

ADDERLEY HEAD



100414014  
591

13 April 2010

**CONFIRMATION**



Attention: Cameron Wood  
Selwyn District Council  
PO Box 90  
Rolleston 7643

Dear Cameron

**FOSTER HOLDINGS LIMITED – SUBMISSION ON PLAN CHANGE 7**

Please find enclosed the following documents, which comprise a submission on Plan Change 7 on behalf of Foster Holdings Limited:

- Submission on Plan Change 7, including Appendix A
- Appendix B – ODP Area 5 and supporting report (two separate documents)
- Appendix B – ODP Area 6 and supporting report (two separate documents)

Yours faithfully  
ADDERLEY HEAD

**David Pedley**  
Senior Solicitor

DDI: +64 3 353 1344  
E: david.pedley@adderleyhead.co.nz

Partner responsible: Paul Rogers  
Our ref: DOP-120241-9-7-V1

## **SUBMISSION ON PLAN CHANGE 7 TO THE SELWYN DISTRICT PLAN**

Clause 6 of the First Schedule to the Resource Management Act 1991 ("the Act")

**TO:** Selwyn District Council  
PO Box 90  
Rolleston 7643

**SUBMISSION ON:** Plan Change 7 to the Selwyn District Plan

**NAME:** **FOSTER HOLDINGS LIMITED**, C/- Adderley Head, PO Box 16, Christchurch  
8140

1 This submission is divided into **two parts**:

1.1 Part 1 – ODP Area 5; and

1.2 Part 2 – ODP Area 6.

### **PART 1 – ODP AREA 5**

#### **Specific provisions**

2 The specific provisions of the Plan Change that this submission relates to are:

2.1 The identification of ODP Area 5 on Planning Map 13B;

2.2 The criteria for ODP Area 5 in Policy B4.3.68; and

2.3 All other references in the Plan Change to ODP Area 5 and the proposed recreational precinct.

#### **Details of submission**

3 The submitter owns all of the land within ODP Area 5. The Plan Change proposes that this land be used for a recreational precinct.

4 The submitter is currently involved in negotiations with the Selwyn District Council for the transfer of this land to enable the recreational precinct to proceed. At the date of this submission, these negotiations are still ongoing.

5 The outcome of these negotiations will have a direct impact on the most appropriate and sustainable future use of this land. For this reason, this submission sets out two alternative positions to protect the submitter's interests and ensure that the final outcome is in accordance with the purpose and principles of the Act.

#### First alternative

- 6 In the event that a satisfactory agreement **is** reached between the submitter and the Council for the transfer of the submitter's land, the submitter **supports** the identification of ODP Area 5 as a recreational precinct for the following reasons:
- 6.1 This outcome is consistent with the recently adopted Rolleston Structure Plan;
- 6.2 The use of this land for a recreational precinct will provide long term benefits for the current and future residents of Rolleston and create a central focal point around which future development can occur.
- 7 However, the current extent of ODP Area 5 as identified on Planning Map 13B is not the same as the area of the recreational precinct identified in the Structure Plan. Importantly several areas of adjacent land that are currently zoned living have not been included in ODP Area 5.
- 8 In order to ensure that the entire recreational precinct is developed as a co-ordinated and integrated whole, it is important that all of the land that will ultimately be used for this purpose is included within ODP Area 5, as illustrated at **Appendix A**.

#### Second alternative

- 9 In the alternative to the above, in the event that a satisfactory agreement is **not** reached between the submitter and the Council for the transfer of the submitter's land, the submitter **opposes** the identification of ODP Area 5 for the following reasons:
- 9.1 If the Council is not willing or able to purchase the submitter's land for a recreational precinct, rezoning the land for this purpose is an unjustified and unnecessary restriction on the use of this land that is inconsistent with the purpose and principles of the Act.
- 9.2 In the absence of a recreational precinct, the most appropriate use for this land is a mix of residential densities combined with green spaces, corridors and local roading network to achieve an integrated and sustainable development.
- 10 The submitter has prepared an Outline Development Plan and supporting report to enable immediate rezoning of its land as Living Z for residential development, copies of which are attached at **Appendix B** to this submission. This ODP extends across a greater area than that currently identified as ODP Area 5 and includes adjacent areas of Living zoned land also owned by the submitter.

