



## **Attachment 2: Proposed Outline Development Plan**

## APPENDIX 20

### OUTLINE DEVELOPMENT PLAN - WEST MELTON



# OUTLINE DEVELOPMENT PLAN – LIVING WEST MELTON (LIVING WM) SOUTH ZONE

## Introduction

This Outline Development Plan (ODP) area comprises 73.5 ha and is bound State Highway 73 to the north and Weedons Ross Road to the west.

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

- The Land Use Recovery Plan (LURP)
- Canterbury Regional Policy Statement
- The Greater Christchurch Urban Development Strategy (UDS)
- The Ministry for the Environment's Urban Design Protocol
- 2009 Subdivision Design Guide

A single Overall ODP is accompanied by four more specific plans that reference the Density (Land Use), Movement Network, Green and Blue Networks.

## Land Use Plan

The majority of the ODP area will provide for sites with a minimum lot area of 1,100m<sup>2</sup> and a maximum lot area of 3,000m<sup>2</sup>. A low density area is located on the eastern periphery of the ODP, with a minimum lot area of 3,000m<sup>2</sup> and a maximum area of 5,000m<sup>2</sup>. The low density area will provide a buffer between the higher density residential areas located centrally within the ODP area, and the adjoining rural areas to the east and south.

An interface treatment will be required along the south eastern boundary of the ODP area. The interface treatment will comprise a single row of trees planted on the boundary with the Rural Zone, with centres no further apart than 3m, and maintained at a height of not less than 2m. Suitable species include fast growing species such as Cupressus leylandii 'ferndown' or similar. The interface treatment is intended to achieve a substantial screen without creating adverse shading conditions for future residents.

## Movement Network

For the purposes of this ODP, it is anticipated that the built standard for a "Primary Route" will be the equivalent to the District Plan standards for a Local-Major Road, and a "Secondary Route" will be the equivalent to the District Plan standards for a Local-Major or Local-Intermediate Road.

The ODP provides for an integrated transport network incorporating:

- A primary route that follows the existing circular alignment of Silver Peaks Drive, connecting to Kingsdowne Drive. The primary route also provides for an extension to Ridgeland Way;
- A secondary route that is anticipated to loop through the adjoining Rural Zone;

- Shared pedestrian and cycle connections throughout the ODP area, and including existing connections to the north and west of the ODP area, to enhance safe walking and cycling opportunities to other parts of West Melton township.

The remaining internal roading layout must provide for long term interconnectivity once full development is achieved. An integrated network of tertiary roads must facilitate the internal distribution of traffic, and if necessary, provide additional property access.

#### Green Network

One neighbourhood park is required centrally within the ODP area. Remaining reserves provide open space and facilitate attractive pedestrian connections.

An east-west orientated reserve follows the alignment of an existing high voltage transmission line corridor and will serve the dual purpose of providing open space whilst also ensuring that buildings and other structures on private land are set back safe distances from the transmission lines and supporting structures. The high voltage transmission line corridor reserve will have a minimum width of 12m from any tower foot and 12m from the centre line of the transmission line (e.g. a total width of 24m adjoining the transmission line, with additional width adjoining a tower).

Opportunities to integrate stormwater collection, treatment and disposal into the open space reserves also exist, where appropriate.

The proposed reserve network provides an opportunity to create an ecological corridor. Plant selection in new reserves should include native tree and shrub plantings, such as *Olearia adenocarpa*, *Sophora prostrata*, *Muehlenbeckia ephedroides*, *Carex comans*, *Poa cita* and *Aciphylla subflabellata*.

