

## Appendix 4: Amendments to the Selwyn District Plan

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The amendments to the Selwyn District Plan set out in this appendix cover:

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# Amendment 1: Changes to the Selwyn District Plan Township Volume

Delete A4.5 Townships and Zones – Table A4.4 – Descriptions of Township Zones (applies to Living Z only) and add new A4.5 Townships and Zones – Table A4.4 – Descriptions of Township Zones (applies to Living Z only) to read as follows:

...

**Living Z** New urban growth areas within or adjacent to the edge of existing townships. These areas are to be subject to an Outline Development Plan to ensure that good standards of urban design and connectivity with existing townships are achieved. The Living Z zone provides for a range of site sizes and living options, including lower density suburban areas and medium density small sections and townhouses. The Living Z zones, where an ODP is not operative in the Plan, are deferred until such time as an Outline Development Plan for the area is made operative in the District Plan. Where the inclusion of an operative ODP is the only reason for the deferral, the deferral will be considered to be lifted upon an ODP becoming operative within the Plan.

Medium Density areas shown on an Outline Development Plan are subject to the Medium Density rules, and any business areas shown on an Outline Development Plan are subject to the Business 1 rules.

Delete B1 Natural Resources Policy B1.1.7 and add new B1 Natural Resources, Policy B1.1.7 to read as follows:

## Policy B1.1.7

**Avoid adverse effects from erecting buildings or structures on unstable land or land that is prone to liquefaction.**

Delete B4 Growth of Townships, Policy B4.1.1, Objective B4.3.3, B4.3.5 and B4.3.6, Policy B4.3.1, Policy B4.3.7 – B4.3.9, Policy B4.3.56 and Policy B4.3.76 and add new B4 Growth of Townships, Policy B4.1.1, Objective B4.3.3, B4.3.5 and B4.3.6, Policy B4.3.1, Policy B4.3.7 – B4.3.9, Policy B4.3.56, Policy B4.3.68 and Policy B4.3.76 to read as follows:

## Policy B4.1.1

- A) Provide for a variety of allotment sizes for erecting dwellings in the Living 1 Zones, while maintaining average section size similar to that for existing residential areas in townships, except within the Living Z Zone, including any Medium Density area identified in an Outline Development Plan where a higher density of development is anticipated.**
- B) Facilitate development in the Living 1A6 Zone in Prebbleton where it is consistent with the density provisions of the Regional Policy Statement, and is compatible with the form and character of development in adjacent Living zones, with a particular emphasis on maintaining residential lots of not less than 1,000m<sup>2</sup> along the common boundary of the Kingcraft Drive Existing Development Area.**

## Objective B4.3.3

**For townships within the Greater Christchurch area, new residential or business development is to be provided within existing zoned land or priority areas identified in the Regional Policy Statement and such development is to occur in general accordance with an operative Outline Development Plan.**

## Objective B4.3.5

**Ensure that sufficient land is made available in the District Plan to accommodate additional households in the Selwyn District portion of the Greater Christchurch area between 2013 and 2028 through both Greenfield growth areas and consolidation within existing townships.**

## Objective B4.3.6

**Ensure that subdivision and development in Living Z zoned areas achieves an average net density over an Outline Development Plan area of at least ten household units per hectare.**

## Policy B4.3.1

**Ensure new residential, rural residential or business development either:**

- Complies with the Plan policies for the Rural Zone; or

- 
- The land is rezoned to an appropriate Living Zone that provides for rural-residential activities (as defined within the Regional Policy Statement) in accordance with an Outline Development Plan incorporated into the District Plan; or
  - The land is rezoned to an appropriate Living or Business zone and, where within the Greater Christchurch area, is contained within existing zoned land and greenfield priority areas identified in the Regional Policy Statement and developed in accordance with an Outline Development Plan incorporated into the District Plan.

#### Policy B4.3.7

Living Z urban growth areas identified in the District Plan shall not be developed for urban purposes until an operative Outline Development Plan for that area has been included within the District Plan. Each Outline Development Plan shall:

- Be prepared as a single plan for any identified Outline Development Plan area identified on the Planning Maps and Appendices;
- Be prepared in accordance with the matters set out in Policy B4.3.8;
- Take account of the Medium Density and Subdivision Design Guides.

#### Policy B4.3.8

Each Outline Development Plan shall include:

- Principal through roads, connection and integration with the surrounding road networks, relevant infrastructure services and areas for possible future development;
- Any land to be set aside for:
  - community facilities or schools;
  - parks and land required for recreation or reserves;
  - any land to be set aside for business activities;
  - the distribution of different residential densities;
  - land required for the integrated management of water systems, including stormwater treatment, secondary flow paths, retention and drainage paths;
  - land reserved or otherwise set aside from development for environmental or landscape protection or enhancement; and
  - land reserved or otherwise set aside from development for any other reason, and the reasons for its protection;
- Demonstrate how each ODP area will achieve a minimum net density of at least 10 lots or household units per hectare ;
- Identify any cultural (including Te Taumutu Runanga values), natural, and historic or heritage features and values and show how they are to be enhanced or maintained;
- Indicate how required infrastructure will be provided and how it will be funded;
- Set out the phasing and coordination of subdivision and development in line with the phasing shown on the Planning Maps and Appendices;
- Demonstrate how effective provision is made for a range of transport options, including public transport systems, pedestrian walkways and cycleways, both within and adjoining the ODP area;
- Show how other potential adverse effects on and/or from nearby existing or designated strategic infrastructure (including requirements for designations, or planned infrastructure) will be avoided, remedied or appropriately mitigated;
- Show how other potential adverse effects on the environment, the protection and enhancement of surface and groundwater quality, are to be avoided, remedied or mitigated;
- Include any other information which is relevant to an understanding of the development and its proposed zoning; and
- Demonstrate that the design will minimise any reverse sensitivity effects.

#### Policy B4.3.9

The phasing of any Living Z Zone shown on the Planning Maps and Appendices occurs as follows:

- 
- In Rolleston 11 Living Z areas have been identified, and an Outline Development Plan for six of these areas have been incorporated into the District Plan. The remaining five Living Z ODP Areas have been deferred. The deferment for these areas shall be lifted once an operative Outline Development Plan for that area has been incorporated into the District Plan.
  - In Lincoln six Living Z areas have been identified, and an Outline Development Plan for each area incorporated into the District Plan. A Business 2 Zone has also been identified with an operative ODP included in the District Plan.

Policy B4.3.56

Ensure that new Greenfield urban growth only occurs within the Outline Development Plan areas identified on the Planning Maps and Appendices, and in accordance with the phasing set out in Policy B4.3.9.

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**Prebbleton**

**Preferred Growth Option**

The first preferred areas for expansion of Prebbleton are east and west of Springs Road, between the north and south limits of the existing Living and Business zones as identified in Appendix 31, inclusive of the additional 'Greenfield' development sites that are zoned Living Z and identified in the Outline Development Plans contained in Appendix 41.

**Policy B4.3.68**

Ensure that development within each of the Living Z zone Outline Development Plan areas identified on the Planning Maps and Appendices within Prebbleton address the specific matters relevant to each ODP Area number listed below:

**Prebbleton**

**Outline Development Area 1**

- Provision of a primary loop road linking up to two access points off Blakes Road;
- Provision of a connection to The Paddocks subdivision to the north (Living 2A zone);
- Provision of pedestrian and cycle links through the ODP area to connect with the adjoining urban area to the west and east via Blakes Road;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a local neighbourhood park;
- Houses developed along Blakes Road must front this road;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area;

**Outline Development Area 2**

- Provision of a primary north-south road connection through the area linking from Trents Road to the Cairnbrae subdivision (Living 1A6 Zone);
- Provision of pedestrian and cycle link through the ODP area to connect with the adjoining urban area in the Cairnbrae subdivision (Living 1A6 Zone) to the north and to secure through connections to any future residential development that may establish on the opposite southern side of Trents Road;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of local neighbourhood park;
- Houses developed along Trents Road must front this road;
- Houses developed along the north-western boundary with the Kingcraft Drive Existing Development Area to be of lower residential densities with appropriate fencing and boundary treatments at the rural residential/urban interface;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area;

**Outline Development Area 3**

- 
- Provision of a primary north-south road connection through the area linking from Springs Road to Trents Road;
  - Provision of a secondary east-west road connection through the area linking from the adjacent Sterling Park subdivision (Living X Zone) to the main north-south primary road connection within this ODP;
  - Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban areas, including specifically a connection from Trents Road to the Prebbleton Nature Park;
  - Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
  - Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
  - Provision of a local neighbourhood park and green links;
  - Houses developed along Springs Road and Trents Road must front these roads;
  - Provision of a minimum net density of 10 households per hectare averaged over the ODP area;
  - Houses developed along the north-western boundary with the Rural (Inner Plains) Zone to contain appropriate fencing and boundary treatments at the rural/urban interface;

#### **Outline Development Area 4**

- Provision of a primary road connection through the area linking from Station Masters Way to Tosswill Road;
- Provision of a secondary east-west road connection through the area to Prebbleton Central;
- Provision of a local east-west secondary connection through the area to Conductors Road;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban areas;
- Provision of an integrated stormwater management scheme to service the wider catchment, which shall incorporate wetland and riparian margins that form part of an environmentally sustainable solution that enhances ecological, cultural and Te Taumutu Runanga values;
- Interim stormwater management solutions established in advance of the integrated scheme are to have sufficient capacity for the development area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of an 'open space corridor' through to area to link up with the Prebbleton Central subdivision and Business 1 Zone, including capacity to support stormwater and pedestrian/cycling links;
- Provision of a local neighbourhood park;
- Houses developed along Tosswill Road must front this road;
- Provision of larger lots of at least 1,000m<sup>2</sup> around the northern and eastern boundaries of the ODP Area, with appropriate perimeter fencing and planting to preserve the rural outlook and Port Hills views;
- Provision of medium density lots along the 'open space corridor', to incorporate appropriate permeable fencing treatments and set backs to promote passive surveillance and integration of housing with the wider reserve network;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

#### **Policy B4.3.76**

**Ensure that development within each of the Outline Development Plan areas identified on the Planning Maps and Appendices within Rolleston addresses the specific matters relevant to each ODP Area number listed below:**

#### **Outline Development Plan Area 1**

- Provision of local secondary road connections through the area to Dunns Crossing Road, Brookside Road and Stonebrook Drive;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban area to the east and south;
- Provision of a reticulated wastewater system with capacity to accommodate necessary flows;
- Potential provision of primary school subject to agreement with Ministry of Education;
- Provision of one Local Centre;

- 
- Provision of a 40m noise abatement zone from State Highway 1;
  - Provision of local neighbourhood parks and a key open space corridor along the alignment of the unformed East Maddisons Road. Green pedestrian and cycle linkages are to be provided from the balance of the area to this open space corridor;
  - Provision of a mix of housing densities within the area, with medium density housing to be located in close proximity to local parks and the central open space corridor;
  - Provision of a minimum net density of 11 households per hectare averaged over the ODP area.

#### Outline Development Plan Area 2

- Vehicle access to be via a secondary road connection from the Markham Way cul-de-sac with no direct vehicle access onto Norman Kirk Drive or Rolleston Drive;
- Provision of wells and water pumping facilities to provide sufficient capacity for all future growth in this area, including main trunk connections where necessary;
- Provision of a reticulated wastewater system with capacity to accommodate necessary flows;
- The stopping of an unformed portion of road 'Dick Roberts Place' along the area's western boundary will need to be addressed through a separate road stopping procedure;
- Identification of the whole of this ODP area as a medium density housing area, apart from a strip adjacent to the existing dwellings to the west where lower density lots are to be located to provide an area of transition between the existing dwellings and higher density units;
- Provision of pedestrian and cycle link between Rolleston School and Markham Way;
- Provision of a minimum net density of 20 households per hectare averaged over the ODP area.

#### Outline Development Plan Area 3

- Provision of local east-west secondary road connections through the ODP area to the existing "Park Lane" subdivision;
- No direct vehicle access from State Highway 1 and restricted vehicle access from Levi Road, to maintain the operational status of these primary roads, with lots fronting Levi Road to have an alternative access such as slip lanes;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban area to the west and the rural area to the east;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of local neighbourhood parks, including a gateway reserve on the southeastern corner of the ODP area adjacent to Levi Road;
- Provision of larger lots of at least 1,000m<sup>2</sup> around the northern, eastern and southern boundaries of the ODP area;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

#### Outline Development Plan Area 4

- Provision of a local secondary road connection to Levi Road and Lincoln Rolleston Road;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban area to the west and the rural area to the east;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a minimum net density of 15 households per hectare averaged over the ODP area.

#### Outline Development Plan Area 5

- Provision of District-function recreation and open space facilities;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban area and ODP area 6.

#### Outline Development Plan Area 6

- Provision of a main east-west primary road connection through the area from near the intersection of Goulds Road and East Maddisons Road to Springston Rolleston Road;
- Provision of two local north-south secondary road connections through the area, to provide connections between ODP area 5 to the north and the primary road noted above and future urban areas to the south;
- Provision of pedestrian and cycle links within and through the ODP area to connect with the adjoining urban area and ODP area 5;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of one neighbourhood centre;
- Provision of local neighbourhood parks;
- Provision of a mix of low and medium density housing areas with a minimum net density of 12 households per hectare averaged over the ODP area.

**Outline Development Plan Area 7 (Park Grove)**

- Provision of a main east-west primary road connection through the area linking up to two access points off Overbury Crescent;
- Provision of a 40m noise abatement zone from State Highway 1;
- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a minimum net density of 19 households per hectare averaged over the ODP area.

**Outline Development Plan Area 8 (Park Lane)**

- ODP Area 8 to align with ODP Area 3;
- Provision of main north-south primary road connection from Marlowe Place to Beaumont Drive;
- Provision of three local east-west secondary road connections to ODP Area 3 (including one connect from Shadbolt Drive to ODP Area 3);
- Provision of a 40m building setback from the State Highway 1;
- No direct access off State Highway 1;
- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of local neighbourhood parks;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP area.

**Outline Development Plan Area 9 (Helpet Park)**

- ODP Area 9 to align with ODP Area 11;
- Provision of a local north-south secondary road connection from Lowes Road to ODP Area 11;
- Provision of a local east-west secondary road connection from Springston Rolleston Road to Lincoln Rolleston Road;
- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP Area.

**Outline Development Plan Area 10 (East Maddisons / Goulds Road)**

- ODP Area 10 to align with ODP Area 6;



- Provision of main east-west primary road connection from East Maddisons Road to Goulds Road;
- Provision of local east-west secondary road connections from East Maddisons Road to Goulds Road;
- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Provision of a minimum net density of 10 households per hectare averaged over the ODP Area.

**Outline Development Plan Area 11 (Branthwaite Drive)**

- ODP Area 11 to align with ODP Area 9;
- Provision of main north-south primary road connection from ODP Area 9 linking up with Branthwaite Drive and to future development to the south of ODP Area 11;
- Provision of main east-west primary road connection from Springston Rolleston Road to Lincoln Rolleston Road;
- Provision of two local east-west secondary road connections from Springston Rolleston Road to Lincoln Rolleston Road;
- Provision of pedestrian and cycle links within and through the ODP area to connect to adjoining urban areas;
- Provision of a comprehensive stormwater system that has sufficient capacity for the ODP area;
- Provision of reticulated water supply and wastewater systems that have sufficient capacity for the ODP area;
- Potential provision of two Local Centres;
- Potential provision of one partial Neighbourhood Centre;
- Provision of local neighbourhood parks;
- Provision of a minimum net density of 14 households per hectare averaged over the ODP Area;

Delete C4 Living Zone Rules - Building, Table C4.1 Site Coverage Allowance – (Living Z only) and add new C4 Living Zone Rules - Building, Table C4.1 Site Coverage Allowance – (Living Z only) to read as follows:

C4 Living Zone Rules – Building, 4.7 – Building and Site Coverage

Table C4.1 Site Coverage Allowances

<b>Living Z</b>	<b>Including Garage</b>	<b>35%</b>
	<b>Excluding Garage</b>	<b>35% - 36m<sup>2</sup></b>
	<b>Medium Density</b>	<b>Including garage 40%</b> <b>Excluding garage 40% - 18m<sup>2</sup></b> <b><u>Where a site is located in a Medium Density area and forms part of a comprehensive residential development of four or more adjoining lots less than 350m<sup>2</sup> in size, the maximum site coverage shall be 45% and shall be calculated across the area of the entire comprehensive residential development, excluding any undeveloped balance lot.</u></b>

Delete Rules 4.7.3.3 and 4.7.4.1 and add new Rules 4.7.3.3 and 4.7.4.1 to read as follows:

Rule 4.7.3.3 and 4.7.4.1 – Building and Site Coverage

**4.7.3.3 The site is located in a Living Z Medium Density area located within an Outline Development Plan and the maximum area**

of the site occupied by a building(s) is:

(a) 45% - including a garage; or

(b) 45% - 18m<sup>2</sup> - excluding a garage; or

(c) part of a comprehensive residential development of four or more adjoining lots under 350m<sup>2</sup> in size, in which case the maximum site coverage shall be 50% and shall be calculated across the area of the entire comprehensive residential development, excluding any undeveloped balance lot.

**4.7.4.1** The number of sites in the street or subdivision where site coverage already exceeds 35%, except in Medium Density areas within Living Z Zones where site coverage already exceeds 40%.

Delete Rule 4.9.23 and add new rule 4.9.23 to read as follows:

Living Z Medium Density areas located within an Outline Development Plan

**4.9.23** No set back is required for any garage or accessory building from an internal boundary, provided that the total length of garages or accessory buildings adjacent to the internal boundary do not exceed 7m and provided those garages or accessory buildings comply with a 45 degree recession plane measured from 2.5m above ground level at the boundary, except when the site is on the boundary of a low density area or another Living zone, in which case Rule 4.9.2 applies.

Delete Rules 4.13.1, 4.13.2, 4.13.3 and 4.13.5 and add new Rules 4.13.1, 4.13.2 and 4.13.3 to read as follows:

Rule 4.13 Buildings and Streetscene

Permitted Activities – Buildings and Streetscene

For all residential development located within the Lowes Road Outline Development Plan area (Appendix 34) or a Living Z zone

**4.13.1** That any fence located between the front façade of the dwelling and the street boundary or Private Right of Way or shared access over which an allotment has legal access which is parallel or generally parallel to that boundary shall be a maximum height of 1 metre. For allotments with frontage to more than one road, any fencing on the secondary road boundary is to be no higher than 1.8m.

**4.13.2** Any other fence shall be a maximum height of 1 metre if it is located within 3 metres of the street boundary or Private Right of Way or shared access over which allotment has legal access.

Restricted Discretionary Activities - Buildings and Streetscene

**4.13.3** Any activity which does not comply with Rule 4.13.1 shall be a restricted discretionary activity.

Add new rules 4.17.1, 4.17.2, 4.17.2.1, 4.17.2.2, 4.17.2.3 and 4.17.2.4 to read as follows:

**Rule 4.17 Fences Adjoining Reserves**

**Permitted Activities – Fences Adjoining Reserves**

**4.17.1** All development located within the Living Z zone that shares a boundary with a reserve or walkway shall be limited to a single fence erected within 5m of any Council reserve that is at least 50% visually transparent where it exceeds 1.2m in height (which shall be applied to the whole fence in its entirety).

**Restricted Discretionary Activities – Fences Adjoining Reserves**

**4.17.2** Any activity which does not comply with Rule 4.17.1 shall be a restricted discretionary activity. Council shall restrict the exercise of its discretion to the following:

**4.17.2.1** The extent to which the proposed fencing promotes passive surveillance to reduce the fear and incidence of crime;

**4.17.2.2** The extent to which the fencing design and materials complement the open space amenity of the reserve;

**4.17.2.3** The extent to which the orientation of the section and aspect of the outdoor living areas within the section is able to reduce the effects of the non-complying fence on the open space amenity of the adjoining reserve; and

**4.17.2.4** The need to avoid adverse cumulative effects arising from the number of non-complying fences being established along a reserve boundary and the extent to which the incremental reduction of the open space amenity of the reserve is mitigated through appropriate fencing design and construction materials and the layout of future dwellings and yard space.

Delete C12 Living Zone Rules – Subdivision, Table C12.1 – Allotment Sizes (Lincoln - Living Z Zone only) and add new C12 Living Zone Rules – Subdivision, Table C12.1 – Allotment Sizes (Lincoln - Living Z Zone only) to read as follows:

C12 Living Zone Rules – Subdivision, Table C12.1 – Allotment Sizes

<b>Township</b>	<b>Zone</b>	<b>Average Allotment Size Not Less Than</b>
<b><u>Lincoln</u></b>	<b><u>Living Z</u></b>	<p><b><u>Low Density: Average allotment size of 600m<sup>2</sup> and a minimum individual allotment size of 500m<sup>2</sup></u></b></p> <p><b><u>Medium Density: Maximum average allotment size of 450m<sup>2</sup>, with a minimum individual allotment size of 350m<sup>2</sup></u></b></p> <p><b><u>Medium Density (Comprehensive): Maximum average allotment size 350m<sup>2</sup>, with no minimum site size.</u></b></p> <ul style="list-style-type: none"> <li>- <b><u>Comprehensive residential development will be identified by a consent notice on the subdivision consent and will be located within Medium Density areas as identified on the ODPs – Appendix 37; and</u></b></li> <li>- <b><u>Within a comprehensive residential development, a section 224 certificate shall only be issued following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided.</u></b></li> </ul> <p><b><u>Overall development within an ODP area shall achieve the net density target contained in the relevant ODP shown in Appendix 37 of the Township volume of the District Plan.</u></b></p>

Add new C12 Living Zone Rules – Subdivision, Table C12.1 – Allotment Sizes (Prebbleton - Living Z and Living 1A Zone only) to read as follows:

<b>Township</b>	<b>Zone</b>	<b>Average Allotment Size Not Less Than</b>
<b><u>Prebbleton</u></b>	<b><u>Living Z</u></b>	<p><b><u>Low Density: Average allotment size of 700m<sup>2</sup> with a minimum individual allotment size of 550m<sup>2</sup></u></b></p> <p><b><u>Medium Density: Maximum average allotment size of 450m<sup>2</sup>, with a minimum individual allotment size of 350m<sup>2</sup></u></b></p> <p><b><u>Medium Density (Comprehensive): Maximum average allotment size 350m<sup>2</sup>, with no minimum site size.</u></b></p> <ul style="list-style-type: none"> <li>- <b><u>Comprehensive residential development will be identified by a consent notice on the subdivision consent and will be located within Medium Density areas as identified on the ODPs – Appendix 41; and</u></b></li> <li>- <b><u>Within a comprehensive residential development, a section 224 certificate shall only be issued following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided.</u></b></li> </ul> <p><b><u>Overall development within an ODP area shall achieve the net density target contained in the relevant ODP shown in Appendix 41 of the Township volume of the District Plan.</u></b></p>

**Living 1A**  
**Area A: 1,250m<sup>2</sup>;**  
**Area B: 1,000m<sup>2</sup>;**  
**Area C: 800m<sup>2</sup>.**

**In all cases development shall proceed in accordance with the ODP contained in Appendix 19 and shall achieve a minimum net density of 8households/per hectare once the entire site has been developed.**

**2,000m<sup>2</sup> shall apply to the balance of the zone**

Delete C12 Living Zone Rules – Subdivision, Table C12.1 – Allotment Sizes (Rolleston - Living Z Zone only) and add new C12 Living Zone Rules – Subdivision, Table C12.1 – Allotment Sizes (Rolleston - Living Z Zone only) to read as follows:

Township	Zone	Average Allotment Size Not Less Than
Rolleston	Living Z	<p><b><u>Low Density: Average allotment size of 650m<sup>2</sup> with a minimum individual allotment size of 550m<sup>2</sup></u></b></p> <p><b><u>Medium Density: Maximum average allotment size of 450m<sup>2</sup>, with a minimum individual allotment size of 350m<sup>2</sup></u></b></p> <p><b><u>Medium Density (Comprehensive): Maximum average allotment size 350m<sup>2</sup>, with no minimum site size.</u></b></p> <p><b><u>- Comprehensive residential development will be identified by a consent notice on the subdivision consent and will be located within Medium Density areas as identified on the ODPs – Appendix 38; and</u></b></p> <p><b><u>- Within a comprehensive residential development, a section 224 certificate shall only be issued following the erection (to the extent that the exterior is fully closed in) of the dwellings that are to be subdivided.</u></b></p> <p><b><u>Overall development within an ODP area shall achieve the net density target contained in the relevant ODP shown in Appendix 38 of the Township volume of the District Plan.</u></b></p>

Delete Rule 12.1.7.6 and add new Rule 12.1.7.6 to read as follows:

Rule 12.1.7.6 Non Complying Activities – Subdivision – General

**12.1.7.6 Any subdivision within a Living Z (deferred) Zone shown on the Planning Maps shall be a non-complying activity where it does not comply with the provisions of the Rural (Inner Plains) Zone.**

Within Appendix 19, delete ODPs entitled “Selwyn District Council Outline Development Plan Shaw Appeal 27/04/06” and “Selwyn District Council Outline Development Plan Fowler and Troy Enterprises 27/04/06” and add new ODP Area 5 (as per attachment 1).

Within Appendix 37 Outline Development Plan – Lincoln, for Outline Development Area 2, delete the first sentence under Density Plan and add in the following text:

**DENSITY PLAN**

**The ODP Area shall achieve a minimum net density of 10 households per hectare.**

Within Appendix 37 Outline Development Plan – Lincoln, for Outline Development Area 3, delete the first sentence under Density Plan and add in the following text:

**DENSITY PLAN**

**The ODP area shall achieve a minimum net density of 10 households per hectare.**

Within Appendix 37 Outline Development Plan – Lincoln, for Outline Development Area 4, delete the first and second sentences under Density Plan and add in the following text:

### **DENSITY PLAN**

**The Area 4 Outline Development Plan area will be comprised entirely of conventional residential development in accordance with the Lincoln Structure Plan. The ODP area shall achieve a minimum net density of 10 households per hectare.**

Within Appendix 37 Outline Development Plan – Lincoln, for Outline Development Area 6, delete the text under Density Plan and add in the following text to read as follows:

### **DENSITY PLAN**

**The site is rectangular and is 32m wide by 230m in length. Access to the site will be by a new road off North Belt which will provide access of the western boundary of the site. The layout of the sections will be undertaken to maximise sunlight and warmth. The lot sizes will provide for medium density housing and will be laid out to achieve combined accessways for back sections. The ODP area shall achieve a minimum net density of 15 households per hectare.**

**The higher intensity residential development incorporating smaller lots will be directly opposite the Lincoln Events Centre and Lincoln Domain. The site is also close to the local primary and high schools and the Lincoln Shopping Centre. The site backs on to Roblyn Place. A 5m building setback, together with a 12m setback for two-storey buildings, is shown adjacent to this ODP boundary, in order to reduce any privacy, shading and outlook effects on the adjoining Roblyn Place residents.**

Within Appendix 38 Outline Development Plan – Rolleston, for Outline Development Area 1, delete the first sentence under Density Plan and add in the following text:

### **DENSITY PLAN**

**The ODP area shall achieve a net density of 11 households per hectare, based on a net area of approximately 57.5 hectares.**

Within Appendix 38 Outline Development Plan – Rolleston, for Outline Development Area 2, delete the second sentence under Residential Density and add in the following text:

**The ODP area shall achieve a net density of 20 households per hectare.**

Within Appendix 38 Outline Development Plan – Rolleston, for Outline Development Area 3, delete the text under Density Plan and add in the following text:

**The ODP area shall achieve a minimum net density of 10 households per hectare (with a minimum of 484 households). Lots along the rural periphery and Levi Road have an area greater than 1,000m<sup>2</sup> and in total, the average lot size shown on the ODP is 750m<sup>2</sup>.**

Within Appendix 38 Outline Development Plan – Rolleston, for Outline Development Area 6, delete the ODP and text and add in the new ODP and text as per attachment 2.

Within Appendix 38 Outline Development Plan – Rolleston, for Outline Development Area 7, delete the text under Residential Plan and add in the following text:

**The ODP provides for a Master Planned high density development with individual allotments averaging approximately 400 m<sup>2</sup> per lot.**

**Each individual site will have a house specifically designed which will form part of the Resource Consent process to enable the site to comply with all required setbacks, recession planes and site coverage provided in the District Plan. The ODP area shall achieve a net density of 19.19 households per hectare on a total area of 3.596 ha.**

Within Appendix 38 Outline Development Plan – Rolleston, for Outline Development Area 8, delete the text under Density Plan and add in the following text:

**The ODP area shall achieve a minimum of 10 household lots per hectare. The density plan has been calculated taking into account the multiple ownership that currently exists throughout the total ODP area.**

Add new Appendix 41 Outline Development Plan – Prebbleton as per Attachment 3.

## Selwyn District Plan Maps

Delete Sheets 1 and 2 of Planning Maps 014, 125, 126, 127, 128 and 129 and add new Sheets 1 and 2 of Planning Maps 014, 125, 126, 127, 128 and 129 to rezone Areas 1 through to 4 in Prebbleton identified in attachment 4 to a Living Z Zone.

Delete Sheets 1 and 2 of Planning Maps 113, 114, 116, 119, 120, 121 and 123 and add new Sheets 1 and 2 of Planning Maps 113, 114, 116, 119, 120, 121 and 123 to rezone land from Living Z Deferred to Living Z as an Outline Development Plan has already been included in the District Plan.

Delete Sheet 1 of Planning Maps 008, 009, 013, 014, 095, 096, 097, 098, 099, 101, 102, 103, 104, 105, 107, 108, 109, 110, 111, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 125, 126, 127, 128, 129 and 130 and add new Sheet 1 of Planning Maps 008, 009, 013, 014, 095, 096, 097, 098, 099, 101, 102, 103, 104, 105, 107, 108, 109, 110, 111, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 125, 126, 127, 128, 129 and 130 to reflect Map A Greenfield Priority Areas, Chapter 6 Regional Policy Statement.

## Attachment 1

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### Living 1A zone ODP

Part E

**Appendix 19**

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**Living 1A Zone OUTLINE DEVELOPMENT PLAN – PREBBLETON**



## LIVING 1a ZONE OUTLINE DEVELOPMENT PLAN

### INTRODUCTION

This Outline Development Plan (ODP) applies to the undeveloped balance of the Living 1A zone in Prebbleton. The ODP covers 15.02ha of land comprising seven separate properties that either front or have legal access to either Toswill Road or Trices Road. The development block is contained by the Prebbleton Domain to the north-west, Rural (Inner Plains) zone to the north-east and south, and the Stonebridge Way development (being the developed portion of the Living 1A zone) to the west.

The ODP provides an overarching urban design framework to guide the future development of the land. The ODP includes Land Use, Movement, Green and Blue Networks and incorporates the wider strategic and community outcomes expressed in the Prebbleton Structure Plan.

### URBAN DESIGN

The design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol and accord with the Selwyn District Council Subdivision Design Guide (September 2009). The following environmental outcomes are to be achieved:

- Development that meets the District Plan policies, realises an overall increase in residential density, applies urban consolidation principles and assists in achieving a compact concentric settlement pattern for Prebbleton;
- Provision for a range of section sizes and housing typologies to respond to the wider needs of the community, whilst achieving the prescribed minimum household densities and minimum average allotment sizes;
- Subdivision layouts that integrate with adjoining neighbourhoods and incorporate existing land uses where appropriate. The wider context of the development area should influence the subdivision layout by protecting and enhancing cultural, ecological, heritage and Te Taumutu Runanga values and existing built features, such as amenity trees and water races;
- Layouts and urban design treatments that create a distinguishable sense of place, assist in enhancing the wider character and amenity of Prebbleton and deliver safe, vibrant and healthy living environments. Layouts should apply Crime Prevention through Environmental Design (CPTED) principles;
- Integrated and legible road hierarchy that supports safe and efficient connections and promotes walking and cycling. Road design and landscape treatments should contribute to the overall character of Prebbleton and assist in connecting residential development with open space reserves and other public assets and services within the township, such as the domain, primary school, nature park and the town centre;
- Sustainable methods to treat and dispose of stormwater that protect groundwater resources and surface waterways (including springs, water/stock races) from contamination, while integrating with open space and reserves where appropriate; and
- Installation of all the necessary infrastructure services within the ODP area, and the cost effective and efficient connection of those services to the wider network.