## Decision sought

- 11 The submitter seeks the following decision from the local authority:
- 11.1 If a satisfactory agreement **is** reached between the submitter and the Council for the transfer of the submitter's land, the submitter seeks:
- (a) That ODP Area 5 be extended to include all of the land shown on **Appendix A**; and
  - (b) That all of the land identified in Appendix A be rezoned Living Z (deferred) with appropriate criteria in Policy B4.3.68 to enable development of this land for a recreational precinct once a suitable ODP is approved.
- 11.2 In the alternative, if a satisfactory agreement **is not** reached between the submitter and the Council for the transfer of the submitter's land, the submitter seeks:
- (a) That ODP Area 5 be extended to include all of the land shown within the ODP at **Appendix B**;
  - (b) That the ODP and accompanying report at Appendix B be included as an appendix to the District Plan, subject to any modifications as necessary and appropriate;
  - (c) That all of the land shown on Appendix B is immediately rezoned Living Z to enable residential development in general accordance with the ODP;
  - (d) That the criteria for ODP Area 5 be amended to reflect that the land will be used for residential development; and
  - (e) That all references to the recreational precinct in the Plan Change and supporting documentation be deleted.
- 11.3 For both of the above alternatives, all consequential, additional or other amendments to the provisions of the Plan Change necessary to give effect to the intent of this submission and/or support the decision sought.

## PART 2 – ODP AREA 6

### Specific provisions

- 12 The specific provisions of the Plan Change that this submission relates to are:
- 12.1 The Identification of ODP Area 6 on Planning Map 13B;
- 12.2 The criteria for ODP Area 6 in Policy B4.3.68; and
- 12.3 All other references to ODP Area 6 in the Plan Change.

### Detail of submission

- 13 The submitter owns most of the land within ODP Area 6 and **supports** the identification of this land for residential development for the following reasons:
- 13.1 The land is ideally suited for residential development with its central location and proximity to the existing Rolleston town centre;
- 13.2 The land is able to be serviced with all necessary infrastructure and integrated with surrounding land;
- 13.3 It will provide essential land to accommodate anticipated demand and provide for the future growth and prosperity of Rolleston; and
- 13.4 Residential development of ODP Area 6 is the most appropriate use of this land and is consistent with:
- (a) the Rolleston Structure Plan;
  - (b) Proposed Change No.1 to the Canterbury Regional Policy Statement (PC1); and
  - (c) the purpose and principles of the Resource Management Act 1991.
- 14 The Plan Change proposes to rezone this land Living Z (deferred) on the basis that an ODP for this land has not yet been provided. To enable the immediate rezoning of this land as Living Z, the submitter has prepared an ODP for Area 6 along with a supporting report, copies of which are attached at **Appendix C**.
- 15 This ODP has been designed to be consistent with the criteria listed in Policy B4.3.68, the Rolleston Structure Plan and PC1. It is based on sound urban design principles, provides good linkages with surrounding land, and enables a mix of residential densities around open spaces and neighbourhood centres.

### Decision sought

- 16 The submitter seeks the following decision from the local authority:
- 16.1 That the ODP and accompanying report at **Appendix C** be included within an appendix to the District Plan, subject to any modifications as necessary and appropriate;
- 16.2 That all of the land shown on **Appendix C** is immediately rezoned Living Z to enable residential development in accordance with the ODP; and
- 16.3 All consequential, additional or other amendments to the provisions of the Plan Change necessary to give effect to the intent of this submission and/or support the decision sought.

The submitter does wish to be heard in support of this submission

If others make a similar submission, the submitter will consider presenting a joint case with them at the hearing



Signed:

Paul Rogers, Solicitor, being the duly appointed representative of the submitter

Date: 13 April 2010

**Address for service:**

C/- Adderley Head  
Level 1, 152 Oxford Terrace,  
PO Box 16, Christchurch 8140

P +64 3 353 0231

F +64 3 353 1340

[www.adderleyhead.co.nz](http://www.adderleyhead.co.nz)

