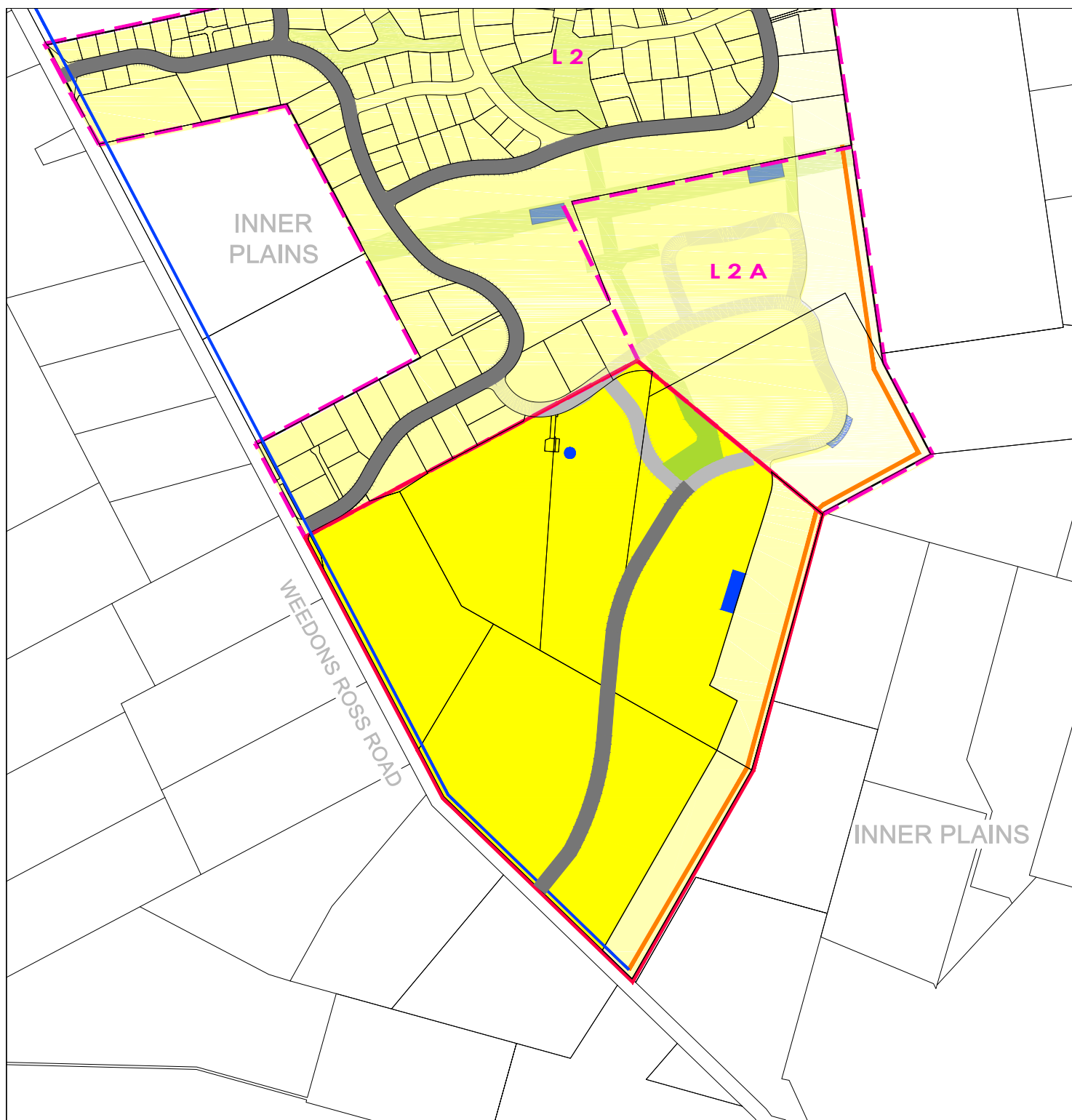




Attachment 2: Proposed Outline Development Plan



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.