### LAND USE

The ODP Area shall achieve a minimum net density of 8 households per hectare.

Dwellings must front Trices Road and Toswill Road to enhance passive surveillance and safety, while preserving the semi-rural streetscape. Appropriate design layouts should take into consideration the shape, orientation and aspect of sections, with internal roads supporting access that avoids housing from backing onto Trices Road and Toswill Road. An exception is made for the parcels that are affected by the limited access requirements applied to the Trices Road and Toswill Road intersection, which will need to be accessed from the internal road network.

The ODP supports three different densities, which respond to the context of the site and support a range of sections sizes, housing typologies and land use activities. Lower density sections should be established along the Toswill Road and Trices Road boundaries to support an appropriate scale of development at the sensitive rural/urban interface. A 10m building setback for dwellings and utilities is necessary along Trices Road to provide separation and to distinguish the residential neighbourhood from the rural land holdings to the south.

Appropriate interface treatments, and methods to protect these treatments in the long term, need to be established along the Trices Road and Toswill Road boundaries, which form a gateway to the township and transition from rural to urban. These treatments are to ensure the development integrates with the wider area and addresses any amenity conflicts that may arise

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at this sensitive residential/rural boundary. Treatments could include appropriate bunding, fencing, retention of a portion of the existing macrocarpa hedgerows or landscaping to avoid long lengths of solid fencing.

Residential housing adjacent to Prebbleton Domain must front the reserve. These lots are to be accessed off a Local Minor Road. This will promote passive surveillance, support front yards facing towards the domain and avoid a streetscape that is comprised of tall fencing or screening that may undermine the amenity afforded by the reserve. Suitable methods, such as fencing controls, landscape treatments and set backs, should be formalised to ensure all future residential development that overlooks Prebbleton Domain optimises the high amenity and open space outlook provided by the reserve.

## **MOVEMENT NETWORK**

The overall aim is to create an integrated transport network that incorporates all modes of transport.

A Local Major Road connects Tosswill Road with Trices Road. Provision should be made for walking and cycling within this Local Major Road to support access to Prebbleton Domain and the wider circular pedestrian and cycling network identified in the Prebbleton Structure Plan.

Local Intermediate Roads provide a secondary connection to Trices Road and support an integrated network to service the south-eastern portion of the development block. There is a limitation on direct access onto Tosswill Road and Trices Road from the intersection of these roads as far west as the Local Intermediate Road and as far north as the exit point of open space corridor onto Tosswill Road. This restriction will assist in achieving a safe and connected transport network, responds to the future upgrades identified for Trices Road and enables a stepped speed reduction as vehicles enter Prebbleton from the south-east. Interface treatments along the portion of Trices Road and Tosswill Road where access is limited will need to be established at subdivision to achieve a high amenity gateway to the township as the land use activities transition from rural to urban. A Local Minor Road supports links to the Prebbleton Domain and adjacent community facilities.

The open space corridor is an important component of the overall movement network within the township as it provides an off-road walking and cycling connection between the domain and Trices Road. This corridor secures walking and cycling connections to the existing domain and the proposed extensions on the opposite side of Tosswill Road, which provides an alternative to the existing alignment of the Christchurch to Little River Rail Trail. Two green link reserves support further connectivity between the domain and the primary road network within the development block.

The remaining internal roading layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term inter-connectivity is achieved once the block is fully developed.

## **GREEN NETWORK**

The ODP indicates a 10m wide green space corridor based around the existing water race and walking and cycling network, connecting Prebbleton Domain to Tosswill Road. A further 10m wide corridor along the alignment of the water race between the future Local Intermediate Road and Tosswill Road protects this amenity feature and establishes an additional walking and cycling connection onto Tosswill Road. The future subdivision scheme should utilise the water race as a focal point to optimise the amenity that it provides and the opportunity it presents in achieving a well connected living environment.

A 2,000m<sup>2</sup> reserve is required to accord with the reserve provision calculations and to ensure the development block is served by sufficient and appropriate open space. The location of this reserve is identified as being indicative only pending confirmation at subdivision of the extent and location of any stormwater treatment areas. The future location of the reserve must ensure people living within the development block have access to an open space reserve within a 400m radius of their homes. Two green space links connect the proposed future development with the existing domain and the town centre to facilitate walking and cycling connections.

Further investigations shall be undertaken at subdivision to determine the practicalities of retaining the following existing specimen trees within any future layout:

- Four oak/*Quercus* trees on the frontage of 102 Tosswill Road (Lot 1 DP 71108).
- Various border plantings on the north-western boundary of 104 Tosswill Road (Lot 2 DP 71108) where the section adjoins Prebbleton Domain, which is identified as an appropriate interface treatment between any future development of the property and the high amenity presented by the domain.

These trees are a link to the historic use of the land, complement the streetscape and assist in preserving and enhancing the character of Prebbleton. Options to secure the on-going protection of these specimens if retained include consent notices or private covenants to assure the trees longevity.

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## **BLUE NETWORK**

**The current 50mm diameter water main that services the general area is identified to be at full capacity. A new 150mm diameter water main will be required to service the development block. There is sufficient capacity in both the Tosswill Road and Trices Road water main and wider network to support the additional water connections required to service the area, with works having to accord with the upgrades identified for the township.**

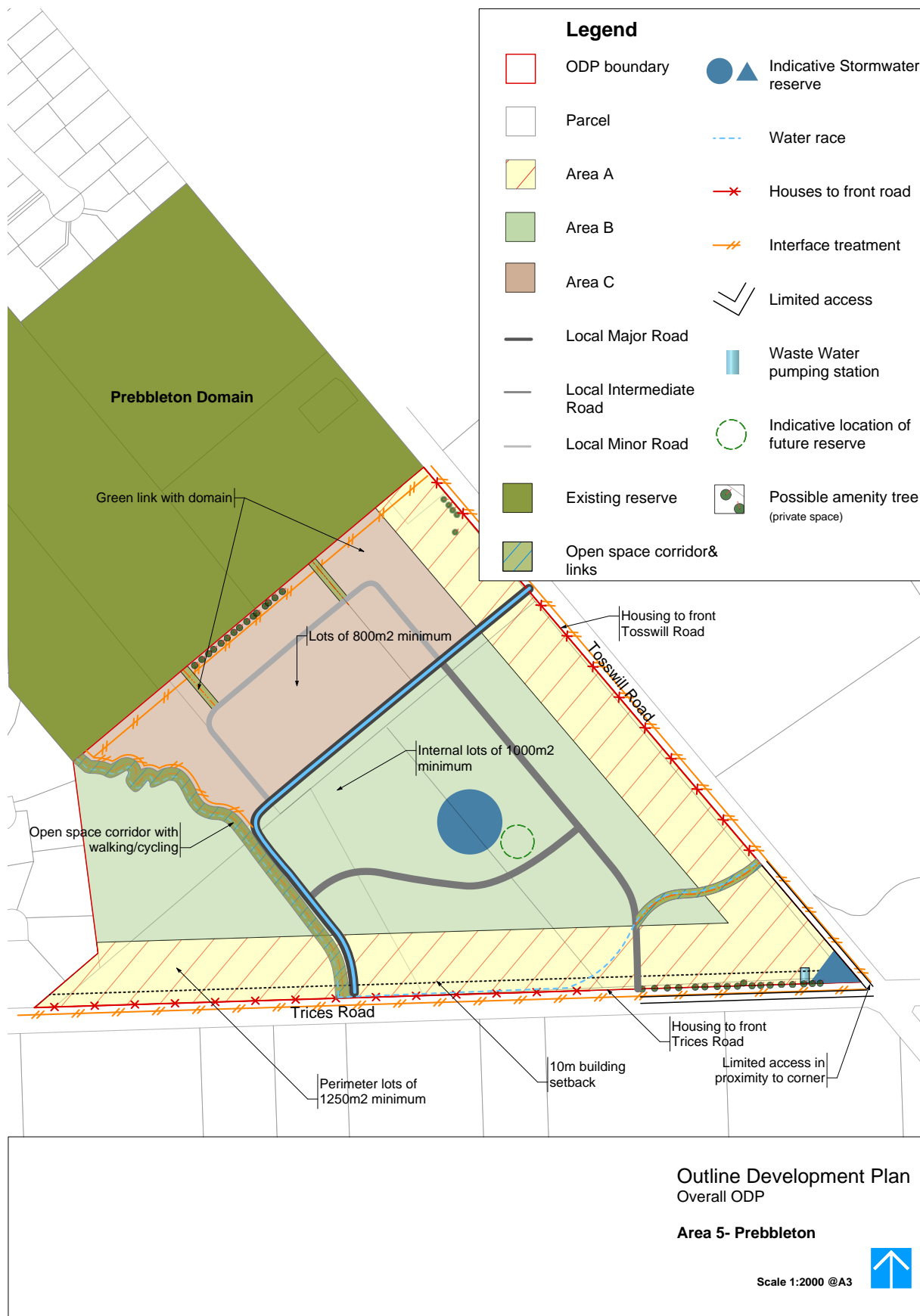
**A new pumping station is required to be established at the eastern corner of the development as the Tosswill Road pumping station and sewer main are at full capacity. The developer will need to extend the network to the Springs Road wastewater main.**

**There are a range of methods available to collect, treat and dispose of stormwater. Options include the discharge of hard surface and roof run-off within residential sections to be disposed on site via soakage pits. Stormwater run-off from the road network is to be directed to basins requiring an estimated area of 1ha. The water race should be developed in an integrated manner that accommodates pedestrian and cycling connections within the site and with Prebbleton Domain. The stormwater reserves referenced on the ODP plan are indicative only. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Stormwater solutions should integrate into both the road and reserve environments where practicable. The establishment of riparian margins and low impact stormwater management techniques are encouraged where appropriate to establish and enhance ecological corridors, habitats and Te Taumutu Runanga values attributed to the water resource.**

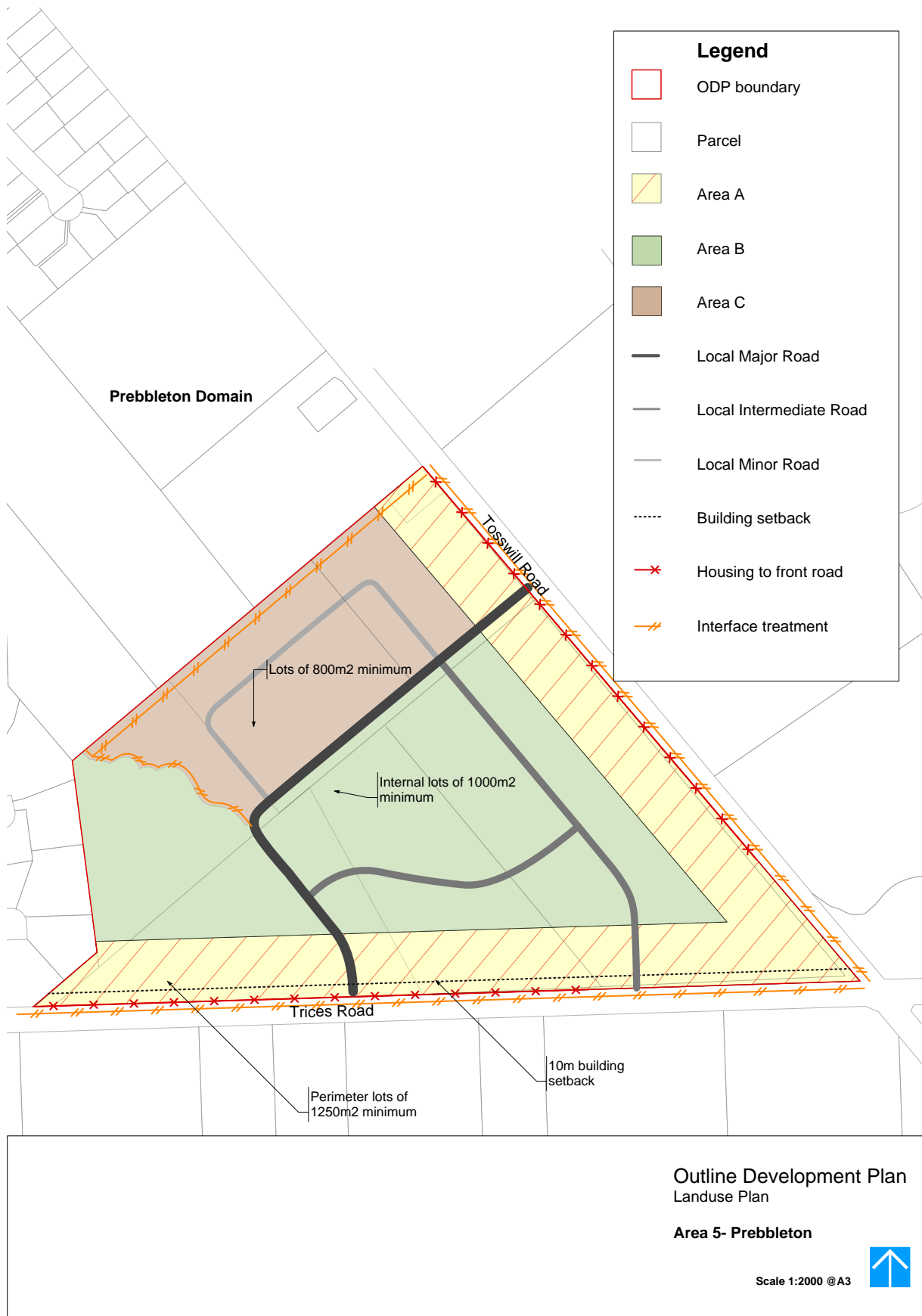
### FIGURES

ODP Overall ODP Area 5 Prebbleton  
ODP Landuse Plan Area 5 Prebbleton  
ODP Transport Network Plan Area 5 Prebbleton  
ODP Green Network Plan Area 5 Prebbleton  
ODP Blue Network Plan Area 5 Prebbleton

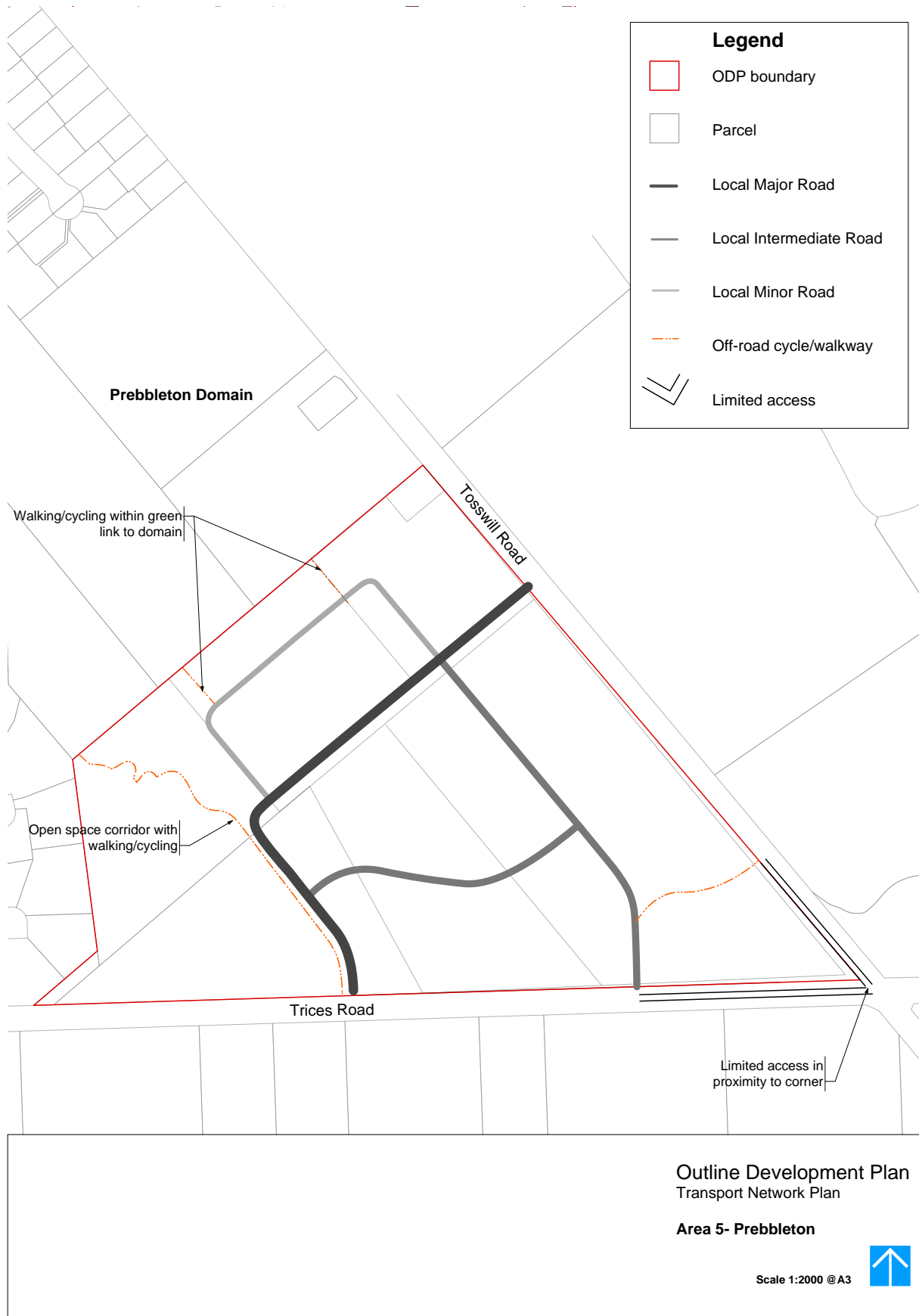
# ODP Overall ODP Area 5 Prebbleton



# ODP Landuse Plan Area 5 Prebbleton



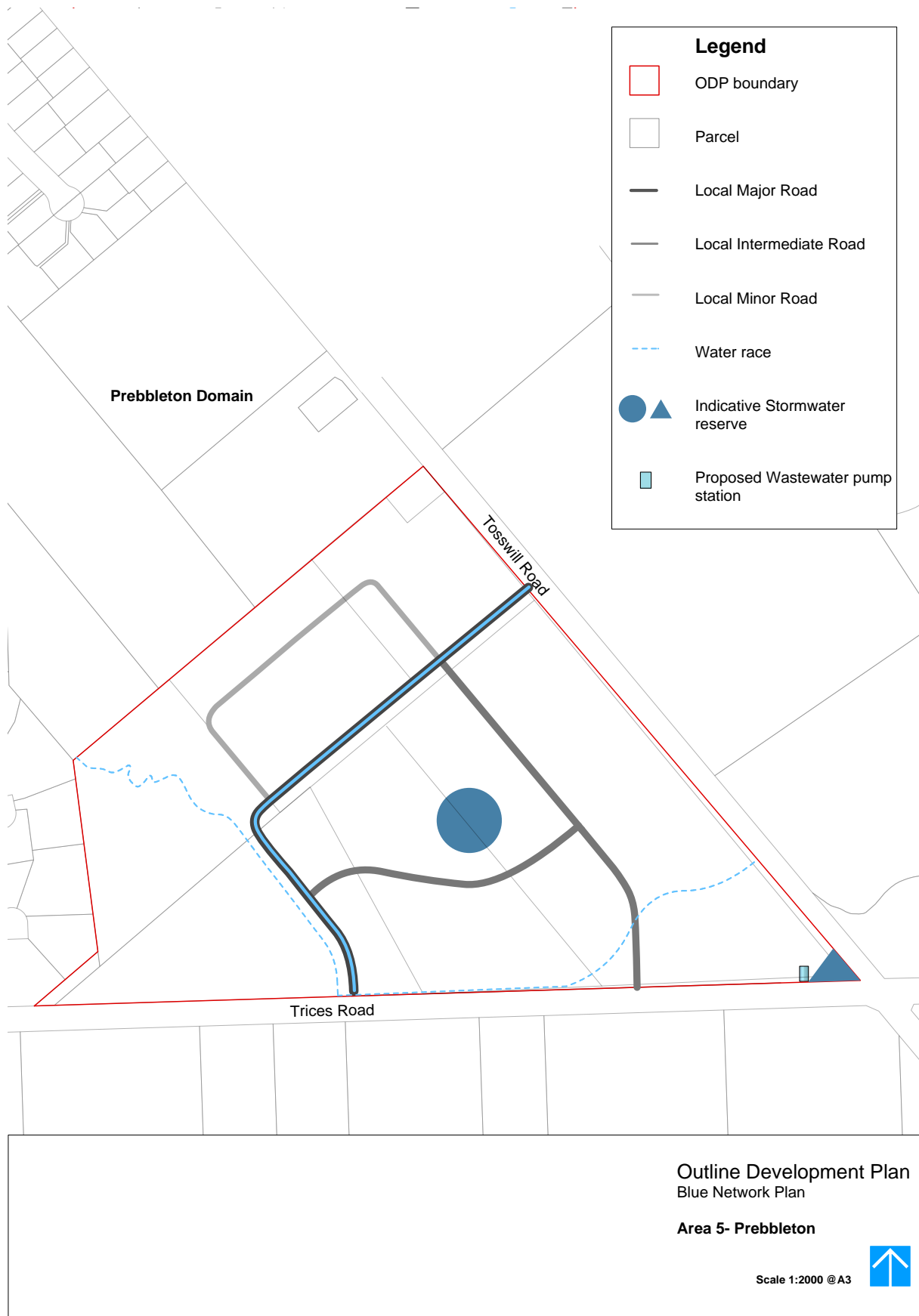
# ODP Transport Network Plan Area 5 Prebbleton



# ODP Green Network Plan Area 5 Prebbleton



# ODP Blue Network Plan Area 5 Prebbleton





## Attachment 2

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**Selwyn District Plan**

**Township Volume - Appendix 38**

**Rolleston ODP Area 6 Outline Development Plan**

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## **Outline Development Plan Area 6**

### **INTRODUCTION**

**This Outline Development Plan (ODP) is for Development Area 6. Area 6 comprises 83ha and is bound by Dynes Road to the North, Goulds and East Maddisons Roads to the West and areas recognised by Council as future residential growth areas to the south and east.**

**The ODP embodies a development framework and utilises design concepts that are in accordance with:**

- Policy B4.3.7 and B4.3.68 of PC7**
- Canterbury Regional Policy Statement**
- The Rolleston Structure Plan**
- The Greater Christchurch Urban Development Strategy (UDS)**
- The Ministry for the Environment's Urban Design Protocol**

**The ODP has been broken down into four plans. (Density, Movement Network, Green Network and Blue Network).**

### **DENSITY PLAN**

**The ODP provides for a variety of allotment sizes from density residential areas of 15 to 20 households/ha through to larger 'standard' residential properties. Generally the density is higher within the central areas of the ODP around key amenity areas and decreases towards the periphery. The highest density housing is to be located in direct proximity to the proposed neighbourhood centre and larger open spaces such as green corridors and neighbourhood parks. The ODP Area shall achieve a minimum net density of 12 households/ per hectare. Given the mix of densities and the likelihood of a staged approach to development, the 12 households per hectare minimum density need not apply to each individual stage. However at the time of subdivision of each stage, assessment and confirmation as to how the minimum density of 12 households per hectare for the overall ODP can be achieved will be required.**

**A neighbourhood centre will be located in the centre of the ODP adjacent to the central reserve area where the green corridors converge. The Centre will make provision for approximately 1000m<sup>2</sup> gross retail floor area to cater to local weekly and day-to-day retail requirements, though other non-retail uses (such as other business and/or community facilities) may also be appropriately located in the Centre. Additional land is also required for surrounding roads, associated car parking and landscaping to service the eventual activities established in the Centre.**

### **MOVEMENT NETWORK**

**The ODP provides for a range of transport options, including:**

- vehicular connections linking to Goulds Road, East Maddisons Road, Dynes Road and Springston-Rolleston Road;**
- active transport connections at the site boundaries to adjacent areas and internal pedestrian and cycle corridors to encourage viable alternatives to individual motor vehicles; and**
- roads which will enable the provision of public transport routes through the site should such services be deemed appropriate;**

**Roading connections have been designed so as to balance the permeability of the site against the requirements to minimise the number of new intersections and maintain appropriate intersection spacing. The ODP employs a roading hierarchy that allows for Primary, Secondary and Tertiary Roads; however only the more significant roads (Primary and Secondary) have been shown on the ODP. As the Tertiary Roads' primary function will be to service the residential areas, their eventual layout will respond to the detailed subdivision design of those areas.**

**Goulds Road and East Maddisons Road provide primary road corridors on the Area's western periphery. Internally, the site contains one primary collector road which links the Neighbourhood Centres envisaged by the Rolleston Structure Plan at East Maddisons and Springston-Rolleston Roads. Though the collector is envisaged to cater for a large portion of through vehicle movements, it is not a high-speed corridor and rather, should provide direct access to adjoining sites. To this end, it is envisaged that the collector will interact with the adjacent neighbourhoods, rather than creating severance between them.**

**The proposed north-south and east-west secondary road connections perform similar functions to the primary roads, providing ample access throughout the site as well as good external links and connections to the immediate neighbours. Notwithstanding**

this similarity in function, secondary roads will assume a form which is of a more residential nature, and cater less to through vehicle traffic. In addition to the proposed internal secondary routes, Dynes Road will perform a secondary function along the site's northern boundary.

An integrated network of tertiary roads will facilitate internal distribution of traffic, provide access to properties, connect open spaces within the site and offer future links to the immediate neighbours. The tertiary roads will provide a narrower carriageway to encourage slower speeds and to maintain a residential character.

The overall aim of the pedestrian and cycle network is to encourage active transport use within the site and to enable good connections to the wider Rolleston area. Primary and Secondary Roads will provide footpaths and cycle routes, including designated cycle lanes where appropriate. Tertiary Roads will also provide adequate space for cyclists and convenient pedestrian movements. Shared off-road pedestrian and cycle connections will be provided to achieve safe, attractive active transport corridors and recreational amenity.

## **GREEN NETWORK**

The ODP reflects and adds to the green network anticipated in the Rolleston Structure Plan. A range of reserve types and sizes are proposed to create a connected open space network, whereby parks will be linked via green corridors formed along existing stockwater races and along new roading corridors.

Incorporating new structural vegetation, stormwater swales and 'green' streets, four green corridors and green links will contribute generously to the area's sense of place and overall amenity. The green corridors, as well as the proposed neighbourhood parks, are located immediately adjacent to higher density residences to compensate for reduced private open space on individual allotments. In addition, co-locating green spaces alongside residential sites will allow passive surveillance for enhanced safety and security.

Neighbourhood parks will be located to ensure that an open space is within 400m walking distance from any new dwelling. The parks will be of varying sizes to reflect both their purpose and their neighbourhood's character and will include both active and passive functions.

Portions of the green network will also perform a stormwater conveyance and treatment function, particularly for runoff from roads and hardstand in public spaces. Opportunities for pedestrian and cycle paths will also be realised in the design of future reserves and green links to ensure a high level of connectivity is afforded to residents and visitors, and to maximise the utility of the public space.

Council's open space requirements cited in the LTP and Activity Management Plans should be referred to during subdivision design. Where any additional reserve areas may be proposed at subdivision stage over and above the requirements of Council, alternative arrangements may be made for any additional open space land that the Council does not take towards reserve contributions. These arrangements may include purchase by the Council with a corresponding targeted rate, gifting the land to the Council, or other mechanisms as may be agreed at subdivision stage.

No specific mitigation treatment is required for Area 6 to address potential reverse sensitivity effects. Adjoining land uses to the south and east are not of a nature that would require specific effects management at the rural/residential interface over and above the decreased residential density in this portion of the ODP Area.

Moreover, as these adjoining areas are anticipated by Council strategic planning policy for future urban use, ODP Area 6 makes provision to integrate with them, rather than become isolated from them.

## **BLUE NETWORK**

The underlying soils are relatively free-draining (mostly gravels) and infiltration to ground is generally the most appropriate means of stormwater disposal. The public stormwater system will primarily only be required for runoff generated from within the road reserve, as individual buildings will be able to dispose roof water directly to ground within private properties. Where there is potential for the stormwater to be contaminated (e.g. road runoff), treatment will be incorporated in the stormwater system prior to disposal.

There are a range of options available for the collection, treatment and disposal of stormwater. Final treatment solutions will be determined through detailed site investigations during subdivision stages; however, common themes will be achieved throughout the area, including that systems will be designed to integrate into both the roadway and reserve environments. The ability to add amenity value, beyond a pure stormwater function, will also be key component to the overall design.

The stormwater conveyance and disposal systems proposed for this site will be consistent with other effective stormwater systems commonly used within Rolleston. The relatively flat nature of the site necessitates the management of stormwater

treatment and disposal to be undertaken as a number of discrete catchments, rather than conveying stormwater from the entire site to one central treatment location. However, to minimise on-going maintenance costs and maximise integration potential, the number of these treatment areas will be minimised and main stormwater treatment areas will be located within the major open spaces.

Ground levels slope naturally to the south, making a primarily gravity wastewater network entirely feasible. The area immediately adjacent to Dynes/Goulds Road intersection is currently able to connect, via gravity, to the existing pump station on Goulds Road. However the vast majority of the ODP Area will need to gravitate to the new East Selwyn Sewer Scheme pump station on Selwyn Road. This will be achieved via a route extending south of the ODP area to Selwyn Road and then east to connect with the East Selwyn Sewer Scheme pump station on Selwyn Road.

The water reticulation will be an extension of the existing water supply in Rolleston. Selwyn District Council currently has plans to commission additional water bores, to match the expected increase in water demand from the identified growth areas. If required, an additional bore field could be incorporated within the development of this site to assist servicing requirements for the southern development areas.

