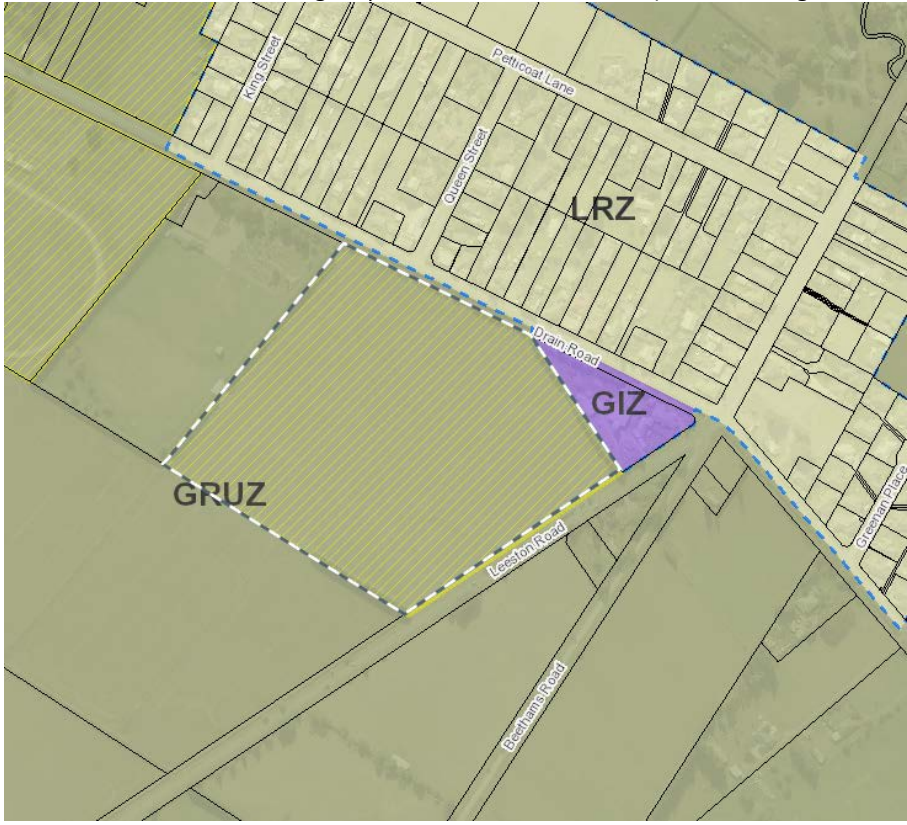


Appendix 2: Recommended amendments

Amended changes in relation to request relating to Doyleston – GRUZ to LRZ ⁸⁸	
Part 3 – Area Specific Matters	
Development Areas	<p>Create a new Development Area – ‘<u>DOY – Doyleston</u>’ and insert the Outline Development Plan provided in submission DPR-0162, with the amendments outlined below, as ‘<u>DEV DOY – 1</u>’.</p> <p>The amended Outline Development Plan is to include the following elements:</p> <ul style="list-style-type: none"> ○ A secondary road connection to either Leeston Road or Drain Road ○ A ‘shared use’ path on Drain Road between Queen Street and Leeston Road ○ A second pedestrian / cycle connection to Osbourne Park is provided adjacent to the pump track / playground within Osbourne Park. ○ A ‘reverse sensitivity treatment’ indicated along the boundary with the GIZ ○ A ‘rural edge treatment’ indicated along the south-western boundary.
	<p>Within ‘DEV DOY -1’ add the following rule:</p> <p><u>SERVICING</u> <u>No residential subdivision shall occur within DEV DOY – 1 until such time as the Leeston Waste Water Treatment Plant is connected to the Pines Wastewater Treatment Plant and is operational</u></p> <p><u>CONNECTION</u> <u>Residential development adjoining Drain Road shall provide vehicle or pedestrian accessways directly to Drain Road.</u></p>

⁸⁸ DPR-0162 – Millers Machinery

The following spatial amendments are recommended to PDP Planning Maps:

