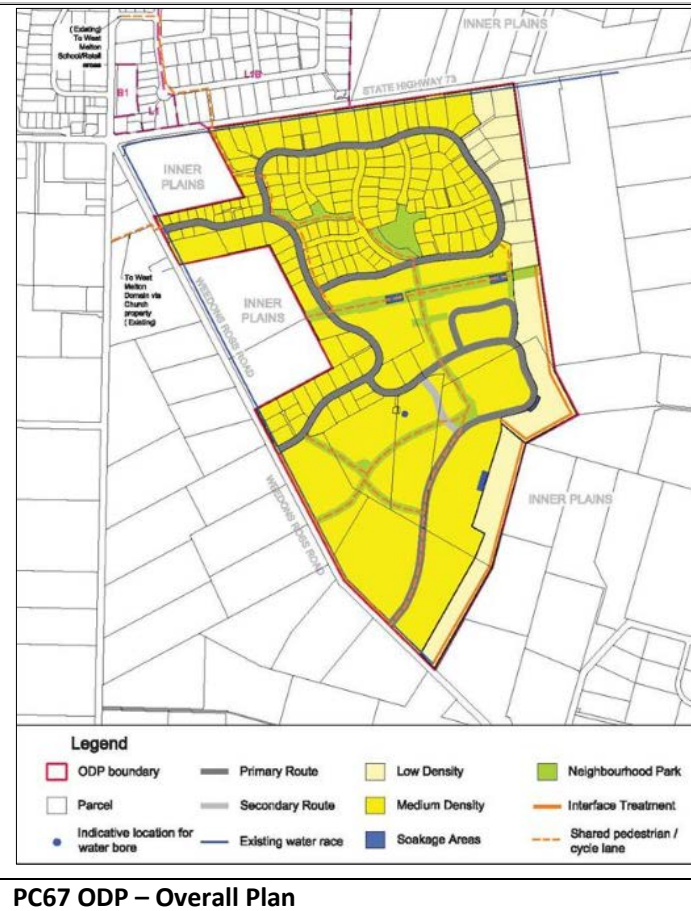


Appendix 2: Recommended amendments

The following spatial amendments are recommended to PDP Planning Maps:

| Map Layer | Description of recommended amendment |
|-------------|--|
| - Zone Maps | Amend the PDP Planning Maps to rezone the land from LLRZ to GRZ, GRUZ to LLRZ, and GRUZ to GRZ as it applies to the existing Wilfield subdivision on the southern side of West Coast Road (SH73), with the low-density area being zoned LLRZ and the medium density area being zoned GRZ consistent with the following ODP. ¹⁸⁵ |

¹⁸⁵ DPR-0443.002, 003 & 004 GWWL



Amend the PDP Planning Maps to reference the Wilfield subdivision as Development Area – West Melton 01 (DEV-WM01)¹⁸⁶.

¹⁸⁶ DPR-0443.002, 003 & 004 GWWL

Insert Rules 12.1.3.57A and 12.1.3.57B from Township Volume C12 LZ Subdivision as a new SUB-REQ in Part 2 – District Wide Matters – Subdivision of the PDP, as a clause 16 minor change to ensure the following rules are integrated into the PDP structure:

12.1.3.57A

No completion certificate shall be issued under section 224 of the Act within the Living WM South Zone (other than for a boundary adjustment or creation of an allotment solely for utility purposes), until such time as:

- a. the State Highway 73/Weedons Ross Road intersection is signalised; and

for any subdivision of Lot 163 DP 508829, Lot 723 DP 558751 or Rural Sec 10802 BLK XI Rolleston SD, a pedestrian/ cycle path is constructed on Weedons Ross Road between the intersection of State Highway 73/Weedons Ross Road and the southern intersection of Kingsdowne Drive/ Weedons Ross Road.

12.1.3.57B

Any subdivision within the Living WM South Zone of Lot 163 DP 508829, Lot 723 DP 558751 or Rural Sec 10802 BLK XI Rolleston SD shall include a legal instrument that is binding on all future allotment owners, that specifies:

- a. solar power generation requirements for each residential site;
- b. rain harvesting requirements for each residential site;
- c. the requirement for each residential unit to achieve Homestar 6(c) as a minimum standard or a proven equivalent;

for all allotments greater than 3,000m² in area, no less than 15% of the site shall be planted in native vegetation, which may include hedgerows on fence lines.