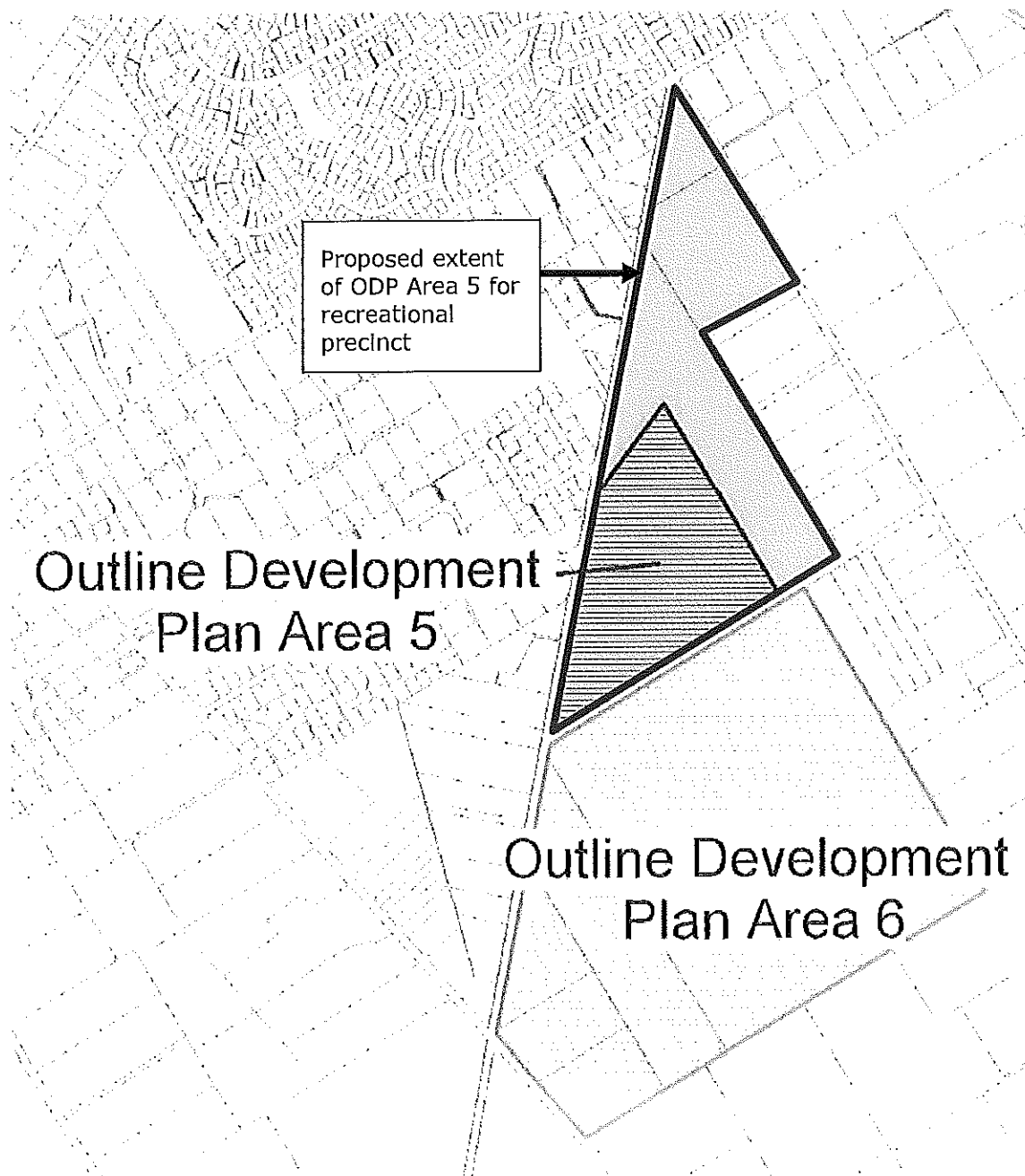
Contact person: Paul Rogers

E: [paul.rogers@adderleyhead.co.nz](mailto:paul.rogers@adderleyhead.co.nz)

## APPENDIX A

### Amendments to ODP Area 5

(If recreational precinct proceeds)

