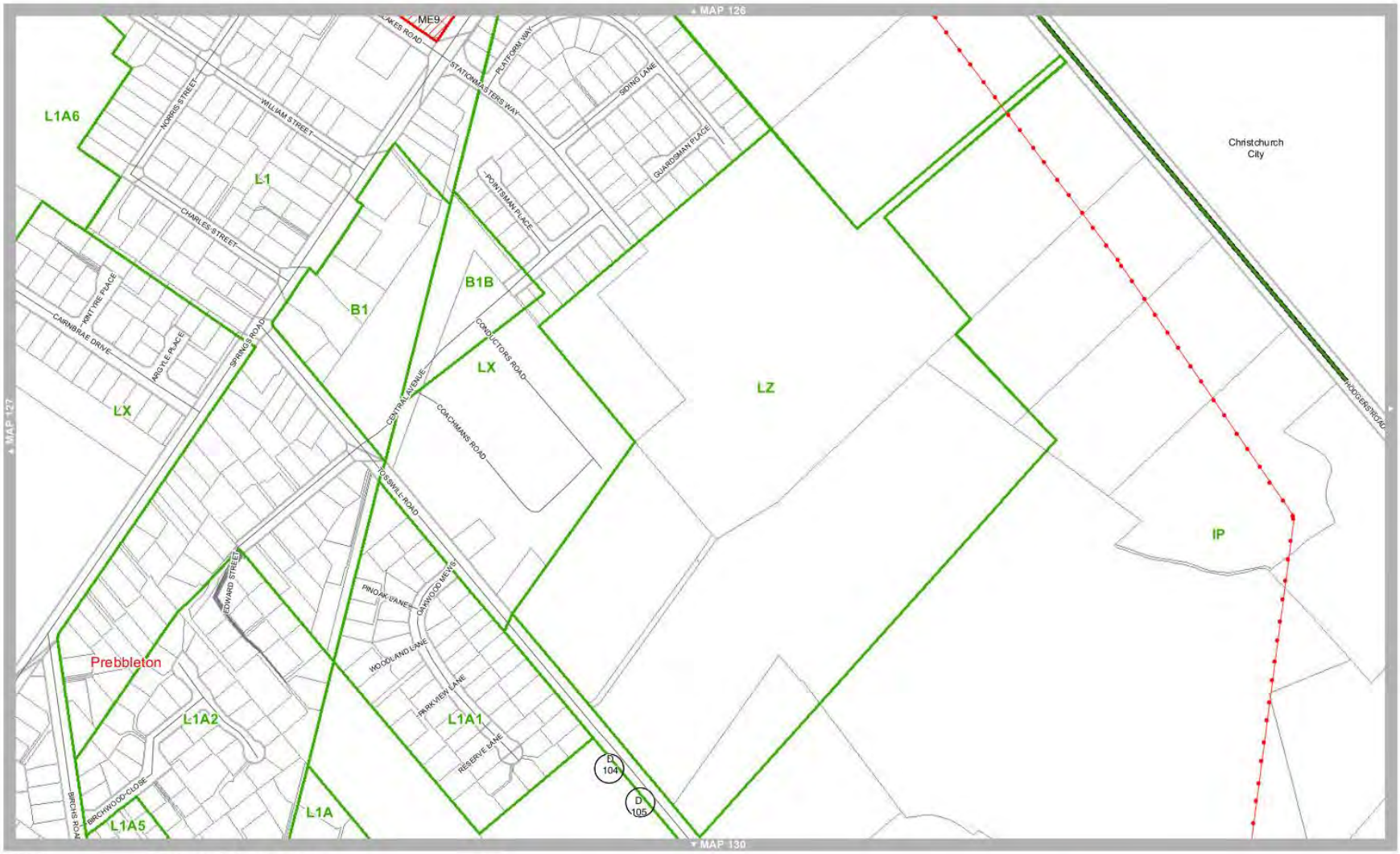

MAP
128
SHEET 1

SELWYN DISTRICT PLAN

Scale: 1:4,000 at A3

