



WEST MELTON - NORTH WEST
RESIDENTIAL DEVELOPMENT PROPOSAL
URBAN DESIGN REPORT

13/ 06 / 2022

report by
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APPENDICES A-E



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Introduction

This Design Statement has been prepared in support of a private plan change application to rezone a 12.55 ha parcel of rural land from Rural Inner Plains to Living Z under the Operative District Plan (GRZ under the PDP) to enable the development of a dedicated residential retirement village on the western edge of West Melton, north of SH73.

The Application includes a proposed Outline Development Plan to guide the development and ensure the denser nature of the retirement village integrates well into the immediate surroundings and the wider development pattern of West Melton. For this purpose, the ODP includes provision of appropriate connectivity to the existing urban area to the east and possible future urban areas to the north, south and west. It also includes strategic landscape measures and specific edge treatments to visually and physically integrate the proposed urban intensification into the township and to mitigate any potential effects on direct neighbours.

Background

The proposed concept design for the development and the resulting ODP are based on an urban analysis of development and growth patterns in West Melton undertaken in 2020/21 as part of a wider study of urban areas in the Selwyn District.

In preparing the ODP, the design concept, and this urban design statement, we consulted several statutory and non-statutory documents. Urban design related reference materials were also consulted, including, but not limited to:

- National Policy Statement Urban Development
- Our Space 2018-2048;
- Operative Selwyn District Plan
- Proposed Selwyn District Plan; and
- New Zealand Urban Design Protocol 2005
- Selwyn District Fencing Guide
- Selwyn District Subdivision Guide and Medium Density Development Guide

Urban Context

West Melton has over time developed from a small rural enclave to a minor rural township with gradually expanding urban infrastructure such as shops, school, community facilities and commercial activities as well as expansion of the original domain and other green spaces

West Melton offers a variety of lifestyle options. It has in the past attracted a range of people from retired farmers to larger families looking for a quieter lifestyle on larger properties with larger outdoor areas and people working in the western parts of Christchurch wanting to live in a smaller rural community. This has resulted in a fairly varied population who have one key element in common – they all appreciate the distinctive character of the small township

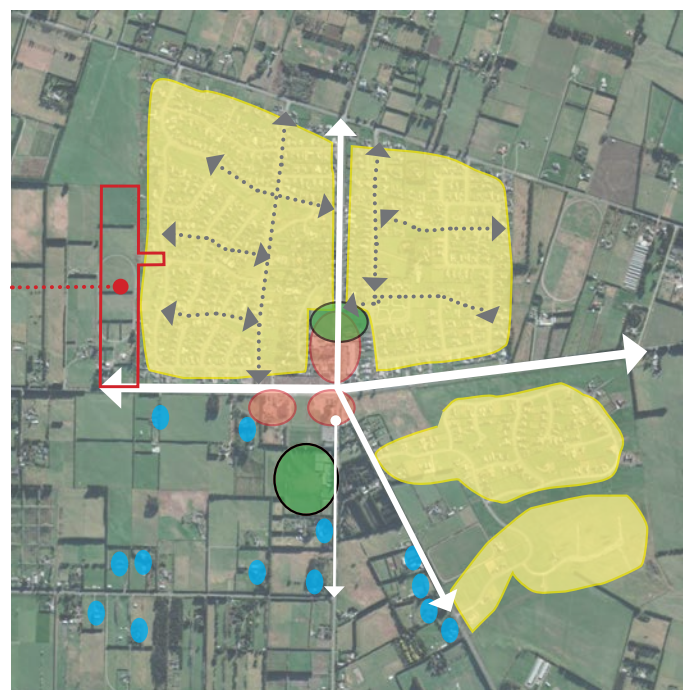
Urban Form

As a result of piecemeal development, the urban form of West Melton is currently still underdeveloped and lacking cohesion and connectivity. However, a strong structure of 4 clearly identifiable quadrants is emerging around a central commercial / community area. Each quadrant is still 'in development' with the northern quadrants most advanced, the south-eastern quadrant shows some residential development that has the ability to infill and naturally grow to its full size and a south-west quadrant that is lacking development.