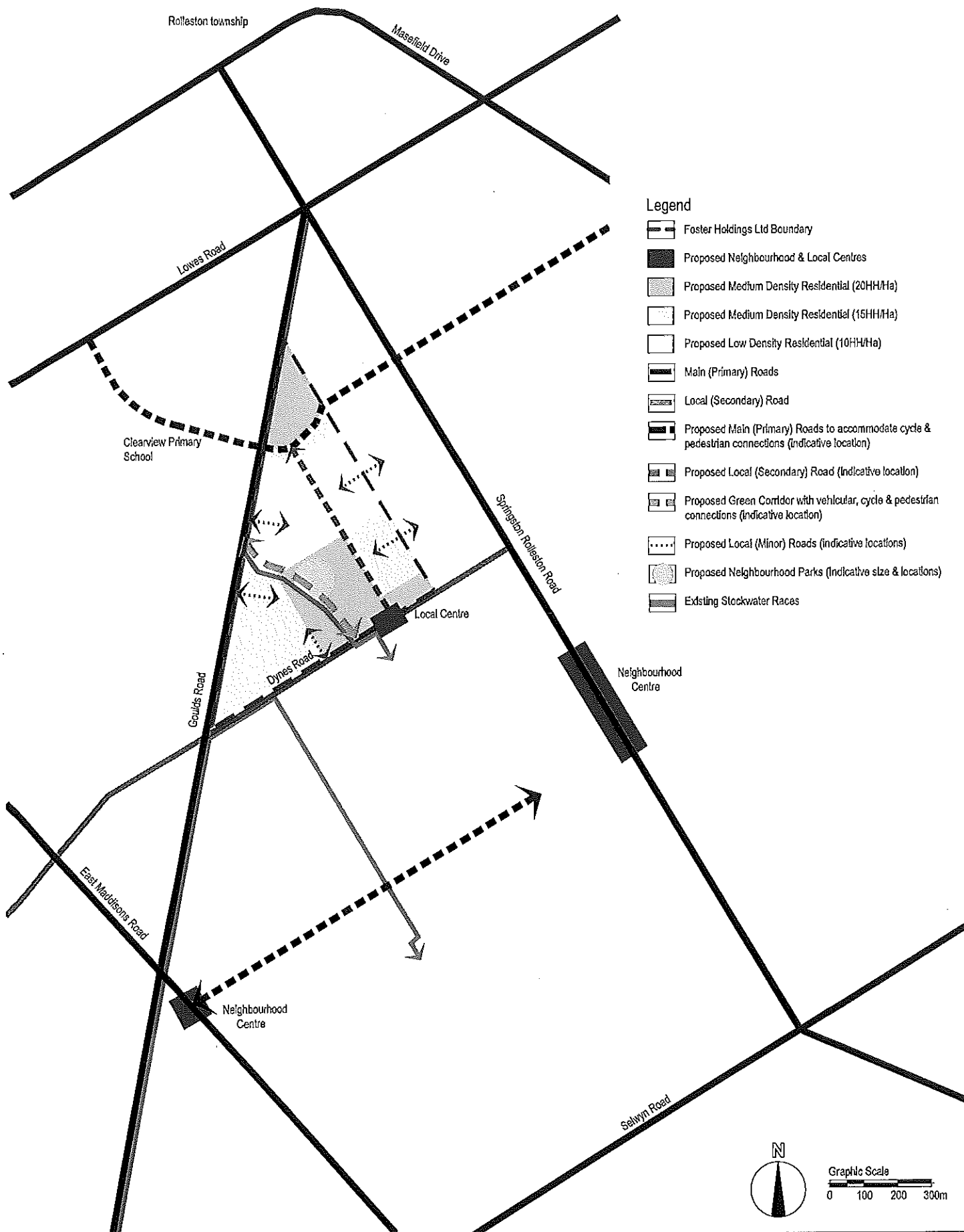


## **APPENDIX B**

**ODP and Supporting Report for ODP Area 5**

(alternative to recreational precinct)







## **Outline Development Plan for Area 5**

### ***Foster Holdings Limited***

Prepared By

.....  
Nicole Lauenstein  
Urban Design Consultant

Opus International Consultants Limited  
Environmental  
20 Moorhouse Avenue  
PO Box 1482, Christchurch Mail Centre,  
Christchurch 8140, New Zealand

Reviewed By

.....  
Sharyn Ogg  
Senior Landscape Architect

Telephone: +64 3 363-5400  
Facsimile: +64 3 365-7858

Date: 12 April 2010  
Reference: 3-80540.00  
Status: FINAL

## 1.1 INTRODUCTION

This Outline Development Plan is for ODP Area 5, as identified in Plan Change 7 (PC7). The land (approx. 33.5 ha) is located to the north of Dynes Road between Goulds Road and Springston Rolleston Road

The design principles that underpin the ODP are in line with:

- Policy B4.3.7 of PC7
- Policy 7 – *Development, Form and Design* of Plan Change 1 to the Regional Policy Statement (PC1)
- Policy 8 – *Outline Development Plans and Changes of Zoning in District Plans* of PC1
- Urban development principles of the Greater Christchurch Urban Development Strategy (UDS)
- The New Zealand Urban Design Protocol, Ministry for the Environment (UDP).

## 1.2 URBAN DESIGN OUTCOMES

The following overarching environmental outcomes have been developed to inform the key elements of the ODP for Area 5:

- An urban form which creates a sense of place and community reflecting the character and rural nature of Rolleston enabling good access and connectivity throughout.
- A safe, comfortable, diverse and healthy living environment covering a range of economic and social groups.
- Opportunities for a variety of residential developments including elderly persons housing and higher density residential developments close to local community and recreational facilities.
- Built architectural form that relates in scale and proportion to the immediate environment and streetscape.
- Integrated movement network with short distances between destinations to discourage vehicular movements and to provide efficient public transport and a well connected pedestrian and cycle network.
- Provisions for small business activities and local shopping within local centres.
- Sustainable stormwater management integrated with open space, parks/reserves, green corridors and road reserves.

### 1.3 OUTLINE DEVELOPMENT PLAN

In accordance with Policy 8 of PC1 and Policy B4.3.7 of PC7, this report provides a design rationale for the key structural elements of the ODP including:

- Movement network and hierarchy (including vehicular, cycle and pedestrian movement).
- Open space and green network.
- Development pattern (density and landuse).
- Infrastructure network (including water, stormwater and wastewater management).