Map Layer	Description of recommended amendment
Zones	<p>Amend the Residential zoning maps to rezone Part RS 5979 (outlined in figure below) from GRUZ to LRZ</p> 

Development Areas

The map displays the Outline Development Plan for Leeston, highlighting various zones and infrastructure. Key features include:

- Zones:** Living Zone (yellow), Living 2 Zone (orange), Outer Plains (pink), Inductive Primary Road (dark grey), Inductive Secondary Road (light grey), Recreation Reserve (green), and Walking Connection (dashed blue).
- Roads:** Leiston Dumping Road, High Street, Charles St, Canton St, and others.
- Infrastructure:** Future Housing, Inductive Stormwater Management Area Local Purpose, and Existing Waterway.
- Key:** GDP Boundary, Living Zone, Living 2 Zone, Outer Plains, Inductive Primary Road, Inductive Secondary Road, Recreation Reserve, Walking Connection, Inductive Stormwater Management Area Local Purpose, and Existing Waterway.

The map also shows the location of the Leiston Dumping Road and the High Street, along with the proposed development area. The map includes a north arrow and a scale bar.

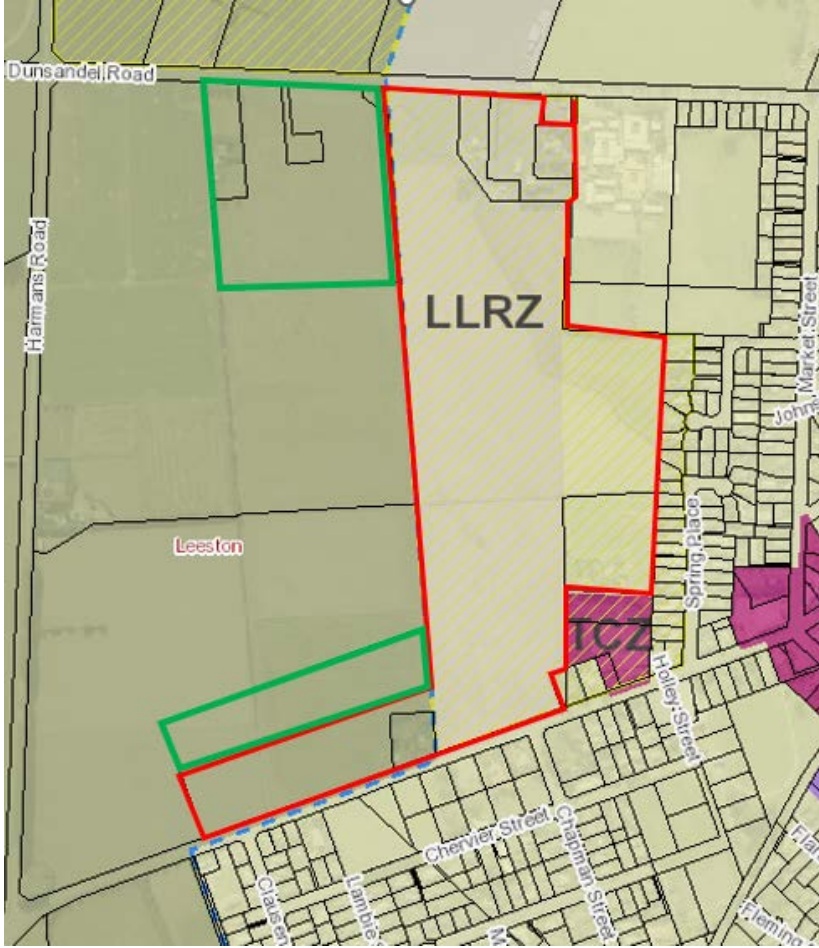
Proposed Selwyn District Plan

	<p><u>Introduction</u> <u>This Outline Development Plan (ODP) is for the development of approximately 42.8 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 rural zoned land to the west. The ODP has been broken down into four components – Land Use, Transport Network, Green Network and Blue Network.</u></p> <p><u>Land Use</u> <u>The ODP area provides for residential development in accordance with the GRZ and LLRZ standards and the requirements outlined below.</u></p> <ul style="list-style-type: none"> • <u>Where the GRZ adjoins the TCZ any dwelling or other principal building shall be permitted where a 2m landscape strip is provided along any boundaries which adjoin the TCZ. The landscape strip shall be a minimum of 2m wide and contain a minimum of one tree per 3m. The trees shall be a minimum height of 1.5m at the time of planting and shall be capable of reaching a minimum height of 3m at maturity</u> • <u>Prior to the development of land for GRZ purposes along the boundary with the TCZ, an acoustic fence shall be constructed to a height no less than 1.8m above ground level at a mass of 8 – 10kg / m² along the common boundary</u> • <u>Any dwelling in the GRZ shall have a setback from any rural zone boundary of not less than 20 metres.</u> • <u>All development in the GRZ that shares a boundary with a reserve or walkway shall be limited to a single fence erected within 5 m of any Council reserve that is at least 50% visually transparent where it exceeds 1.2 m in height (which shall be applied to the whole fence in its entirety).</u> <p><u>Movement Network</u> <u>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 Road standards, and a ‘Secondary Road’ will be the equivalent to the Plan standards for a Local Road</u></p> <p><u>The ODP provides for an integrated transport network incorporating:</u></p> <ul style="list-style-type: none"> • <u>A primary road following a north to south alignment from Leeston Dunsandel Road to High Street. This primary road will align with Chapman Street;</u> • <u>A second primary road, following a north to south alignment from High Street and aligned with the intersection with Clausen Avenue, before turning to the east and continuing parallel to High Street. The intersection of this primary road, High Street and Clausen Avenue is to be designed to safely incorporate an appropriate treatment that clearly defines this intersection as an entry point to the township, thus acting as a spatial threshold that informs motorists that different speeds and behaviours are</u>