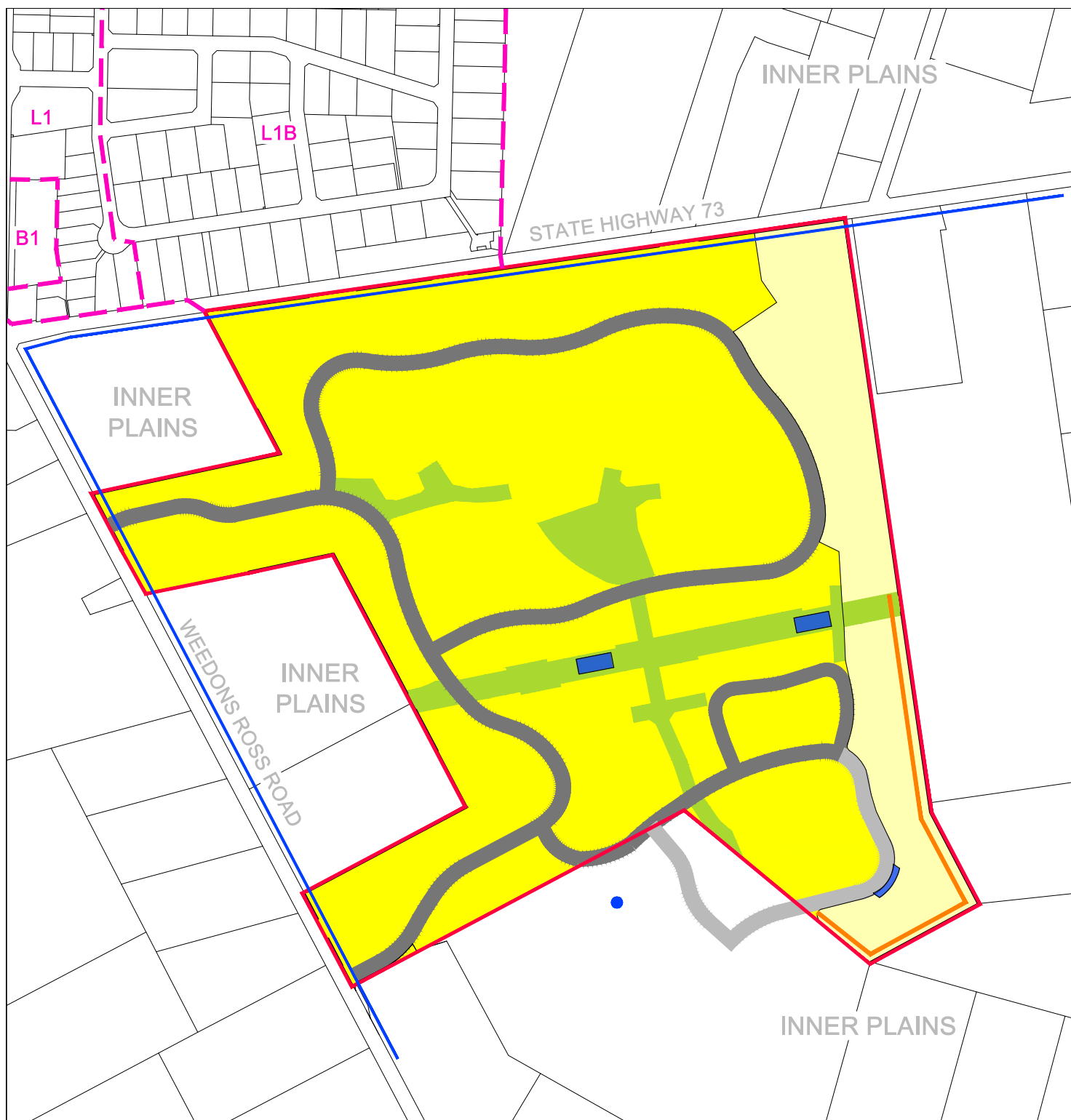
#### Blue Network

**Water race** - An existing water race is located on the western edge of the ODP area, adjoining Weedons Ross Road, and the northern edge of the ODP adjoining State Highway 73. Any subdivision and road design will account for the presence of the water race, ensuring its ongoing function is not compromised.

**Stormwater** - the underlying soils are relatively free-draining and support the discharge of stormwater to ground. Stormwater will be discharged to ground directly via a system of soakpits and swales. Detailed stormwater solutions will be determined by the developer in collaboration with Council at the subdivision stage and in accordance with Environment Canterbury requirements.

**Sewer** – All new sites are intended to be serviced by Low Pressure Sewer, with a network of pipes transferring wastewater to the existing Council Pump Station on Silver Peaks Drive. A new wastewater storage facility may be required, to provide emergency storage and to act as a buffer for additional flows entering the system from the ODP area. The storage facility may be located underground, adjacent the Rossington Drive Pump Station and within land owned by Selwyn District Council.

**Water** – The water reticulation will be an extension of existing reticulation within the ODP area. Upgrades of existing pipes may be required to ensure adequate water supply. The requirement for upgrades will be determined at the subdivision stage.