Insert the ODP narrative contained in Township Volume Part E Appendix 20 of the SDP in the Operative SDP as Development Area – West Melton (WM—West Melton) in Part 3 – Area Specific Matters of the PDP, as a clause 16 minor change to ensure the following SDP ODP narrative is consistent with the standardised PDP ODP narrative.¹⁸⁷

DEV-WM1 – West Melton Development Area

Legacy Reference: Outline Development Plan - Living West Melton (Living WM) South Zone (Appendix 20)

¹⁸⁷ DPR-0443.002, 003 & 004 GWWL

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 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 east and south.

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 follows the existing circular alignment of Silver Peaks Drive, connecting to Kingsdowne Drive. The primary route also provides for an extension to Ridgeland Way;
- A secondary route that is anticipated to loop through the adjoining Rural Zone;
- Shared pedestrian and cycle connections throughout the ODP area and on the Weedons Ross Road frontage, and including existing connections to the north and west of the ODP area, to enhance safe walking and cycling opportunities to other parts of West Melton township.

The internal roading layout must provide for long term interconnectivity once full development is achieved, including supporting opportunities for future public transport routes. An integrated network of tertiary roads must facilitate the internal distribution of traffic, and if necessary, provide additional property access.

Green Network

Two neighbourhood parks are required centrally within the northern ODP area, and one park within the southern ODP area, to provide open space. Remaining reserves provide open space and facilitate attractive pedestrian connections.

An east-west orientated reserve follows the alignment of an existing high voltage transmission line corridor and will serve the dual purpose of providing open space whilst also ensuring that buildings and other structures on private land are set back safe distances from the transmission lines and supporting structures. The high voltage transmission line corridor reserve will have a minimum width of 12m from any tower foot and 12m from the centre line of the transmission line (e.g. a total width of 24m adjoining the transmission line, with additional width adjoining a tower).

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 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, and the northern edge of the ODP adjoining State Highway 73. Any subdivision and road design will account for the presence of the water race, ensuring its ongoing function is not compromised.

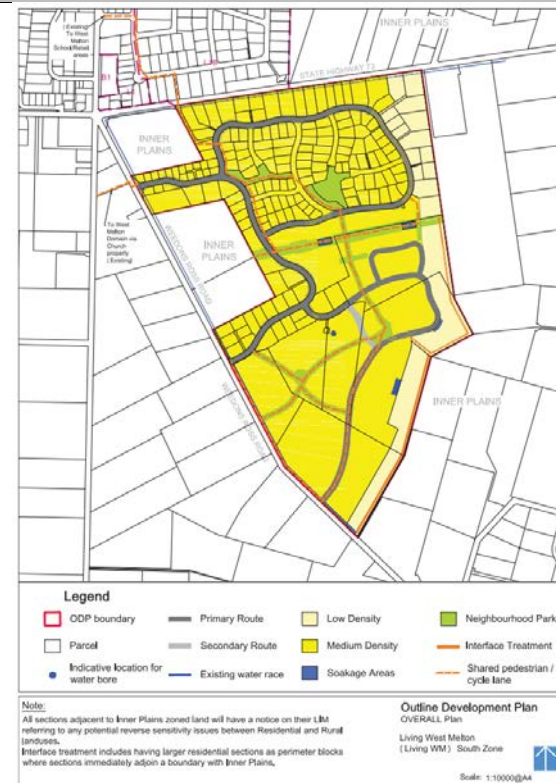
Stormwater - the underlying soils are relatively free-draining and support the discharge of stormwater to ground. Stormwater will be discharged to ground directly via a system of soakpits and swales. Detailed stormwater solutions will be determined by the developer in collaboration with Council at the 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. A new wastewater storage facility may be required, to provide emergency storage and to act as a buffer for additional flows entering the system from the ODP area. The storage facility may be located underground, adjacent the Rossington Drive Pump Station and within land owned by Selwyn District Council.