## Attachment 2 Continued

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### Maps

FIGURES

- ODP Density Plan Area 6 Rolleston
- ODP Movement Plan Area 6 Rolleston
- ODP Green Network Plan Area 6 Rolleston
- ODP Blue Network Plan Area 6 Rolleston

# ODP Density Plan Area 6 Rolleston



20 February 2013



Outline Development Plan  
Area 6 - Rolleston  
Density Plan

# ODP Movement Plan Area 6 Rolleston



20 February 2013



Outline Development Plan  
Area 6 - Rolleston  
Movement Network

# ODP Green Network Plan Area 6 Rolleston



20 February 2013



Outline Development Plan  
Area 6 - Rolleston  
Green Network



# ODP Blue Network Plan Area 6 Rolleston



**Legend**

- ODP Boundary
- Parcel
- Recreation or Drainage Reserve
- Roads
- Waterway / Water Race
- Proposed Gravity Wastewater

20 February 2013



Outline Development Plan  
Area 6 - Rolleston  
Blue Network

## Attachment 3

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### Living Z zone ODP's

Part E

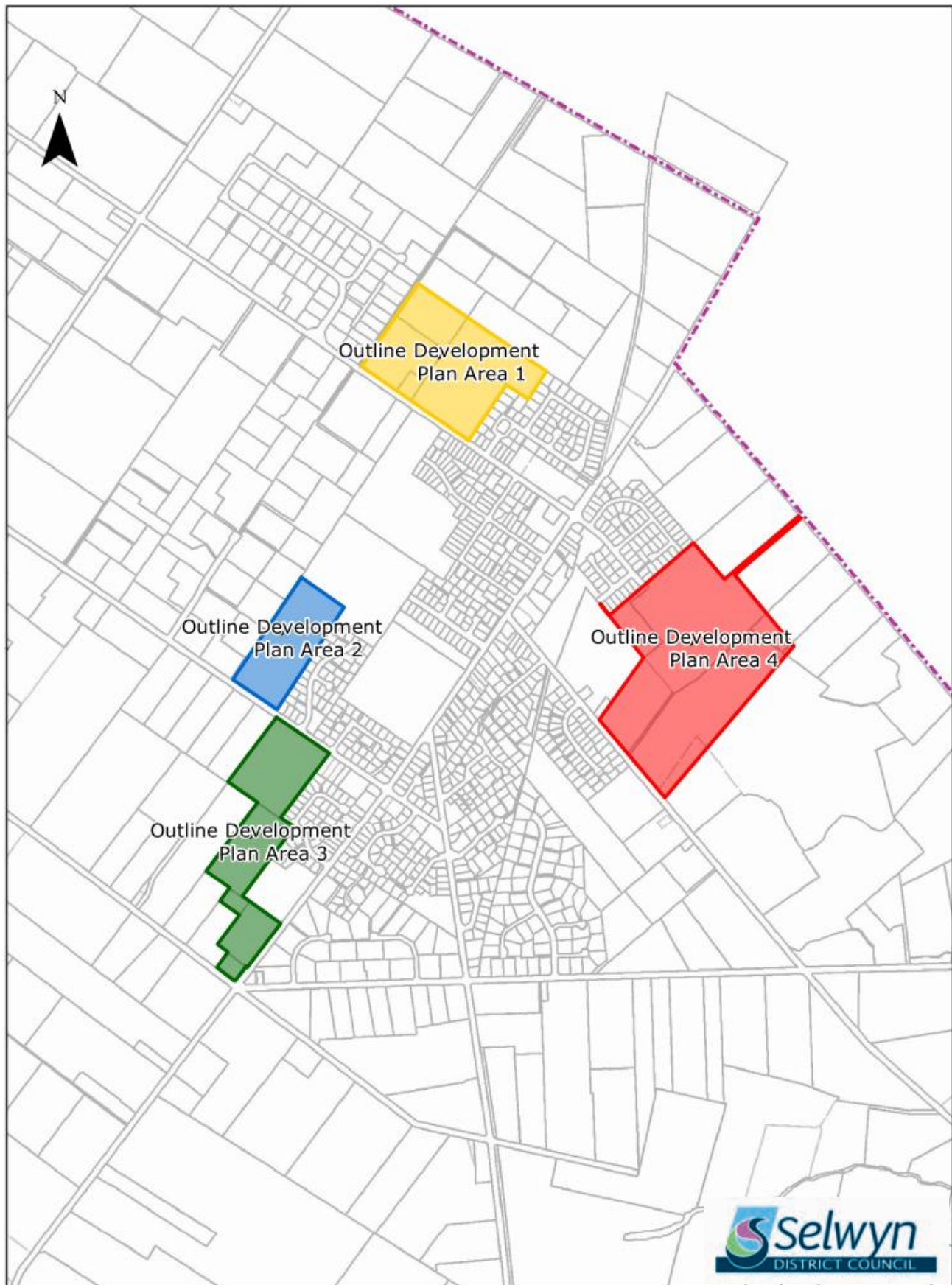
## **Appendix 41**

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### **LIVING Z ZONE OUTLINE DEVELOPMENT PLANS – PREBBLETON**

- For locations of these ODP's see overleaf
- ODP Area 1
- ODP Area 2
- ODP Area 3
- ODP Area 4

## MAP OVERALL MAP OF ODPS PREBBLETON



## **OUTLINE DEVELOPMENT PLAN AREA 1**

### **INTRODUCTION**

This Outline Development Plan (ODP) is for Area 1, which is zoned Living Z. Area 1 includes 13.3ha of land, comprising four properties. Three of these properties front onto Blakes Road. The ODP area is contained by The Paddocks development to the north, Aberdeen Drive to the west and Elmwood Drive to the east.

The ODP provides an overarching urban design framework to guide the future development of the land. The ODP includes Land Use, Movement, Green and Blue Networks and incorporates the wider strategic and community outcomes expressed in the Prebbleton Structure Plan.

### **URBAN DESIGN**

The design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol and accord with the Selwyn District Council Subdivision Design Guide (September 2009). The following environmental outcomes are to be achieved:

- Development that meets the District Plan policies, realises an overall increase in residential density, applies urban consolidation principles and assists in achieving a compact concentric settlement pattern for Prebbleton.
- Provision for a range of section sizes and housing typologies to respond to the wider needs of the community, whilst achieving the prescribed minimum household densities and minimum average allotment sizes.
- Subdivision layouts that integrate with adjoining neighbourhoods and incorporate existing land uses where appropriate. The wider context of the development area should influence the subdivision layout by protecting and enhancing cultural, ecological, heritage and Te Taumutu values and existing built features, such as amenity trees and water races.
- Layouts and urban design treatments that create a distinguishable sense of place, assist in enhancing the wider character and amenity of Prebbleton and deliver safe, vibrant and healthy living environments. Layouts should apply Crime Prevention through Environmental Design (CPTED) design principles.
- Integrated and legible road hierarchy that supports safe and efficient connections and promotes walking and cycling. Road design and landscape treatments should contribute to the overall character of Prebbleton and assist in connecting residential development with open space reserves and other public assets and services within the township, such as the Domain, Primary School, Nature Park and the town centre.
- Sustainable methods to treat and dispose of stormwater that protect groundwater resources and surface waterways (including springs, water/stock races) from contamination, while integrating with open space and reserves where appropriate.
- Installation of all the necessary infrastructure services within the ODP area, and the cost effective and efficient connection of those services to the wider network.

### **LAND USE**

The ODP Area shall achieve a minimum net density of 10 households per hectare. Lower density allotments are necessary on the majority of the western boundary and the full length of the northern boundary to integrate the site with the adjoining Living 2A (Blakes Road) and Living 2A (The Paddocks) zones, being the Aberdeen and The Paddocks subdivisions respectively. Smaller sections are best established within the centre of the site to reduce the risk of adverse amenity effects on the adjoining Living 1A4 zone to the east and Living 1A6 zone to the south.

Dwellings must front Blakes Road to enhance passive surveillance and safety, while creating a high amenity streetscape. Appropriate design layouts should take into consideration the shape, orientation and aspect of sections, with internal roads supporting access that avoids housing from backing onto Blakes Road.

Residential housing established along the Local Minor Road to the north-east of the reserve must front the reserve. Appropriate interface treatments must promote passive surveillance, support front yards facing towards the reserve and avoid a streetscape that is comprised of tall fencing or solid screening. Other suitable methods, such as fencing controls and set backs, should be formalised at subdivision stage to ensure that all future residential development that overlooks the reserve optimises the high amenity and outlook provided by this open space.

### **MOVEMENT NETWORK**

The proposed roading network consists of a Local Major Road that forms a loop around the development block, supported by

Local Intermediate and Local Minor Roads, to achieve an integrated and legible internal road layout. The ODP indicates that the Local Major Road connects to Blakes Road at two points, with the south-eastern connection aligning with the access point being established in the Living 1A6 zone on the opposite side of Blakes Road to form a crossroad.

The Local Minor Road that links between the Local Major Road and Local Intermediate Road shall align with the existing grouping of high quality amenity trees. These trees must be incorporated into the road reserve as an amenity feature. Retaining the trees preserves a link to the previous land use activity and protects high quality specimens. It also contributes to the character of Prebbleton. This grouping contains 7 specimens that are suitable to be retained as street trees within the road reserve, and includes specifically a row of six oak/*Quercus* that follow a north-south alignment and a single oak/*Quercus* to the south-east of this row of oaks.

A Local Minor Road situated north of the proposed reserve will provide access to adjacent residential sites. This will ensure that buildings front the road and overlook the reserve. The ODP also supports the establishment of a connection between the development block and the Living 2A zone to the north to support connectivity and to ensure this property does not become land locked.

Two indicative connections are also identified from the Local Major Road into the northern portion of the development block to achieve an integrated internal roading network. Confirmation will need to be established at subdivision that these through connections avoid conflict with the existing dwelling established within this property.

The remaining internal roading layout must be able to respond to the possibility that the area may be developed progressively over time. Road alignments must be arranged in such a way that long term inter-connectivity is achieved once the block is fully developed.

## **GREEN NETWORK**

The ODP indicates a single open space reserve approximately 3,000m<sup>2</sup> in size. The reserve is located centrally along the Local Major Road. This location has been identified to optimise a portion of the existing walnut grove to secure a unique amenity feature, while preserving an historic reference to the previous use of the site. The orientation of this reserve supports a high amenity entrance into the site when viewed from Blakes Road.

A portion of the existing walnut/*Juglans* grove is to be retained as part of the reserve. These trees present an opportunity to retain a link to the land holdings past and to create a public space containing a relatively unique amenity feature. This walnut grove is contained within the legal boundaries of 36 Blakes Road (Lot 2 DP 54834).

Further investigations shall be undertaken at subdivision to determine the practicalities of retaining the following existing specimen trees within any future layout:

- Two sycamore/*Acer pseudoplatanus* and an established walnut/*Juglans* tree on the frontage of Blakes Road located within the gardens of the existing cottage at 36 Blakes Road (Lot 2 DP 54834).
- Three oak/*Quercus* trees within the yard at the rear of the Prebbleton Veterinary surgery at 56 Blakes Road (Lot 1 DP 58405).
- Nine oak/*Quercus* that follow an east-west alignment could also be incorporated into the road alignment along the northern side of the identified Local Major Road and future residential sections to the west of this road. These amenity trees are all currently contained within the legal boundaries of 60 Blakes Road (Lot 1 DP 71538).
- A copse containing two beech/*Nothofagus* and seven oak/*Quercus* trees to the north of the Local Major Road. The appropriateness of retaining this grouping of trees within any future connection to the land holding to the north should be investigated at subdivision. These trees are wholly contained within the legal boundary of 60 Blakes Road (Lot 1 DP DP 71538).

These trees provide amenity to the current and future residents and the community. They are a link to the historic use of the land, compliment the streetscape and assist in preserving and enhancing the character of Prebbleton. Options to secure the on-going protection of these specimens if retained include consent notices or private covenants to assure the trees longevity.

## **BLUE NETWORK**

There is sufficient capacity in the Blakes Road water main and wider network to support the additional water connections required to service the area. Any works shall accord with the upgrades identified for the township.

The anticipated wastewater solution is to establish a southern connection to the Living 1A6 zone on the opposite side of Blakes Road to enable access to the sewer gravity main.

There are a range of methods available to collect, treat and dispose of stormwater. Options include the discharge of hard surface and roof run-off within residential sections to on-site soakage pits and for run-off to be collected in roadside swales and then

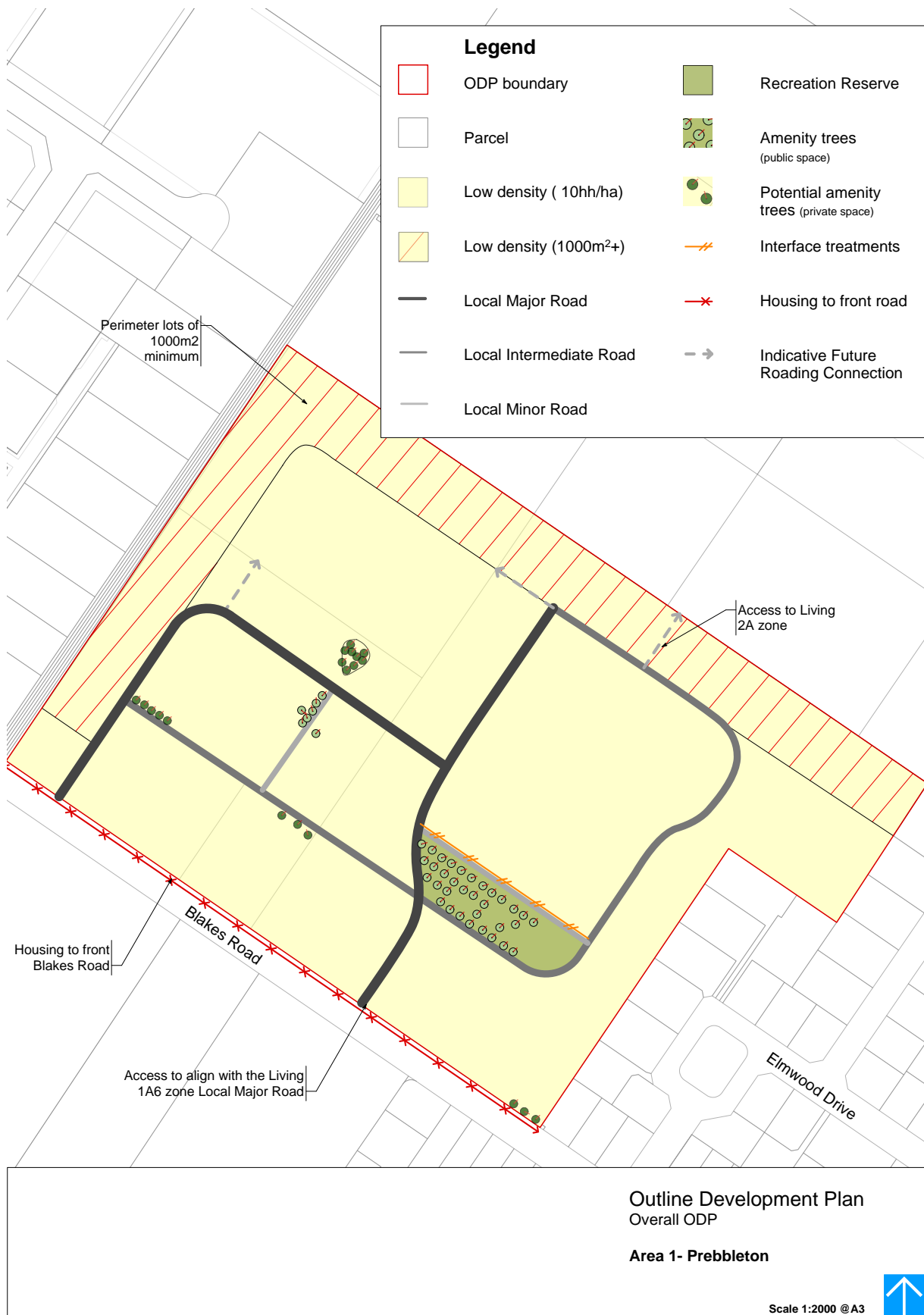
discharged to ground within the proposed development area. The roadside swales referenced on the ODP Plan are indicative only. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Stormwater solutions should integrate into both the road and reserve environments where practicable. The establishment of riparian margins and low impact stormwater management techniques are encouraged where appropriate to establish and enhance ecological corridors, habitats and Te Taumutu values attributed to the water resource.

FIGURES

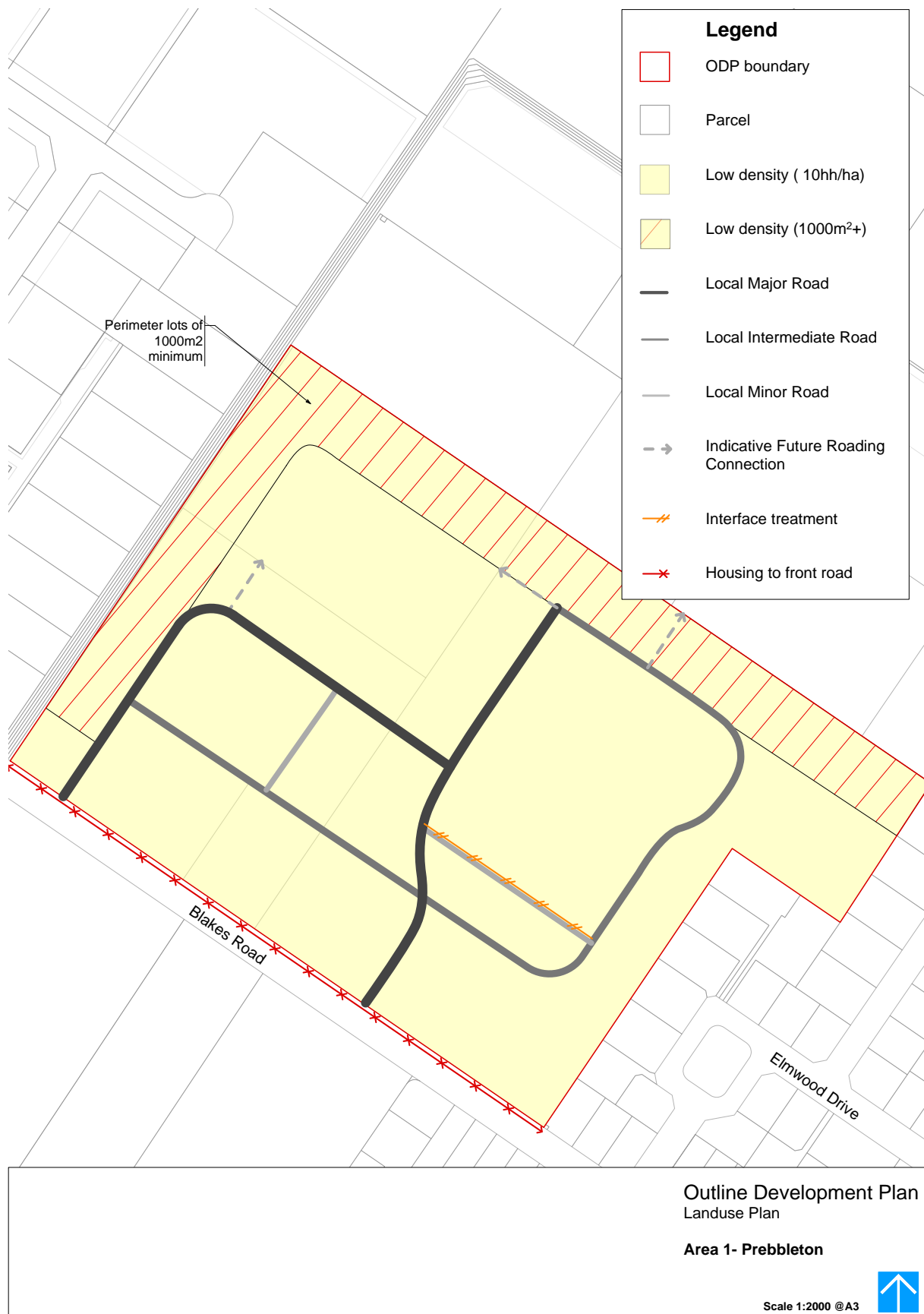
- OPD Overall ODP Area 1 Prebbleton
- OPD Landuse Plan Area 1 Prebbleton
- OPD Transport Network Plan Area 1 Prebbleton
- OPD Green Network Plan Area 1 Prebbleton
- ODP Blue Network Plan Area 1 Prebbleton



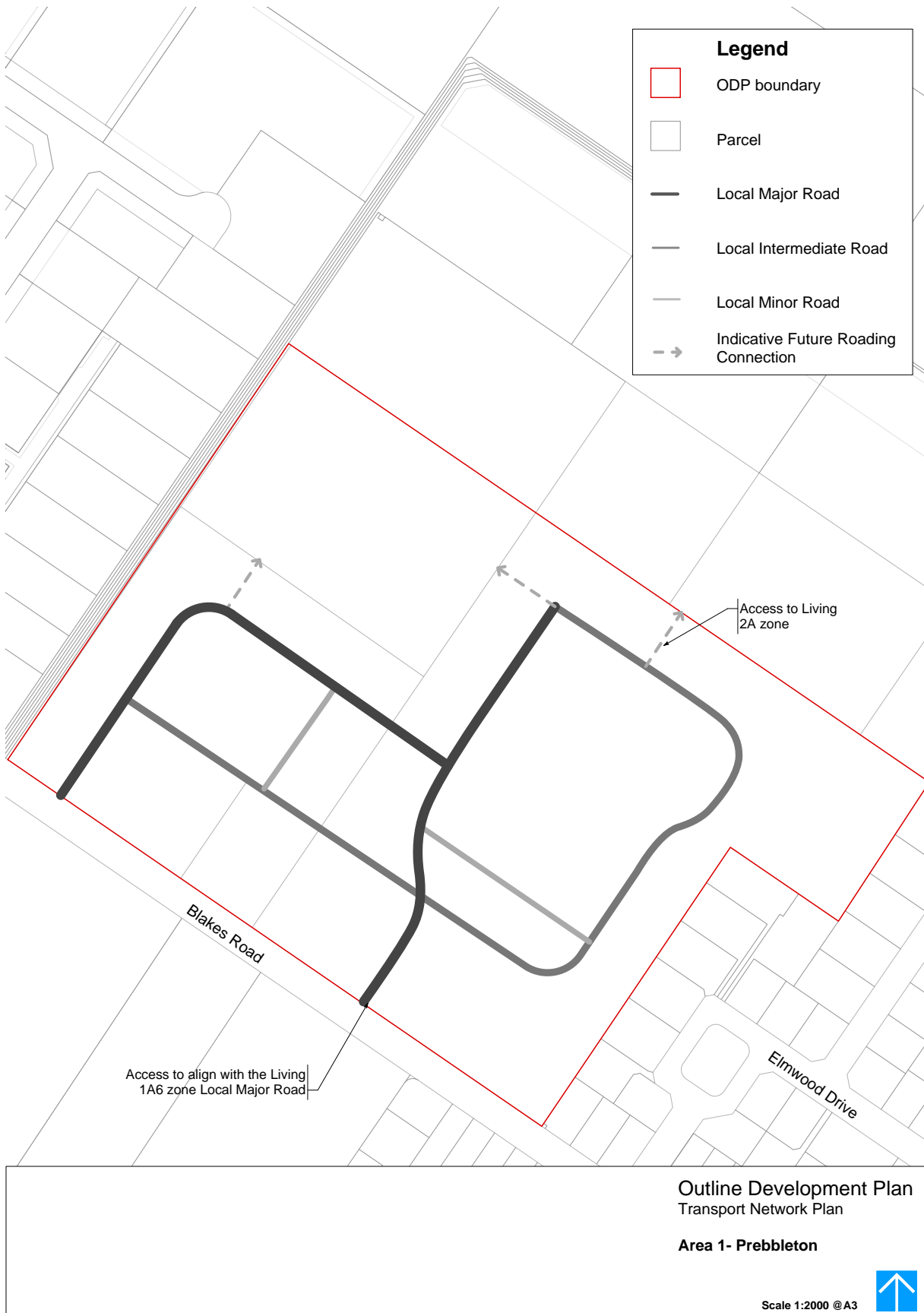
# OPD Overall ODP Area 1 Prebbleton



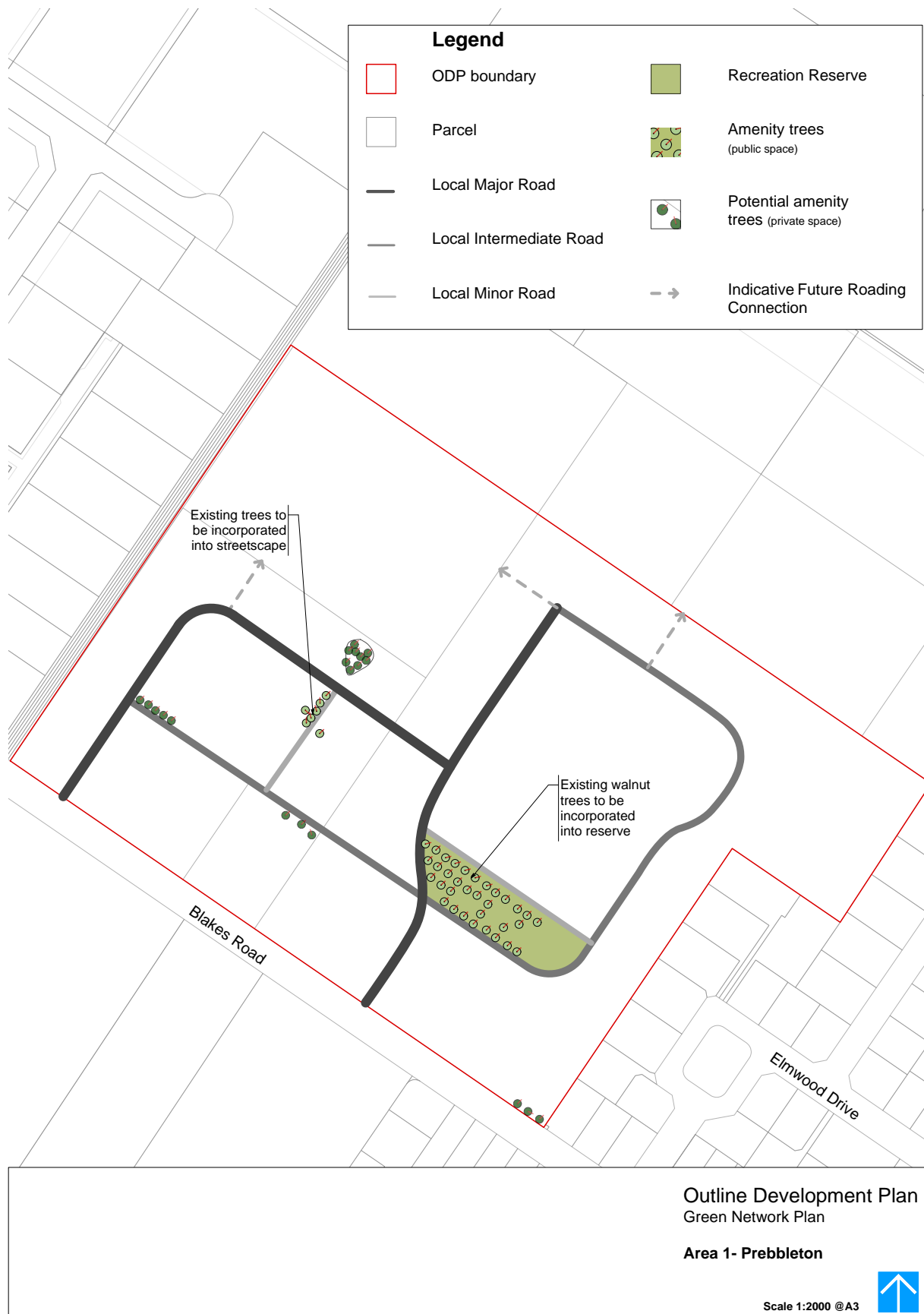
# OPD Landuse Plan Area 1 Prebbleton



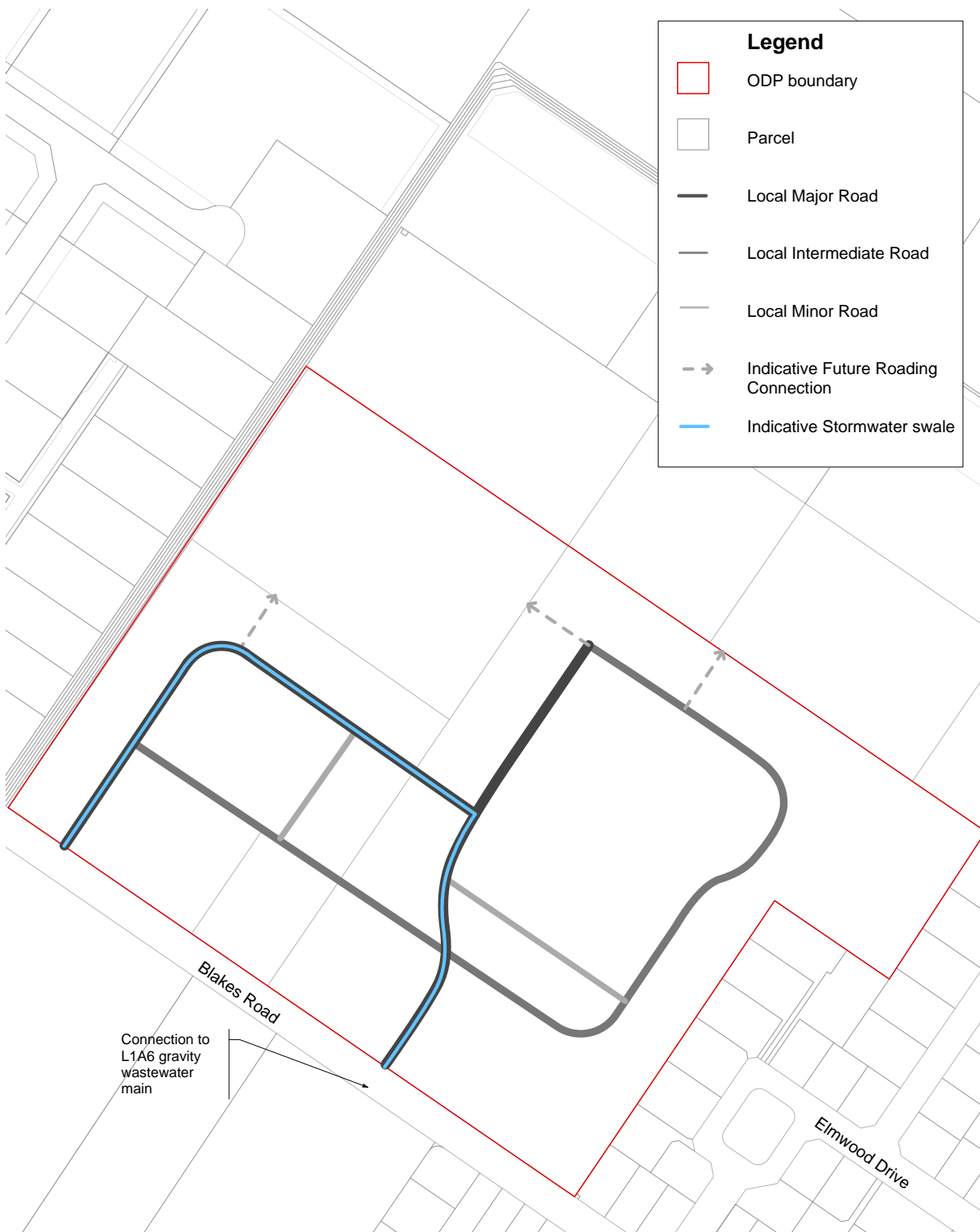
# OPD Transport Network Plan Area 1 Prebbleton



# OPD Green Network Plan Area 1 Prebbleton



# ODP Blue Network Plan Area 1 Prebbleton



**Legend**

- ODP boundary
- Parcel
- Local Major Road
- Local Intermediate Road
- Local Minor Road
- Indicative Future Roading Connection
- Indicative Stormwater swale

Connection to L1A6 gravity wastewater main

Blakes Road

Elmwood Drive

Outline Development Plan  
Blue Network Plan  
**Area 1- Prebbleton**

Scale 1:2000 @A3

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## **OUTLINE DEVELOPMENT PLAN AREA 2**

### **INTRODUCTION**

This Outline Development Plan (ODP) is for Area 2, which is zoned Living Z. Area 2 is comprised of a single 6.4ha property that fronts Trents Road. The development block is generally bound by the Kingcraft Drive Existing Development Area zone to the west, Cairnbrae development to the north (Living 1A6 zone) and Waratah Park development to the east (Living X zone).

The ODP provides an overarching urban design framework to guide the future development of the land. The ODP includes Land Use, Movement, Green and Blue Networks and incorporates the wider strategic and community outcomes expressed in the Prebbleton Structure Plan.

### **URBAN DESIGN**

The design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol and accord with the Selwyn District Council Subdivision Design Guide (September 2009). The following environmental outcomes are to be achieved:

- Development that meets the District Plan policies, realises an overall increase in residential density, applies urban consolidation principles and assists in achieving a compact concentric settlement pattern for Prebbleton.
- Provision for a range of section sizes and housing typologies to respond to the wider needs of the community, whilst achieving the prescribed minimum household densities and minimum average allotment sizes.
- Subdivision layouts that integrate with adjoining neighbourhoods and incorporate existing land uses where appropriate. The wider context of the development area should influence the subdivision layout by protecting and enhancing cultural, ecological, heritage and Te Taumutu values and existing built features, such as amenity trees and water races.
- Layouts and urban design treatments that create a distinguishable sense of place, assist in enhancing the wider character and amenity of Prebbleton and deliver safe, vibrant and healthy living environments. Layouts should apply Crime Prevention through Environmental Design (CPTED) design principles.
- Integrated and legible road hierarchy that supports safe and efficient connections and promotes walking and cycling. Road design and landscape treatments should contribute to the overall character of Prebbleton and assist in connecting residential development with open space reserves and other public assets and services within the township, such as the Domain, Primary School, Nature Park and the town centre.
- Sustainable methods to treat and dispose of stormwater that protect groundwater resources and surface waterways (including springs, water/stock races) from contamination, while integrating with open space and reserves where appropriate.
- Installation of all the necessary infrastructure services within the ODP area, and the cost effective and efficient connection of those services to the wider network.

### **LAND USE**

The ODP Area shall achieve a minimum net density of 10 households per hectare. Lower density allotments are necessary on the western boundary to integrate the site with the adjoining lifestyle properties established within the Kingcraft Drive Existing Development Area zone. Appropriate interface treatments at the boundary between residential and rural residential activities, and methods to protect these treatments in the long term, shall be established. Treatments could include appropriate fencing, landscaping and minimum building set backs.