## Legend

|                                    |                     |                |                     |
|------------------------------------|---------------------|----------------|---------------------|
| ODP boundary                       | Primary Route       | Low Density    | Neighbourhood Park  |
| Parcel                             | Secondary Route     | Medium Density | Interface Treatment |
| Indicative location for water bore | Existing water race | Soakage Areas  |                     |

### Note:

All sections adjacent to Inner Plains zoned land will have a notice on their LIM referring to any potential reverse sensitivity issues between Residential and Rural landuses.

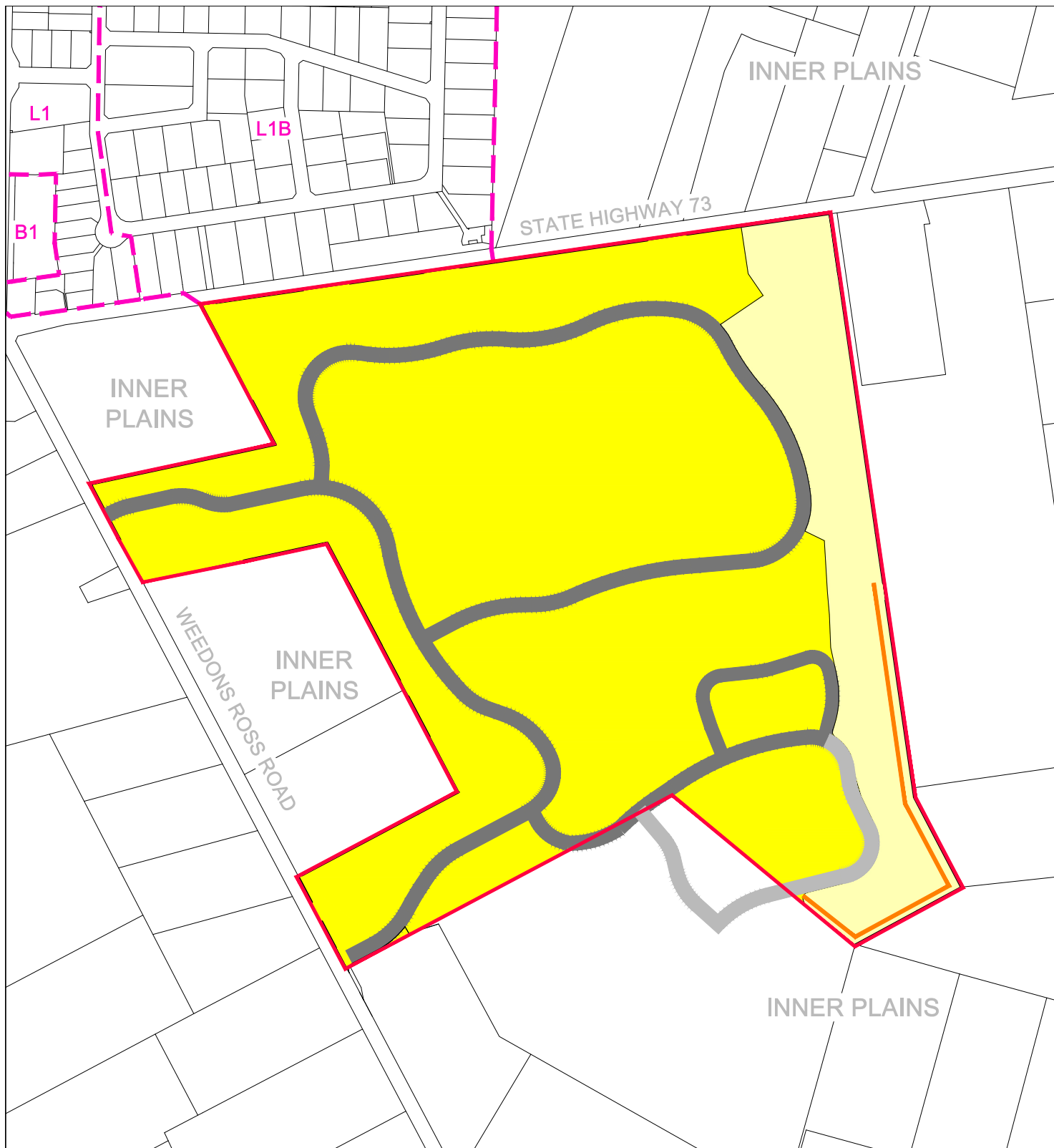
Interface treatment includes having larger residential sections as perimeter blocks where sections immediately adjoin a boundary with Inner Plains.