#### 1.3.1 MOVEMENT NETWORK AND HIERARCHY

##### **Vehicular Movement**

A legible road network will provide connections throughout Area 5 into the neighbouring precincts to the east, west and south and integrate well into the overarching roading hierarchy of Rolleston.

Key features of the proposed road hierarchy include the following:

- Local street network to enable access to all individual properties.
- Local minor roads to provide the main structure and vehicular distribution throughout the area connecting to the precincts in the east towards Springston Rolleston Road, west across Goulds Road and south across Dynes Road.
- Local secondary roads to link important community facilities and open spaces within the area and adjoining precincts
- Main primary roads to provide good access to the area and integrate it into the wider Rolleston network - i.e. connection to neighbourhood centres, town centre and other precincts.

All streets/roads are to reflect, not only their inherent hierarchy, but also contribute to the sense of place through design and streetscape such as tree lined avenues, integrated on-street parking, integration of swales and watercourses into the road design, and traffic calming design measures on local streets. Carriage ways and road reserves are to be of a sufficient width to accommodate the expected streetscape and design treatment.

##### **Pedestrian and Cycle Movements**

Designated cycle and pedestrian routes will be included on the main primary and local secondary roads, connecting east-west and north-south. There will also be a designated cycle/pedestrian route through the proposed green corridor.

All local minor roads and local streets provide adequate space for pedestrian and cycle movement within the road reserve. Local shortcuts independent of the road network will be provide through neighbourhood parks and reserves.

##### **Public Transport**

A possible bus route is indicated in the Rolleston Structure Plan to service Dynes Road forming the southern boundary to Area 5 and the destination service to Lincoln passes in close proximity along the Springston-Rolleston Road. The existing and possible future routes provide a good network and enable access to public transport within 5 minutes walking distance for all future residents of the area.

### 1.3.2 OPEN SPACE NETWORK

The open space network consists of a green corridor that follows along the existing stockwater race and a variety of local parks and reserves. Together they create an effective open space network offering connectivity and variety throughout the Area 5.

#### Green Corridors

The existing stockwater race connecting Goulds Road and Dynes Road lends itself to create a green corridor for other green spaces to link up with.

#### Parks and Reserves

A group of mature trees alongside the stockwater race will be retained to create a focal point for a larger green space / neighbourhood reserve for recreational purpose and as a meeting space in close proximity (400m walking distance) to the medium density developments. This open space/ reserve will have either active street frontages or will be overlooked by adjacent housing to ensure passive surveillance and increased security.

#### Open space and Stormwater

The dual purpose of the reserve will provide space for recreation and other activities alongside stormwater conveyance and treatment areas, which in turn adds to the amenity value to the area.

### 1.3.3 DEVELOPMENT PATTERN

Area 5 borders key open recreational spaces to the northeast (dog park and greenspaces on Springston Rolleston Road), and is in close proximity to the Rolleston Town Centre, as well as several neighbourhood and local centres. This context warrants an increased density of 15 households per ha. With Area 5 covering roughly 33.5ha the area would accommodate approximately 503 households.

#### Residential Density Distribution

The ODP provides for a variety of allotment sizes with comprehensive residential development and medium density development of 20 HH/ha located in proximity to the town centre, proposed open space and local centre on Dynes Road. More intense developments concentrated around such key locations will provide greater amenity and encourage quality urban design features. The more intensively developed parts, particular when adjoining open space and major roads are also suitable for comprehensive, mixed use developments.

The development pattern throughout the remaining area will vary between 10 and 15 HH/ha depending on location, road hierarchy, streetscape, building typology and other local features such as small reserves, stormwater treatment areas and existing vegetation clusters.

Medium density	20hh/ha	approx. 10.5 ha (all inclusive)	approx. 210 hh
Medium density	15hh/ha	approx. 12.5 ha (all inclusive)	approx. 188 hh
Low density	10hh/ha	approx. 10.5 ha (all inclusive)	approx. 105 hh
Total residential area		approx. 33.5 ha (all inclusive)	approx. 503 hh

#### **Other Landuse**

A local centre on Dynes Road provides the opportunity for local shopping and small business within the area. The anticipated retail and business type will be of a small nature catering for the day to day needs of the local community.

Local centre retail / business	approx. 1.5 ha	
--------------------------------	----------------	--

Considering the central location of Area 5 within Rolleston, other activities that are complimentary to residential use such as aged care, medical centres, schools and preschools, churches and community facilities are anticipated.

### **1.3.4 INFRASTRUCTURE**

#### **Stormwater**

Within the ODP area stormwater is to be accommodated through a combination of swales, proprietary systems, together with above and below ground management and treatment devices prior to discharging to ground, the locations of which could be within road reserves, at source or located within reserve areas.