Smaller sections are best established within the centre of the site to reduce the risk of adverse amenity effects on the adjoining Living X zone to the east and Living 1A6 zone to the north. The proposed reserve forms a focal point for residential housing, with layouts and interface treatments optimising the open space amenity and outlook provided by the reserve.

Dwellings must front Trents Road to enhance passive surveillance and safety, while contributing to a high amenity streetscape. Appropriate design layouts should take into consideration the shape, orientation and aspect of sections, with internal roads and access arrangements that support housing that fronts onto Trents Road.

Residential housing established adjacent to any future stormwater basins and the reserve must front these open space areas. Appropriate interface treatments promote passive surveillance and support front yards facing towards the reserve. Streetscapes that are comprised of tall fencing or screening that may undermine the amenity afforded by the reserve are to be avoided. Suitable methods, such as fencing controls and set backs, should be formalised at subdivision stage to ensure all future residential development overlooking these reserves benefit from the high amenity and outlook.

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## **MOVEMENT NETWORK**

The proposed roading network consists of one Local Intermediate Road that links Trents Road with the Cairnbrae development to the north (Living 1A6 zone) to achieve an integrated transport network for the wider area. On-road cycling is provided for within the Local Intermediate Road to support the wider circular walking and cycling network identified within the Prebbleton Structure Plan.

The remaining internal roading layout must be arranged in such a way that long term inter-connectivity is achieved once the block is fully developed.

## **GREEN NETWORK**

The ODP indicates a single open space reserve that is approximately 2,000m<sup>2</sup> in size to accord with the reserve provision calculations for the township and the population base it is serving. The location has been identified to ensure people living within the development block have access to open space within a 400m walking radius of their homes.

## **BLUE NETWORK**

There is sufficient capacity in the Trents Road water main and wider network to support the additional water connections required to service the area, with works having to accord with the upgrades identified for the township.

The anticipated wastewater solution is to extend the wastewater network to the pumping station established at the intersection of Trents Road and Lindsay Drive.

There are a range of methods available to collect, treat and dispose of stormwater. Options include the discharge of hard surface and roof run-off within residential sections to be disposed on site via soakage pits and for run-off to be directed to two stormwater basins within the proposed development area. The stormwater basins and swales referenced in the ODP plan are indicative only. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Stormwater solutions should integrate into both the road and reserve environments where practicable. The establishment of riparian margins and low impact stormwater management techniques are encouraged where appropriate to establish and enhance ecological corridors, habitats and Te Taumutu values attributed to the water resource.













**FIGURES**

- ODP Overall ODP Area 2 Prebbleton
- OPD Landuse Plan Area 2 Prebbleton
- OPD Transport Network Plan Area 2 Prebbleton
- OPD Green Network Plan Area 2 Prebbleton
- ODP Blue Network Plan Area 2 Prebbleton




# ODP Overall ODP Area 2 Prebbleton

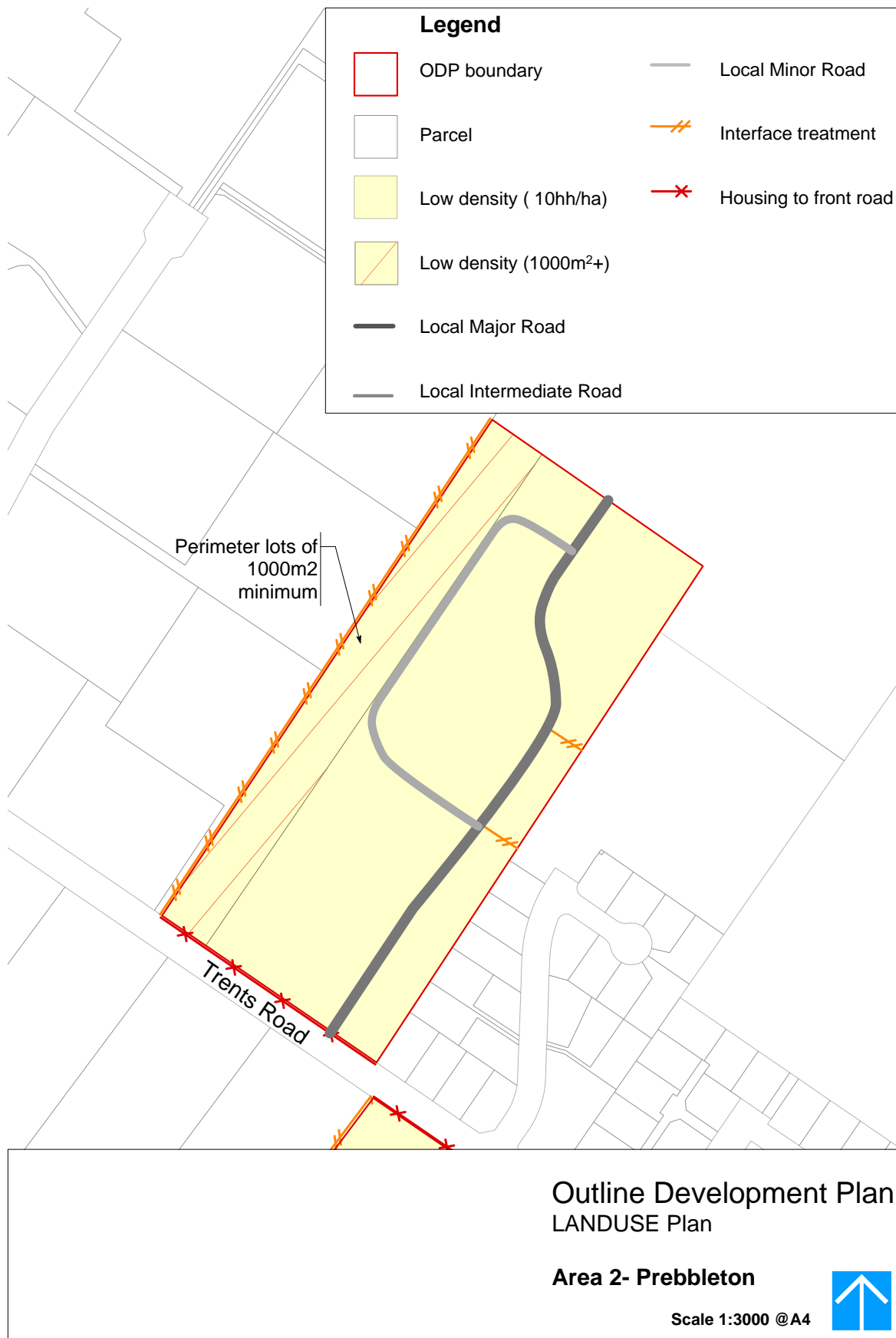
**Legend**

	ODP boundary		Local Minor Road		Indicative Stormwater reserve
	Parcel		Interface treatment		Indicative Stormwater swale
	Low density ( 10hh/ha)		Housing to front road		On-road cycling
	Low density (1000m <sup>2</sup> +)		Recreation Reserve		
	Local Intermediate Road				

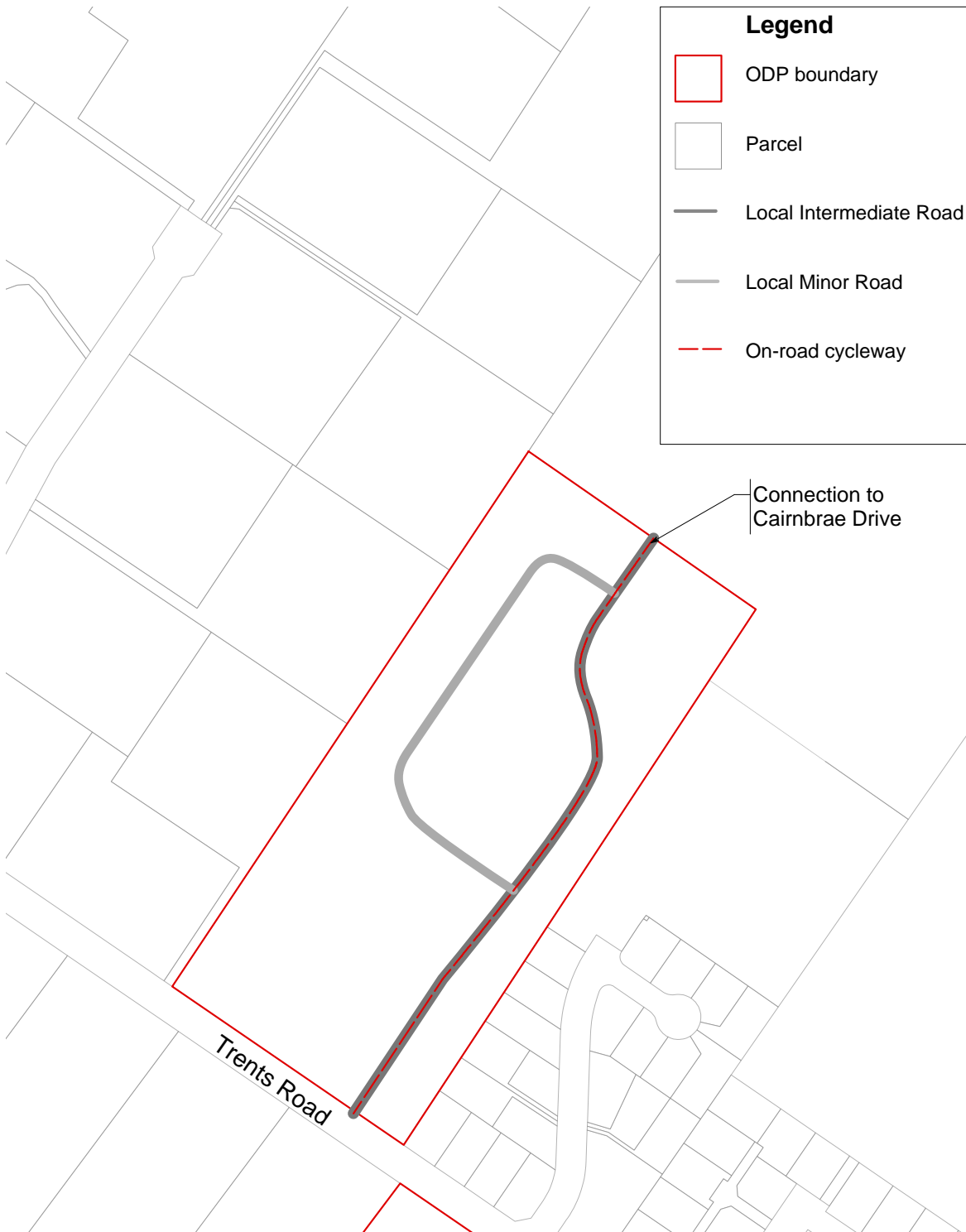


**Outline Development Plan**  
**OVERALL ODP**  
**Area 2- Prebbleton**  
 Scale 1:3000 @A4 

# OPD Landuse Plan Area 2 Prebbleton




# OPD Transport Network Plan Area 2 Prebbleton



**Outline Development Plan**  
TRANSPORT Network Plan

**Area 2- Prebbleton**

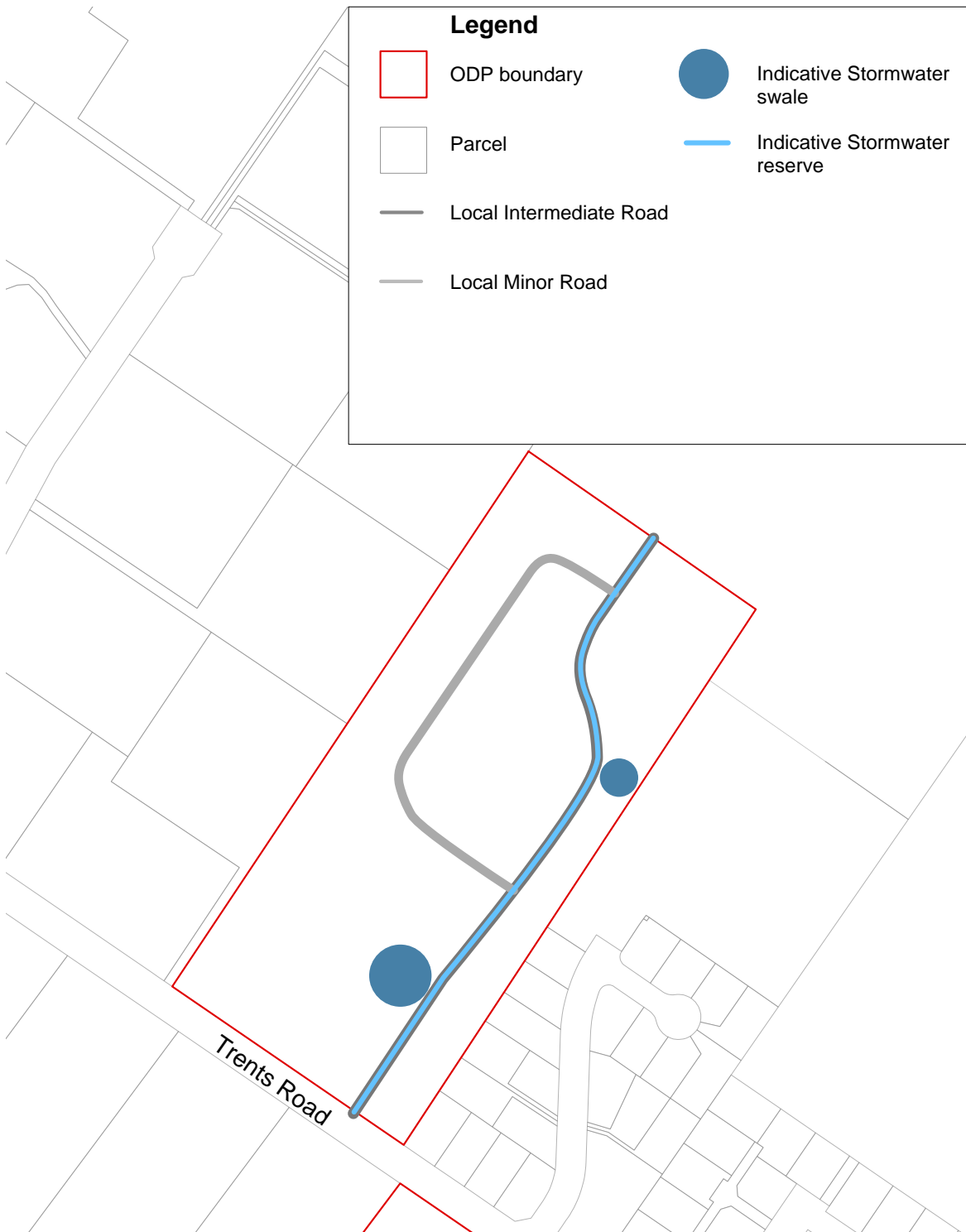
Scale 1:3000 @A4



# OPD Green Network Plan Area 2 Prebbleton



# ODP Blue Network Plan Area 2 Prebbleton



Outline Development Plan  
BLUE Network Plan

Area 2- Prebbleton

Scale 1:3000 @A4



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## **OUTLINE DEVELOPMENT PLAN AREA 3**

### **INTRODUCTION**

This Outline Development Plan (ODP) is for Area 3, which is zoned Living Z. Area 3 incorporates 11.7ha of land comprising the five properties that are contained by Trents Road to the north, Hamptons Road to the south, the Sterling Park development (Living X zone) and Prebbleton Nature Park to the east and the Rural (inner Plains) zone to the west.

The ODP provides an overarching urban design framework to guide the future development of the land. The ODP includes Land Use, Movement, Green and Blue Networks and incorporates the wider strategic and community outcomes expressed in the Prebbleton Structure Plan.

### **URBAN DESIGN**

The design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol and accord with the Selwyn District Council Subdivision Design Guide (September 2009). The following environmental outcomes are to be achieved:

- Development that meets the District Plan policies, realises an overall increase in residential density, applies urban consolidation principles and assists in achieving a compact concentric settlement pattern for Prebbleton.
- Provision for a range of section sizes and housing typologies to respond to the wider needs of the community, whilst achieving the prescribed minimum household densities and minimum average allotment sizes.
- Subdivision layouts that integrate with adjoining neighbourhoods and incorporate existing land uses where appropriate. The wider context of the development area should influence the subdivision layout by protecting and enhancing cultural, ecological, heritage and Te Taumutu values and existing built features, such as amenity trees and water races.
- Layouts and urban design treatments that create a distinguishable sense of place, assist in enhancing the wider character and amenity of Prebbleton and deliver safe, vibrant and healthy living environments. Layouts should apply Crime Prevention through Environmental Design (CPTED) design principles.
- Integrated and legible road hierarchy that supports safe and efficient connections and promotes walking and cycling. Road design and landscape treatments should contribute to the overall character of Prebbleton and assist in connecting residential development with open space reserves and other public assets and services within the township, such as the Domain, Primary School, Nature Park and the town centre.
- Sustainable methods to treat and dispose of stormwater that protect groundwater resources and surface waterways (including springs, water/stock races) from contamination, while integrating with open space and reserves where appropriate.
- Installation of all the necessary infrastructure services within the ODP area, and the cost effective and efficient connection of those services to the wider network.

### **LAND USE**

The ODP Area shall achieve a minimum net density of 10 households per hectare. Dwellings must front Springs Road and Trents Road to enhance passive surveillance and safety, while creating a high amenity streetscape. Appropriate design layouts should take into consideration the shape, orientation and aspect of sections, with internal roads and access arrangements that support housing that fronts onto Springs Road and Trents Road.

Residential housing established along the boundary with the recreation reserve and Prebbleton Nature Park must front these reserves. Appropriate interface treatments promote passive surveillance and support front yards facing towards the reserves. Streetscapes that are comprised of tall fencing or screening that may undermine the amenity afforded by the reserve are to be avoided. Suitable methods, such as fencing controls and set backs, should be formalised at subdivision stage to ensure all future residential development overlooking these reserves benefit from the high amenity and outlook provided by the Prebbleton Nature Park and future recreation reserve. Appropriate perimeter planting and fencing must be established along the western boundary of the development block to define the urban/rural interface and avoid adverse reverse sensitivity effects.

### **MOVEMENT NETWORK**

The proposed roading network consists of a Local Major Road that connects Springs Road with Trents Road. On-road cycling is provided for within the Local Major Road to support the wider circular walking and cycling network identified within the Prebbleton Structure Plan, including safe access to the Prebbleton Nature Park. The northern point of this Local Major Road must

align with the entrance to Lindsay Drive to create a cross roads and promote connectivity to adjacent neighbourhoods.

The ODP requires a secondary east-west connection to Sterling Drive. Future indicative connections have been identified between Area 3 and the rural land holdings to the west. This will facilitate connectivity and expansion of the network should this land be developed to residential densities in the future.

Local Minor Roads provide access along the north-western boundary of the Prebbleton Nature Park and the southern boundary of the proposed recreation reserve.

Direct through connections from the development block to Hamptons Road are to be avoided to reduce the potential for conflict with future road users. This road is proposed to be upgraded in the future in accordance with the Christchurch Rolleston and Environs Transportation Study 2007.

A detailed engineering assessment is required to establish the proximity roads able to be established within Area 3 where the land adjoins the Prebbleton Nature Park and the former quarry contained within it. This is to ensure that any roads, or subterranean servicing contained within it, do not undermine the stability of the quarry face or contribute to increased road maintenance and upgrade costs in the future.

The remaining internal roading layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term inter-connectivity is achieved once the block is fully developed.

## **GREEN NETWORK**

The ODP shows a single open space reserve that is 3,000m<sup>2</sup> in size. The location of the recreation reserve has been determined based on the amount of reserves established in the wider area and to ensure people living within the development block have access to open space within a 400m walking radius of their homes.

An additional open space setback between the Prebbleton Nature Park and the future roads on the north-western and south-western boundaries may be necessary. This is to ensure the roads are sufficiently set back from the former quarry face contained within the reserve. Further detailed engineering investigations will determine the setback needed between the quarry face and the road.

Further investigations shall be undertaken at subdivision to determine the practicalities of retaining the following existing specimen trees within any future layout:

- Plantings and ornamental shrubs along the eastern boundary of the development block with Springs Road, which are contained within the legal boundary of 670 Springs Road (Lot 1 DP 25587). These plantings are recognised as an attractive gateway feature when entering the township and they compliment the amenity of the adjoining Prebbleton Nature Park.
- The black beech/*Nothofagus solandri*, blue cedar/*Cedrus atlantica* and copper beech/*Fagus sylvatica* 'Purpurea' trees contained within the residential section at the corner of Hamptons and Springs Roads, being 146 Hamptons Road (Lot 1 DP 19741).

These amenity trees provide a link to the previous use of the land, compliment the streetscape and assist in preserving and enhancing the character of Prebbleton. Options to secure the on-going protection of these specimens if retained include consent notices or private covenants to assure the trees longevity.

## **BLUE NETWORK**

There is sufficient capacity in both the Springs Road and Trent's Road water main and wider network to support the additional water connections required to service the area, with works having to accord with the upgrades identified for the township.

An existing pumping station is located on the corner of Trent's Road and Lindsay Drive. Access to the Springs Road sewer main is restricted. The anticipated wastewater solution is to establish a northern connection to the Trent's Road and Lindsay Drive pumping station.

There are a range of methods available to collect, treat and dispose of stormwater. Options include the discharge of hard surface and roof run-off within residential sections to be disposed on site via soakage pits and for run-off being collected in roadside swales and then discharged to ground via soakage pits within the proposed development area. Stormwater associated with large rainfall events may be directed to the Prebbleton Nature Park and discharged to ground. Account will need to be made for the amenity and ecological values of this reserve and the extent to which this would not be undermined by the intermittent stormwater discharges if the option to discharge into the Prebbleton Nature Park is pursued. The roadside swales referenced on the ODP plan are indicative only. Detailed stormwater solutions are to be determined by the developer in collaboration with Council at subdivision stage and in accordance with Environment Canterbury requirements. Stormwater solutions should

**integrate into both the road and reserve environments where practicable. The establishment of riparian margins and low impact stormwater management techniques are encouraged where appropriate to establish and enhance ecological corridors, habitats and Te Taumutu values attributed to the water resource.**
















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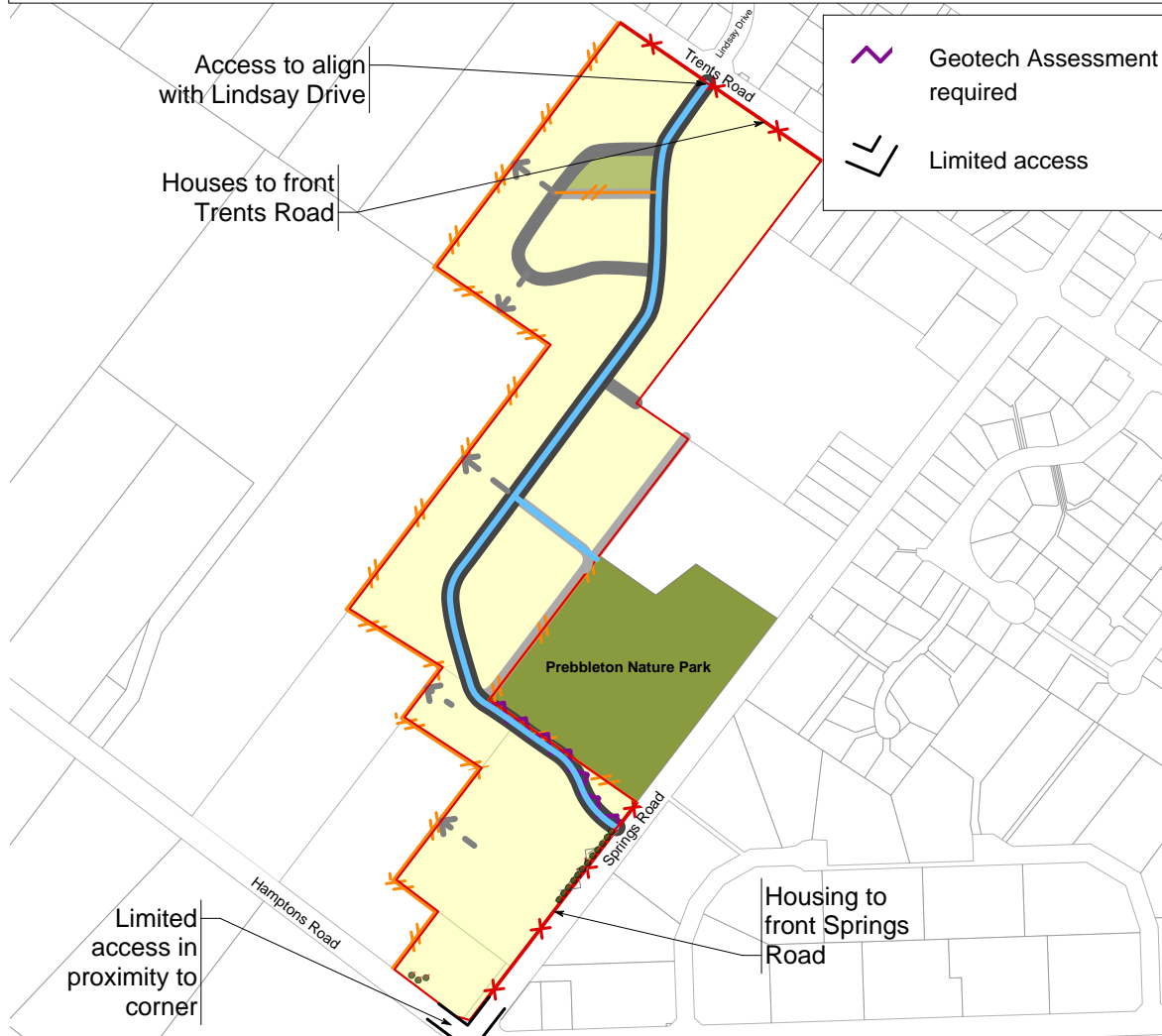
**FIGURES**

- ODP Overall ODP Area 3 Prebbleton
- OPD Landuse Plan Area 3 Prebbleton
- OPD Transport Network Plan Area 3 Prebbleton
- ODP Green Network OPD Area 3 Prebbleton
- ODP Blue Network Plan Area 3 Prebbleton

# ODP Overall ODP Area 3 Prebbleton

**Legend**

	ODP boundary		Local Intermediate Road		Recreation Reserve
	Parcel		Local Minor Road		Existing Reserve
	Low density ( 10hh/ha)		Indicative future roading link		Potential amenity trees (private space)
	Local Major Road		Interface treatment		Indicative Stormwater swale
			Housing to front road		



## Outline Development Plan OVERALL ODP












### Area 3- Prebbleton

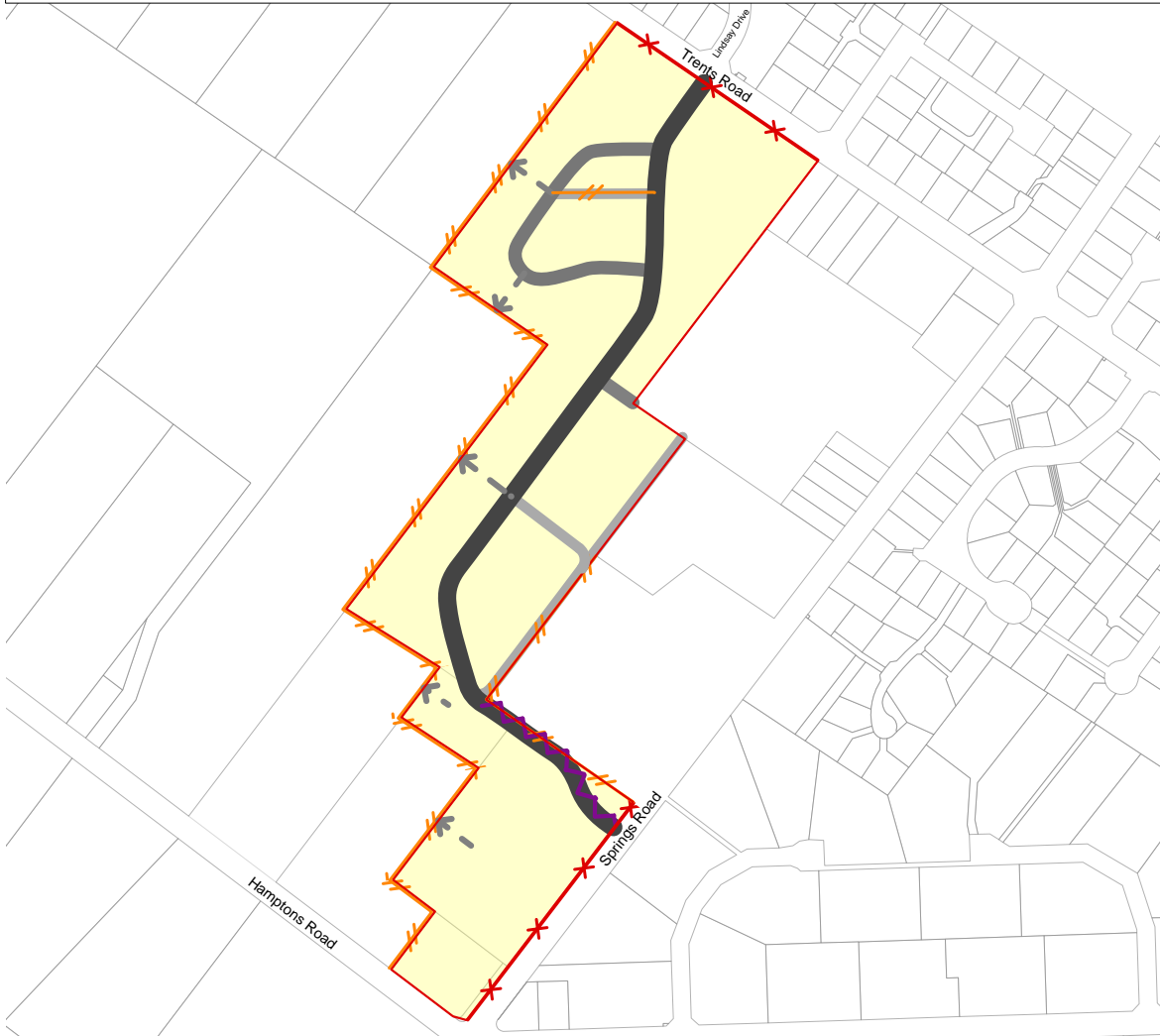
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# OPD Landuse Plan Area 3 Prebbleton

**Legend**

	ODP boundary		Local Intermediate Road		Geotech Assessment required
	Parcel		Local Minor Road		Limited access
	Low density ( 10hh/ha)		Indicative future roading link		Housing to front road link
	Local Major Road		Interface treatment		