## Outline Development Plan OVERALL Plan

Living West Melton  
(Living WM) South Zone



Scale: 1:7500@A4



## Legend

- |  |   |  |   |
|--|---|--|---|
|  ODP boundary |  Primary Route   |  Low Density    |  Interface Treatment |
|  Parcel       |  Secondary Route |  Medium Density |   |

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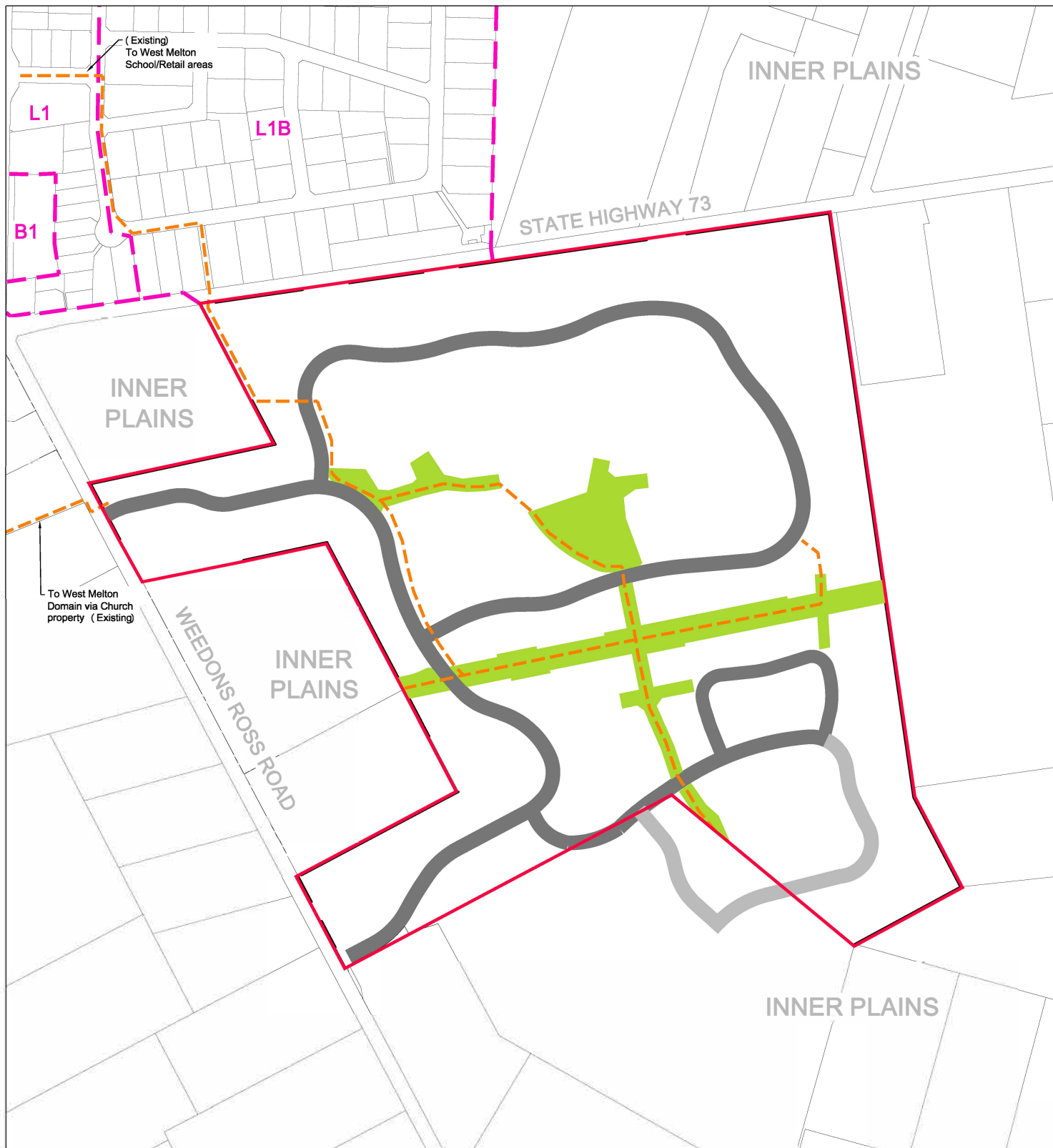
Interface treatment includes having larger residential sections as perimeter blocks where sections immediately adjoin a boundary with Inner Plains.