SITE



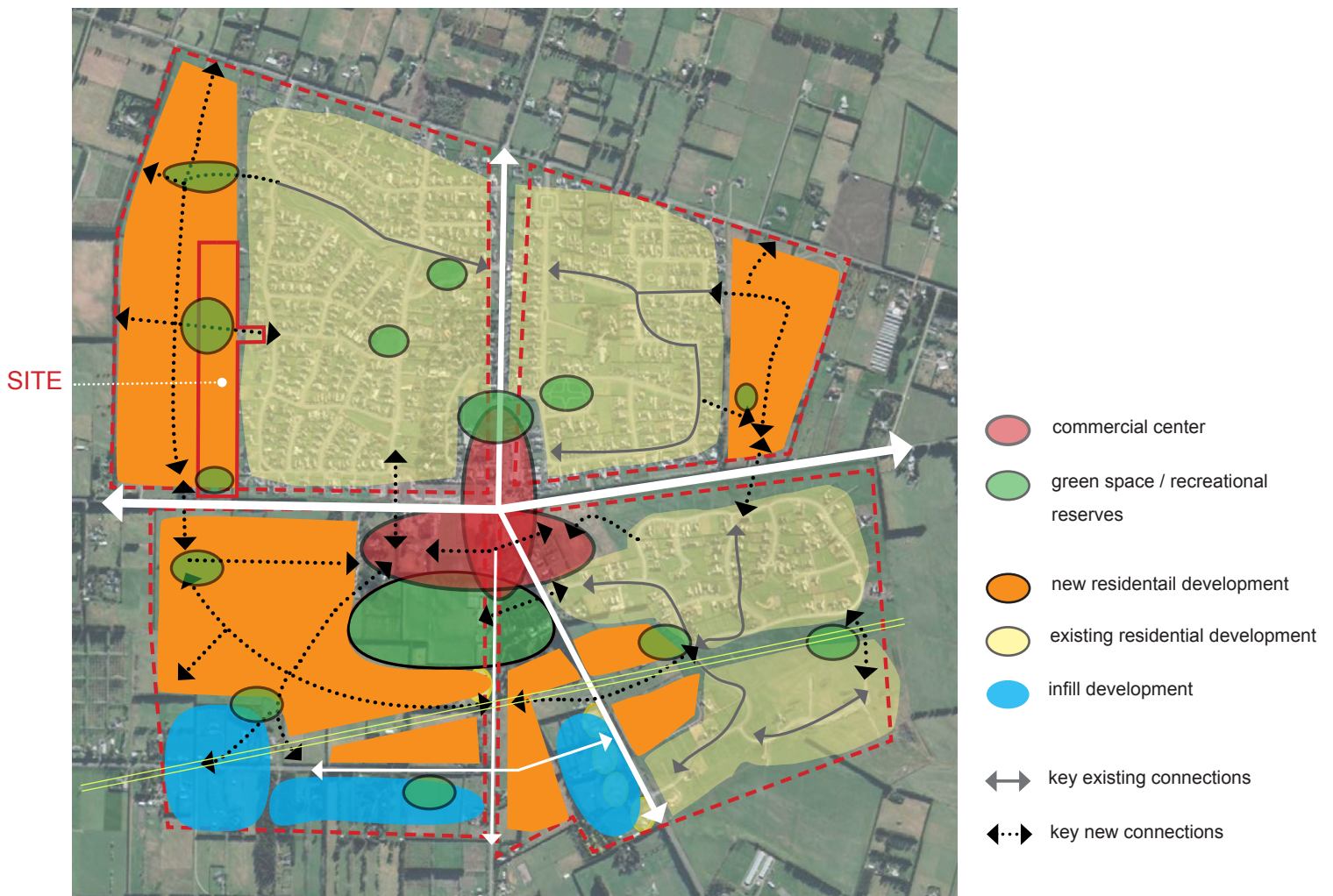
SITE



SITE



- ◀..... possible expansion
- commercial / community
- green space / recreational reserves
- existing residential development
- existing lifestyle blocks



Anticipated Growth Pattern

To complete the urban form all quadrants can be expected to develop further and provide residential infill and new residential development. To support this cohesive urban form the current commercial and community facilities and green spaces will also gradually expand primarily into the South West quadrant around the existing domain and commercial hub.

North East Quadrant

- West Melton East PC 74 - refer to appendix A

South East Quadrant

- residential infill and some commercial expansion in proximity to the centre
- West Melton PC 67 - refer to appendix A

South West Quadrant

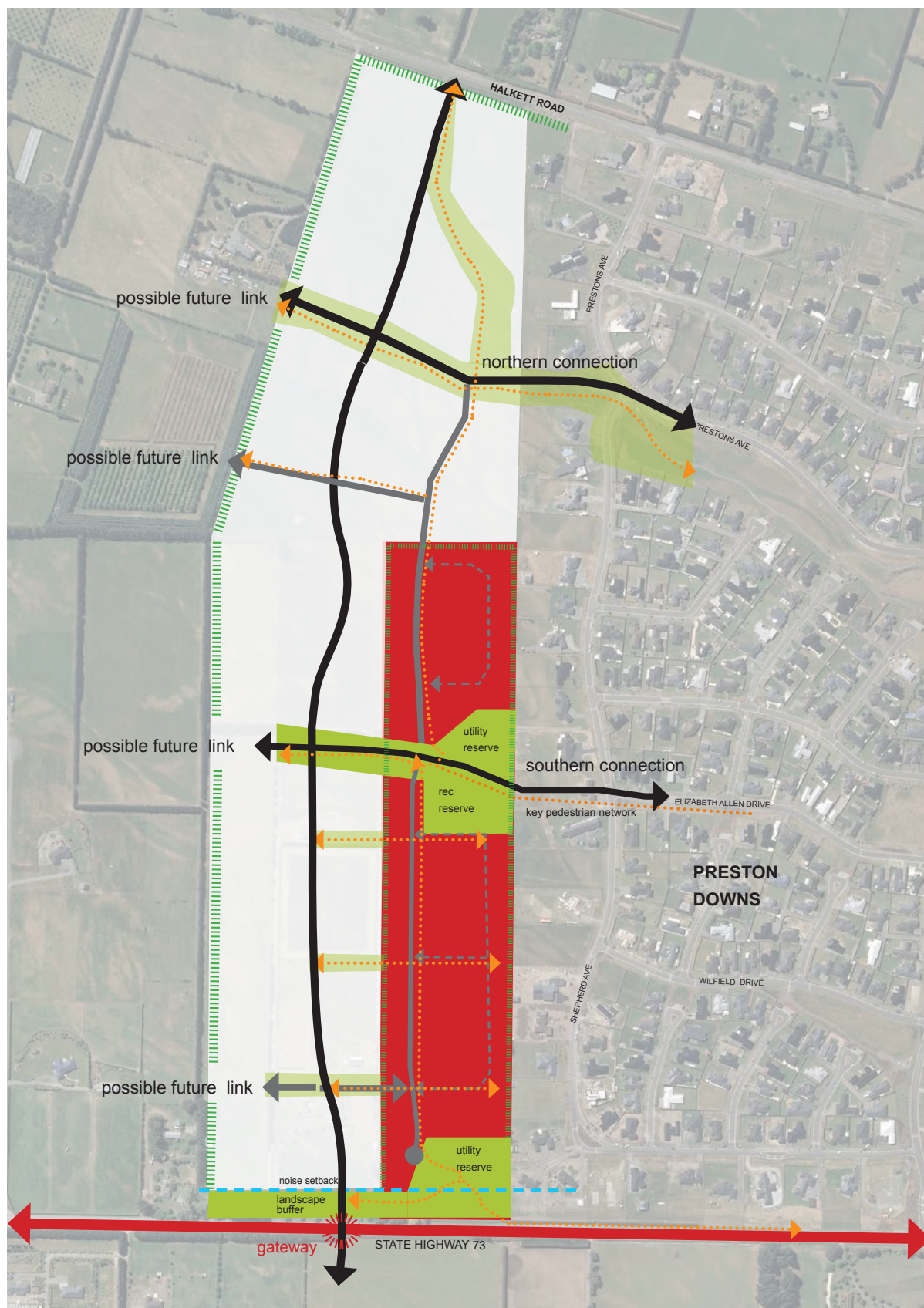
- primarily expansion of community and commercial areas in proximity to the centre
- extension of the domain and possibility for a second primary school and associated sports fields
- new residential development on rural farm land in particular on larger rural lots along SH 73 as they are in single ownership and will be easiest to develop
- residential infill development of existing lifestyle blocks

North West Quadrant

- new residential development on rural farm land with direct linkages to east and south
- selected residential infill development of existing large lots
- open space and recreation areas to support residential development

North West Quadrant connectivity

The main access off SH 73 into the NW Quadrant would be located just west of the proposed Site to service the future residential development. This north south axis will create a direct connection between the NW and SW Quadrant and form an entry gateway into the township. Two east-west road alignments provide further distribution within the NW quadrant and direct connections to the town centre. The proposed development will primarily use the southern east-west connection, an extension of Elizabeth Allen Drive, as its main access route. A secondary access can be provided in the future as part of further development to the west which will create a more direct access point to SH73.