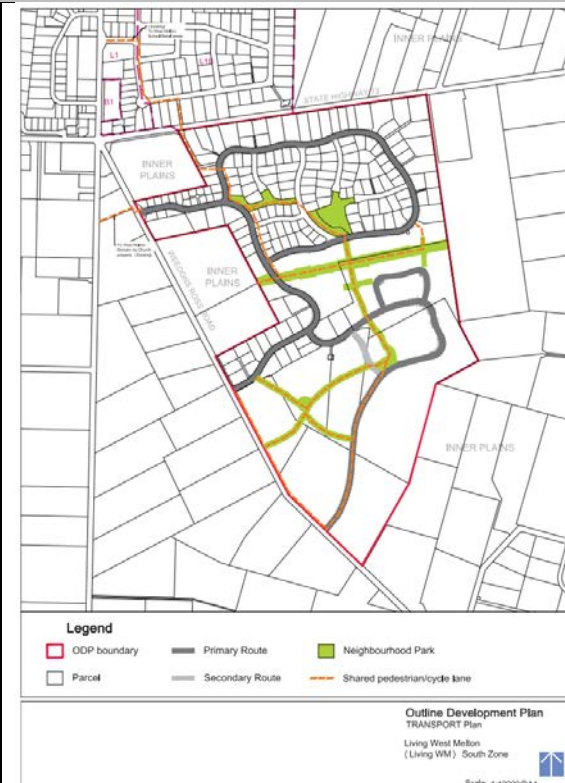
Water - The water reticulation will be an extension of existing reticulation within the ODP area. Upgrades of existing pipes may be required to ensure adequate water supply. The requirement for upgrades will be determined at the subdivision stage.

Insert the ODPs contained in Township Volume Part E Appendix 20 of the SDP in Operative SDP as a single ODP for Development Area – West Melton 01 in Part 3 – Area Specific Matters of the PDP, as a clause 16 minor change to ensure the following multiple SDP ODPs are integrated into a single ODP to maintain consistency.¹⁸⁸

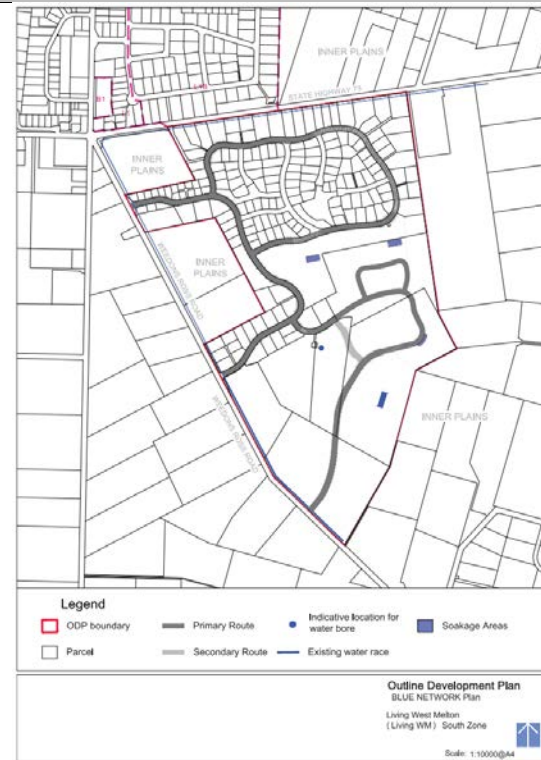
¹⁸⁸ DPR-0443.002, 003 & 004 GWWL



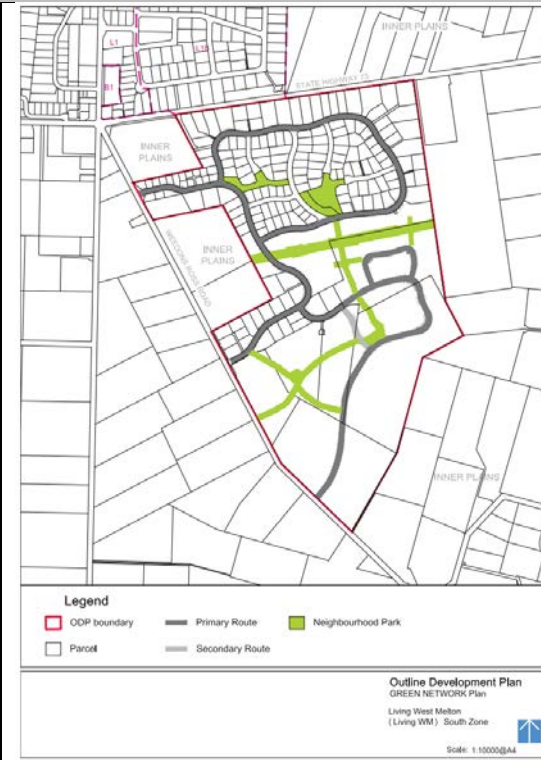
Living West Melton South Zone – ODP Overall Plan



Living West Melton South Zone – ODP Transport Plan



Living West Melton South Zone – ODP Blue Network Plan



Living West Melton South Zone – ODP Green Network Plan