## Outline Development Plan LANDUSE Plan







Living West Melton  
(Living WM) South Zone



Scale: 1:7500@A4



## Legend

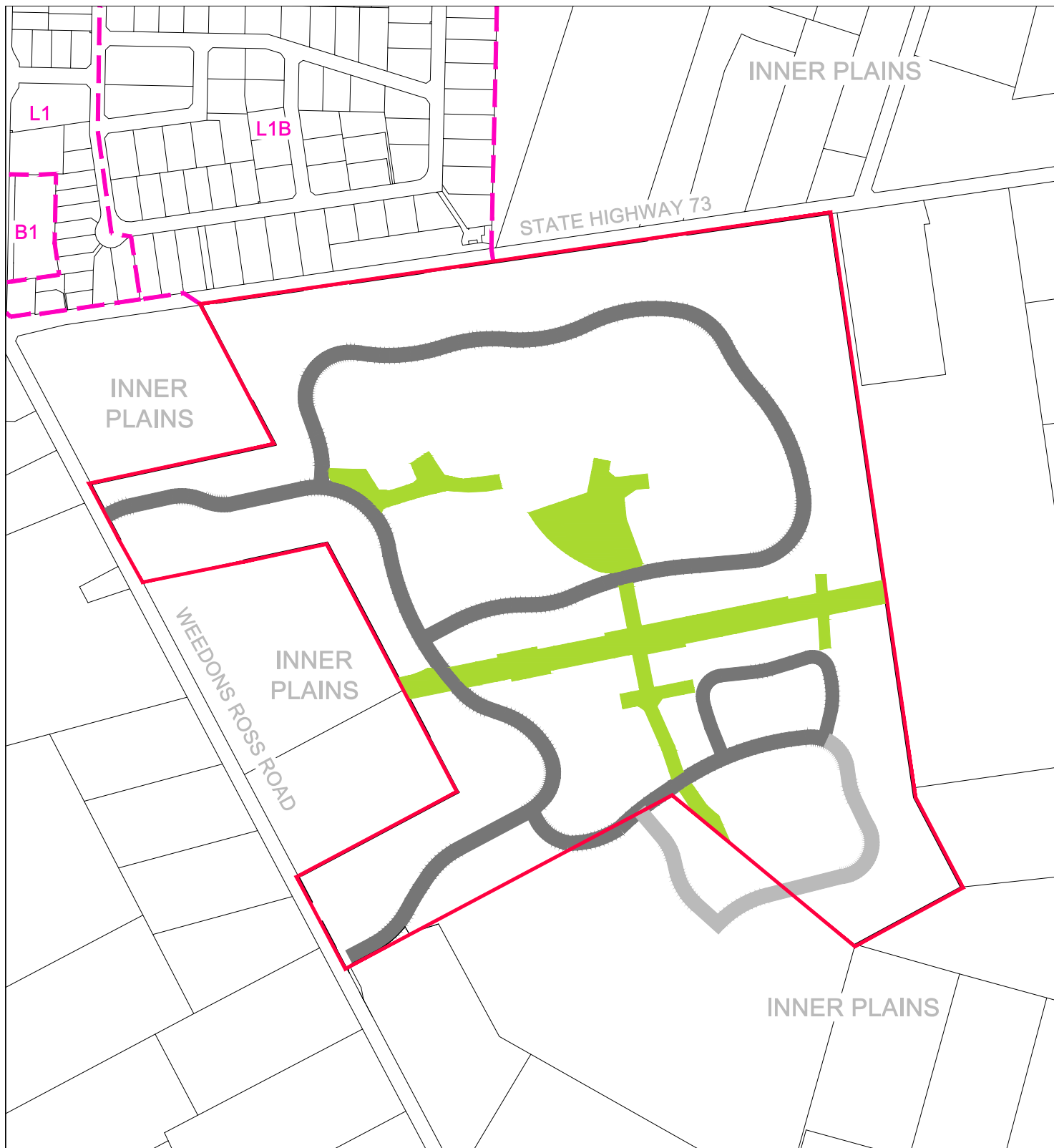
- |  |   |  |
|--|---|--|
|  ODP boundary |  Primary Route   |  Neighbourhood Park           |
|  Parcel       |  Secondary Route |  Shared pedestrian/cycle lane |

