BASELINEGROUP

Appendix 2: Outline Development Plan

BASELINEGROUP

Leeston Dunsandel Road

GROUND WATER PROTECTION ZONE

100m

Utility Allotment

Harmans Road

Mountain View Place

Spring Place

High Street

Chervier St

Chapman St

Carston St

Clausen Ave

Lambie St

Feredays Road

Key

- ODP Boundary
- Parcel Boundaries
- Living 1 Zone
- Living 2 Zone
- Indicative Primary Road
- Indicative Secondary Road
- Recreation Reserve
- Potential Pedestrian/ Cycle Link
- Existing Pedestrian/ Cycle Link
- Stormwater Management Area/ Local Purpose (Drainage) Reserve
- Existing Waterway
- Future Roading Connection

Leeston Plan Change

Scale	1:2000 @A1, 1:4000@A3
Date	23 May 2019
Design	EL
Drawn	EL
Review	AT

Rev.	Date	Amendment
A	30/05/2019	New layout
B	13/06/2019	New layout & ODP amendments
C	20/06/2019	Layout & Legend amendments
D	29/07/2019	ODP Road Layout amendments
E	02/08/2019	Adding future connections
F	07/08/2019	Layer adding
G	21/08/2019	Ground water protection zone change
H	23/10/2019	RFI updating

Revision H

Sheet 1

BASELINEGROUP

Leeston Dunsandel Road

Utility Allotment

Harmans Road

Mountain View Place

Spring Place

High Street

Chervier St

Clausen Ave

Chapman St

Carston St

Lambie St

Feredays Road

Key

- ODP Boundary
- Parcel Boundaries
- Living 1 Zone
- Living 2 Zone
- Indicative Primary Road
- Inddicative Secondary Road
- Future Roading Connection

Leeston Plan Change

Scale	1:2000 @A1, 1:4000@A3
Date	23 May 2019
Design	EL
Drawn	EL
Review	AT

Rev.	Date	Amendment
A	30/05/2019	New layout
B	13/06/2019	New layout & ODP amendments
C	20/06/2019	Layout & Legend amendments
D	29/07/2019	ODP Road Layout amendments
E	02/08/2019	Adding future connections
F	07/08/2019	Layer adding
G	21/08/2019	Ground water protection zone change
H	23/10/2019	RFI updating

Revision H

Sheet 2

BASELINEGROUP

N

Leeston Dunsandel Road

Harmans Road

Mountain View Place

Spring Place

High Street

Chervier St

Clausen Ave

Lambie St

Chapman St

Carston St

Feredays Road

Key

- ODP Boundary
- Parcel Boundaries
- Indicative Primary Road
- Indicative Secondary Road
- Pedestrian/ Cycle Link
- Existing Pedestrian/ Cycle Link
- Future Roading Connection

Leeston Plan Change

Scale	1:2000 @A1, 1:4000@A3
Date	23 May 2019
Design	EL
Drawn	EL
Review	AT

Rev.	Date	Amendment
A	30/05/2019	New layout
B	13/06/2019	New layout & ODP amendments
C	20/06/2019	Layout & Legend amendments
D	29/07/2019	ODP Road Layout amendments
E	02/08/2019	Adding future connections
F	07/08/2019	Layer adding
G	21/08/2019	Ground water protection zone change
H	23/10/2019	RFI updating

Revision H

Sheet 3

BASELINEGROUP

N

Leeston Dunsandel Road

GROUND WATER PROTECTION ZONE

100m

Utility Allotment

Harmans Road

Mountain View Place

Spring Place

Feredays Road

High Street

Chervier St

Clausen Ave

Lambie St

Chapman St

Carston St

Key

- ODP Boundary
- Parcel Boundaries
- Indicative Primary Road
- Indicative Secondary Road
- Future Roading Connection
- Recreation Reserve
- Green Link
- Stormwater Management Area
- Waterway

Leeston Plan Change

Scale	1:2000 @A1, 1:4000@A3
Date	23 May 2019
Design	EL
Drawn	EL
Review	AT

Rev.	Date	Amendment
A	30/05/2019	New layout
B	13/06/2019	New layout & ODP amendments
C	20/06/2019	Layout & Legend amendments
D	29/07/2019	ODP Road Layout amendments
E	02/08/2019	Adding future connections
F	07/08/2019	Layer adding
G	21/08/2019	Ground water protection zone change
H	23/10/2019	RFI updating

Revision H

Sheet 4

Introduction

This Outline Development Plan (ODP) is for the development of approximately 60 ha of land west of Leeston township. The development area is bound by Leeston Dunsandel Road to the north, with one section north of Leeston Dunsandel Road; Spring Place and Ellesmere College / Te Kāreti o Waihora to the east; High Street to the south and Harmans Road to the west.