Site Description

The Site is located at the periphery of the current development in the North-Western Quadrant, adjacent to the fairly recent Preston Downs subdivision between Halketts Road and the State Highway (SH73). It is within walking distance (approximately 800m) of the local centre, shops, primary school and domain. The Site is in single ownership and approx. 12.55 ha, spanning several paddocks. Typical of the area, the Site is flat with shelterbelts of varying heights and densities delineating paddocks, functioning as internal windbreaks. It generally drains in a NW to SE direction, however, there are two small waterways primarily functioning as drainage channels at the northern and southern end of the Site.

There is a single residential dwelling with a well-developed domestic curtilage and auxiliary farm buildings located at the southern edge, in close proximity to SH73. The dwelling sits within extensively landscaped grounds with a variety of established trees creating a vertical contrast to the mostly flat paddocks.

Immediate Context

Preston Downs is a residential development located immediately east of the Site. It includes a range of property sizes from standard urban, through to large lots along Shepherds Ave.

A single property on Sheperds Avenue forms part of the Site and allows connectivity across this eastern boundary into the Preston Downs development.

To the north and west the adjacent land is rural in nature with typical low intensity rural activities, including two rural dwellings within an established domestic curtilage and several farming related utility sheds.

The area to the south across SH73 is currently still rural in character, however based on the growth analysis urban development can be anticipated within this South West Quadrant in the future. Refer to visual assessment for further detailed information on edge treatment.



Opportunities and Constraints

Opportunities

- provide for retirement living within the West Melton community
- extend the variety of residential and lot typologies to promote a mixed community and add to the variety of living choices
- provide two central open spaces that contributes to amenity and identity
- create pedestrian/cycle ways, extending the existing network into and through the Site
- maximise possibilities for integration with adjacent residential neighbourhood to the east (Preston Downs)
- provide for integration with anticipated future developments to the north, west, and south
- assist in the completion of an interconnected and cohesive urban form as part of the North West Quadrant

Constraints

- limited possibilities for road connections onto SH73
- limited possibilities for connections to Shepherds Avenue
- noise and visual buffer may be required towards SH73 to protect residential amenity

Key Design Drivers

The following best practice urban design principles have been considered in the development of the concept underpinning the Outline Development Plan:

URBAN FORM

- promote a cohesive urban form that is well connected and integrated
- adopt blocks with a predominant north-south orientation in order to maximise solar gain for dwellings
- protect residential amenity from potential noise impact along SH73
- provide breaks within the overall urban form through landscaping and open spaces, in order to break the density of the development into smaller parts

CONNECTIVITY and MOVEMENT

- provide strong linkages and a well-connected built form that accommodates all modes of transport and strongly facilitates pedestrian movement
- future proof development to allow for linkages/expansion in the future
- provide a hierarchy of movement corridors to aid legibility
- enable existing and future residents access to local services, facilities, and recreation within easy walking/cycling distance

CHARACTER

- add variety to the residential lifestyle options by offering a housing typology for independent retirement living within the community
- provide gateway features through landscaping to contribute to neighbourhood identity, without creating a 'gated community'

LANDSCAPING

- provide dedicated open spaces that function as the heart of the new community and provide residents with access to daily recreation and social interaction
- provide appropriate edge treatment along the eastern boundary through landscaping that has regard to the amenity of existing residents
- provide appropriate edge treatment through landscaping to neighbouring rural activities, so to mitigate potential reverse sensitivities

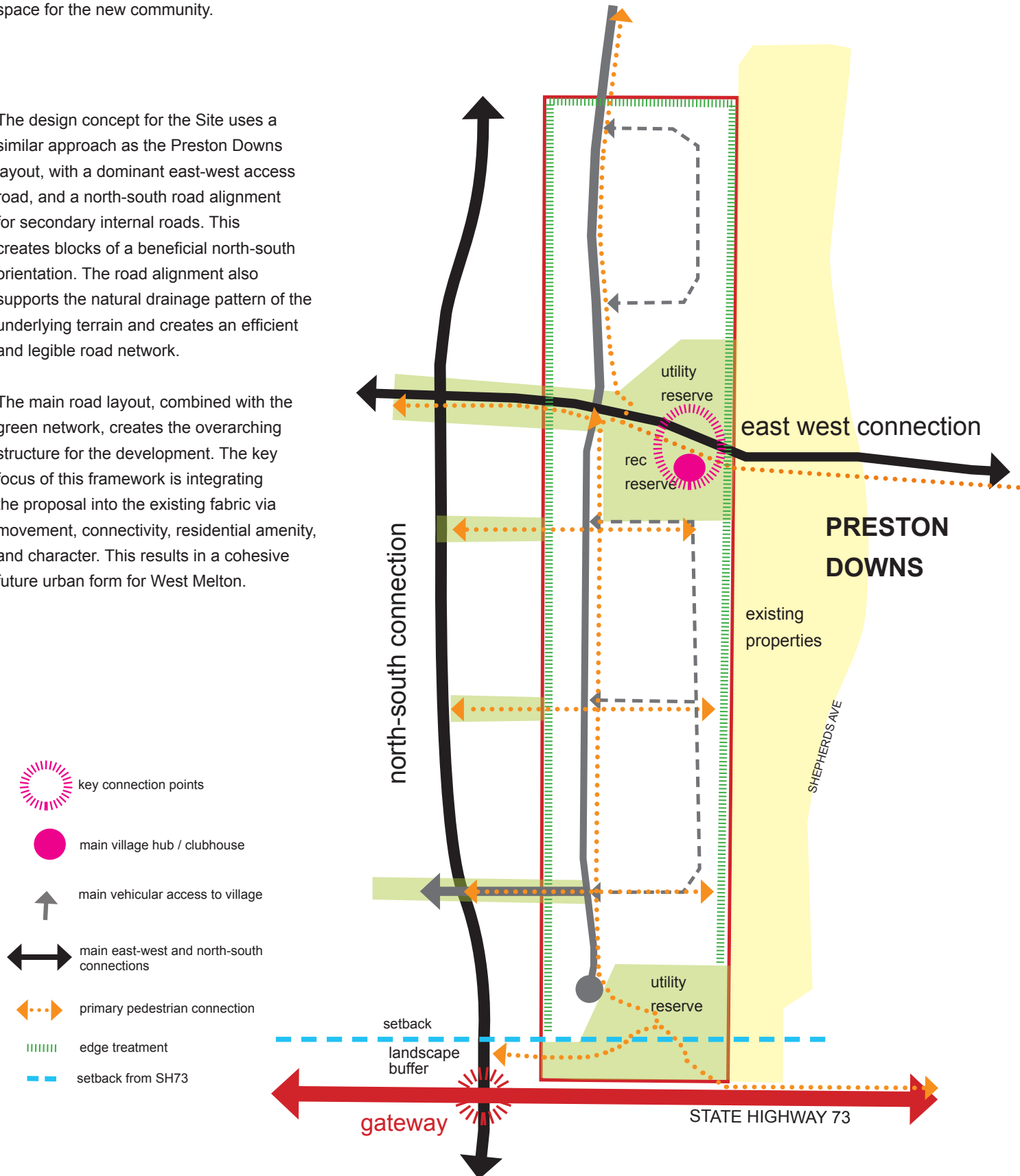


Design Concept

The location of the main east-west access road naturally divides the Site into two areas, a smaller northern area including a utility reserve for stormwater management, and a larger southern area containing the community facilities, a recreational reserve in a central location, and a stormwater reserve at the southern end, facing SH73. This has resulted in two strategically located utility reserves in naturally occurring low points for stormwater collection and treatment. The southern area creates a high amenity visual and physical buffer from SH73, whilst the more central area is grouped with the recreational reserve so as to create a large open space for the new community.