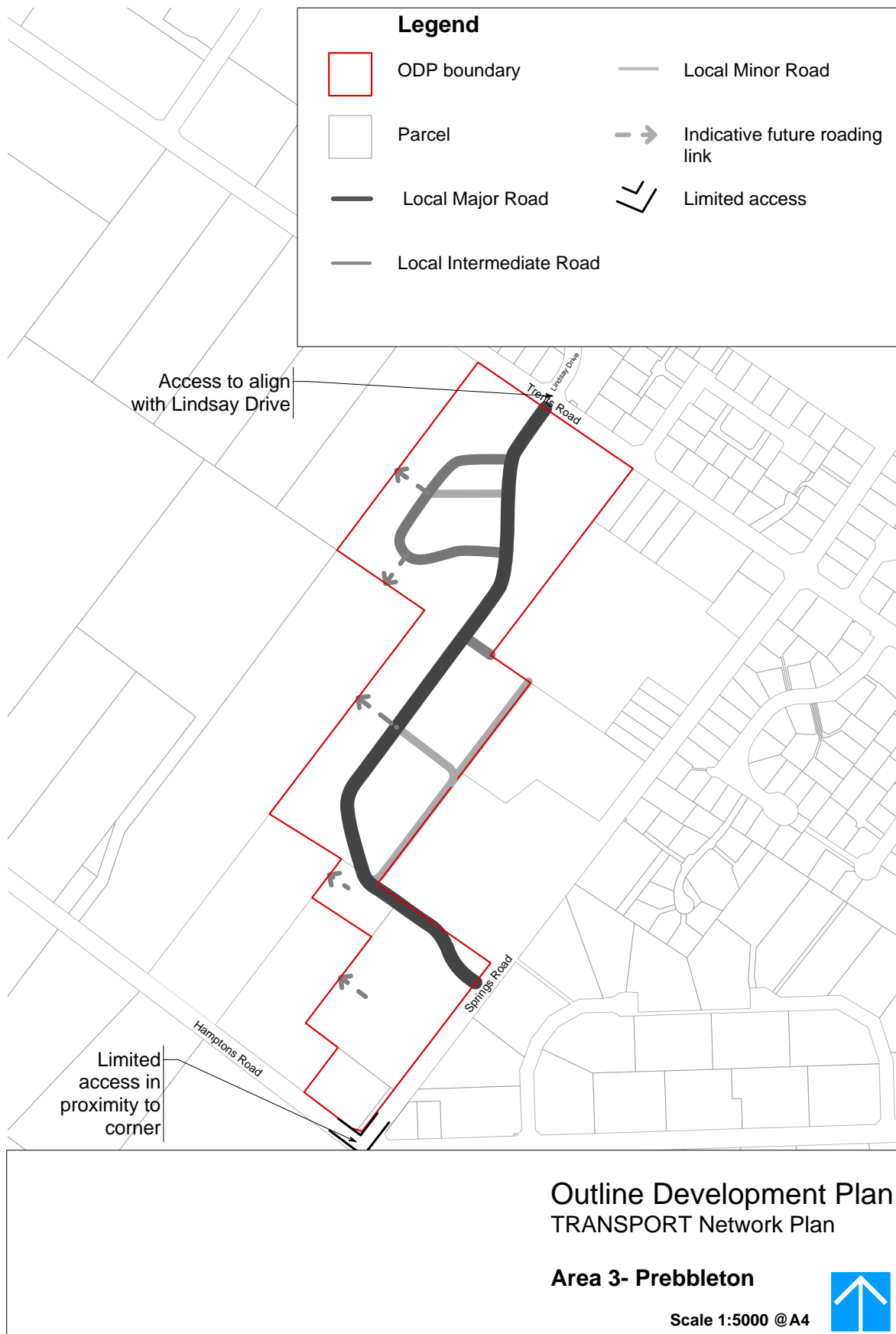
Outline Development Plan  
LANDUSE Plan

Area 3- Prebbleton

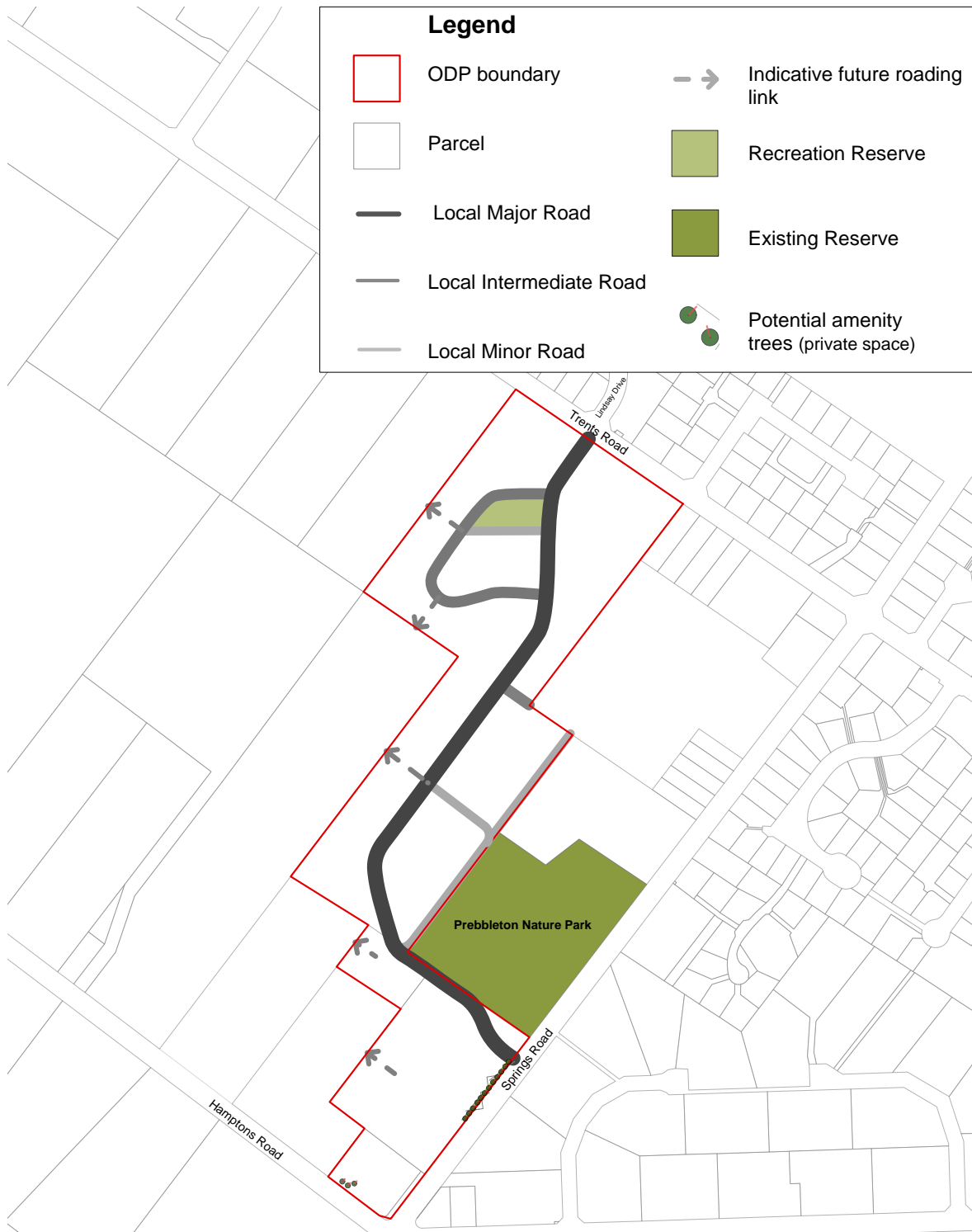
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# OPD Transport Network Plan Area 3 Prebbleton



# ODP Green Network OPD Area 3 Prebbleton



**Legend**

	ODP boundary		Indicative future roading link
	Parcel		Recreation Reserve
	Local Major Road		Existing Reserve
	Local Intermediate Road		Potential amenity trees (private space)
	Local Minor Road		

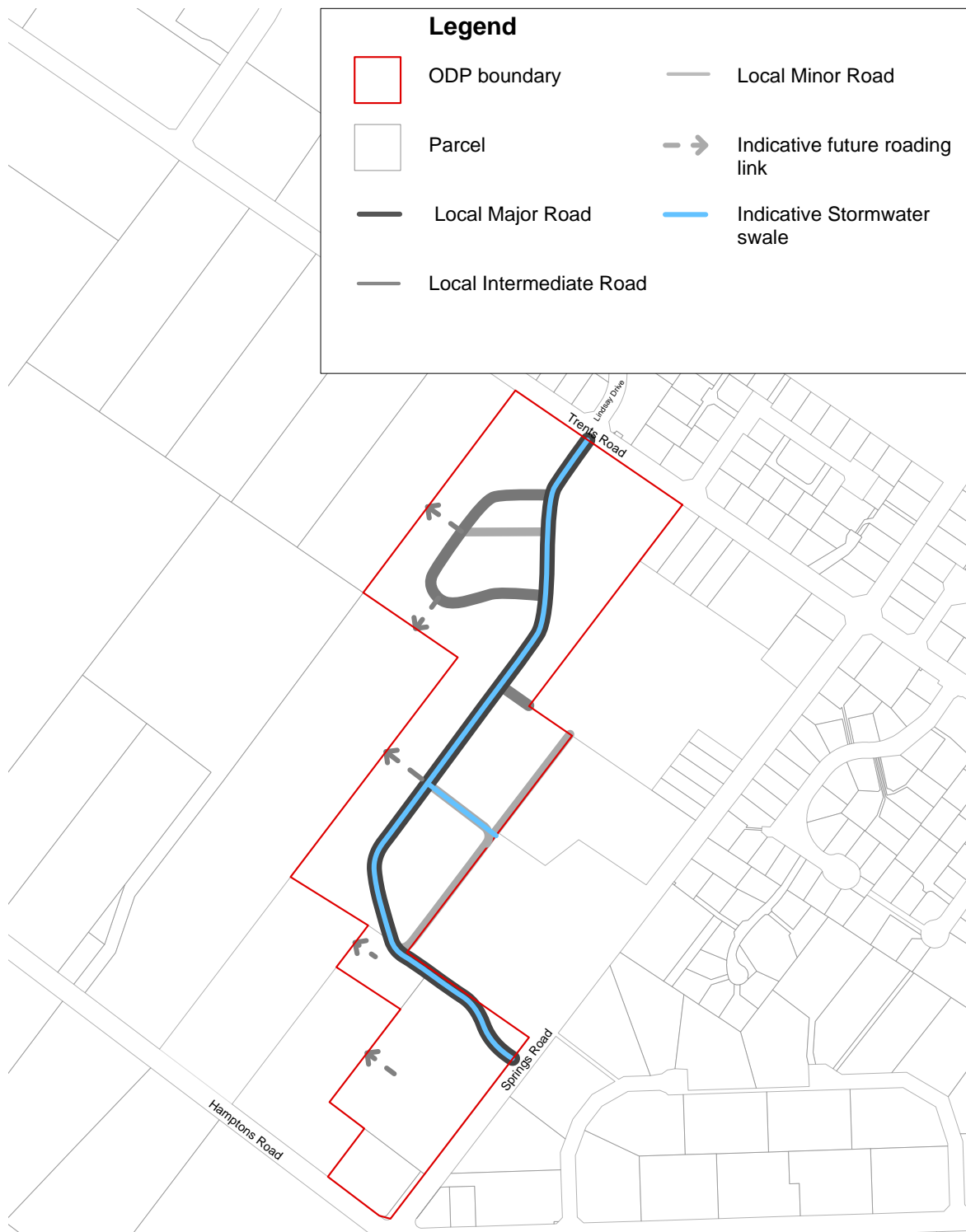
Outline Development Plan  
GREEN Network ODP

Area 3- Prebbleton

Scale 1:5000 @A4



# ODP Blue Network Plan Area 3 Prebbleton



Outline Development Plan  
BLUE Network Plan

Area 3- Prebbleton

Scale 1:5000 @A4



## **OUTLINE DEVELOPMENT PLAN AREA 4**

### **INTRODUCTION**

This Outline Development Plan (ODP) is for Area 4, which is zoned Living Z. Area 4 includes 25.5ha of land generally comprising three properties that front onto Tosswill Road. The development block is contained by the Prebbleton Central development to the west (Living X zone), Rural (Inner Plains) zone to the north and east, and the Oakwood Mews development (Living 1A1 zone) to the south.

The ODP provides an overarching urban design framework to guide the future development of the land. The ODP includes Land Use, Movement, Green and Blue Networks and incorporates the wider strategic and community outcomes expressed in the Prebbleton Structure Plan.

### **URBAN DESIGN**

The design principles that underpin this ODP are in line with the New Zealand Urban Design Protocol and accord with the Selwyn District Council Subdivision Design Guide (September 2009). The following environmental outcomes are to be achieved:

- Development that meets the District Plan policies, realises an overall increase in residential density, applies urban consolidation principles and assists in achieving a compact concentric settlement pattern for Prebbleton.
- Provision for a range of section sizes and housing typologies to respond to the wider needs of the community, whilst achieving the prescribed minimum household densities and minimum average allotment sizes.
- Subdivision layouts that integrate with adjoining neighbourhoods and incorporate existing land uses where appropriate. The wider context of the development area should influence the subdivision layout by protecting and enhancing cultural, ecological, heritage and Te Taumutu values and existing built features, such as amenity trees and water races.
- Layouts and urban design treatments that create a distinguishable sense of place, assist in enhancing the wider character and amenity of Prebbleton and deliver safe, vibrant and healthy living environments. Layouts should apply Crime Prevention through Environmental Design (CPTED) design principles.
- Integrated and legible road hierarchy that supports safe and efficient connections and promotes walking and cycling. Road design and landscape treatments should contribute to the overall character of Prebbleton and assist in connecting residential development with open space reserves and other public assets and services within the township, such as the Domain, Primary School, Nature Park and the town centre.
- Sustainable methods to treat and dispose of stormwater that protect groundwater resources and surface waterways (including springs, water/stock races) from contamination, while integrating with open space and reserves where appropriate.
- Installation of all the necessary infrastructure services within the ODP area, and the cost effective and efficient connection of those services to the wider network.

### **LAND USE**

The ODP Area shall achieve a minimum net density of 10 households per hectare. Lower density allotments are necessary on the north-eastern boundary of Area 4. This will assist to integrate the site with the adjoining Rural (Inner Plains) zone, to preserve views towards the Port Hills and to increase the separation between future housing and Transpower's 220kV electricity pylons and lines located further to the north-east. Appropriate interface treatments at the boundary between residential and rural activities, and methods to protect these treatments in the long term, shall be established, including appropriate fencing, landscaping and minimum building set backs.

The ODP identifies a Medium Density area situated along the alignment of an open space corridor. The open space corridor provides a high amenity feature that compliments more intensive housing typologies. Its location within the centre of the development area ensures that any effects arising from this form of development on established living environments are internalised to within the development block. The development blocks proximity to the town centre and the establishment of the open space corridor incorporating a pedestrian and cycling connection promotes ready access to the town centre, Prebbleton Primary School, proposed Domain extension and other services established within the township. Provision must be made for appropriate layouts and housing designs that accord with Council's Medium Density Housing Guide and the District Plan. The ODP requires the open space corridor to form a focal point for residential housing. Permeable fencing (a minimum of 50% transparency along the full length of the fence) and fencing setbacks (5m) are to be formalised to ensure a high quality living environment is established. Road layouts and the size, shape and orientation of these Medium Density sections need to be

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designed in such a way as to protect the amenity of the open space corridor. CPTED principles should also be applied to promote passive surveillance.

Residential housing established along the boundary with the proposed Domain extension must front this reserve. Appropriate interface treatments must promote passive surveillance, support front yards facing towards the reserve and avoid a streetscape that is comprised of tall fencing or screening that may undermine the amenity afforded by the future reserve. Suitable methods, such as fencing controls and set backs, should be formalised to ensure all future residential development overlooking these reserves benefit from the high amenity and outlook at subdivision stage.

Dwellings must front Tosswill Road to enhance passive surveillance and safety, while creating a high amenity streetscape. Appropriate design layouts should take into consideration the shape, orientation and aspect of sections, with internal roads and access arrangements that support housing that fronts onto Tosswill Road.

## **MOVEMENT NETWORK**

The proposed roading network is focused around the Local Major Road that connects Station Masters Way with Tosswill Road and the open space corridor that connects the proposed domain extension with the town centre.

On-road cycling is provided for within the Local Major Road to support the wider circular walking and cycling network identified within the Prebbleton Structure Plan. Off-road pedestrian and cycling connections are also identified along the full length of the open space corridor to support safe connections between the proposed domain extension and the town centre. It also provides an alternative alignment of the Christchurch to Little River Rail Trail. Dedicated walking and cycling links are also identified between the Local Major Road and the western point of the open space corridor, and between the Local Intermediate Road and Hodgens Road to the north-east. This road alignment supports section layouts that optimise the amenity provided by the open space corridor, while promoting a well integrated development.

The Local Intermediate and Local Minor Road network connects with Conductors Way and Platform Way established within the Prebbleton Central (Living X zone) to the west. The ODP makes specific provision for a Local Minor Road along the alignment of the open space corridor to the north to ensure section layouts facilitate future development that is well integrated into this high amenity feature. A Local Intermediate Road along the south-eastern boundary with the proposed domain extension also aims to support urban design outcomes and preserve the open space amenity associated within this proposed reserve. The same principles apply to the Local Intermediate Road along the south eastern boundary of the proposed Domain extension.

The remaining internal roading layout must be able to respond to the possibility that this area may be developed progressively over time. Road alignments must be arranged in such a way that long term inter-connectivity is achieved once the block is fully developed.

## **GREEN NETWORK**

The ODP requires the establishment of an open space corridor that generally follows the alignment of the existing drain that services the area. The alignment and orientation of this open space corridor has been established to support overland flows for stormwater, secure a green space link that protects easterly views to the Port Hills and accommodate a primary pedestrian and cycling connection that links the town centre with the proposed domain extension.

The open space corridor shall be 20m wide on average along its entire length, although this width is able to vary in places depending upon road layouts, reserve provision and use, stormwater attenuation areas and the alignment of pedestrian and cycle ways.

A 2,200m<sup>2</sup> open space reserve is required to be established along the open space corridor to accommodate the large mature macrocarpa/*Cupressus macrocarpa* tree. This amenity tree is an important land mark and amenity feature that provides a link to Prebbleton's historic past. The tree is contained within the legal boundary of 93 Tosswill Road (Lot 1 and Part Lot 2 DP 5464).

Further investigations shall be undertaken at subdivision to determine the practicalities of retaining the following existing specimen trees within any future layout:

- The row of Alder/*Alnus* trees and hedgerow that extends along a portion of the Tosswill Road frontage of the development block at 55 Tosswill Road (Lot 1 DP 3394 and Lot 2 DP 400006) should be investigated further to confirm that retention is feasible based on road shading, access arrangements and on-going maintenance.

These amenity trees provide a link to the previous use of the land, compliment the streetscape and assist in preserving and enhancing the character of Prebbleton. Options to secure the on-going protection of these specimens if retained include consent notices or private covenants to assure the trees long term retention.



---

## **BLUE NETWORK**

There is sufficient capacity in the Tosswill Road water main and wider network to support the additional water connections required to service the area, with works having to accord with the upgrades identified for the township.

The anticipated wastewater solution is to establish a western connection to the pumping station within the Prebbleton Central development (Living X zone) to enable access to the sewer gravity main.

Opportunity exists for a catchment wide approach to manage, treat and dispose of stormwater within an integrated treatment facility to be established to the south-east of the development block. This facility would treat and dispose of stormwater from the areas within the township that are served by the reticulated stormwater network, the Business 1 zone, Prebbleton Central subdivision (Living X zone) and ODP Area 4 to ensure discharges are sufficiently detained within this catchment. An area of 6.4ha north of the proposed Domain extension is anticipated to be required for the stormwater ponds and riparian margins, with overland flow paths being established within the open space corridor.

The overall stormwater solution should integrate with the wider transport and reserve network, including the proposed domain extension, walking and cycling network and open space corridor. Detailed stormwater solutions are to be determined by the developer in collaboration with Council and in accordance with Environment Canterbury requirements. This will involve the development of an integrated stormwater management scheme generally located to the east of the development area and north of the proposed domain extension, with stormwater being directed along the open space corridor. Riparian planting along the existing drain and the formation of wetland environments that support ecological, cultural and Te Taumutu values will also be a key component of the overall design. 'Spring reserves' are to be provided where necessary to separate spring water from stormwater flows to protect the Te Taumutu values of the spring water.

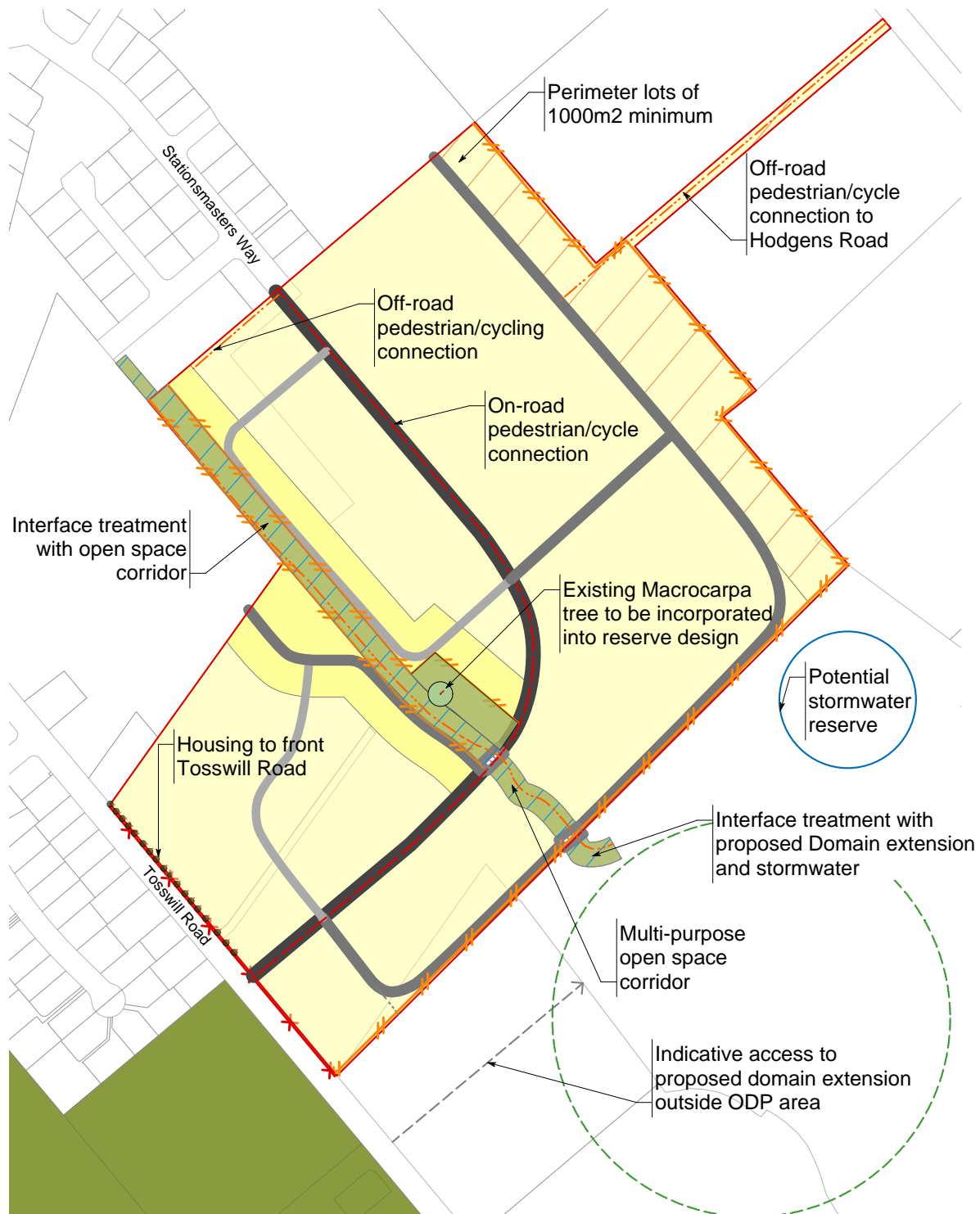
The existing stormwater facility that services the Prebbleton Central subdivision (Living X zone) and town centre could be decommissioned once the catchment wide stormwater treatment facility is established. If this was to occur, the resulting land may then be integrated into the open space corridor, with the balance being able to be developed to accommodate Medium Density housing.

On-site stormwater management that satisfies all Environment Canterbury requirements will be necessary until such time as the integrated stormwater management scheme is established.

**FIGURES**

- ODP Overall ODP Area 4 Prebbleton
- ODP Legend Area 4 Prebbleton
- ODP Landuse Plan Area 4 Prebbleton
- ODP Transport Network Plan Area 4 Prebbleton
- ODP Green Network Plan Area 4 Prebbleton
- ODP Blue Network Plan Area 4 Prebbleton

# ODP Overall ODP Area 4 Prebbleton



Please refer to page [E41-031](#) for Legend

## Outline Development Plan OVERALL ODP






### Area 4- Prebbleton

Scale 1:4000 @A4



# ODP Legend Area 4 Prebbleton

## Legend

-  ODP boundary
-  Parcel
-  Low Density (10hh/ha)
-  Low Density (1000m2 +)
-  Medium Density
-  Local Major Road
-  Local Intermediate Road
-  Local Minor Road
-  Future Rooding connection
-  On-road cycle way
-  Off-road cycle way
-  Recreation reserve
-  Open Space corridor& links
-  Existing reserve
-  Potential domain extention
-  Amenity tree (public space)
-  Possible amenity tree (public space)
-  Stormwater swale
-  Potential Stormwater reserve outside ODP area
-  Interface treatments
-  Housing fronting road