An existing stock water race network extends into the area and where appropriate is to be kept and extended in particular where they add to the character and amenity value.

#### **Wastewater**

Sewer connection would be twofold;

- Firstly that area adjacent to the Goulds Road frontage could discharge into the existing Council network at this location.
- Secondly, the ODP area is contingent upon an increase in the capacity of the existing Pines Wastewater Treatment Plant, together with implementation/construction of the East Selwyn Sewer Scheme. This would facilitate in general a gravity connection to the network, however new pump station/s may be required if necessary.

#### **Water Supply**

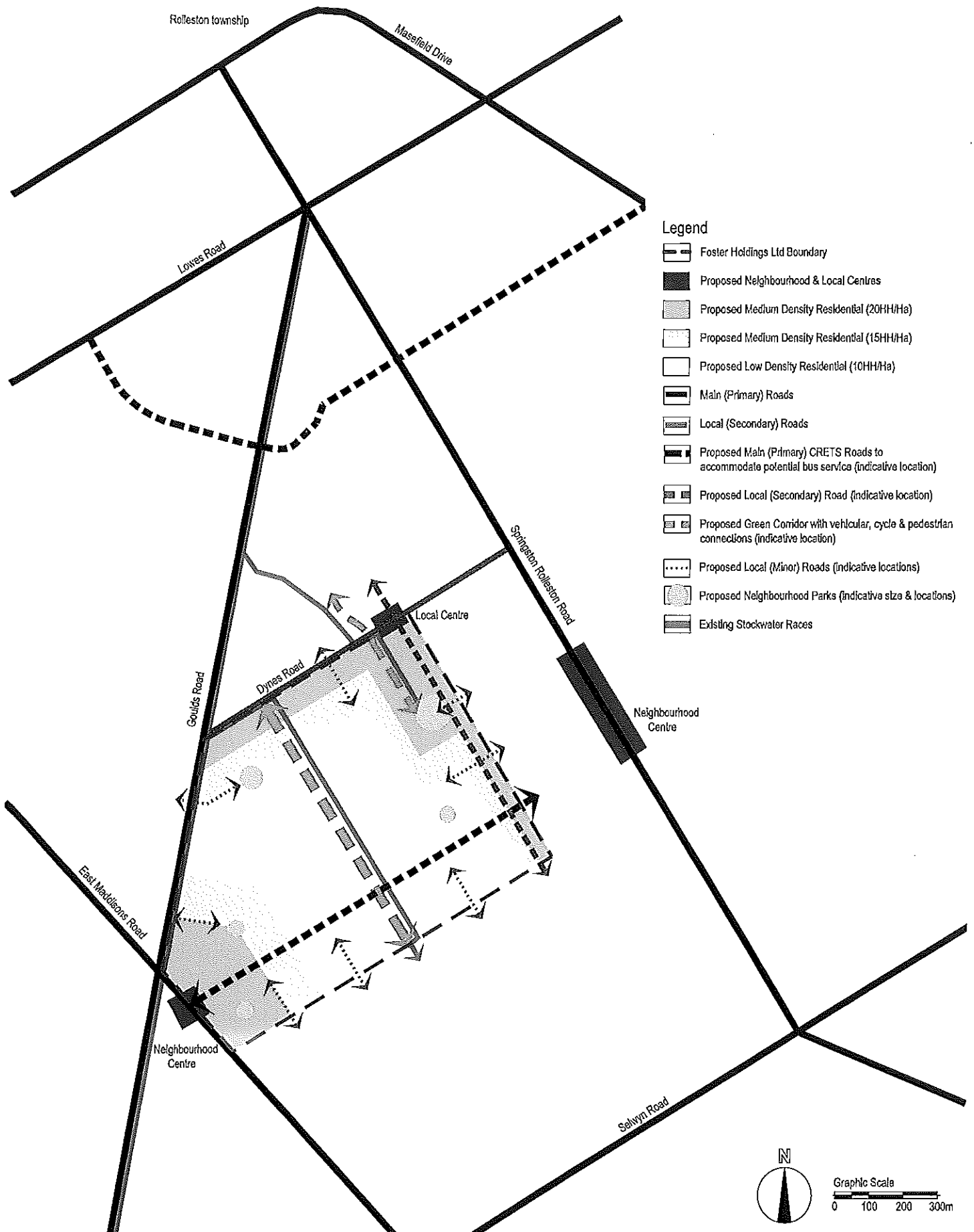
Water reticulation where possible will be an extension of the existing water supply in Rolleston. Alternatively a new water bore could be located within the ODP area to service this area together with being linked into the existing township network. All water mains would follow the road network or pedestrian routes.