The design concept for the Site uses a similar approach as the Preston Downs layout, with a dominant east-west access road, and a north-south road alignment for secondary internal roads. This creates blocks of a beneficial north-south orientation. The road alignment also supports the natural drainage pattern of the underlying terrain and creates an efficient and legible road network.

The main road layout, combined with the green network, creates the overarching structure for the development. The key focus of this framework is integrating the proposal into the existing fabric via movement, connectivity, residential amenity, and character. This results in a cohesive future urban form for West Melton.



Movement and Connectivity

Hierarchy of Movement Corridors

The proposed arrangement of movement corridors ensures that the future development:

- integrates with and logically builds on the surrounding network
- anticipates future connections as required
- provides appropriate internal connectivity within the Site

Prioritizing Walking and Cycling

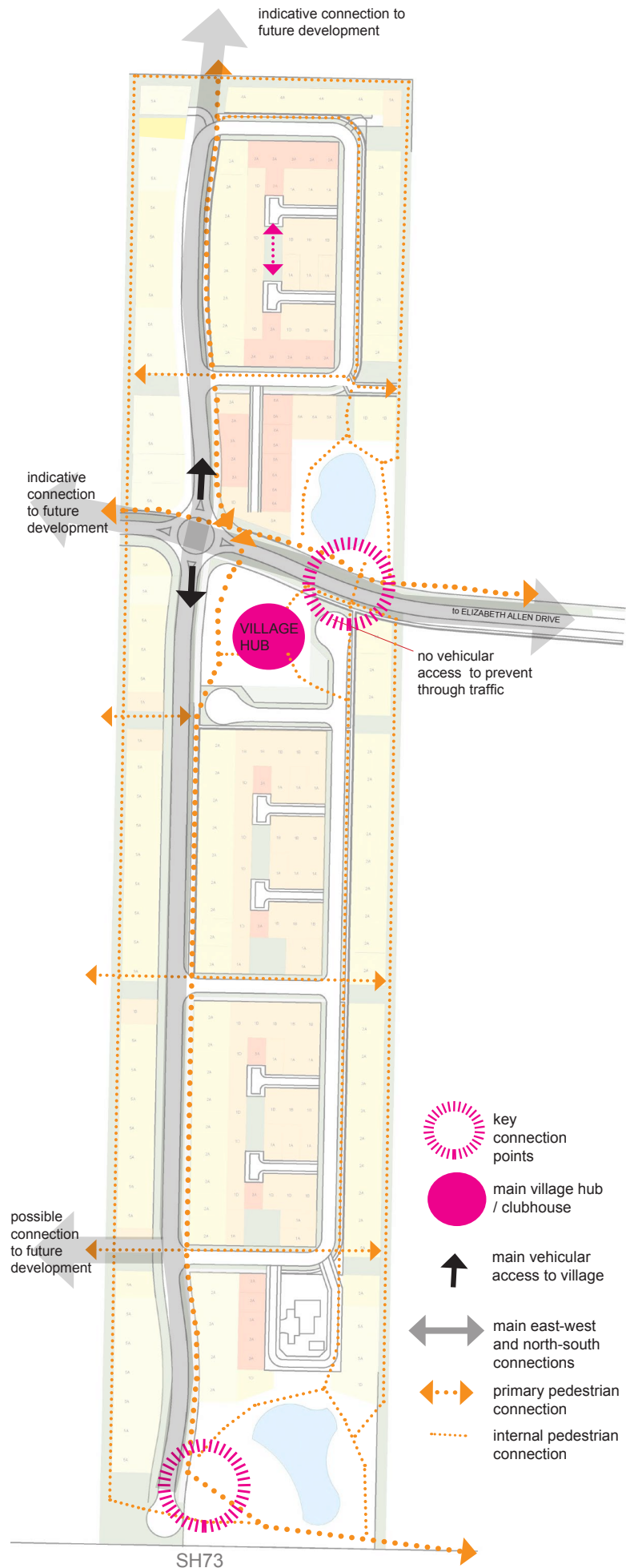
The distance to the town centre is approx. 0.8km from the south-east corner of the Site and 1.2km from the centre of the Site. This is well within a 10 to 15 minute walking distance. The eastern connection into the existing road network of Preston Downs that leads to the commercial hub of West Melton, makes safe pedestrian and cycle connections to the town centre, community facilities, and the domain easily accessible.

An alternative future route can be developed through the southern portion of the development and along SH 73. This will provide alternative pedestrian/cycle ways, linking through the southern utility reserve as a high amenity, non-vehicular, entry point to the Site.

All internal roads and non-vehicular links provide a safe environment and a high amenity, encouraging walking and cycling for the majority of trips within the neighbourhood and to the town centre.

The benefits of high amenity cycle and walking infrastructure are well documented with regard to better physical and mental health, reducing emissions and energy use, and general improved community and social integration. The following best practice design principles have informed the pedestrian and cycling strategy for the proposal:

- Create direct routes along desire lines to key destinations in existing and future adjacent neighbourhoods and use local 'shortcuts' for pedestrian and cycle movement where possible.
- Create safe pedestrian and cycle routes, in particular for school children and elderly, with passive surveillance over public pathways from adjacent activities - 'eyes on the street'.
- Avoid conflict between transport modes by catering for different users and creating slow traffic environments where cycle routes are sharing the road.
- Create visually interesting streetscapes to encourage walking and cycling