### Outline Development Plan Area 4- Prebbleton

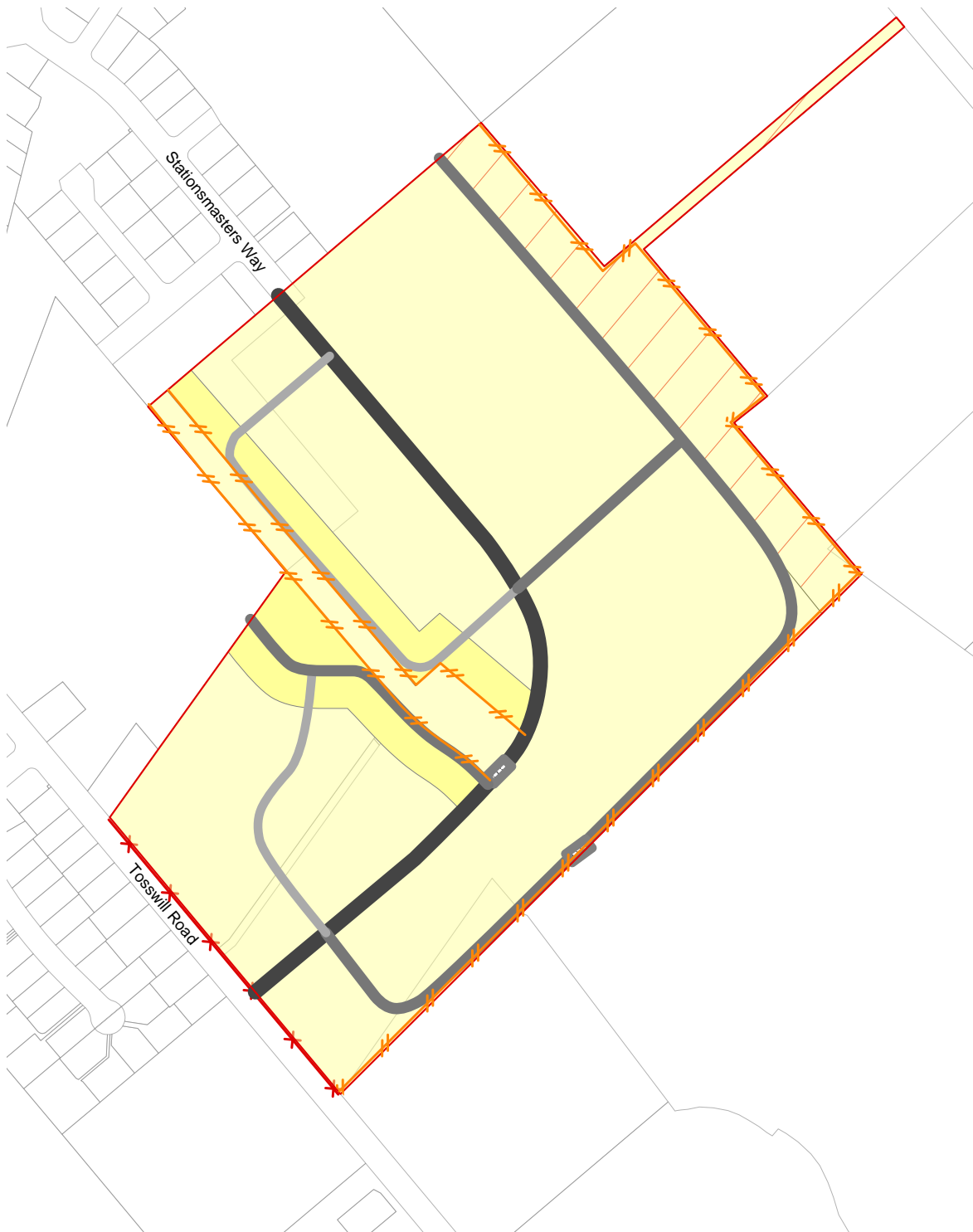
#### Legend

Please refer to previous page for ODP plan

Scale 1:2000 @A3



# ODP Landuse Plan Area 4 Prebbleton



Please refer to page [E41-031](#) for Legend

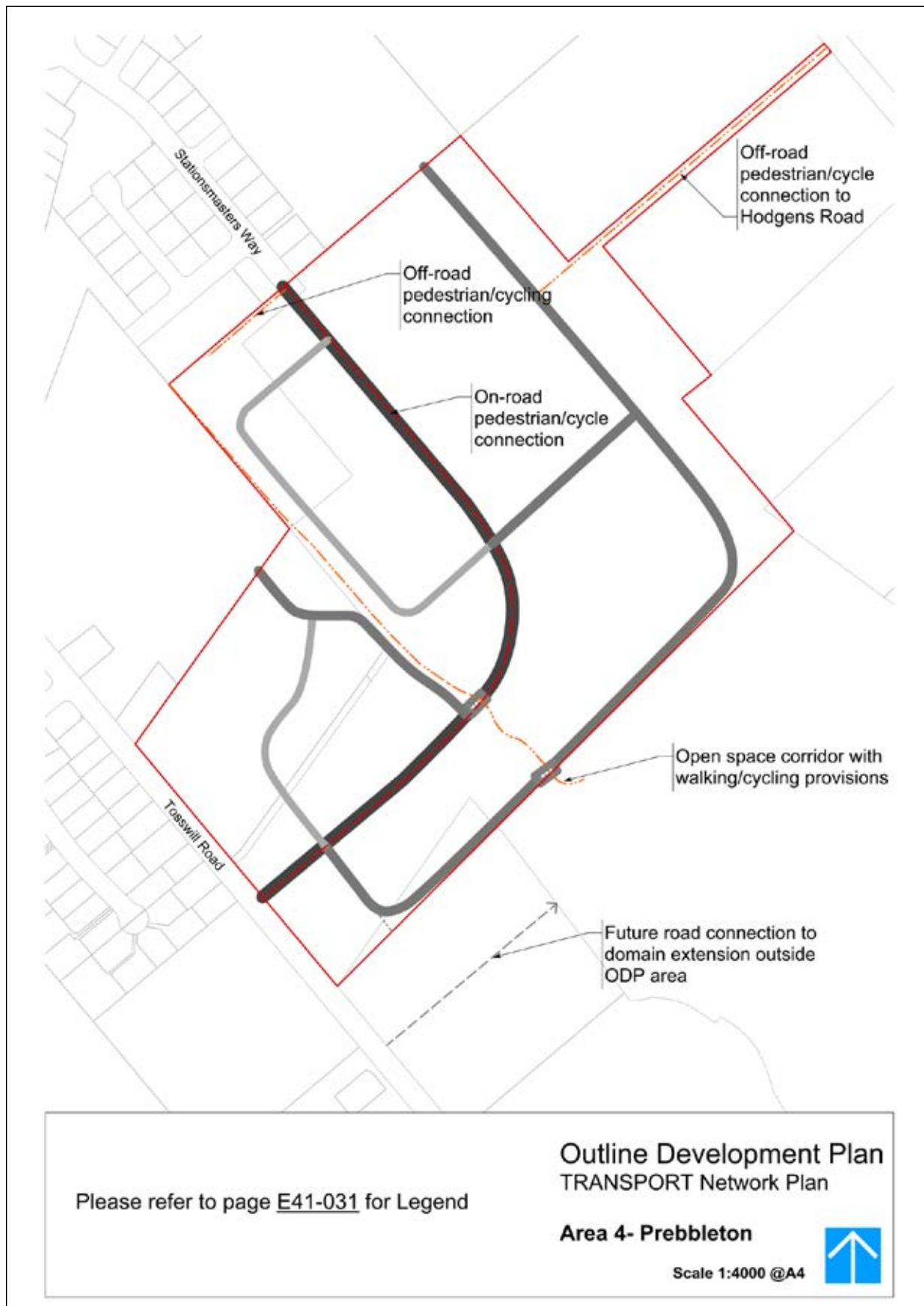
Outline Development Plan  
LANDUSE Plan

Area 4- Prebbleton

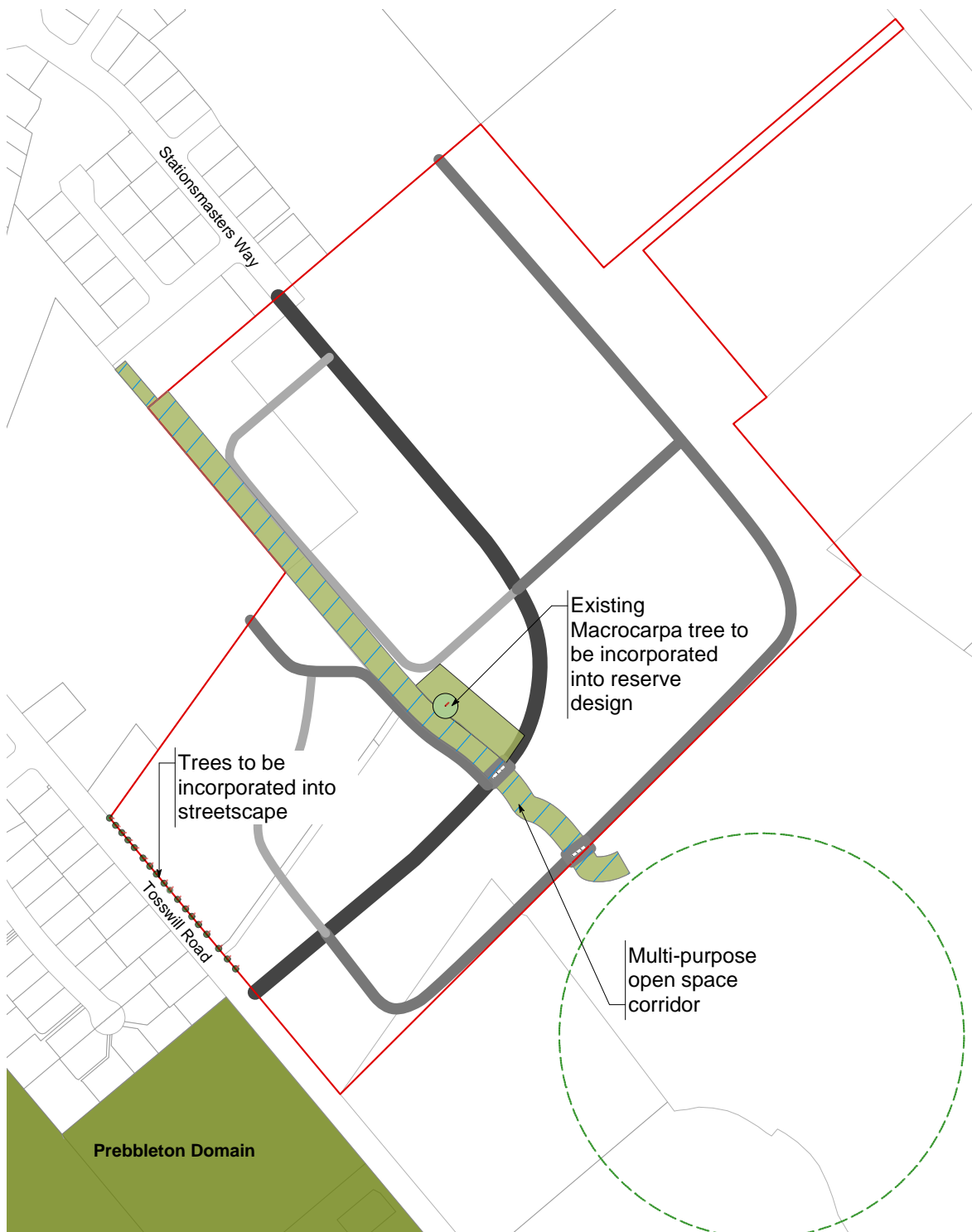
Scale 1:4000 @A4



## ODP Transport Network Plan Area 4 Prebbleton



# ODP Green Network Plan Area 4 Prebbleton



Please refer to page [E41-031](#) for Legend

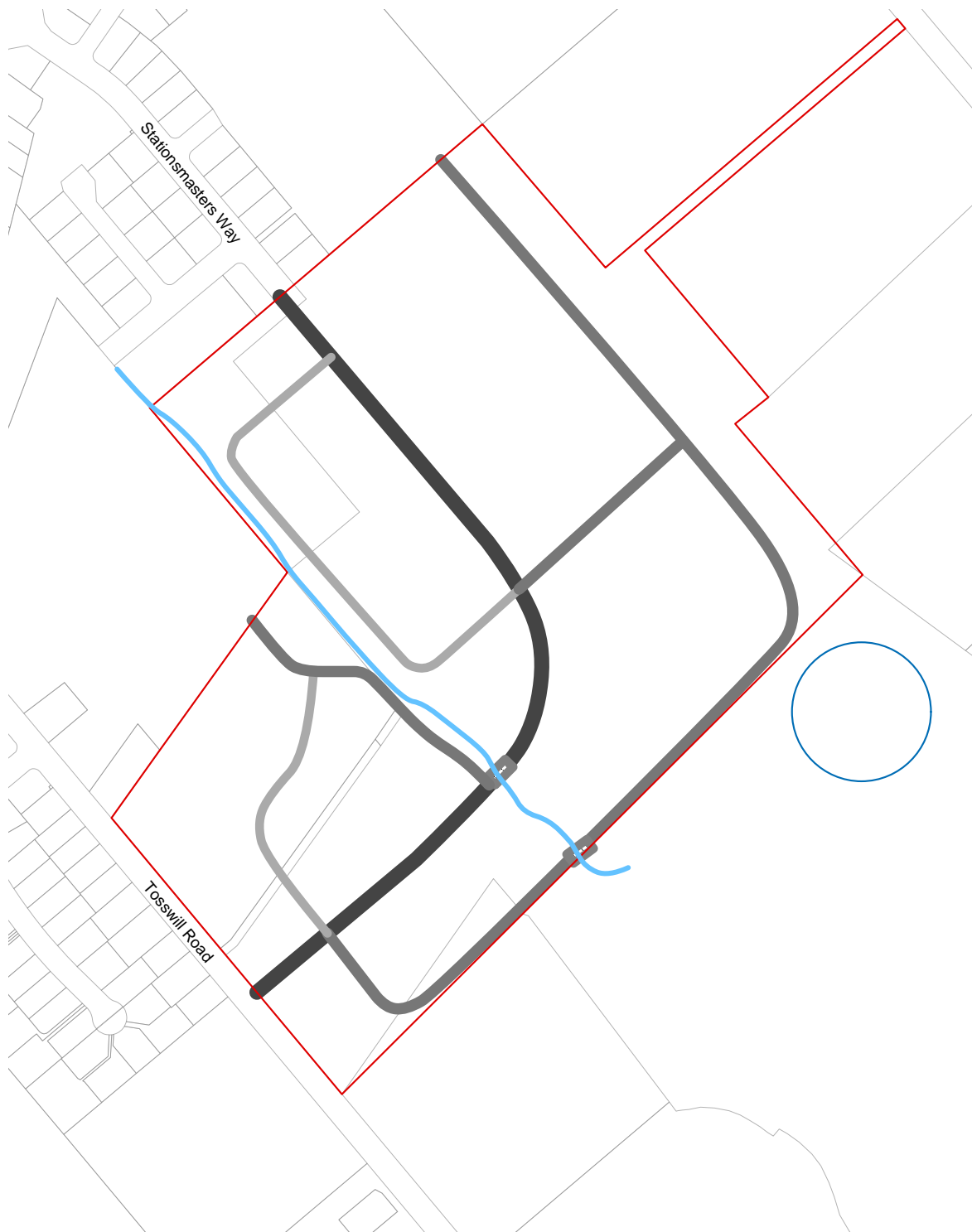
## Outline Development Plan GREEN Network Plan

### Area 4- Prebbleton

Scale 1:4000 @A4



## ODP Blue Network Plan Area 4 Prebbleton



Please refer to page [E41-031](#) for Legend

Outline Development Plan  
BLUE Network Plan

Area 4- Prebbleton

Scale 1:4000 @A4





## Attachment 4

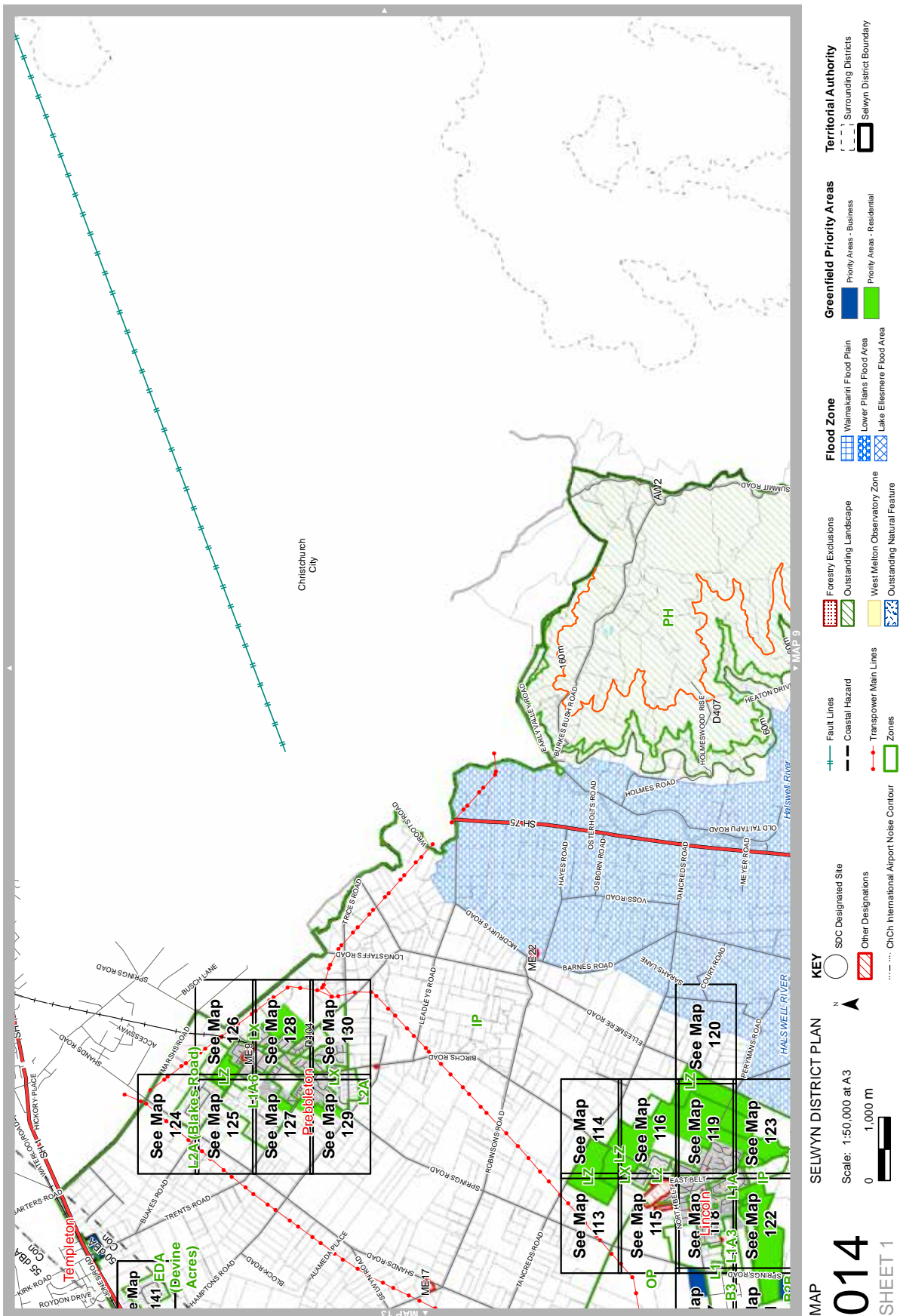
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### Selwyn District Plan Maps

### Prebbleton

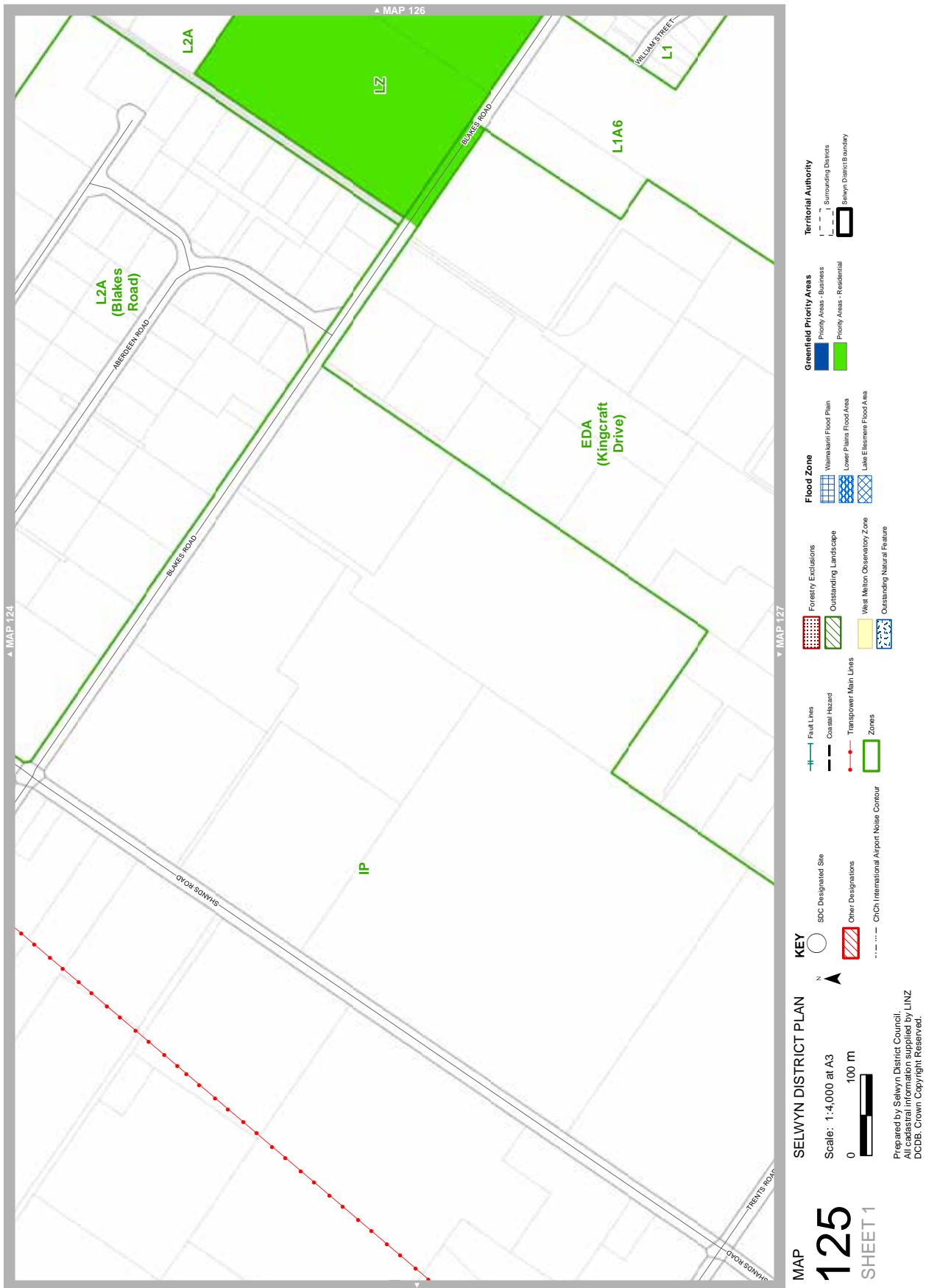
Map 014 Sheet 1  
Map 014 Sheet 2  
Map 125 Sheet 1  
Map 125 Sheet 2  
Map 126 Sheet 1  
Map 126 Sheet 2  
Map 127 Sheet 1  
Map 127 Sheet 2  
MAP 128 Sheet 1  
MAP 128 Sheet 2  
MAP 129 Sheet 1  
MAP 129 Sheet 2

# Map 014 Sheet 1

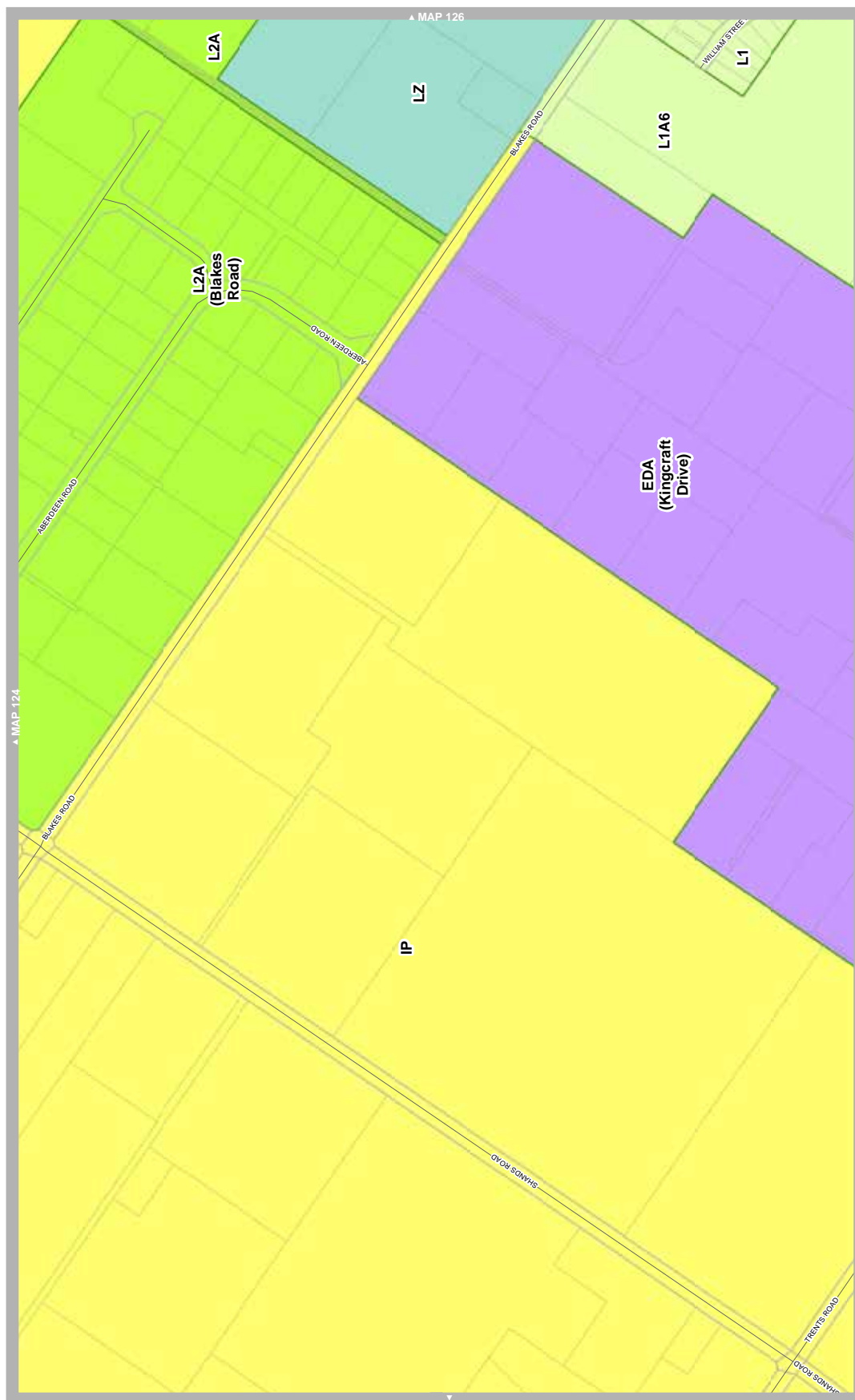




# Map 125 Sheet 1



# Map 125 Sheet 2



MAP

# 125

SHEET 2

Printed on:  
Thursday 7 November 2013

**KEY**

- Heritage Building
- Wahi Taonga Management Site
- Statutory Acknowledgement Site
- Scheduled Site
- State Highway
- Railway
- Road Parcel
- Land Parcel
- Water Body
- Archaeological Site

**Zones**

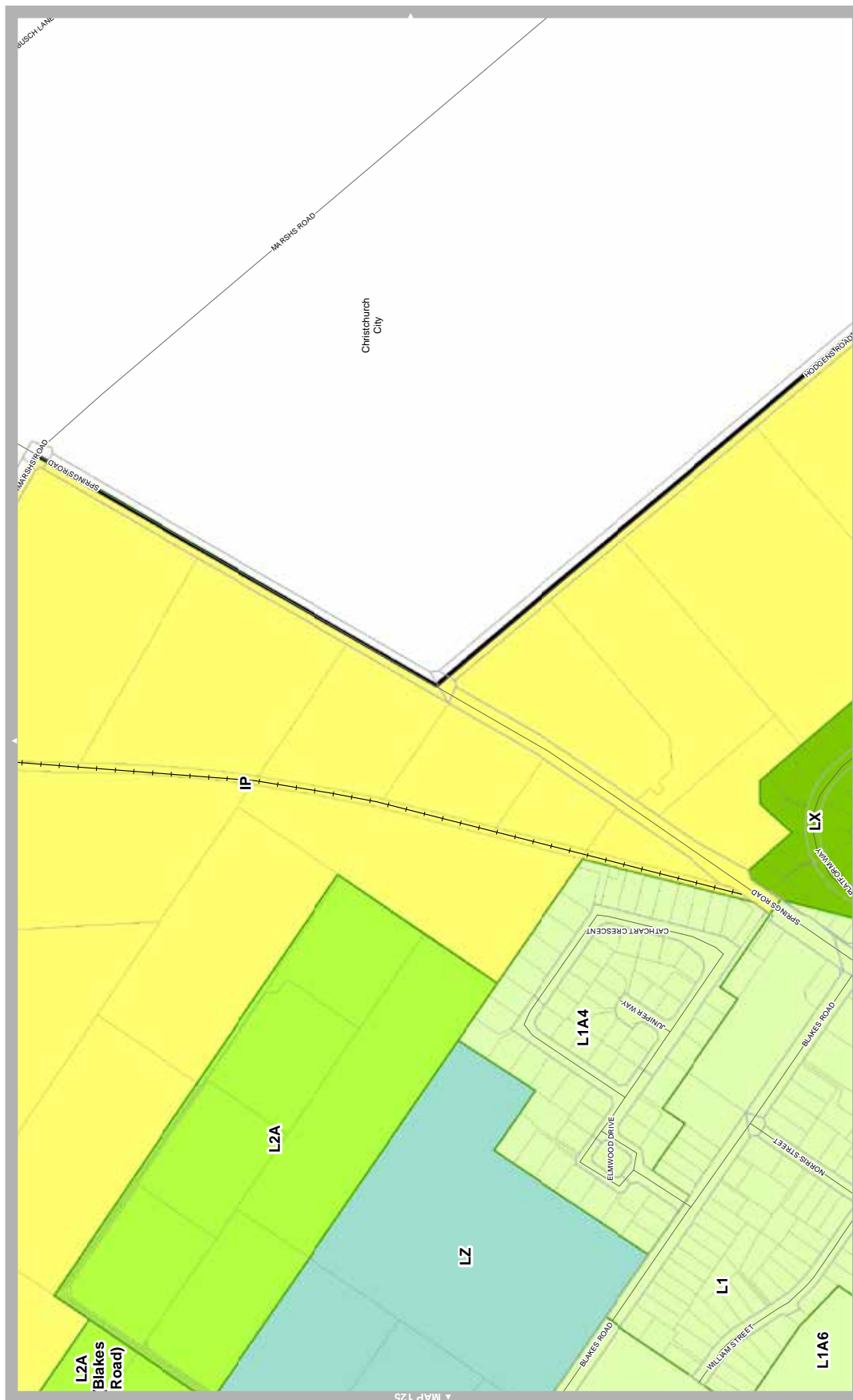
- High Country
- Port Hills
- Existing Development Area
- Living 1
- Living 2
- Living 3
- Living WM
- Living Z
- Living Z Deferred
- Deferred Living
- Business 1
- Business 2
- Business 3
- Inner Plains
- Outer Plains
- Māvern Hills

**Contours Above Sea Level**

- 10m
- 50m
- 2.7km



# Map 126 Sheet 2



MAP  
**126**  
SHEET 2

Printed on:  
Thursday 7 November 2013



**KEY**

- Heritage Building
- Wāhi Taonga Management Area
- Statutory Acknowledgement Site
- Scheduled Site
- State Highway
- Railway
- Road Parcel
- Land Parcel
- Water Body
- Archaeological Site
- Protected Tree
- Wāhi Taonga Management Site
- Silent File Area
- Wāhi Taonga Management Area

**Zones**

- High Country
- Port Hills
- Existing Development Area
- Living 1
- Living 2
- Living 3
- Living Z
- Living Z Deferred
- Deferred Living
- Business 1
- Business 2
- Business 3
- Inner Plains
- Outer Plains
- Malvern Hills