0 100 m

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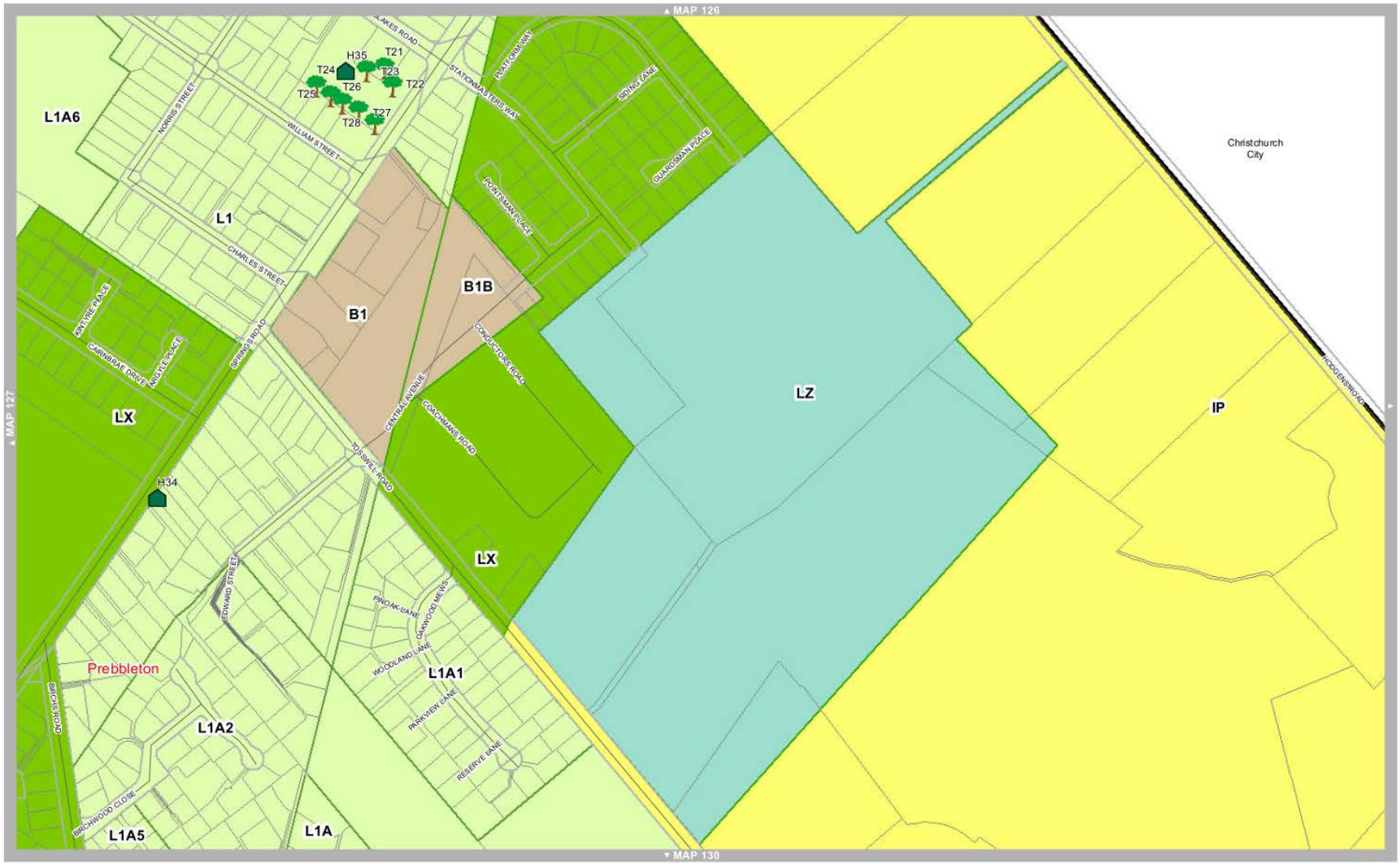