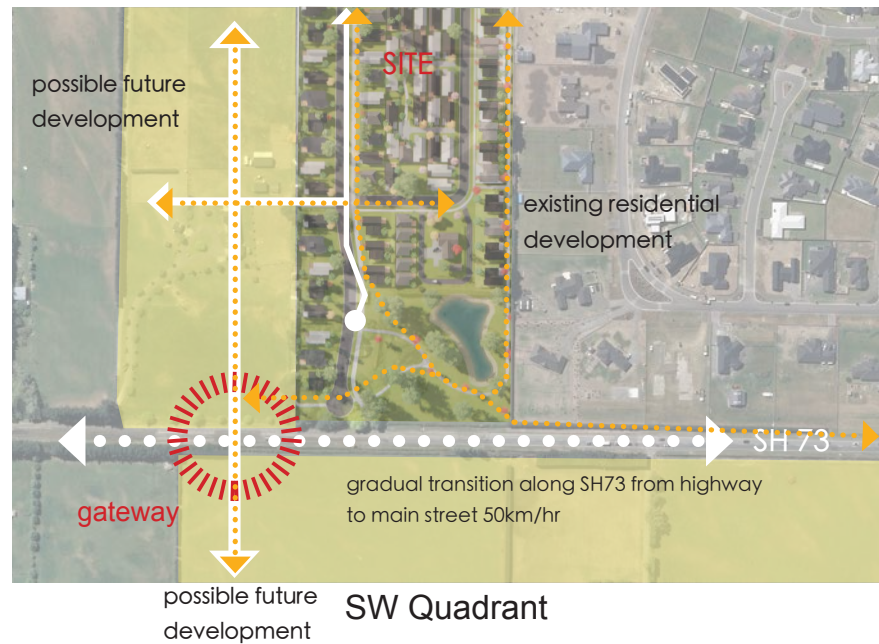
Vehicular access and internal road network

The main vehicle access to the retirement village, into and through the Site, is from the east via an extension of Elizabeth Allen Drive. This main access provides a direct link to the existing Preston Downs development and the Shepherd Avenue neighbourhood. The tree lined main road runs across the entire Site in an east-west direction, breaking the village into two parts.

The main internal north-south road functions as the internal distributor, connecting the northern and southern parts of the Site and provides a possible connection through to future development to the north. At the southern end of the Site, a direct connection to SH73 has been avoided in favour of a cull de sac to prevent this road becoming a through route or shortcut for access into Preston Downs. The end point of the internal north-south road has been strategically placed to create a node for pedestrian and cyclists framed by established specimen trees, creating a focal point and access to the adjacent utility reserve.

NW Quadrant

Access to SH 73 should be created to the west of the proposal Site via a road connecting the northwest and southwest Quadrants and should facilitate direct access to all development within. This new intersection would also create a gateway into the township and work as a threshold, controlling traffic flows and reducing speeds.



A direct vehicular link between this future road and the internal north-south road is proposed, initially as a pedestrian/cycle linkage, that can be developed into a vehicular connection once development occurs to the west. This link will facilitate additional connectivity to the western part of the northwest quadrant and serve as a secondary access point into the southern part of the retirement village. This link would also provide efficient access to SH73 as part of the future urban growth strategy.

At the southern end of the proposed Site, the utility reserve creates a natural large setback giving a sense of openness as well as providing a visual and physical buffer to SH73. This reserve area provides a high amenity node and southern entry point for pedestrians and cyclists. The proposed changes to the intersection at the centre of West Melton (Weedons Ross Road / SH73) will initiate a gradual transition of SH73 from a high speed, through road to the main street of a township. The reduced travel speed will ensure that SH73 can offer an alternative high amenity route from the village to the centre, local domain, and other local community facilities.

Internal connectivity within the Site is provided through additional local roads (to be confirmed at detail subdivision stage) and pedestrian/cycle ways, linking to all desirable destinations, such as the neighbourhood park and the large utility reserves. These roads will provide safe, on-street cycle ways and footpaths to complete the pedestrian and cycle friendly environment.

The concept design retains flexibility with regard to additional local roads and has the opportunity to either; locate local roads around the perimeter of the reserves, have private lots directly adjoin reserves where suitable, or use shared access ways with extensive opportunity for landscaping in order to create a high amenity and passive surveillance over these public spaces.

Landscape Character and Amenity

Integration of retirement village through landscape

A retirement village/ lifestyle development is similar in density to a medium density development and shares general residential characteristics however, it displays some design features that are distinctly different. There is generally less variance in built form to achieve a cohesive development and a homogenous, consistent approach to landscaping of private and public environs due to the corporate management of these areas. A retirement village also requires different approaches to access and security with more control over entry points without creating a gated community.

To integrate these unique characteristics of the retirement village into the existing environment at the edge of West Melton the proposal uses a landscape based strategy with various specifically tailored measures including:

- public village meeting places and larger open spaces around stormwater basins and clubhouse - open to public
- landscaped edge treatment to provide buffer to rural environment and green edge to future residential areas
- landscaped edge treatment to provide visual screening between existing and proposed residential areas
- strategic tree planting to create east-west breaks, breaking up built form and screening the roof scape
- avenue style road treatment to accentuate road hierarchy and main connection to West Melton
- internal smaller 'break out' spaces for residents with clustered tree planting to break up dense build form into smaller segments and reduce linearity. These spaces are a key part of the internal amenity and connectivity for residents

The above measures combine to create strategic landscape 'ribbons' that break the denser linear development into smaller segments to allow the development to integrate well into the existing rural township character of West Melton.

Three larger public open spaces, a recreational reserve and two utility reserves, are included in the concept in order to add amenity to the wider neighbourhood, provide relief from a more compact residential development, offer residents a place for recreation, meeting the community, and provide areas for stormwater treatment.