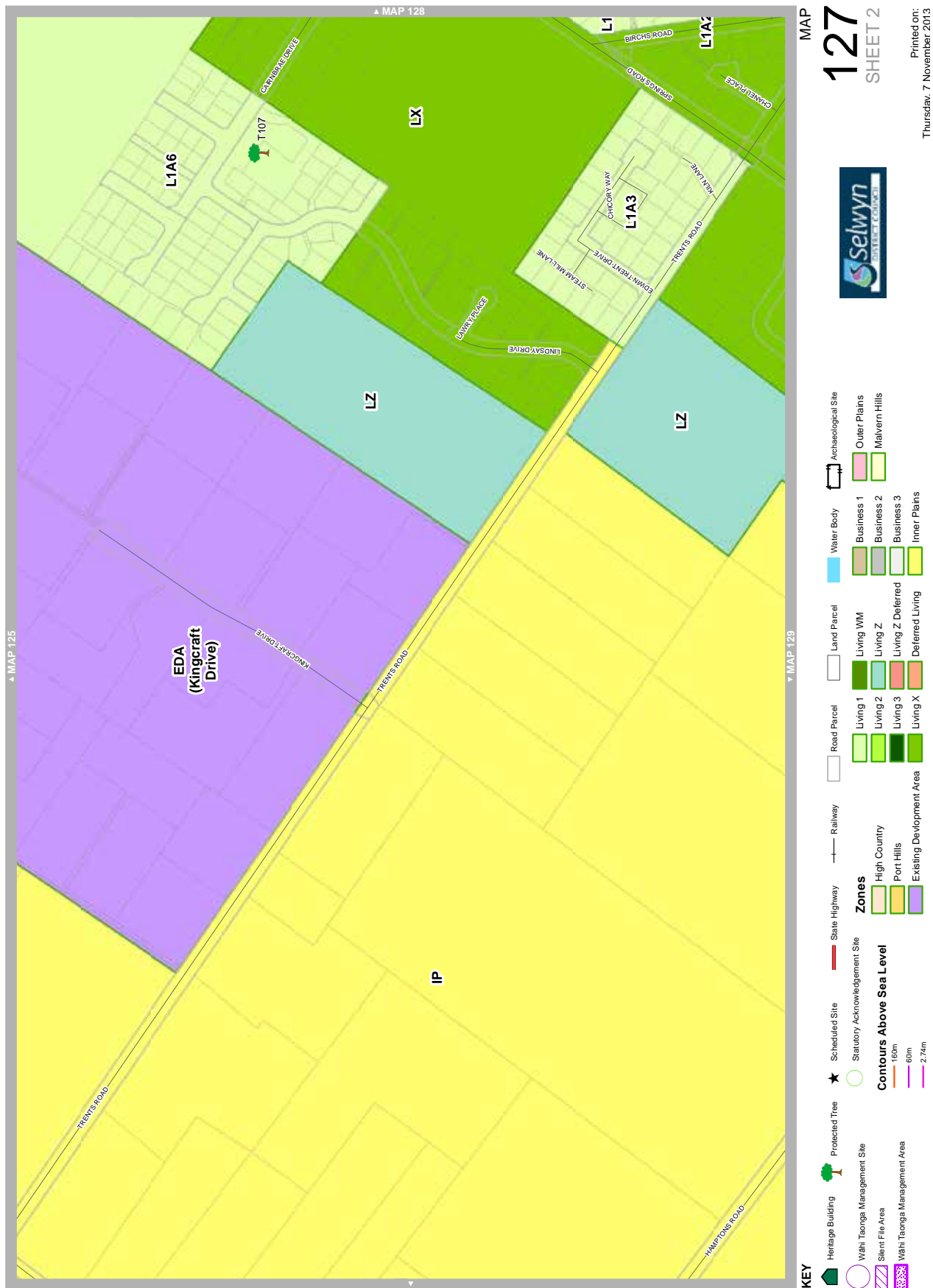
**Contours Above Sea Level**

- 10m
- 60m
- 2.74m

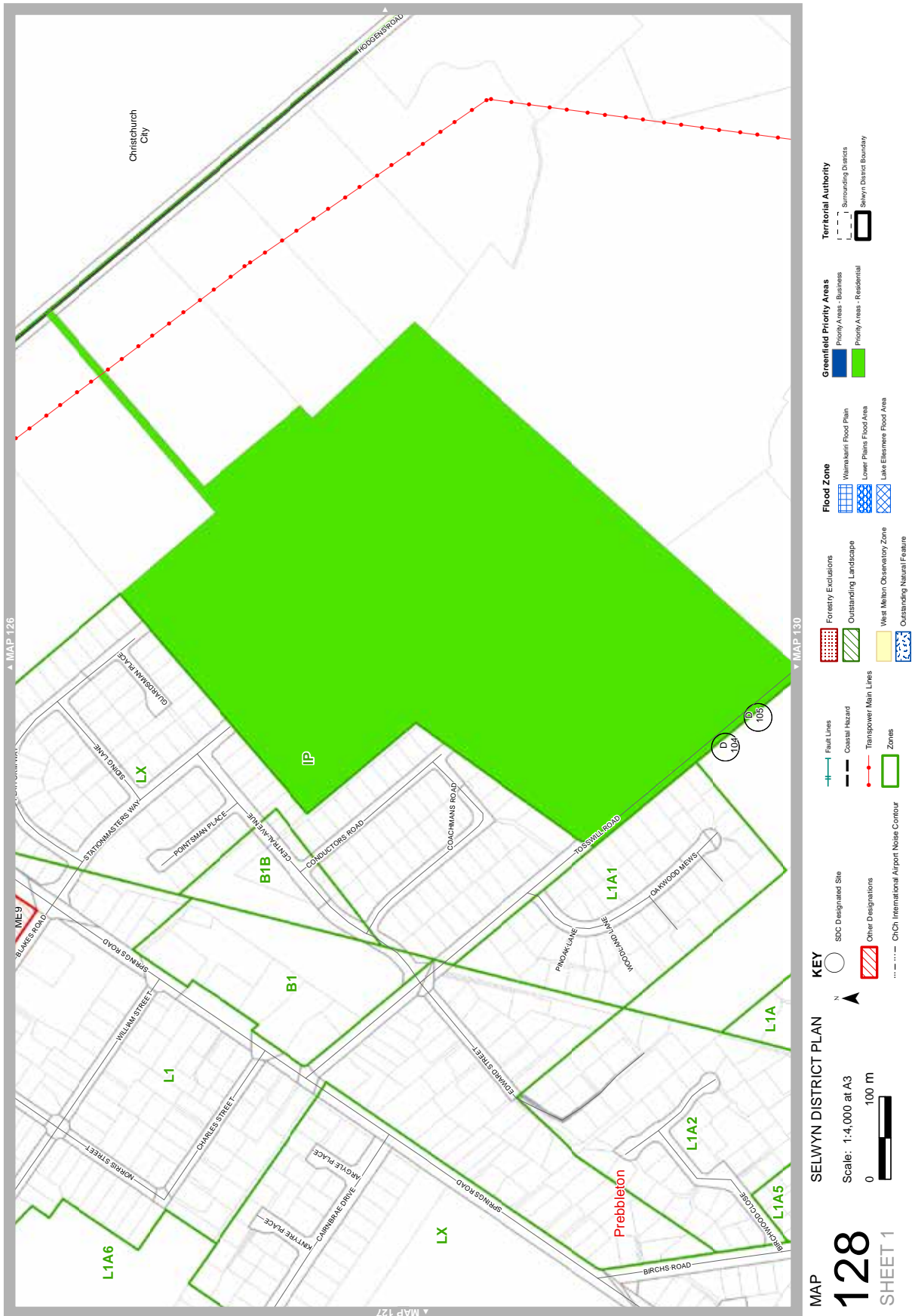




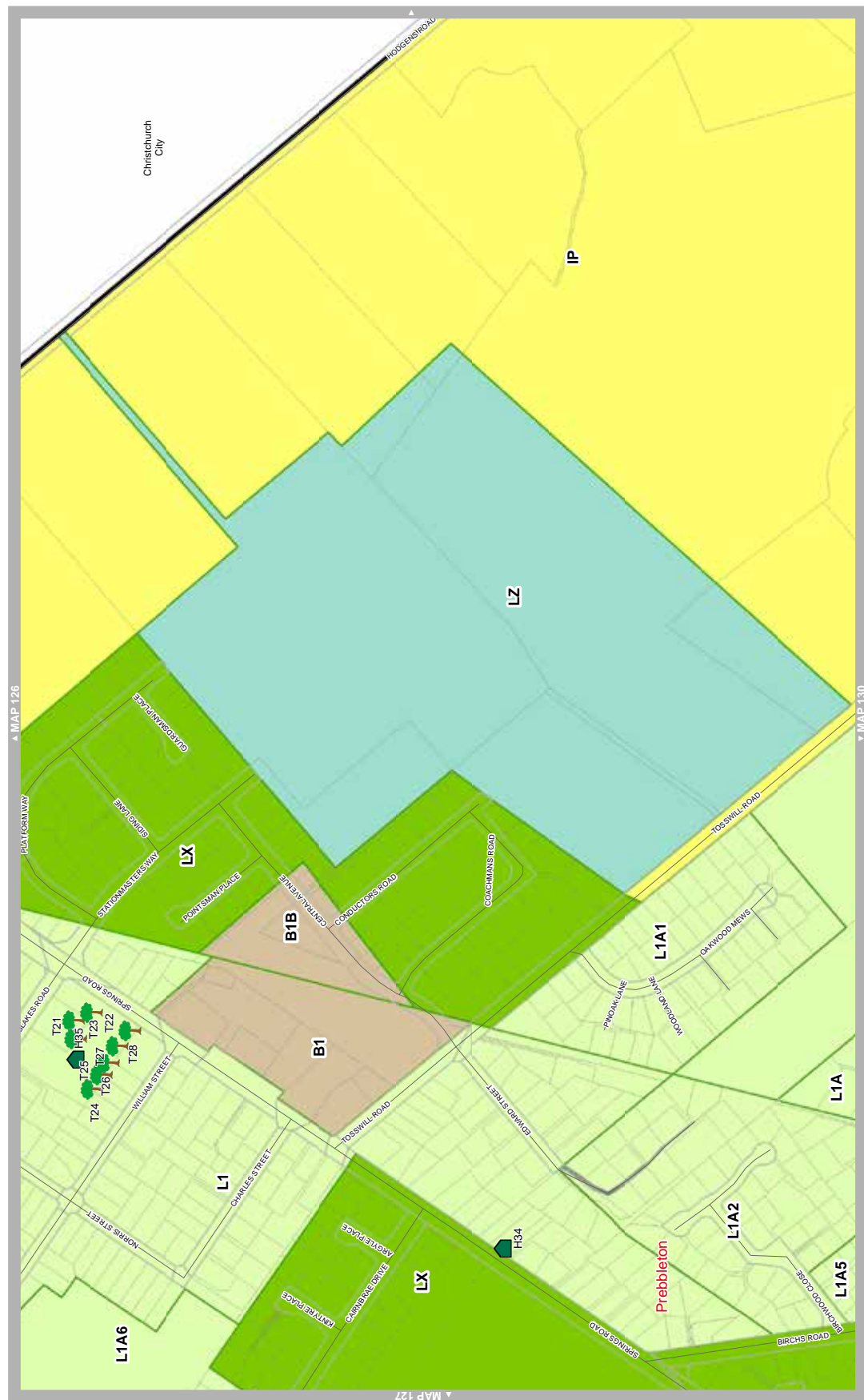
# Map 127 Sheet 2



# MAP 128 Sheet 1




# MAP 128 Sheet 2



**MAP 128 SHEET 2**

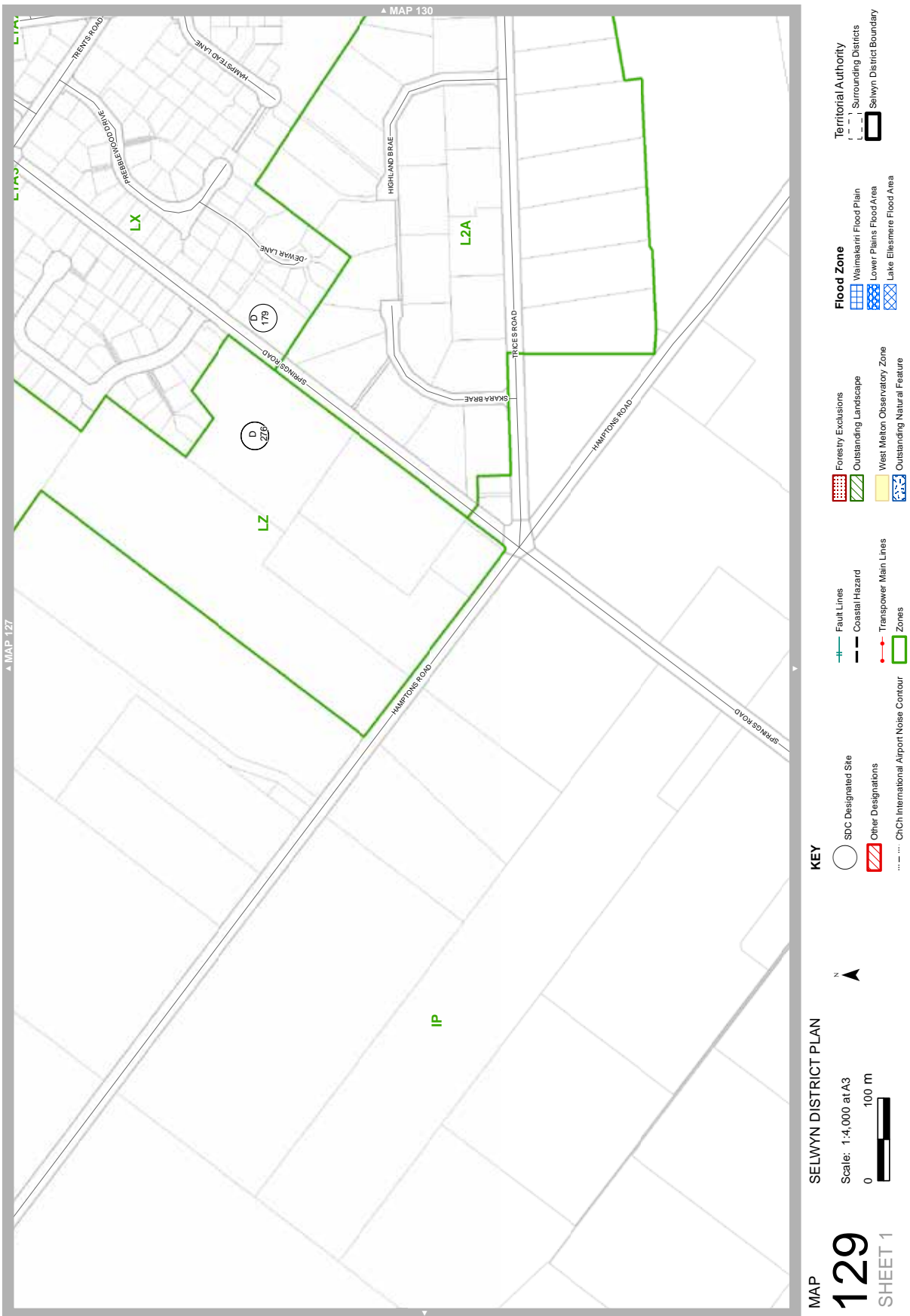
Printed on:  
Thursday, 7 November 2013



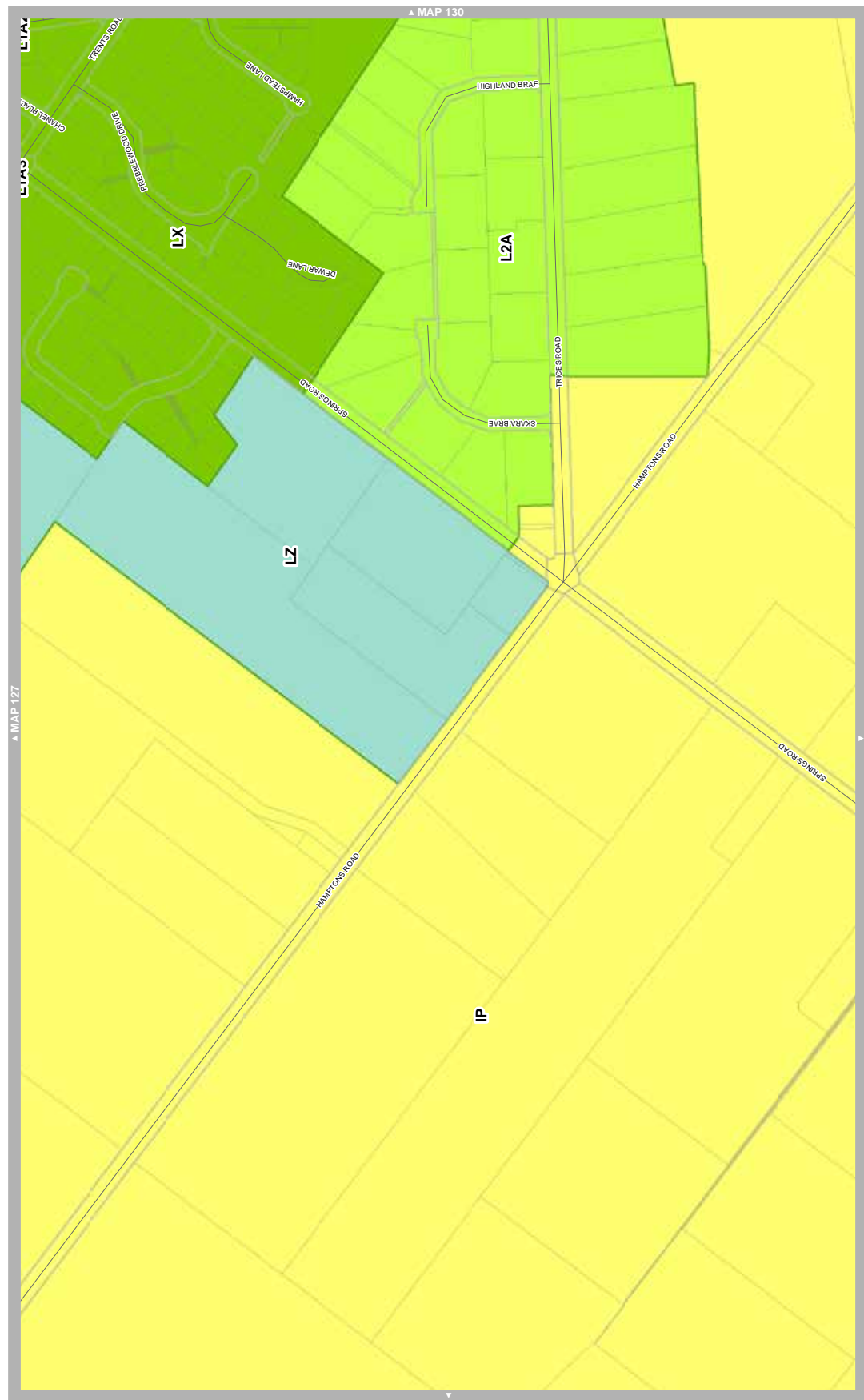
**KEY**

- Heritage Building
- Wahi Taonga Management Site
- Stint File Area
- Wahi Taonga Management Area
- Protected Tree
- Statutory Acknowledgement Site
- Contours Above Sea Level
  - 100m
  - 60m
  - 2.74m
- Scheduled Site
- Zones
  - Living 1
  - Living 2
  - Living 3
  - Living X
  - Living Z
  - Living Z Deferred
  - Business 1
  - Business 2
  - Business 3
  - Inner Plains
  - Outer Plains
  - Malvern Hills
- State Highway
- Railway
- Water Body
- Archaeological Site
- Land Parcel
- Road Parcel

# MAP 129 Sheet 1




# MAP 129 Sheet 2



MAP 129 SHEET 2

Printed on:  
Thursday, 7 November 2013



**KEY**

- Heritage Building
- Wahi Taonga Management Site
- Stent File Area
- Wahi Taonga Management Area
- Scheduled Site
- Statutory Acknowledgement Site
- Contours Above Sea Level
  - 100m
  - 60m
  - 2.74m
- Protected Tree
- State Highway
- Railway
- Road Parcel
- Land Parcel
- Water Body
- Archaeological Site
- Business 1
- Business 2
- Business 3
- Inner Plains
- Outer Plains
- Malvern Hills
- Living 1
- Living 2
- Living 3
- Living X
- Living WM
- Living Z
- Living Z Deferred
- Deferred Living

**Zones**

- High Country
- Port Hills
- Existing Development Area

## Amendment 2: Changes to the Selwyn District Plan Rural Volume

---

Delete B4 Growth of Rural Area, Policy B4.1.1 and Policy B4.1.4 and add new B4 Growth of Rural Area, Policy B4.1.1 and Policy B4.1.4 to read as follows:

### **Policy B4.1.1**

**Avoid residential density greater than those shown below where these are outside the areas identified in policies B4.1.3 to B4.1.6.**

<b><u>Area shown on Planning Map</u></b>	<b><u>Dwellings per Hectare</u></b>
<b><u>Port Hills – Lower Slopes</u></b>	<b><u>1:40</u></b>
<b><u>Port Hills – Upper Slopes</u></b>	<b><u>1:100</u></b>
<b><u>Inner Plains</u></b>	<b><u>1:4</u></b>
<b><u>Outer Plains</u></b>	<b><u>1:20</u></b>
<b><u>Malvern Hills</u></b>	<b><u>1:20</u></b>
<b><u>High Country</u></b>	<b><u>1:120</u></b>

### **Policy B4.1.4**

**Recognise Existing Development Areas, Ski and Recreation Areas and Tourist Resort Areas within the Rural Zone, but ensure new residential development at densities higher than those provided for in Policy B4.1.1, to occur within Townships.**

## Amendment 3: Noise Sensitive Activities

---

Delete existing definition of noise sensitive activities in Township Volume, Part D, as follows:

**~~Noise Sensitive Activities: means any residential activity, educational facility, hospital or other land use activity, where the occupants or persons using such facilities may be likely to be susceptible to adverse environmental effects or annoyance as a result of noise from aircraft flying over its location.~~**

Include a new definition of 'noise sensitive activities' in Township Volume, Part D, as follows:

**Noise Sensitive Activities:**

- **Residential activities other than those in conjunction with rural activities that comply with the rules in the plan;**
- **Educational activities including pre-school places or premises;**
- **Travellers' accommodation except that which is designed, constructed and operated to a standard that mitigates the effects of noise on occupants;**
- **Hospitals, healthcare facilities and elderly persons housing or complex.**

Amend Policy B2.1.28 in Rural Volume, Part B as follows:

Maintain residential density at a minimum of 1 house per 4 hectares, **and avoid other noise sensitive activities** in rural areas within the 50dBA Ldn airport noise contour shown on the Planning Maps.

Insert new definition 'noise sensitive activities' in Rural Volume, Part D, as follows:

**Noise Sensitive Activities:**

- **Residential activities other than those in conjunction with rural activities that comply with the rules in the plan;**
- **Educational activities including pre-school places or premises;**
- **Travellers' accommodation except that which is designed, constructed and operated to a standard that mitigates the effects of noise on occupants;**
- **Hospitals, healthcare facilities and elderly persons housing or complex.**

Amend Policy B2.1.26 in Rural Volume, Part B as follows:

Avoid new residential development and other **noise sensitive** activities **which may be sensitive to aircraft noise** occurring on land which is located underneath the airport noise contours shown on Planning Map 013 for 50dBA Ldn or greater.



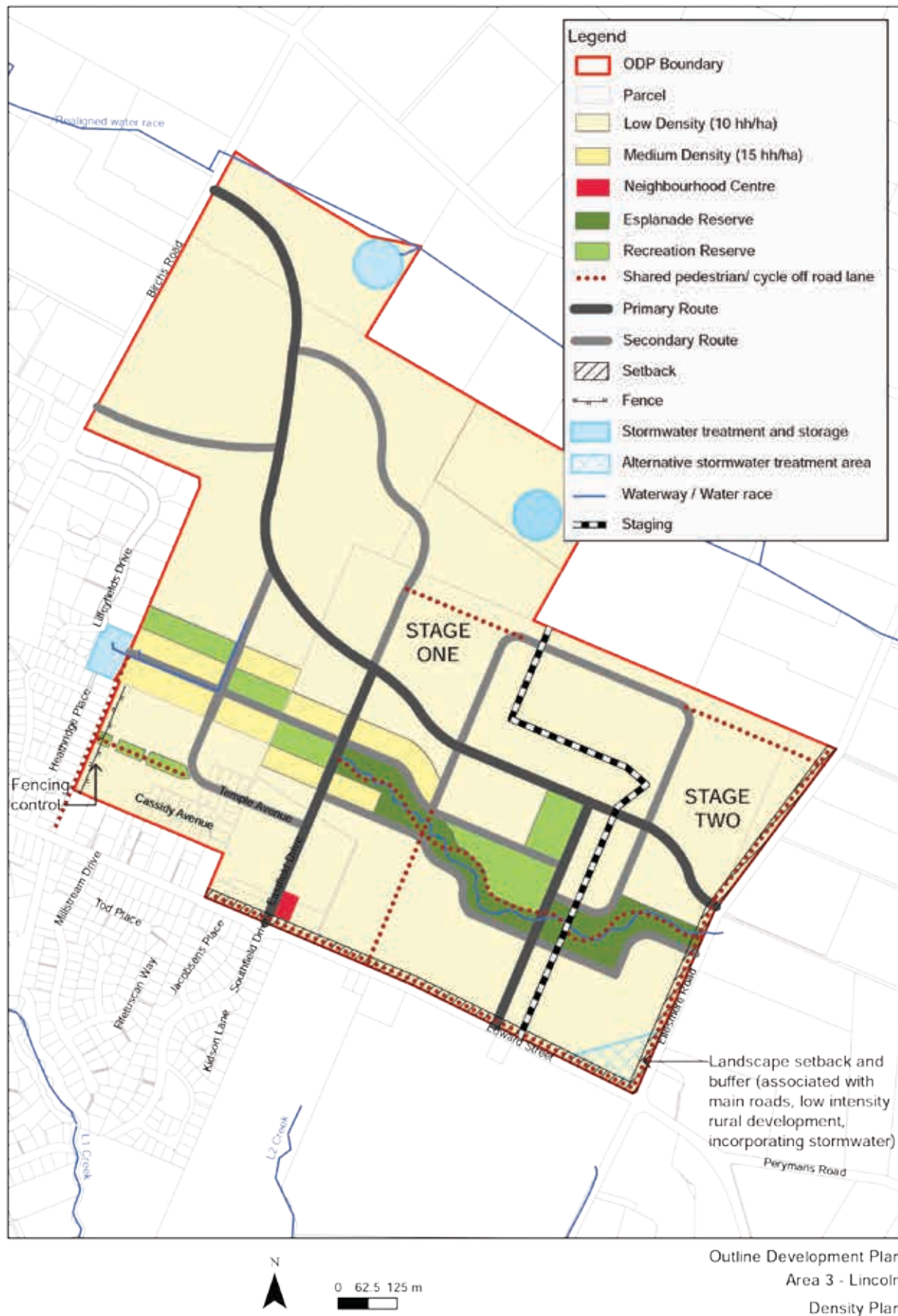
## Amendment 4: Outline Development Plan for Area 3 Lincoln

---

Amend Selwyn District Plan as follows:

Include the following new Outline Development Plan for Area 3 Lincoln in Appendices to Selwyn District Plan

# Outline Development Plan Area 3 – Lincoln: Density Plan



# Outline Development Plan Area 3 – Lincoln: Green Network



Outline Development Plan  
Area 3 - Lincoln  
Green Network



# Outline Development Plan Area 3 – Lincoln: Blue Network

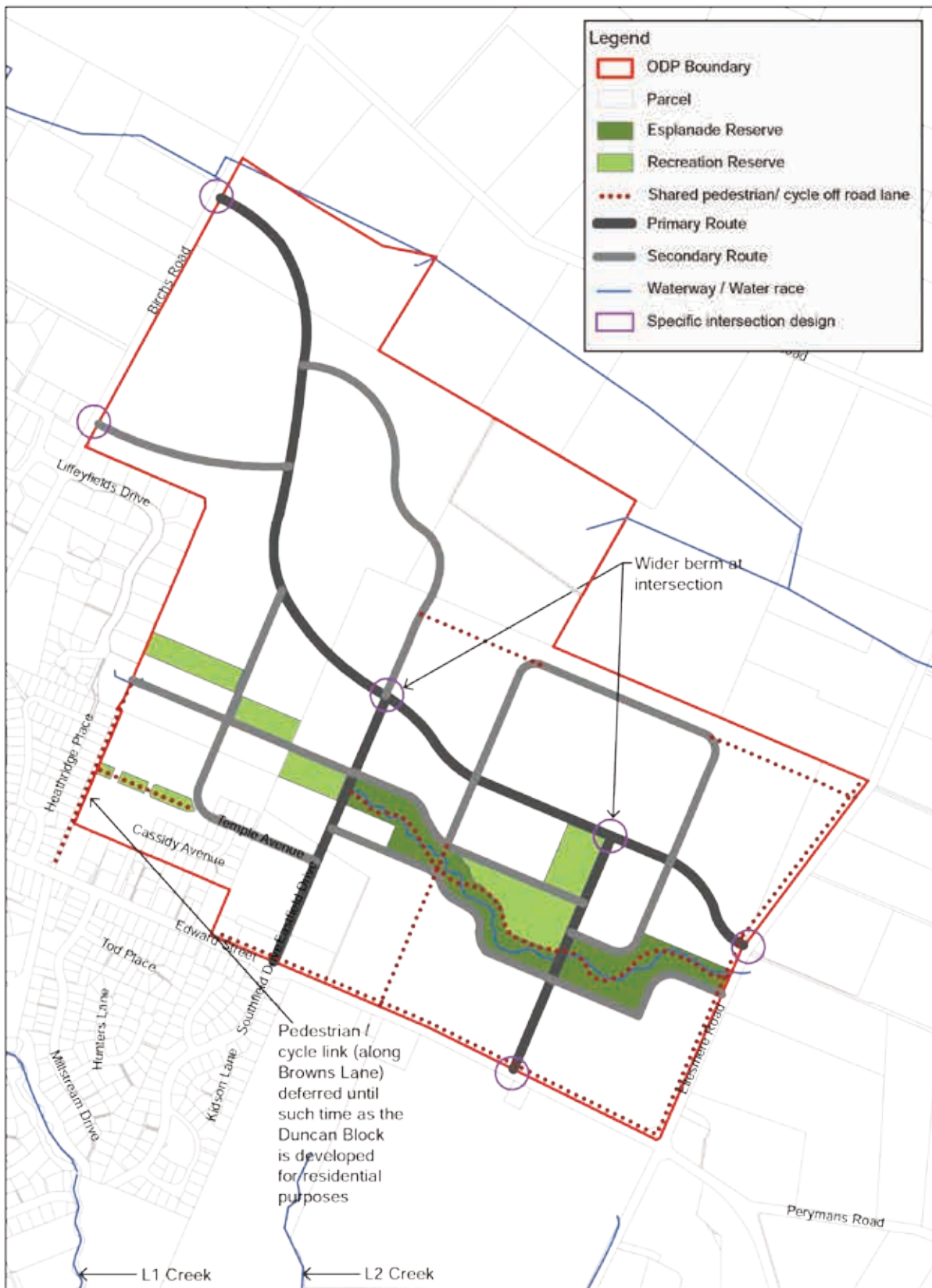


Outline Development Plan

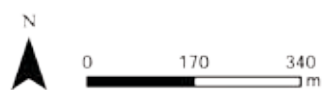
Area 3 - Lincoln

Blue Network

# Outline Development Plan Area 3 – Lincoln: Movement Network



Outline Development Plan  
Area 3 - Lincoln  
Movement Network

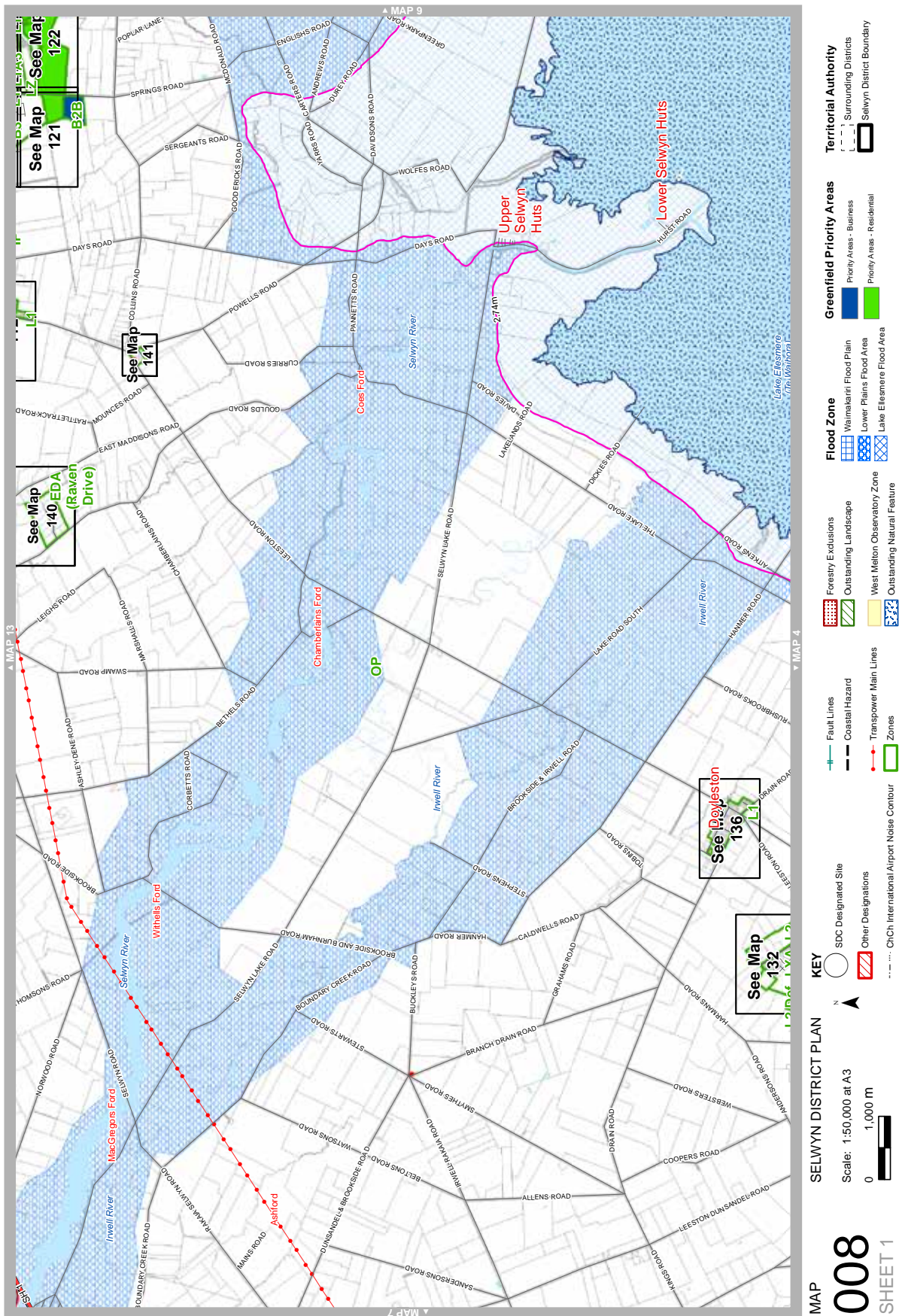


## Attachment 5

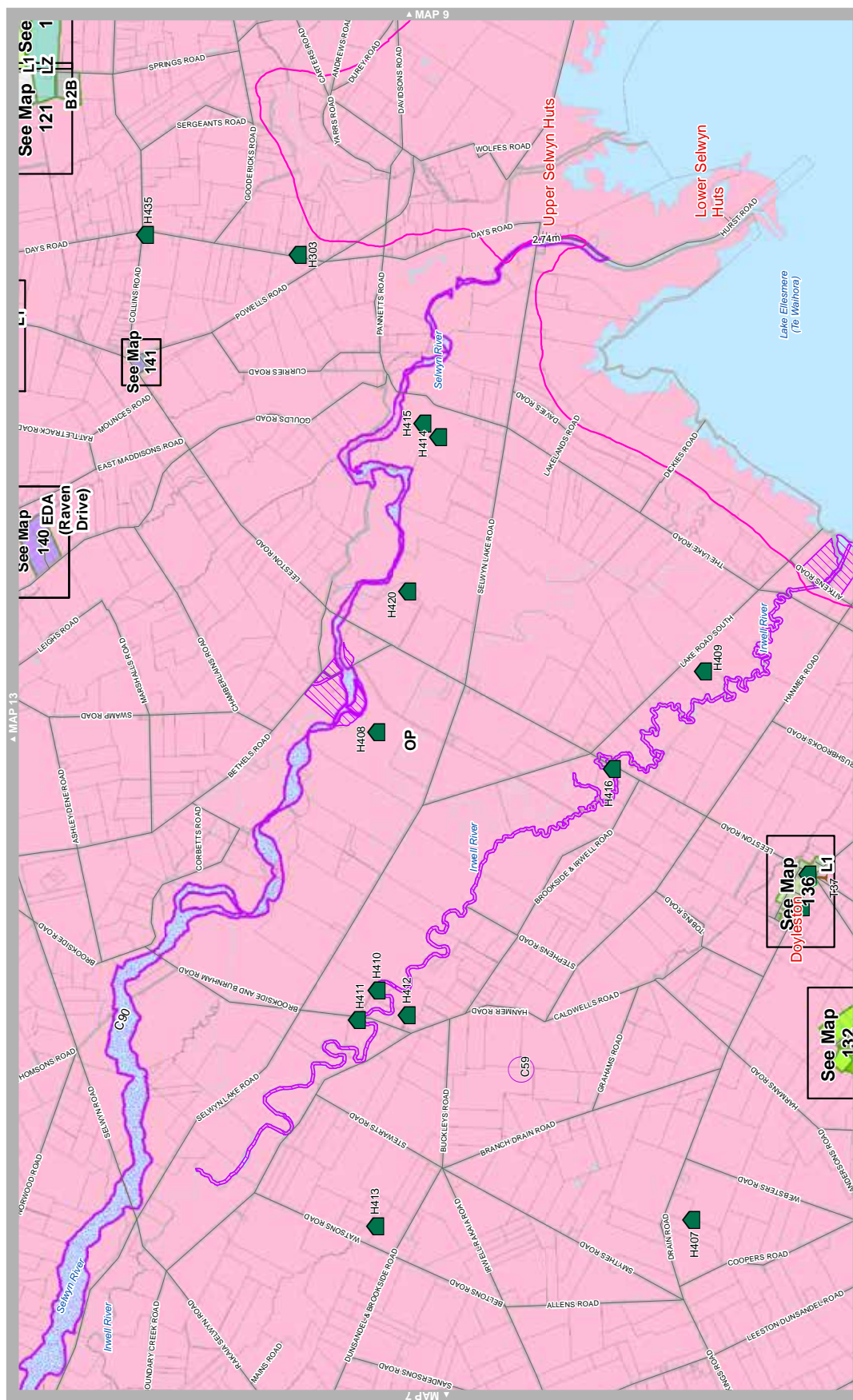
---

### Priority Area Planning Maps

# Map 008 – Sheet 1



# Map 008 – Sheet 2



**KEY**

- Heritage Building
- With Trees Management Site
- State Fire Area
- 18th Trough Management Area
- Scheduled Site
- Statutory Acknowledgement Site
- Contours Above Sea Level
  - 10m
  - 15m
  - 2.74m
- Protected Tree
- State Highway
- Railway
- Water Body
- Academy goal Site
- Road Parcel
- Land Parcel
- Water Body
- Academy goal Site