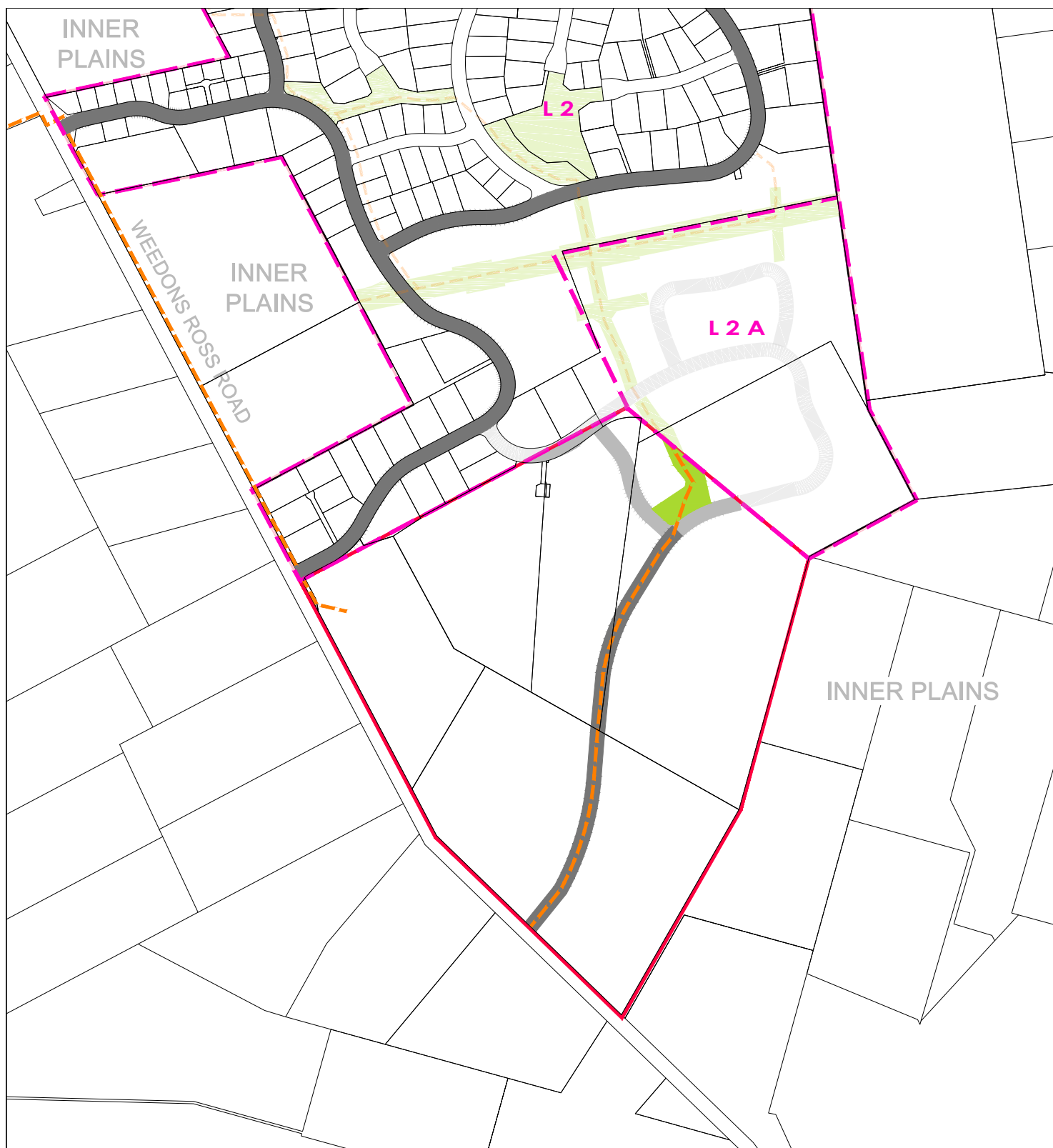
Interface treatment includes having larger residential sections as perimeter blocks where sections immediately adjoin a boundary with Inner Plains.