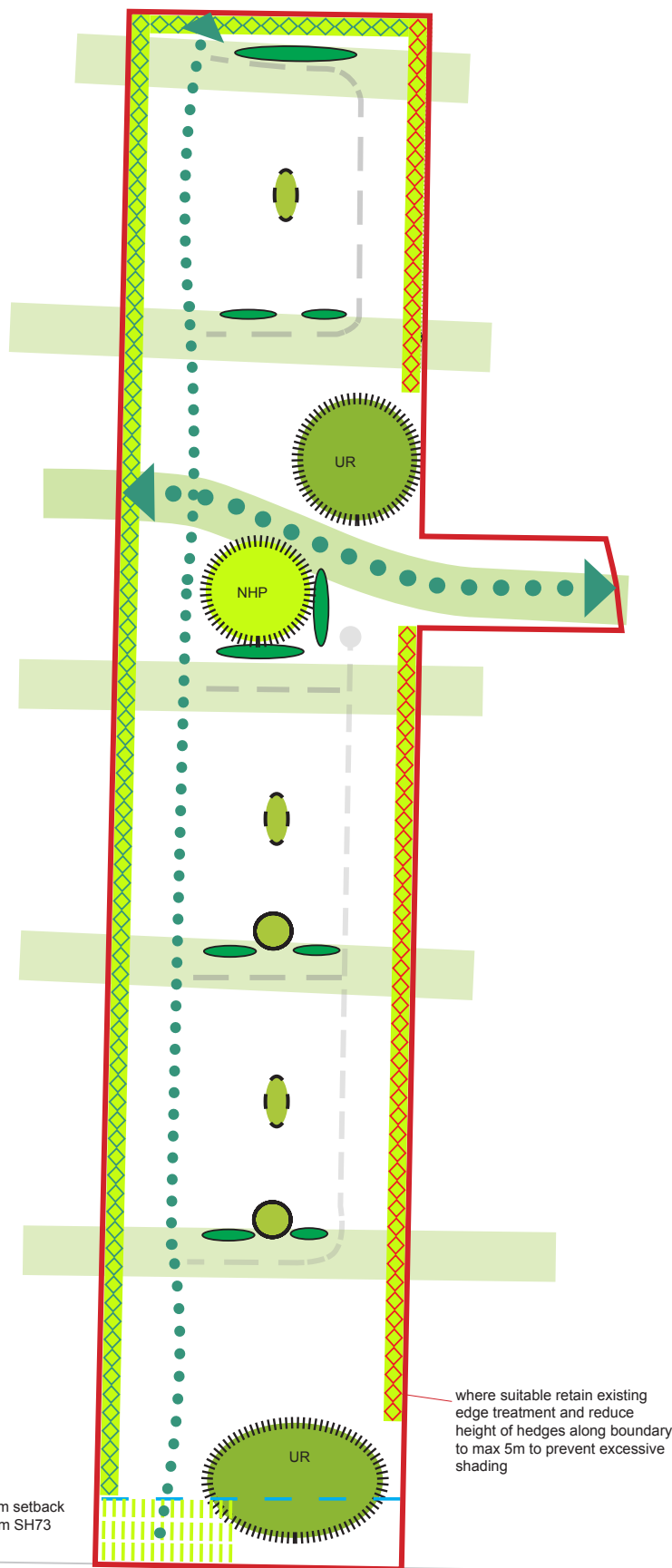
The central recreational reserve has been co-located with a utility reserve to create a large open space that can open up the denser built environment and enable views to the west and northwest / Southern Alps, giving a sense of orientation and identity of West Melton within the wider context of the Canterbury Plains. Co-location will also provide a microclimate that is better suited to support high amenity landscaping and allow natural features and the underlying terrain and contours to be experienced. This main recreational reserve, and a larger utility reserve, has been placed strategically to sit at the interface with the existing Shepherds Ave neighbourhood and straddle the main east-west road connection to provide a meeting place for the residents and the wider community.

The utility reserve at the south of the Site creates a shared open space contributing to the general amenity and provides a natural setback for dwellings. It also has the opportunity to function as the 'green gateway' into the Site for pedestrians and cyclists, as well as offering a 'spatial break' and casual meeting place for the community.


Smaller green spaces have been placed linking the heads of cul de sacs. Here the green spaces function as local pocket parks for the neighbourhood, providing casual meeting places as well as space for tree planting to break up the built environment. Walkways will be routed through these green spaces, providing internal shortcuts for residents. This promotes social interaction between a diverse range of residents and creates a hub for the local community.


Whilst the exact size of these green spaces/stormwater management areas will be determined at the time of subdivision, it is anticipated that the stormwater reserves will be between approximately 0.25ha. Their main purpose will be a utility reserve, however the ephemeral nature of these means that they are dry the majority of the year and can act as temporary recreational spaces. The larger green spaces will feature a variety of active and passive recreational opportunities along with park-like landscaping and specimen trees to provide shade. Utility reserves will be planted in suitable native vegetation and function as recreational open space when dry. The location of the reserves is such that all residents within the ODP area are able to access open space within a 400m walking radius or less. To provide easy access and adequate passive surveillance, all reserves have a minimum of two road frontages.


A recreational walking track for residents has been introduced around the perimeter of the Site to make good use of the landscaped edge treatment and add a community focused activity connecting residents, encouraging movement.





Character, visual amenity and landscape strategy

 strategic landscaped edge treatment to provide buffer to rural environment, green edge to possible future residential areas


 strategic landscaped edge treatment to provide visual screening between existing and proposed residential areas

 breaking the development into smaller segments through strategic landscaping

 strategic tree planting to create east-west breaks to break up build form and provide a screen to roof scape

 avenue style road treatment to accentuate road hierarchy and main connector to West Melton

 public / village meeting places, larger open spaces around stormwater basins and clubhouse - open to public

 internal village 'break out' spaces for residents with clustered tree planting to break up dense build form into smaller segments and reduced linearity - these spaces are a key part of the internal amenity and connectivity for residents

40m setback from SH73

STATE HIGHWAY 73

Interfaces and Boundary Treatment

SOUTH boundary - SH73

The utility reserve, and a 40m buffer zone with strategic planting, create a natural large setback from SH73 to provide visual and sound protection. This boundary treatment will ensure that the functions of the highway are not impeded and the effects on residential activities are mitigated. The proposed southern boundary treatment is a response to the current SH73 environment. However, this boundary can adjust to any changes in the road environment resulting from further development to the South West Quadrant or to changes to speed limits on the approach to West Melton if required.

NORTH and WEST boundary - rural interface

The land to the north and west currently presents a rural interface. Part of the boundary shows dense vegetation. In other parts, open style rural fencing allows views across the boundary in both directions. To mitigate potential adverse effects such as reverse sensitivity between the rural and residential environment, a landscape edge treatment is proposed of approximately 6-8m, including hedge type shrub planting, intermittent tree planting, and lower level groundcovers and smaller shrubs. This strategic use of landscaping will screen the more built-up environment and soften the views from the rural land into the Site, whilst still allowing views from the Site to the north and west, maximising the high amenity and rural outlook.

The landscaped setback will include a perimeter walkway for residents with several lateral connections to provide a network of pathways with a high level of connectivity and permeability. This soft landscaped edge treatment has deliberately been selected to ensure any future urban development to the north and west can retrospectively be integrated, and the lateral walking links can be extending to form pedestrian connections between developments.

EAST boundary - Sheperd Avenue residences

The area west of Sheperd Ave. is currently characterized by large lots with reasonably large dwellings. The existing boundary treatment consists of a mix of rural hedges, landscaped boundary vegetation and open style rural fencing, presenting a variety of outlook scenarios for existing residents on Sheperds Ave. (Refer to visual assessment for further details).

The proposed edge treatment along this boundary consists of a 6m landscaped edge with a mix of hedge planting trees and lower level shrubs to provide a high amenity outlook for the existing residences whilst screening the proposed development, ensuring a cohesive boundary treatment and giving a high level of privacy for all.



Similar to the north and west boundary, the eastern boundary setback includes a perimeter walkway for residents with several lateral access points.