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	<p><u>expected. Detailed design solutions are to be determined by the developer in collaboration with Council at the time of subdivision and related approvals;</u></p> <ul style="list-style-type: none"> • <u>Other secondary roads as required to facilitate circulation around the ODP; and</u> • <u>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.</u> <p><u>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.</u></p> <p><u>Green Network</u></p> <p><u>A minimum of three reserves are required to be established throughout the development area. The reserves could be located as follows:</u></p> <ul style="list-style-type: none"> • <u>Stormwater management areas should be provided with surrounding reserve areas;</u> • <u>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</u> • <u>A reserve connecting the development block north of Leeston Dunsandel Road with Leeston Dunsandel Road and Leeston Creek reserve.</u> <p><u>The reserves can be accessed by road, pedestrian and cycle linkages.</u></p> <p><u>Council's open space requirements cited in the Long Term Plan and Activity Management Plans should be referred to during subdivision design.</u></p> <p><u>Blue Network</u></p> <p><u>Stormwater:</u></p> <p><u>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.</u></p> <p><u>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.</u></p>
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	<p><u>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.</u></p> <p><u>Sewer:</u> <u>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. No residential subdivision shall occur after the 80th residential allotment until such time as the Ellesmere Wastewater Treatment Plant has been upgraded and is capable of servicing additional allotments within the ODP or is connected and operational with the Pines Waste Water Treatment Plant</u></p> <p><u>Water:</u> <u>The water reticulation will be an extension of the existing reticulated network. Council owns a utility allotment west of 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.</u></p> <p><u>Cultural Values:</u> <u>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.</u></p>
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The following spatial amendments are recommended to PDP Planning Maps:

Map Layer	Description of recommended amendment
Zones	<p>Amend the Residential zoning maps to rezone the following:</p> <ul style="list-style-type: none"> - Rezone the areas identified in 'red' below from LRZ and LLRZ to GRZ - Rezone the areas in 'green' below from GRUZ to LLRZ 

Amended changes in relation to request relating to Leeston – LRZ to GRZ⁹⁰

The following spatial amendments are recommended to PDP Planning Maps:

Map Layer	Description of recommended amendment
Zones	Rezone the LRZ in Leeston to GRZ

⁹⁰ DPR-0364.001, .002, .003- BAFFT, DPR-0414.429- Kāinga Ora