Outline Development Plan OVERALL Plan







Living West Melton
(Living WM) South Zone



Scale: 1:7500@A4



Legend

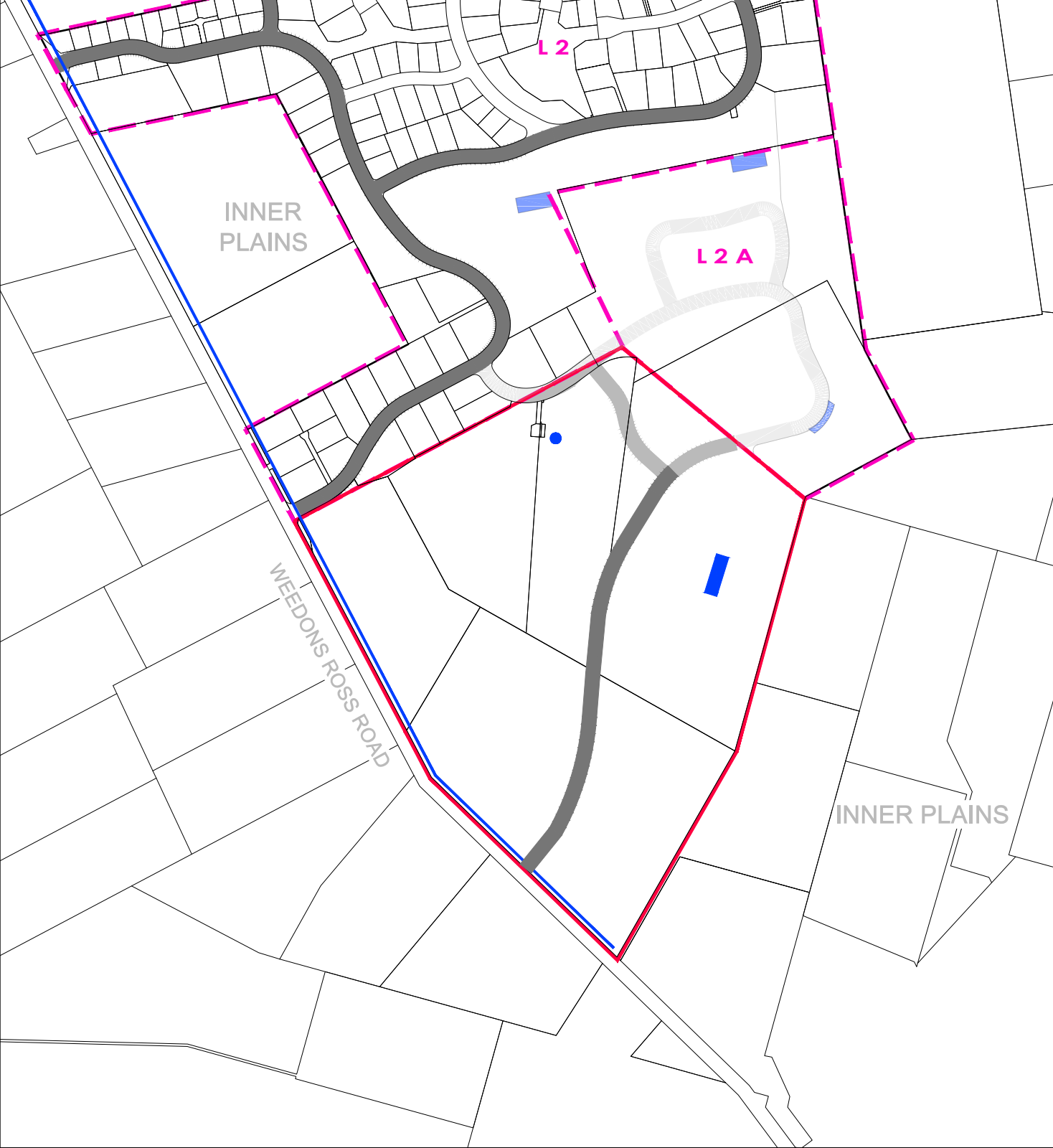
- | | | |
|--|---|--|
|  ODP boundary |  Primary Route |  Neighbourhood Park |
|  Parcel |  Secondary Route |  Shared pedestrian/cycle lane |