Where utility reserves adjoin this boundary, screening vegetation will be reduced to allow for deeper views into these green spaces and provide visual connectivity between neighbourhoods. Large gateways or signature entries will be avoided to strengthen cohesion between the new and existing neighbourhoods.

Reserve Interface (internal and external)

All interfaces with any reserve are to be of a high amenity suitable for public spaces. Passive surveillance is required over public pathways in the reserve; the District Plan rules require low fencing along reserve boundaries.

Integration of existing waterways/drainage channels

Both waterways to the north and south of the Site are primarily drainage channels. They can be incorporated into the landscaped buffers that are proposed as edge treatment to the northern and southern boundary respectively and connect to a utility reserve.

Residential Character and Amenity

Lifestyle Choice and Wellbeing

The Proposed Selwyn District Plan promotes diversity with respect to residential development, thereby improving choice, variety, and affordability. A range of section sizes and housing typologies is required to provide future residents with choice and variety. It promotes a mixed community, reflective of the New Zealand population and its varied demographic spread. This approach creates a stronger social and economic diversity, along with a range of price points for future residents, including more affordable options. Currently there are no retirement villages in West Melton and residents of retirement age need to move away from their community if they wish to benefit of the support structures a retirement village can offer.

The proposal introduces such a residential typology to the township, thus adding to the variety of choices for retirement living and enabling older residents of West Melton to shift to a retirement village without having to leave their established social network and local community. Growth in West Melton has been significant in the last 10-15 years. Commercial areas and community facilities have steadily grown to a size that can support a small community, including the proposed retirement village. The urban analysis has also shown that there is still further capacity for growth in West Melton for both commercial and residential areas and that there is a high likelihood that the southwest quarter will develop in the near future. This growth pattern gives further justification for the introduction of a retirement village. It is important to provide opportunities for various living typologies to encourage social, economic, and cultural diversity reflective of the wider community. This includes living environments for the older segment of the population.

Lots - LZ /General Residential Zone - retirement village overlay - built form and rules

The key elements that organise the Site are the roading pattern and the landscape strategy, particularly the three larger reserves. When combined with setbacks, edge treatment buffers, and the underlying geometry of the Site, an organised structure for the placement of lots emerges. The result is a layout with a diversity in lot sizes of 150m² to 500m². The lots vary in orientation and offer a range of options that will result in subtle differences in architectural design responses throughout the development.

The proposed LZ/GRZ zone with a minimum of 12hh/ha density requirement, provides appropriate bulk and location rules in order to achieve the desired residential amenity.

There are however, some areas where additional rules are proposed to ensure the development integrates well with the existing environment:

- Site coverage 45% (as per proposed plan)
- New rule 4.2.6 which requires landscaping in accordance with the proposed landscape strategy (E52A)
- Maximum height of 8m with a limit to 7m within 20m of the eastern boundary to reduce the bulk and height along the interface with existing dwellings in Preston Downs. This is to ensure the proposed landscape buffer along the western boundary screens the majority of the proposed new dwellings
- Restricted Discretionary Activity status (non-notified) with Matters of Discretion limited to urban design, landscape, and traffic effects on SH 73.
- 40m set back from SH 73 and noise insulation of dwellings within 100m of SH.

Character and Amenity of the built environment

The proposed retirement village creates a similar density as a Medium Density development, a key housing typology encouraged by the Operative and Proposed District Plan as a tool to increase densities within the LZ/ GRZ. It adds to the housing diversity and can be successfully integrated into the wider housing mix of a LZ/GRZ area whilst still retaining an appropriate residential character for West Melton.

It is best urban design practice to locate “density around amenity” for the following reasons;

- the public open space compensates for smaller sections and reduced recreation opportunity within the private environments
- higher numbers of dwellings around public open space increases levels of active and passive surveillance
- a built-up environment improves the spatial definition of the open space, thus better defining its edges

Higher density areas such as medium density and retirement villages should therefore be co-located with open green spaces and in high amenity, low traffic residential streets. The open space provides residents with additional opportunity for outlook; and quiet, low traffic residential streets can function as additional outdoor space if designed accordingly.

Whilst “density around amenity” is a key rationale for deciding the location of increased densities, it is not the only suitable location. Housing of an increased density can occur throughout a LZ/GRZ residential zone, in mid block locations around shared access roads, within quiet cul de sacs, or in areas where the geometry of the underlying land creates unique ‘left over’ pockets, and infill Sites suitable for smaller lots. Varying densities and lot sizes allow for a better use of the land resource. They aide in wayfinding, legibility of roading hierarchies, and add visual interest to the streetscape.

Although the proposed retirement village is not a medium density development, it shares several characteristics regarding form and bulk of its built environment. In addition to the standard rules and assessment matters for medium density developments within a LZ/GRZ area, the proposal provides a Site-specific landscape strategy to ensure it integrates well into the existing character. This is a direct response to the already existing low density nature of the dwellings along the eastern boundary and to ensure the longer linear geometry of the Site will be cut into smaller less impacting segments with generous, strategically placed trees. This strategy will provide a visual break to the denser built form in, particular the roofscape.

Where the proposal shares a boundary with existing residential, rural parcels, or along major roads with higher traffic volumes, a landscaped, setback buffer will ensure reverse sensitivities are addressed. This boundary treatment will have regard for the amenity of the existing residents on Shepherds Ave. Their outlook will be onto a vegetation buffer with a mix of hedge type planting and trees to screen rooflines. (Refer to visual assessment for further detail)

Block Layout

The concept design opts for north-south orientated blocks where practical. The north–south orientation, exhibits best urban design practice by maximising solar access for dwellings and minimising the number of sections serviced via the north; where private outdoor space and property access would be in conflict. However, this principle must be balanced with other requirements and restrictions such as lot geometry, minimizing road intersections on collector roads, keeping blocks to an appropriate walkable size, and making efficient use of the available land itself. Where lots are serviced from the north, or on corner sites, the lot size and lot geometry will be adapted to uphold both the privacy and road setback requirements.

Block perimeters are kept as short as possible to aid permeability. This creates a higher amenity to the public and allows for acceptable distances to encourage pedestrian movement. To meet the Operative Plan and Proposed Plan standard, the average perimeter length of a block does not exceed 800m, with 1000m being the maximum perimeter for a single block. Where blocks are adjacent to rural Sites or share a boundary with existing residential lots on Shepherds Avenue, they may not be able to achieve these requirements due to existing constraints.

Street scene

All road-facing sites have enough width to allow for legible breaks between buildings and allow space for landscaping to front and side yards to offset the visual impact of the built environment including fences. This will contribute to the residential street character and the amenity within the public realm. In addition, the proposed road design itself, and the plan provisions in relation to roadside fencing, will create a welcoming residential streetscape.