#### **Electricity / Telecommunication**

Electricity and Telecommunications networks proposed within the ODP area will be an extension of existing or proposed networks by the Utility Operators, Orion NZ Ltd and Telecom.

# **APPENDIX C**

**ODP and Supporting Report for ODP Area 6**







# Outline Development Plan for Area 6

## *Foster Holdings Limited*

Prepared By

-----  
Nicole Lauenstein  
Urban Design Consultant

Opus International Consultants Limited  
Environmental

20 Moorhouse Avenue  
PO Box 1482, Christchurch Mail Centre,  
Christchurch 8140, New Zealand

Reviewed By

-----  
Sharyn Ogg  
Senior Landscape Architect

Telephone: +64 3 363-5400  
Facsimile: +64 3 365-7858

Date: 12 April 2010  
Reference: 3-80540.00  
Status: FINAL

## 1.1 INTRODUCTION

This Outline Development Plan (ODP) is for the ODP Area 6, as identified in Plan Change 7 (PC7). The land (approx. 83 ha) is located to the south of Dynes Road and the proposed recreational precinct.

The design principles that underpin the ODP are in line with:

- Policy B4.3.7 of PC7
- Policy 7 – *Development, Form and Design* of Proposed Change1 to the Regional Policy Statement (PC1)
- Policy 8 – *Outline Development Plans and Changes of Zoning in District Plans* of PC1
- Development principles of the Rolleston Structure Plan (Refer to Figures 5.1 and 7.2)
- Urban development principles of the Greater Christchurch Urban Development Strategy (UDS)
- The New Zealand Urban Design Protocol, Ministry for the Environment (UDP).

The ODP for Area 6 has been prepared on the basis that the land to the north of Dynes Road is developed for a recreational precinct, as proposed in PC7. However the design of Area 6 has also taken into account the possibility that this does not occur and the land is instead developed for residential use. The ODP for Area 6 will therefore provide a co-ordinated development that is well integrated with surrounding areas, irrespective of the ultimate use of the land to the north of Dynes Road. All references to the recreational precinct in this report should be read in this context.

## 1.2 URBAN DESIGN OUTCOMES

The following overarching environmental outcomes have been developed to inform the key elements of the ODP for Area 6:

- An urban form which creates a sense of place and community reflecting the character and rural nature of Rolleston enabling good access and connectivity throughout.
- A safe, comfortable, diverse and healthy living environment covering a range of economic and social groups.
- Opportunities for a variety of residential developments including elderly persons housing and higher density residential developments close to core community and recreational facilities.
- Built architectural form that relates in scale and proportion to the precinct, immediate environment and streetscape.
- Integrated movement network with short distances between destinations to discourage vehicular movements and provide efficient public transport and a well connected pedestrian and cycle network.
- Provisions for small business activities and local shopping within local and neighbourhood centres.
- Sustainable stormwater management integrated with open space, parks/reserves, green corridors and road reserves.

### 1.3 OUTLINE DEVELOPMENT PLAN

In accordance with Policy 8 of PC1 and Policy B4.3.7 of PC7, this report provides a design rationale for the key structural elements of the ODP including:

- Movement network and hierarchy (including vehicular, cycle and pedestrian movement)
- Open space and green network
- Development pattern (density and landuse)
- Infrastructure network (including water, stormwater and wastewater management)

#### 1.3.1 MOVEMENT NETWORK AND HIERARCHY

##### **Vehicular Movement**

A legible road network provides integrated connections throughout Area 6 into the neighbouring precincts and integrates well into the overarching roading hierarchy of Rolleston.

Key features of the proposed road hierarchy include the following:

- Local street network to enable access to all individual properties.
- Local minor roads to provide the main structure and vehicular distribution throughout the area.
- Local secondary roads to link to important community facilities and open spaces within the recreational precinct and the immediate surroundings.
- Main primary roads to provide good access to the area and integrate it into the wider Rolleston network - i.e. connection to neighbourhood centres, town centre and other precincts.

All streets /roads are to reflect not only their inherent nature and hierarchy but also contribute to the sense of place through design and streetscape such as tree lined avenues, integrated on street parking, integration of swales and watercourses into the road design, and traffic calming design measures on local streets. Carriage ways and road reserves are to be sufficient to accommodate the expected streetscape and design treatment.

##### **Pedestrian and Cycle Movements**

Designated cycle and pedestrian routes will be included on the main connecting roads east-west and north-south and co-located with green corridors wherever possible.

All local minor roads and local streets provide adequate space for pedestrian and cycle movement within the road reserve. Local shortcuts independent of the road network will be provided through neighbourhood parks and reserves.