Outline Development Plan TRANSPORT Plan








Living West Melton
(Living WM) South Zone



Scale: 1:7500@A4



Legend

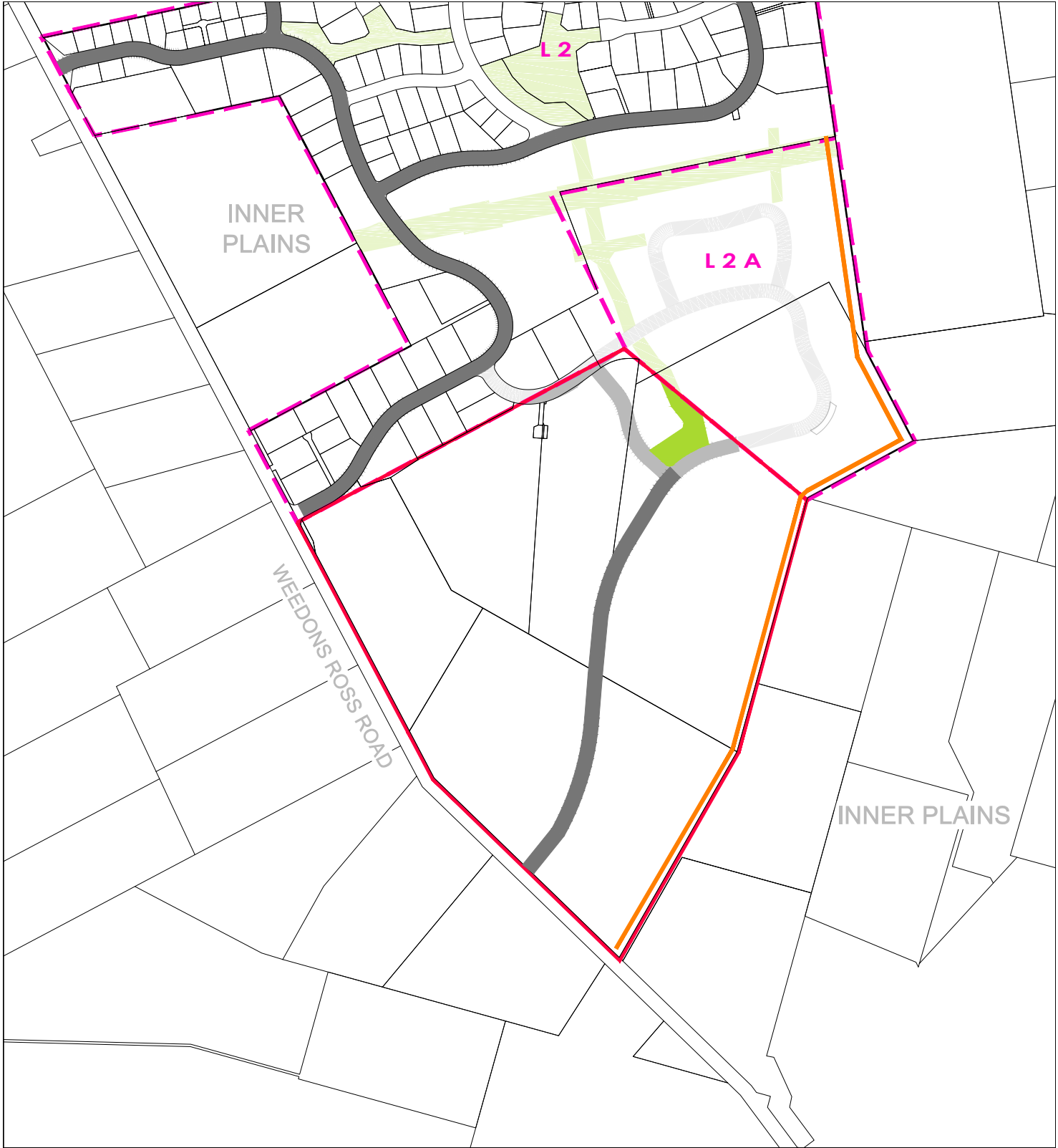
- | | | | |
|--|---|--|---|
|  ODP boundary |  Primary Route |  Indicative location for water bore |  Soakage Areas |
|  Parcel |  Secondary Route |  Existing water race | |