Density distribution

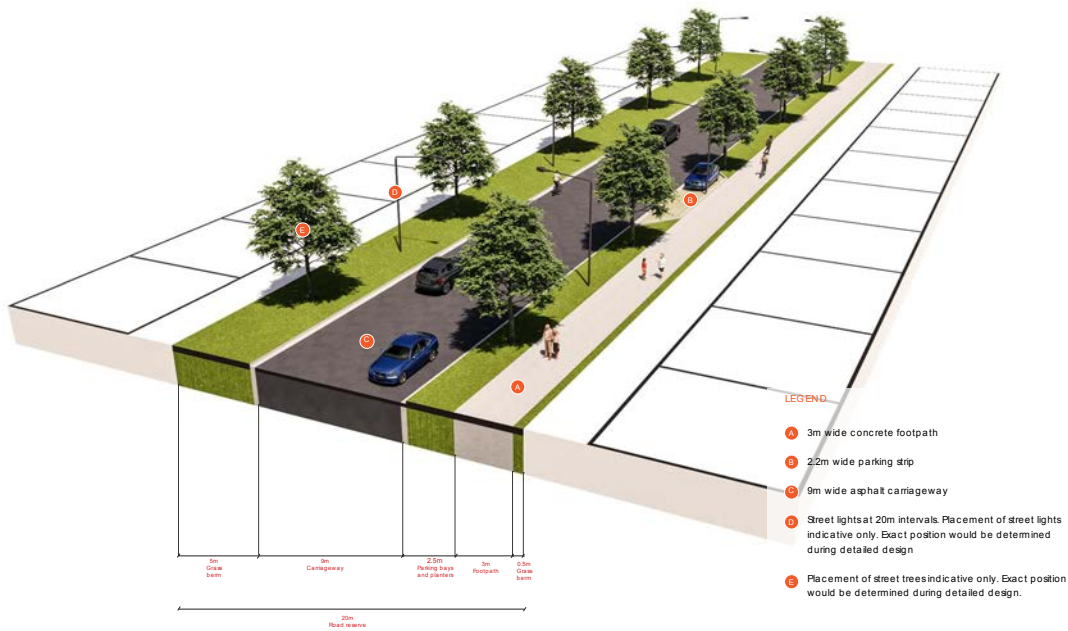
The ODP area will provide for a range of residential lifestyle options and includes a Retirement Village Hub in a central location. This will include community facilities for use by residents in the retirement village, but these, along with associated programs, will also be offered to local residents and families of those residing in the village on a membership basis.

Higher density housing (150m²-300m²) will be restricted to the middle portion of the ODP area, away from the existing boundaries with rural land, or existing low density residential development.

The projected overall yield is 218 units, plus caretakers residence, plus clubhouse facilities with the following possible configuration of housing typologies:

Lot Size	Yield	Comment
Up to 175 m2	33	<ul style="list-style-type: none">• 1 Bedroom units, typically 70-100m2• 8x terrace units (lot size approx. 130 m2)• 31 standalone units 150 m2 +
176 to 275 m2	77	<ul style="list-style-type: none">• 2 Bedroom units, typically 95-110m2• 7x terrace units (lot size approx. 195 m2)• 54 units on 10m x 20m (200m2) sections• 14 units on sites larger than 200m2
276 to 350 m2	82	<ul style="list-style-type: none">• Mix of 2 and 3 Bedroom units, typically 100-135m2• Predominantly on a 15m x 20m (300m2) lot or a 16m x 20m (320m2) lot
350 m2 - 500	26	<ul style="list-style-type: none">• Expect to be 2 Bedroom plus study or 3 Bedroom homes• Lot widths 16-18m, depth minimum 20m• Larger floor plans, up to 180 m2

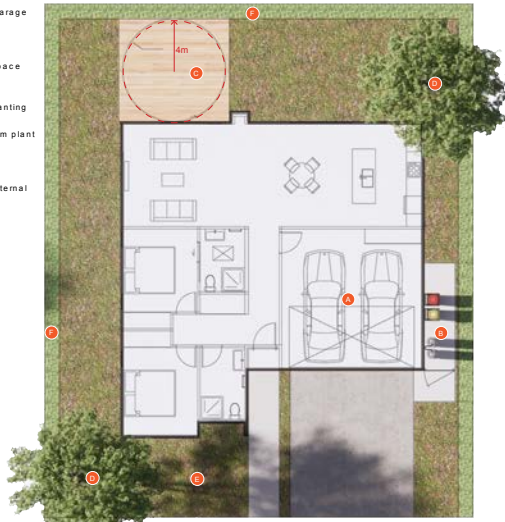




WESTMELTON VILLAGE PROPOSAL (PC77) 20m WIDE NORTH-SOUTH BOULEVARD

LEGEND

- A Single/ Double Garage
- B Service area
- C Outdoor Living Space (4m x 4m)
- D Proposed Tree Planting
- E Low plant mix from plant palette
- F 1.2m high hedge planting along internal boundary



UNIT 2A - TWO BEDROOM UNIT 125M², LOT SIZE 330M²

INTERNAL ROAD

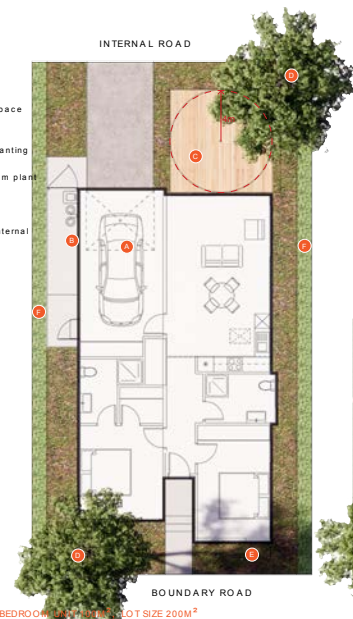


UNIT 3A - TWO BEDROOM UNIT 70M², LOT SIZE 150M²

WESTMELTON VILLAGE PROPOSAL (PC77) LANDSCAPE PLAN - HOUSE TYPOLOGY 2A (125m²) & 3A (70m²) ULTIMATE SOLUTIONS LIMITED

LEGEND

- A Single Garage
- B Service area
- C Outdoor Living Space (4m x 4m)
- D Proposed Tree Planting
- E Low plant mix from plant palette
- F 1.2m high hedge planting along internal boundary



UNIT 1C - TWO BEDROOM UNIT 100M², LOT SIZE 200M²



UNIT 1D - TWO BEDROOM UNIT 95M², LOT SIZE 200M²

WESTMELTON VILLAGE PROPOSAL (PC77) LANDSCAPE PLAN - HOUSE TYPOLOGY 1C (100m²) & 1D (95m²) ULTIMATE SOLUTIONS LIMITED