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MAP

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SHEET 2

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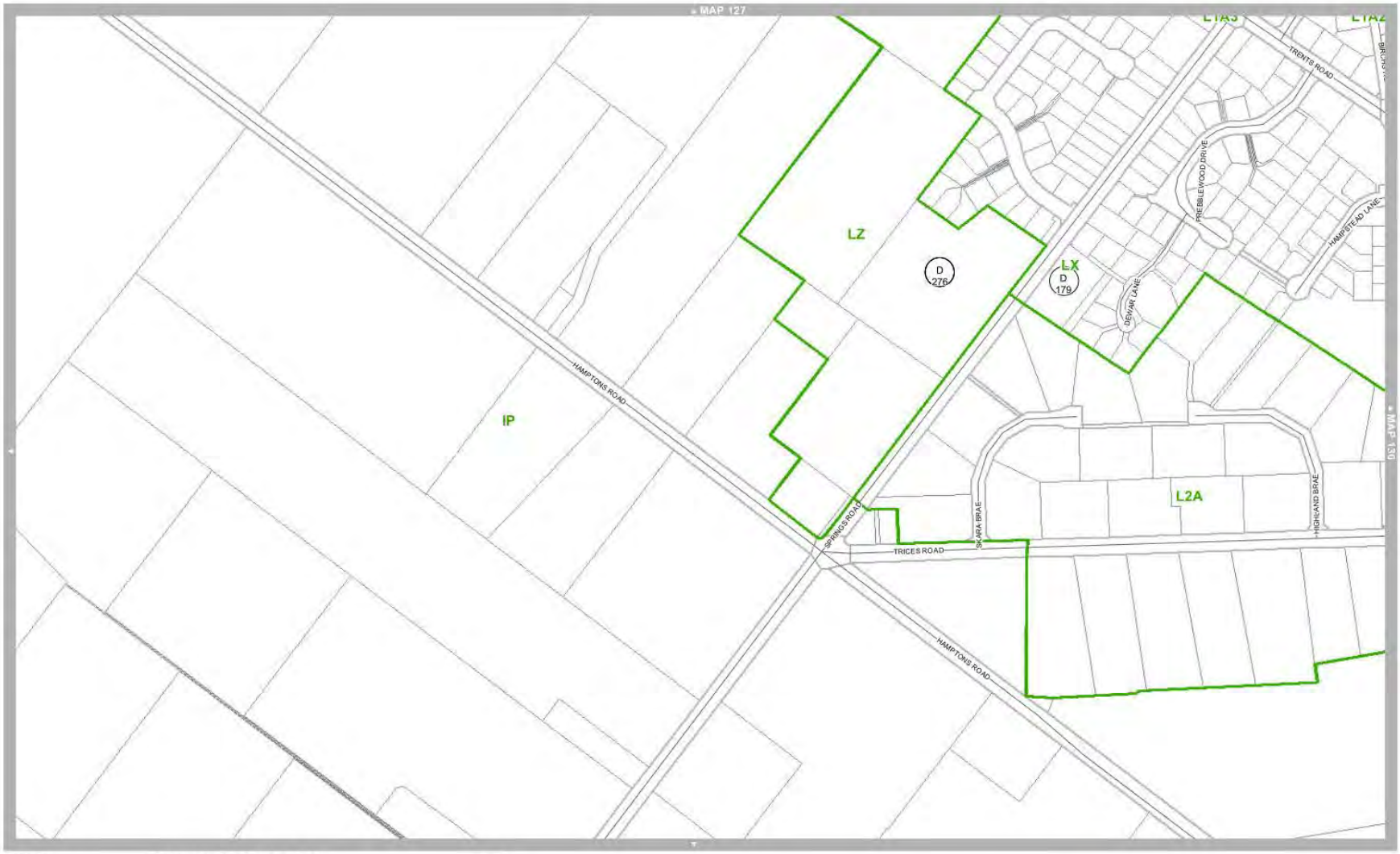

