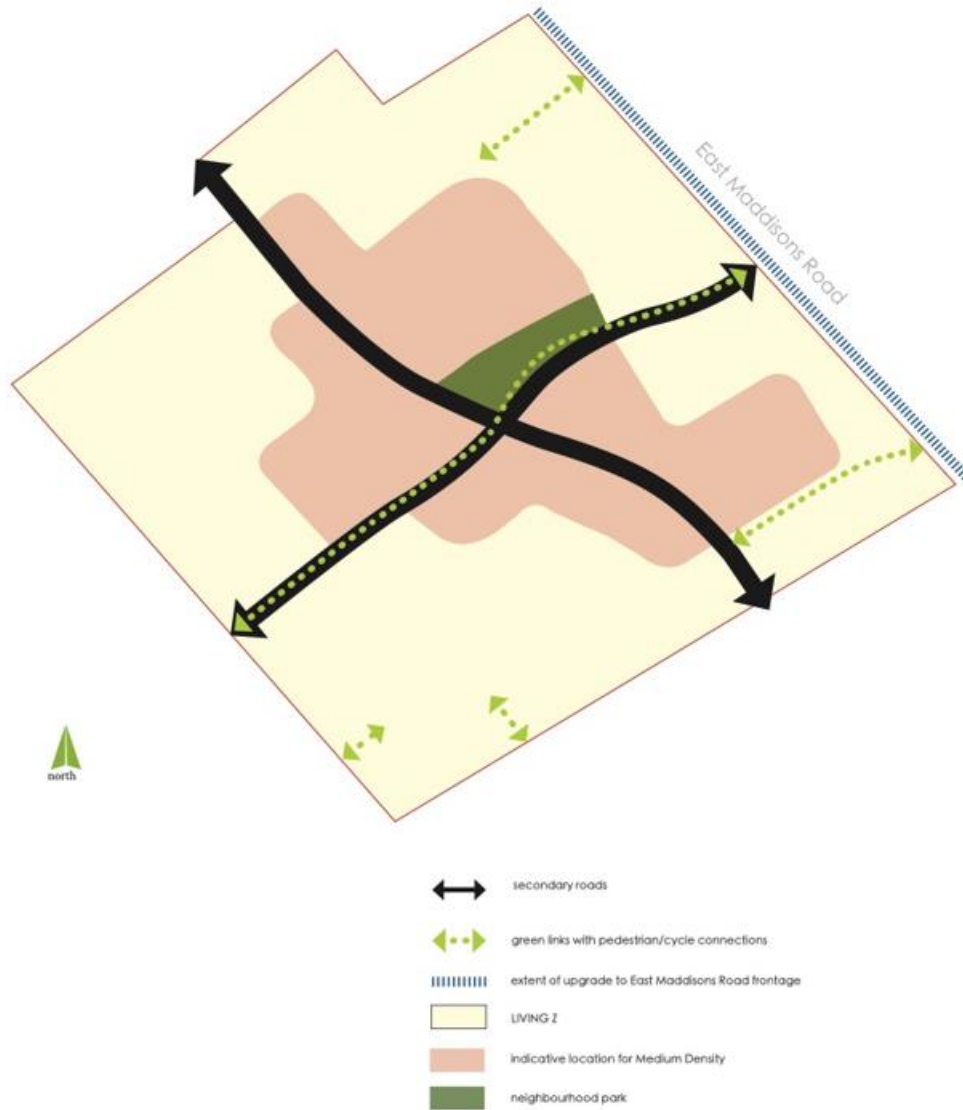


## APPENDIX 1 AMENDED OUTLINE DEVELOPMENT PLAN AND NARRATIVE



## **Outline Plan (ODP) Narrative**

### **Context**

This area comprises approximately 12.98 ha of land, with frontage on to East Maddison's Road, SW Rolleston. The Site is part of a wider residential area conveniently located close to the town centre of Rolleston, and the associated services and facilities contained within it.

### **Land Use**

The development area shall achieve a minimum net density of 12 households per hectare, averaged over the area. The zoning framework supports a variety of site sizes to achieve this minimum density requirement. Should this area be developed in stages, confirmation at the time of subdivision of each stage, and an assessment as to how the minimum net density of 12 households per hectare for the overall area can be achieved, will be required. The site supports some medium density housing within the centre of the area and in proximity to the identified reserve. The Medium Density Zone has been set back from the neighbouring low density residential zone to reduce effects on the character of that area.

### **Access and Transport**

East Maddison's Road forms part of the wider road network connecting the local communities of Rolleston to the town centre. One secondary road connection to East Maddison's Road is provided near the middle of the development area which is consistent with standard of roads to the west and the Rolleston Structure Plan. The East Maddison's Road frontage is anticipated to be upgraded to an urban standard.

The ODP provides for access and inter-connectivity to all adjoining land so that road linkages are possible for what will be residential areas in the longer term. The existing Lennon Drive shall be extended through the Site from the north to the southern boundary of, and ultimately to, the Shillingford Boulevard extension via adjacent land to the south. The internal roading layout must be able to respond to the possibility that this area may be developed progressively over time.

An integrated network of local roads must facilitate the internal distribution of traffic, and property access. The transport network for the area shall integrate into the pedestrian and cycle network established in adjoining neighbourhoods and the wider township the connections indicated on the ODP and via local roads.

### **Open Space, Recreation, and Community Facilities**

A single neighbourhood park is to be established within the area. The location of the neighbourhood park has been determined based on the amount and function of reserve land established in the wider area, and to ensure people living within the area have access to open space reserves within a 500m walking radius of their homes. The neighbourhood park will provide passive recreation opportunities.

There is an opportunity to integrate the collection, treatment and disposal of stormwater with open space reserves where appropriate. Pedestrian and cycle paths will also be required to integrate into the open space reserves and green links to ensure a high level of connectivity is achieved, and to maximise the utility of the public space. Council's open space requirements cited in the Long-Term Plan and Activity Management Plans should be adhered to during subdivision design. Consideration should be given to how the Council water race can be integrated into the future development.

## **Servicing**

The underlying soils are free-draining, and generally support the discharge of stormwater via infiltration to ground. There is a range of options available for the collection, treatment, and disposal of stormwater. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements.

Systems will be designed to integrate into both the road and reserve networks where practicable. The public stormwater system will only be required to manage runoff generated from within the road reserve. The provision of infrastructure to service the area shall align with the Council's indicative infrastructure staging plan unless an alternative arrangement is made by the landowner/developer and approved by Council.