## Outline Development Plan TRANSPORT Plan

Living West Melton  
(Living WM) South Zone



Scale: 1:7500@A4



## Legend



ODP boundary



Primary Route



Neighbourhood Park



Parcel



Secondary Route

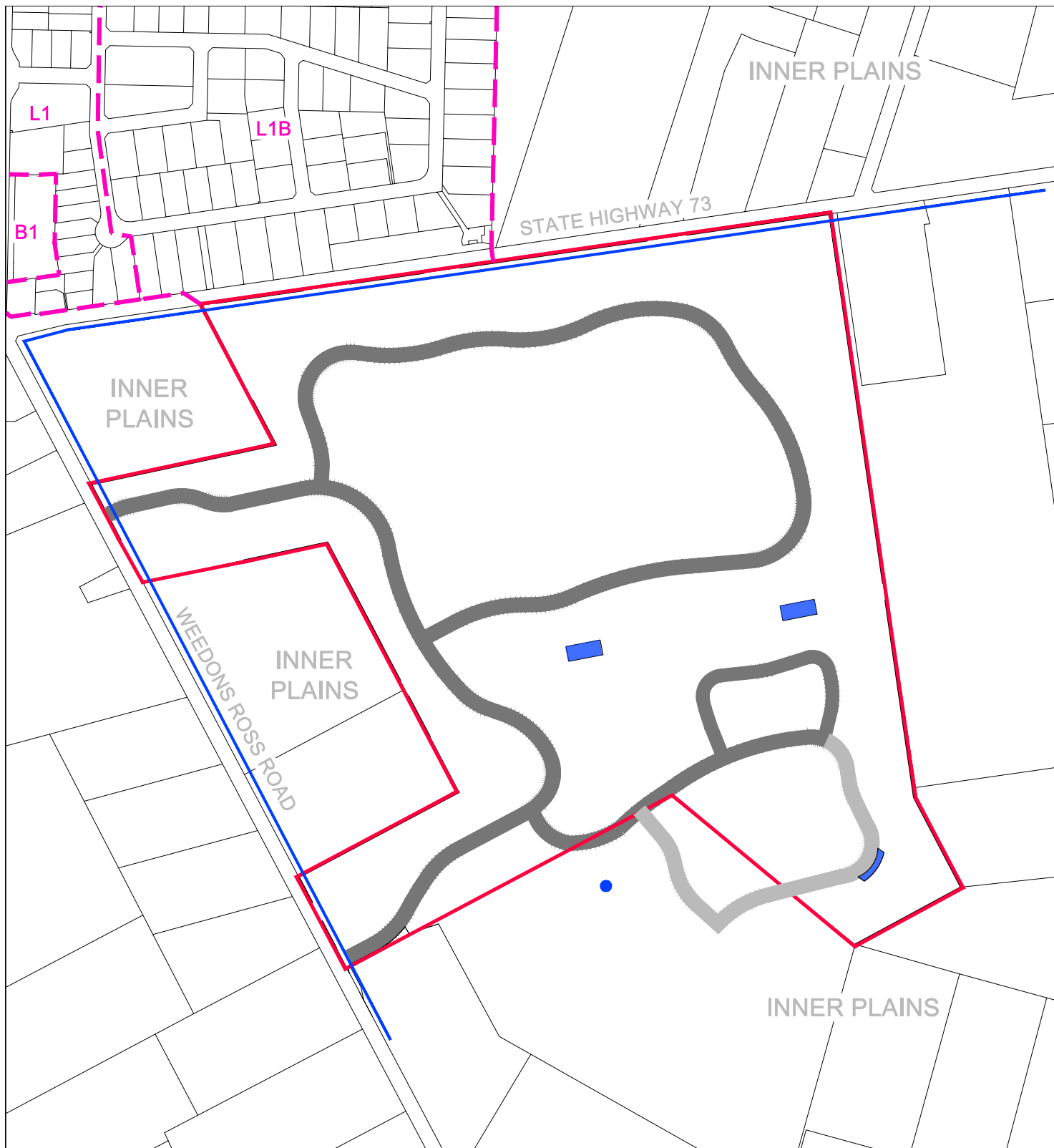
## Outline Development Plan GREEN NETWORK Plan

Living West Melton  
(Living WM) South Zone










Scale: 1:7500@A4





## Legend

- |  |   |  |   |
|--|---|--|---|
|  ODP boundary |  Primary Route   |  Indicative location for water bore |  Soakage Areas |
|  Parcel       |  Secondary Route |  Existing water race                |   |

## Outline Development Plan BLUE NETWORK Plan

Living West Melton  
(Living WM) South Zone



Scale: 1:7500@A4