Outline Development Plan
BLUE NETWORK Plan






Living West Melton
(Living WM) South Zone



Scale: 1:7500@A4



Legend

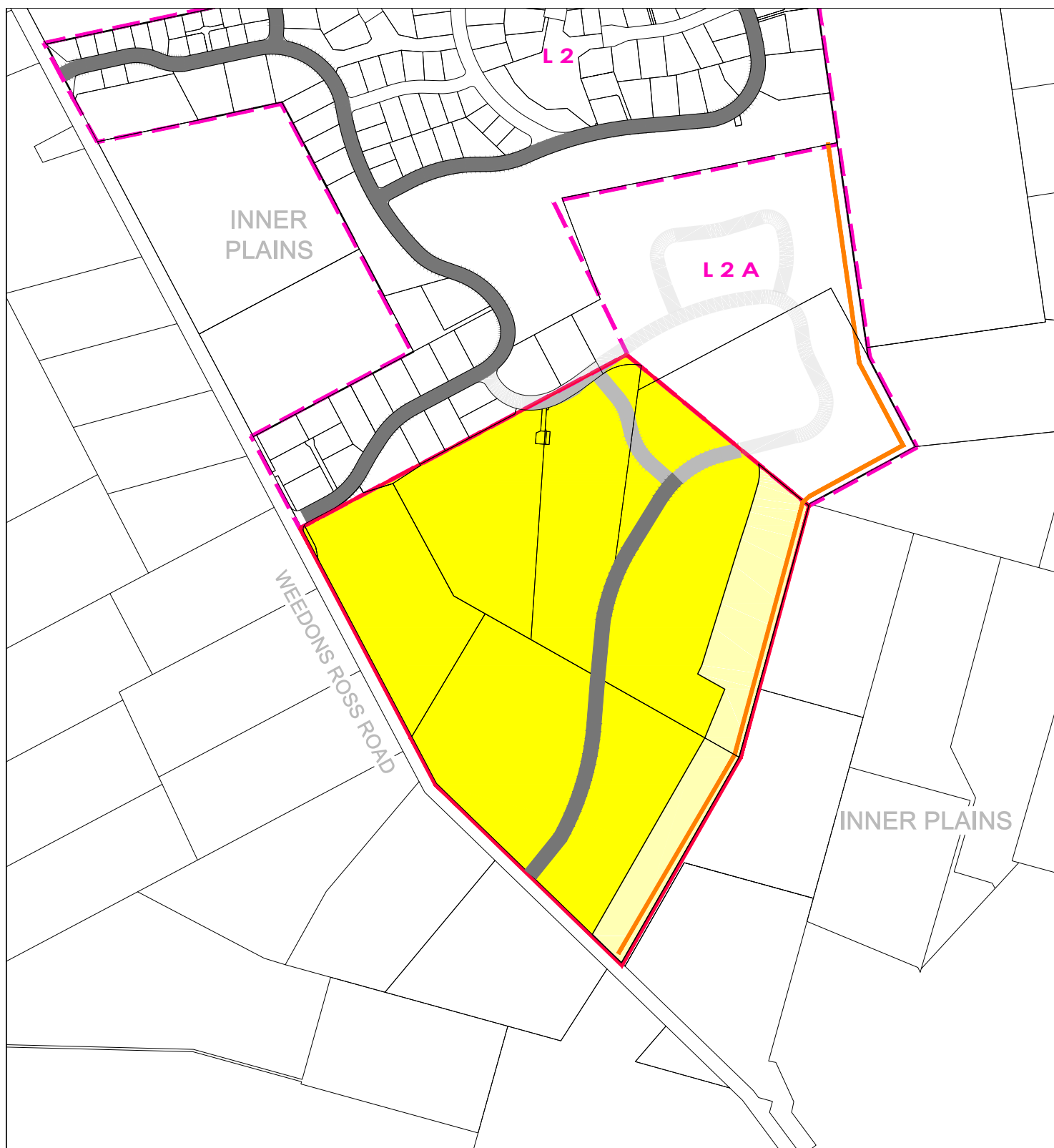
- | | | |
|--|---|--|
|  ODP boundary |  Primary Route |  Neighbourhood Park |
|  Parcel |  Secondary Route | |

Outline Development Plan
GREEN NETWORK Plan








Living West Melton
(Living WM) South Zone



Scale: 1:7500@A4



Legend

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

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 LANDUSE Plan

Living West Melton
(Living WM) South Zone



Scale: 1:7500@A4

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

Introduction

This Outline Development Plan (ODP) area comprises 33.4 ha and is bound Kingsdowne Drive 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
- The National Policy Statement on Urban Development (NPS-UD)
- 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 1,100m² and a maximum lot area of 3,000m². A low density area is located on the south eastern periphery of the ODP, with a minimum lot area of 3,000m² and a maximum area of 5,000m². 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 south east.

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 provides a north-south orientated extension to the roading network within the existing Living WM (South) Zone to the north;
- Secondary routes connecting the proposed primary route to existing Living WM (South) Zone roading network;

- Shared pedestrian and cycle connections through the ODP area, connecting to existing routes to the north 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 towards the northern extent of the ODP area, to provide open space and facilitate attractive pedestrian connections. The park will connect to reserves required under the ODP of the adjoining Living WM (South) ODP indicated in Selwyn District Plan Township Volume Appendix 20.

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 continue or 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. 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.

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.