##### **Public Transport**

A bus route (orbital service) is planned along the new CRETS road crossing east-west through Area 6. Another potential bus route is indicated in the structure plan to service Dynes Road forming the northern boundary to Area 6 and the destination service to Lincoln passes the area in close proximity on Springston-Rolleston Road. The existing and proposed routes provide a good network and enable access to public transport within 5 minutes walking distance for all future residents of the area.

### 1.3.2 OPEN SPACE NETWORK

The open space network consisting of the large green corridor and a variety of smaller reserves and neighbourhood parks creates an effective open space network offering connectivity and variety throughout Area 6.

#### Parks and Reserves

Area 6 provides several important open spaces in the form of neighbourhood parks and reserves in close proximity (400m walking distance) to medium density developments for recreational purposes and as meeting spaces. All neighbourhood parks have either active street frontages or are overlooked by adjacent housing to ensure passive surveillance and increased security.

These parks and reserves are of varying sizes to reflect their purpose and character such as play ground, meeting place, passive recreation, stormwater treatment or other. They are located strategically to integrate well into the wider open space via smaller green corridors creating an integrated network.

#### Green Corridors

A large green corridor along the existing stock race (north south) provides a linear green space connecting the southern parts of the area with the large recreational precinct to the north.

#### Existing Vegetation

Existing shelterbelts are to be retained wherever practicable to strengthen the identity of Rolleston as a rural town with a strong pastoral heritage.

#### Open Space and Stormwater

Dual purpose reserves provide space for recreation and other activities alongside stormwater conveyance and treatment areas, which in turn adds to the amenity value of the area.

### 1.3.3 DEVELOPMENT PATTERN

Area 6 borders onto a key open recreational space and is positioned close to several neighbourhood and local centres, which results in an overall average density of 13.2 households per ha. With Area 6 covering roughly 79.5ha (83ha including local and neighbourhood centres business areas) the area would accommodate approximately 1050 households.

#### Residential Density Distribution

The ODP provides for a variety of allotment sizes with comprehensive residential development and medium density development of 20 HH/ha located close to neighbourhood centres and larger open spaces such as the recreational precinct. More intense developments concentrated around such key open space locations will provide greater amenity and encourage quality urban design features. Medium density developments of 15hh/ha are located adjacent to local centres and smaller open spaces such as neighbourhood parks and reserves. The development pattern throughout the remaining area is of a lesser density with 10hh/ha.

Medium density 20hh/ha	approx. 17 ha (all inclusive)	approx. 340 hh
Medium density 15hh/ha	approx. 19 ha	approx. 285 hh
Low density 10hh/ha	approx. 42.5 ha	approx. 425 hh
Total residential area	approx. 79.5 ha	approx. 1050 hh

### Other Landuse

A local centre on Dynes Road provides the opportunity for local shopping and small business within the area. The anticipated retail and business type will be of a small nature catering for the recreational and educational activities to the north and for the day to day needs of the local community.

Local centre retail / business	approx. 1.5 ha	
--------------------------------	----------------	--

A neighbourhood centre in close proximity to the Gould Road and East Maddisons Road intersection will facilitate further business and retail activities.

Neighbourhood centre retail / business	approx. 3.0 ha	
--	----------------	--

Considering the extent of Area 6 (approx.83ha) other activities that are complimentary to residential use such as aged care, medical centre, preschool, church and small community facilities are anticipated.

The more intensively developed parts, particular when adjoining open space and major roads, are also suitable for comprehensive, mixed use developments.

### 1.3.4 INFRASTRUCTURE

#### Stormwater

Within Area 6 stormwater is to be accommodated through a combination of swales, proprietary systems, together with above and below ground management and treatment devices prior to discharging to ground, the locations of which could be within road reserves, at source or located within reserve areas.

An existing stock water race network extends into the area and where appropriate is to be kept and extended in particular where they add to the character and amenity value.

#### Wastewater

Sewer connection within Area 6 would be twofold;

- Firstly that area adjacent to the Dynes Road/Goulds Road intersection could discharge into the existing Council network at this location.
- Secondly, the balance of the Area 6 is contingent upon an increase in the capacity of the existing Pines Wastewater Treatment Plant, together with implementation/construction of the East Selwyn Sewer Scheme, and in particular the areas to the south of Area 6. This would facilitate in general a gravity connection to the network, however new pump station/s may be required.

#### Water Supply

Water reticulation where possible will be an extension of the existing water supply in Rolleston. Alternatively a new water bore could be located within Area 6 to service this area together with being linked into the existing township network. All water mains would follow the road network or pedestrian routes.

#### Electricity / Telecommunication

Electricity and Telecommunications networks proposed within Area 6 will be an extension of existing or proposed networks by the Utility Operators, Orion NZ Ltd and Telecom.