The ODP has been broken down into four components – Land Use, Transport Network, Green Network and Blue Network.

Land Use

The ODP area provides for residential development in accordance with the Living 2 zone and Living 1 zone standards.

Movement Network

The movement network will provide connections to the existing roading network, residential areas and Leeston township. The ODP includes primary and secondary roads, as well as walkway and cycleway linkages throughout the ODP area. For the purposes of the ODP, the built standard for the 'Primary Road' will be the equivalent to the Plan standards for a Collector Road or Local-Major Road standards, and a 'Secondary Road' will be the equivalent to the Plan standards for a Local-Major or Local-Intermediate Road.

The ODP provides for an integrated transport network incorporating:

- A primary road following a north to south alignment from Leeston Dunsandel Road to High Street. This primary road will align with Chapman Street;
- A second primary road following a north to south alignment from the intersection of High Street and Clausen Avenue and meeting with the east to west primary road;
- A third primary road following an east to west alignment from Spring Place to Harmans Road. This road will connect with the north to south primary roads and will connect the rural and urban environments;
- Two secondary roads; one connection the north to south and east to west primary roads. The other secondary road will provide access to the northern block of the site north of Leeston Dunsandel Road; and
- Pedestrian, cycle and non-vehicular linkages to encourage alternative modes of transport and to provide connections throughout the ODP site and to Ellesmere College / Te Kāreti o Waihora.

The remaining roading network must be able to accommodate progressive development over time and roading connections must be arranged and aligned in a way that long term connectivity is achieved to provide a safe and efficient roading network and non-vehicular linkages.

Green Network

A minimum of four reserves are required to be established throughout the development area. The reserves could be located as follows:

- Birdlings Brook in the south west corner of the site at the corner of Harmans Road and High Street;
- Stormwater management areas should be provided with surrounding reserve areas;
- Leeston Creek and its margins are to be vested to Council as reserve. The reserve should run for the entire length of Leeston Creek within the development site and should be provided with walkways along the Creek

and a central play area. Any bridge infrastructure over Leeston Creek shall be designed to avoid adverse effects on the flow of the Leeston Creek; and

- A reserve connecting the development block north of Leeston Dunsandel Road with Leeston Dunsandel Road and Leeston Creek reserve.

The reserves can be accessed by road, pedestrian and cycle linkages and private land parcels.

Council's open space requirements cited in the Long Term Plan and Activity Management Plans should be referred to during subdivision design.

Blue Network

Stormwater:

The ODP area is subject to high ground water level and localised flooding in high rainfall events. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at the time of subdivision. Stormwater management areas have been identified at the northern most part of the site to be vested to Council for the purposes of the Leeston North Stormwater Bypass; Leeston Creek; and the naturally low point of the site for stormwater attenuation. Stormwater management and flow rates will need to be detailed at the time of subdivision to ensure Leeston Creek and the Market Street Culvert can accommodate the stormwater without resulting in flooding or ponding. Most of the stormwater from the site will need to be managed using the north strip and the low point management areas, rather than Leeston Creek, however Leeston Creek could be utilised for stormwater management provided the flows remain at pre-development rates.

Stormwater management and attenuation areas must be designed by a suitably qualified engineer, so the impact of flooding is not increased. The stormwater management area has been located in the natural low point of the site. The stormwater management area should be connected to the surrounding roads through pedestrian and cycle links and should have sufficient street frontage to allow for passive surveillance, create a sense of openness, and provide a high level of amenity.

Sewer:

Upgrades to the existing wastewater infrastructure in Leeston will be required to service the site and discharge into the Ellesmere Treatment Plant after the 80th residential allotment to enable future development.

Water:

The water reticulation will be an extension of the existing reticulated network. Council owns a utility allotment within the site which will provide potable water for the future development.

The provision of infrastructure to service the ODP shall align with the Council's indicative infrastructure staging plan, unless an alternative arrangement is made by the landowner/developer and approved by Council.

Cultural Values

Development of the site has the potential to effect Te Waihora / Lake Ellesmere, due to increased density and stormwater discharge. Te Waihora / Lake Ellesmere is an area of significance to local Rūnanga, Taumutu. Consultation with Taumutu should be undertaken when developing the site.