MAP
129
SHEET 1

SELWYN DISTRICT PLAN

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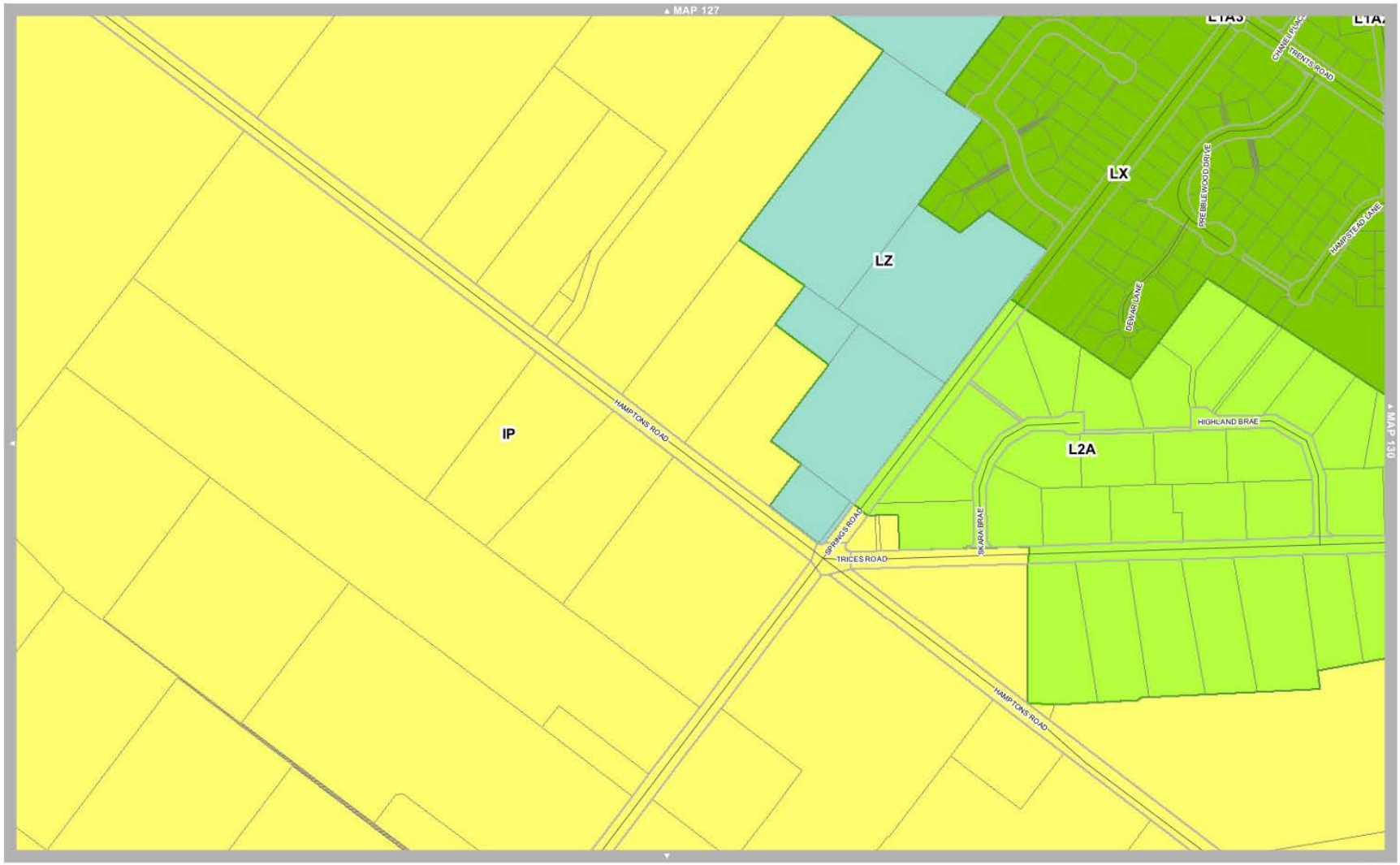

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MAP
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SHEET 2

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