**Zones**

- High Country
- Port Hills
- Existing Development Area
- Living 1
- Living 2
- Living 3
- Living X
- Living WM
- Living Z
- Living Z Deferred
- Deferred Living
- Business 1
- Business 2
- Business 3
- Inner Plains
- Outer Plains
- Malvern Hills

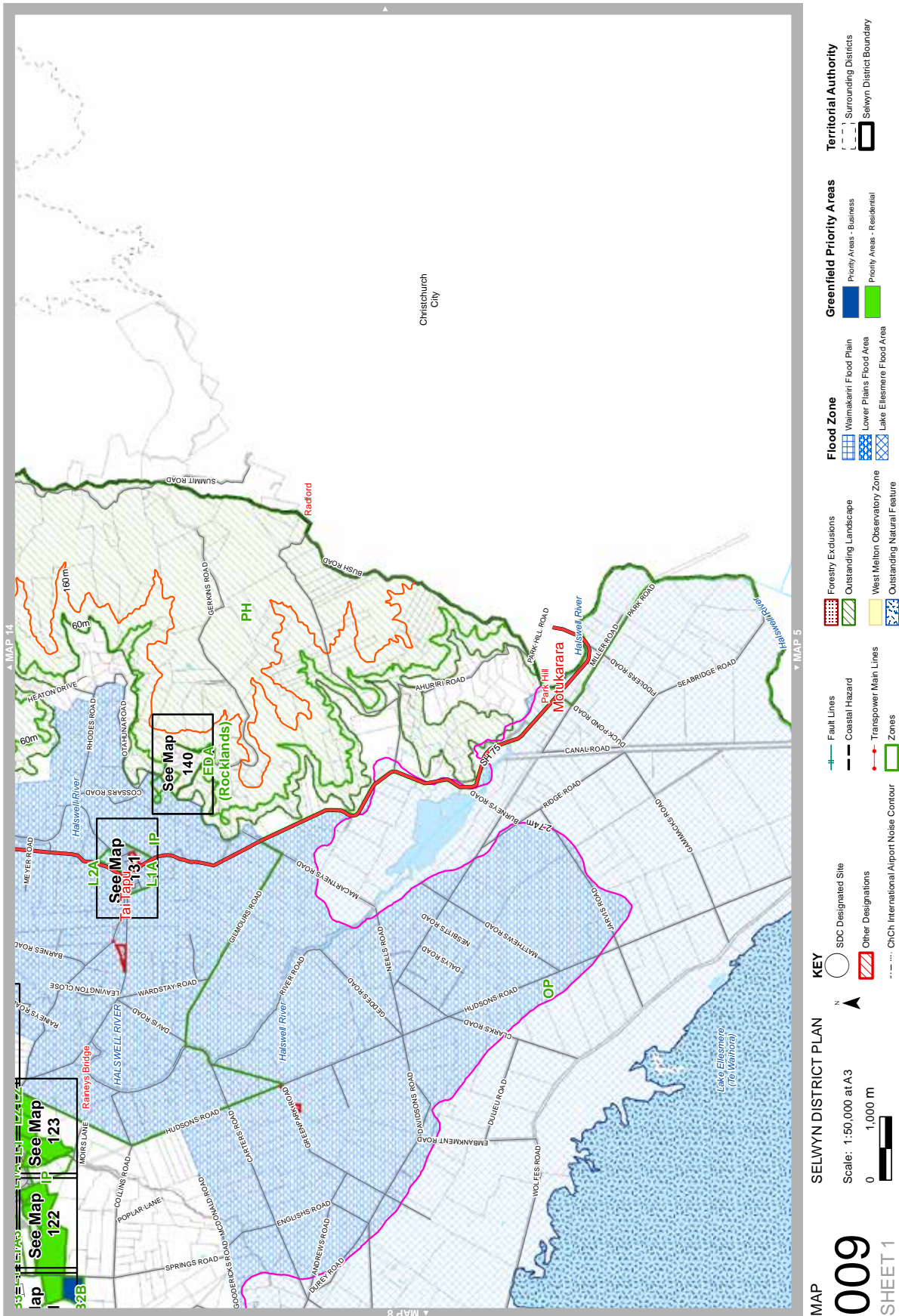
**MAP 008 SHEET 2**

**Selwyn DISTRICT COUNCIL**

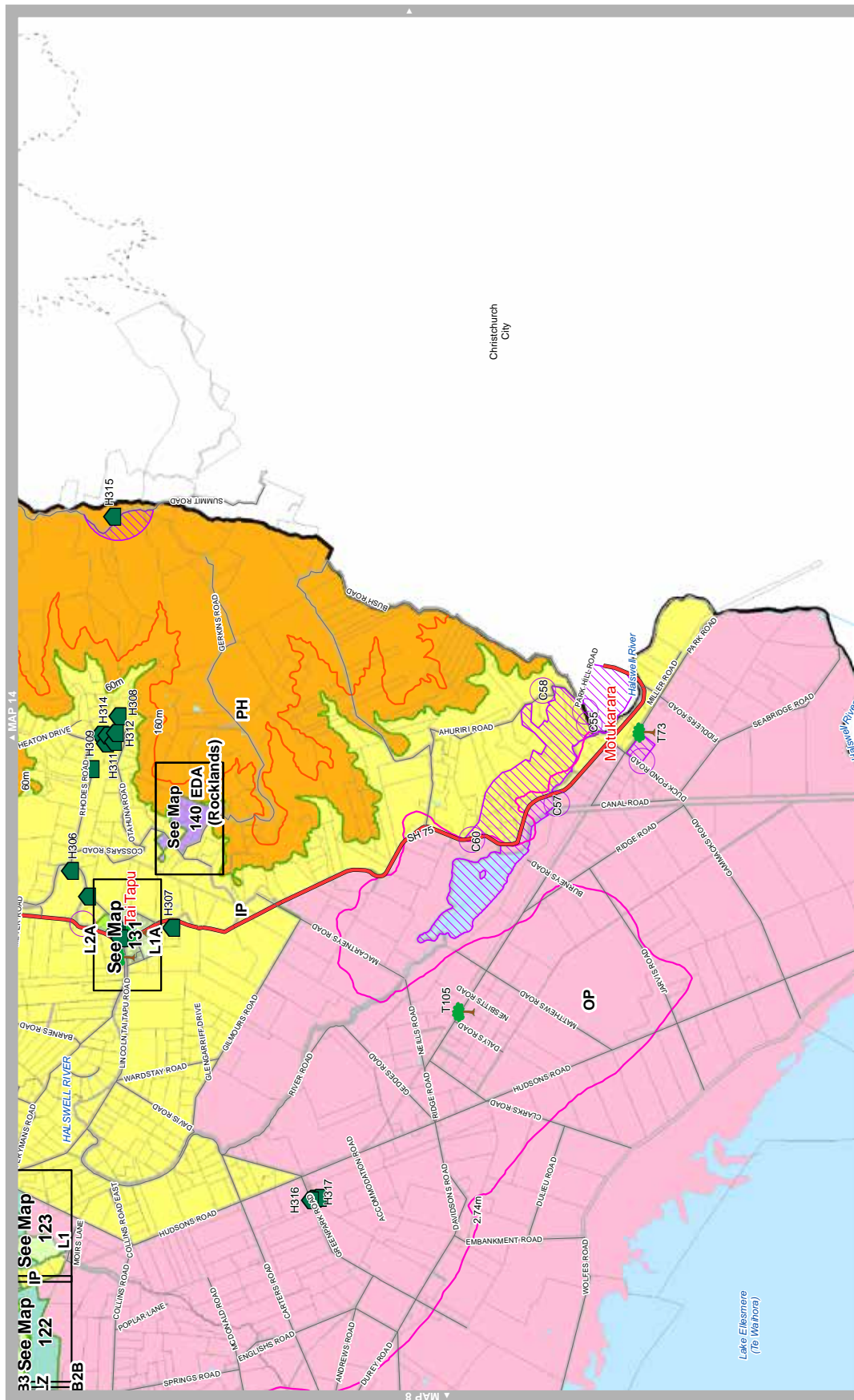
Printed on: Thursday, 7 November 2013



# Map 009 – Sheet 1



# Map 009 – Sheet 2



**MAP 009**  
**SHEET 2**

Printed on:  
 Thursday, 7 November 2013

**KEY**

- Heritage Building
- Wahi Tonga Management Site
- Statutory Acknowledgement Site
- Scheduled Tree
- Protected Tree
- Archaeological Site
- Water Body
- Land Parcel
- Road Parcel
- Railway
- State Highway

**Zones**

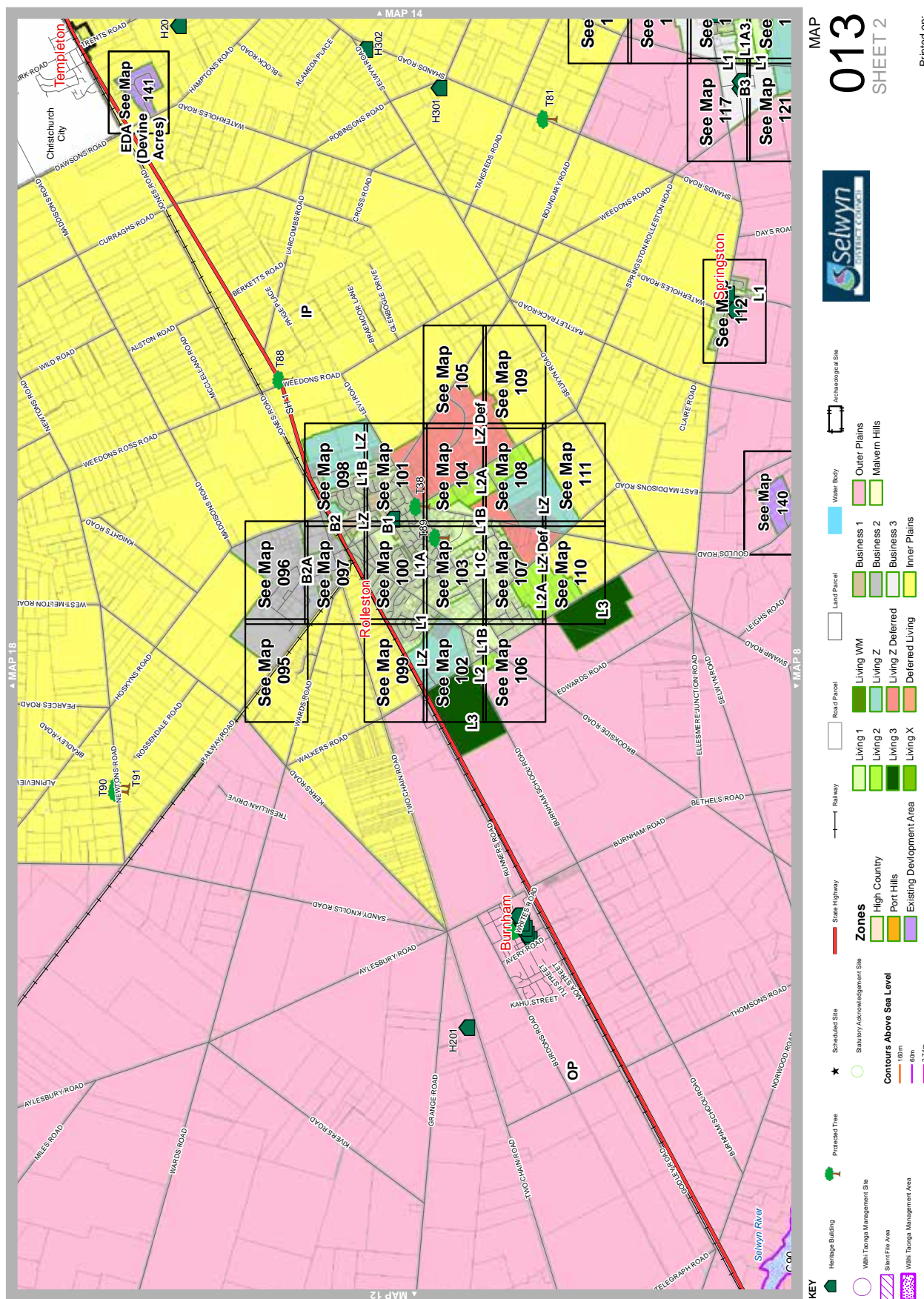
- High Country
- Port Hills
- Existing Development Area
- Living 1
- Living 2
- Living 3
- Living X
- Business 1
- Business 2
- Business 3
- Inner Plains
- Outer Plains
- Malvern Hills

**Contours Above Sea Level**

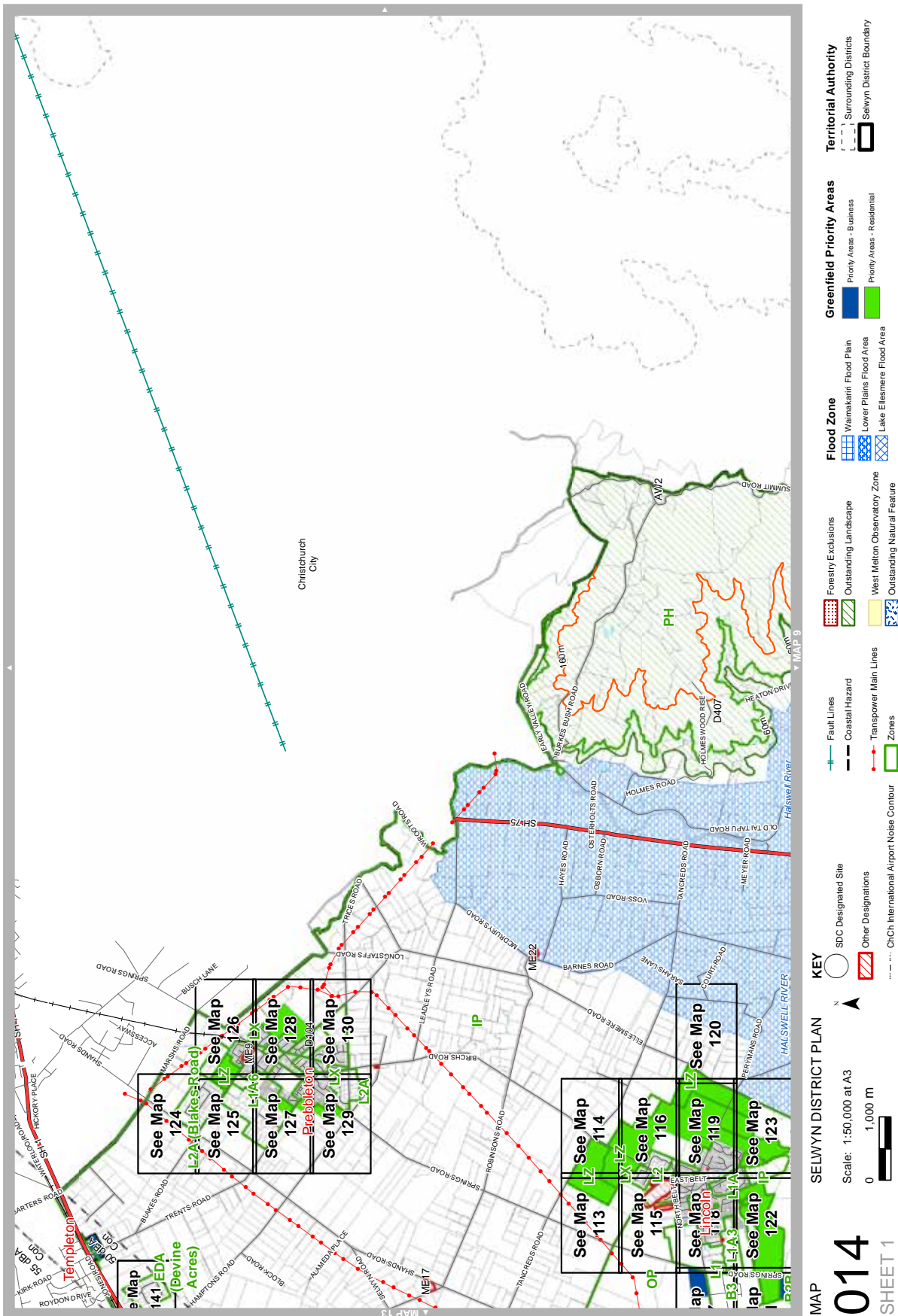
- 100m
- 60m
- 2.74m



# Map 013 – Sheet 2

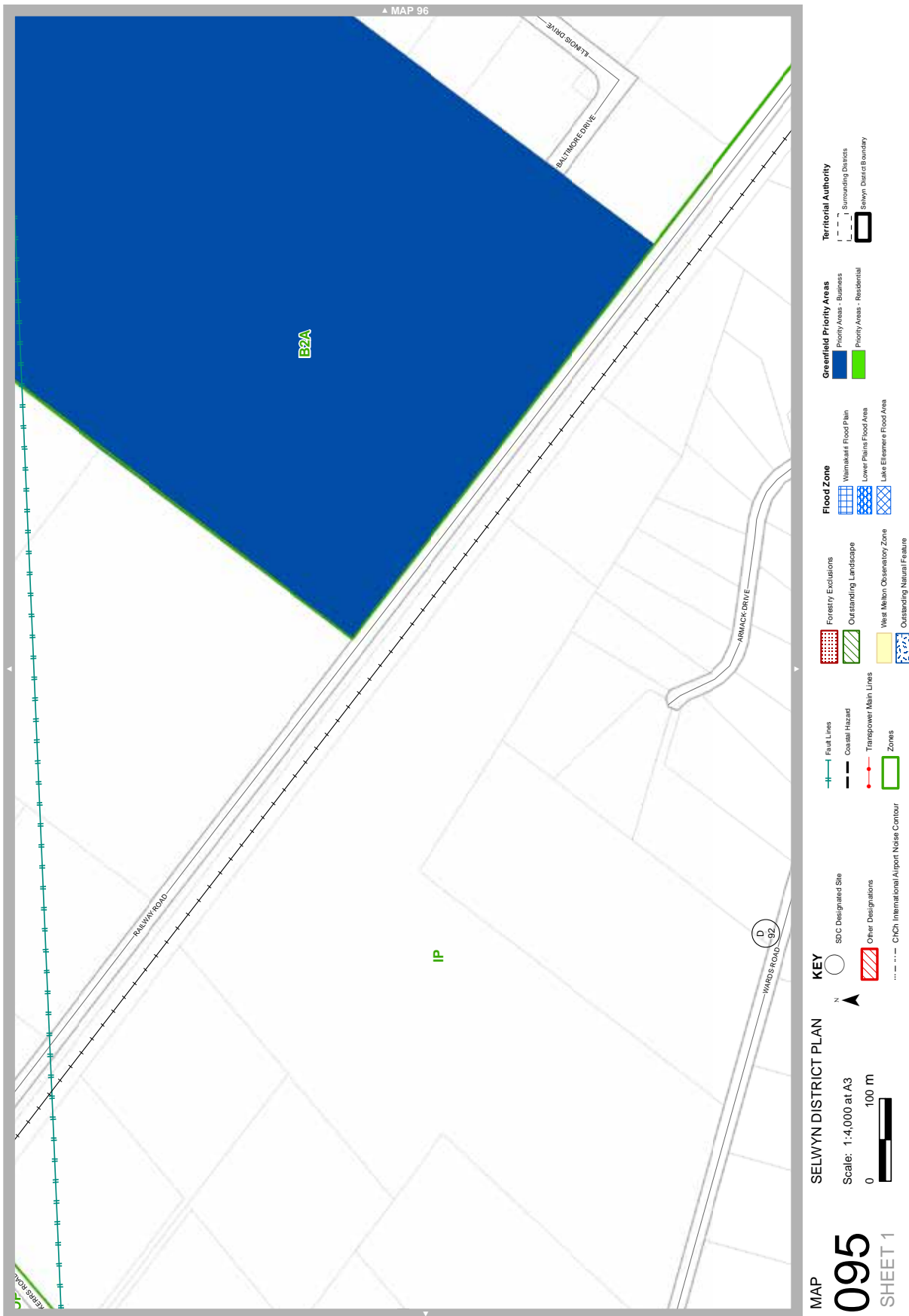


# Map 014 – Sheet 1

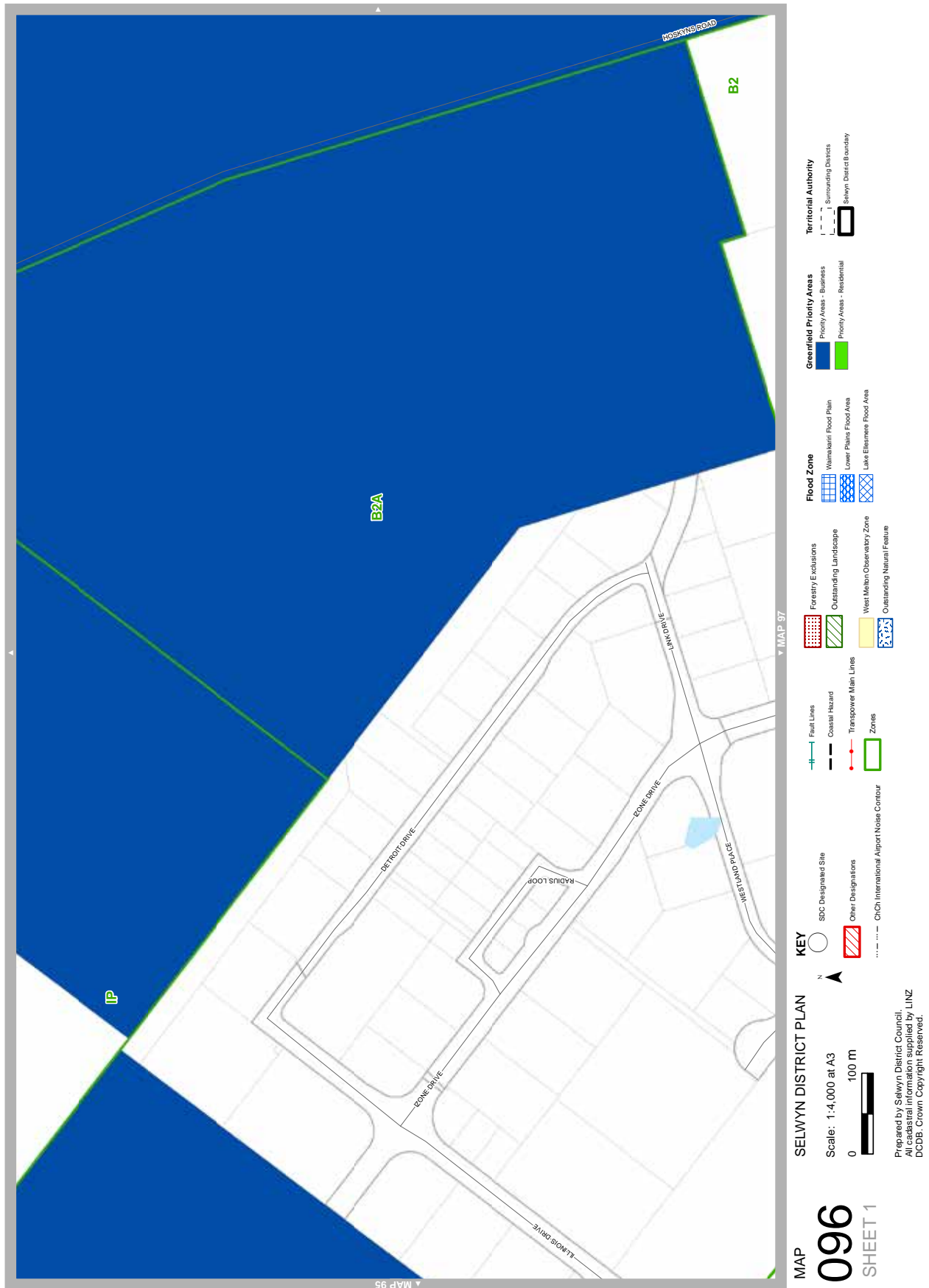




# Map 095 – Sheet 1

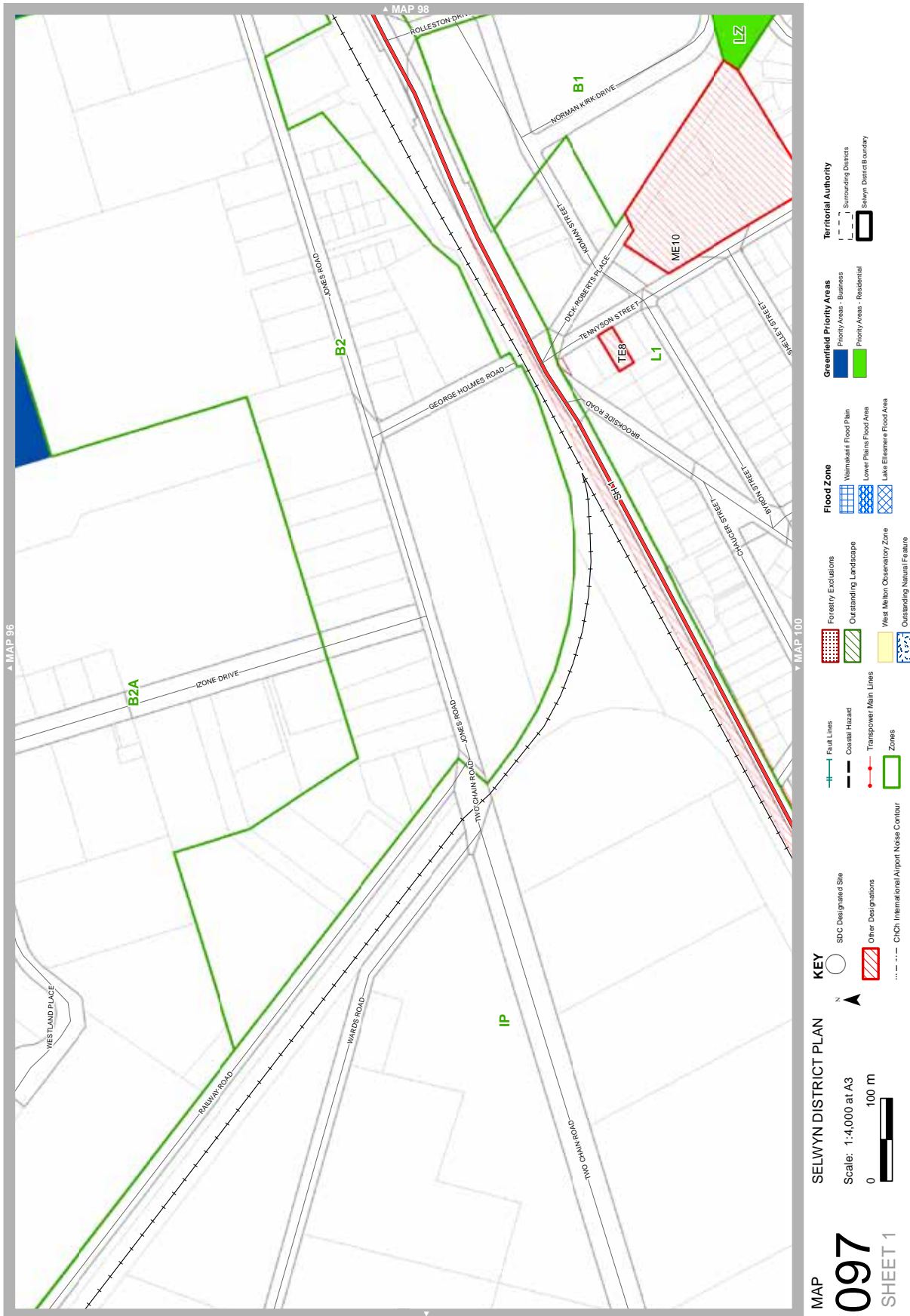


# Map 096 – Sheet 1





# Map 097 – Sheet 1



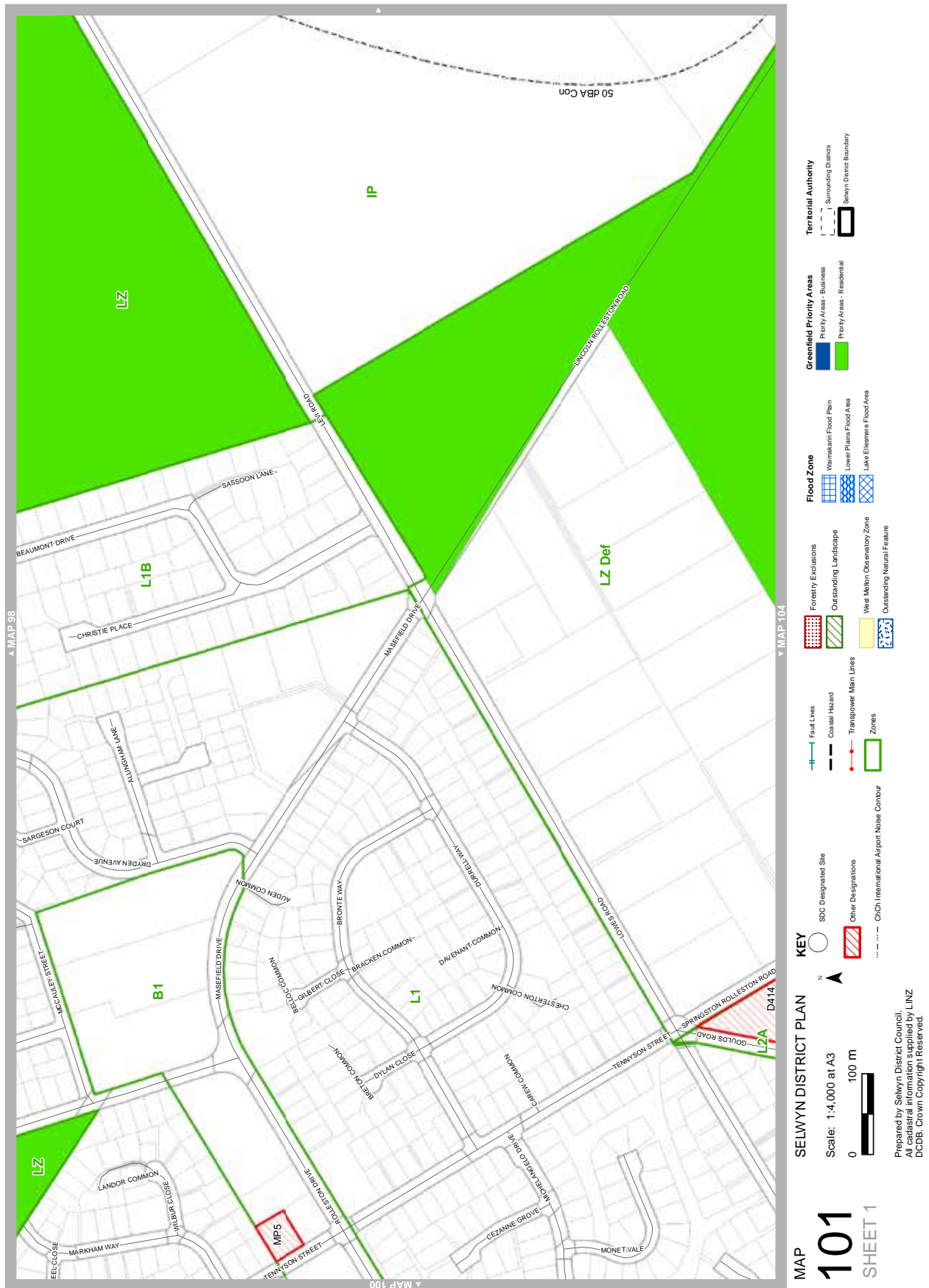
# Map 098 – Sheet 1



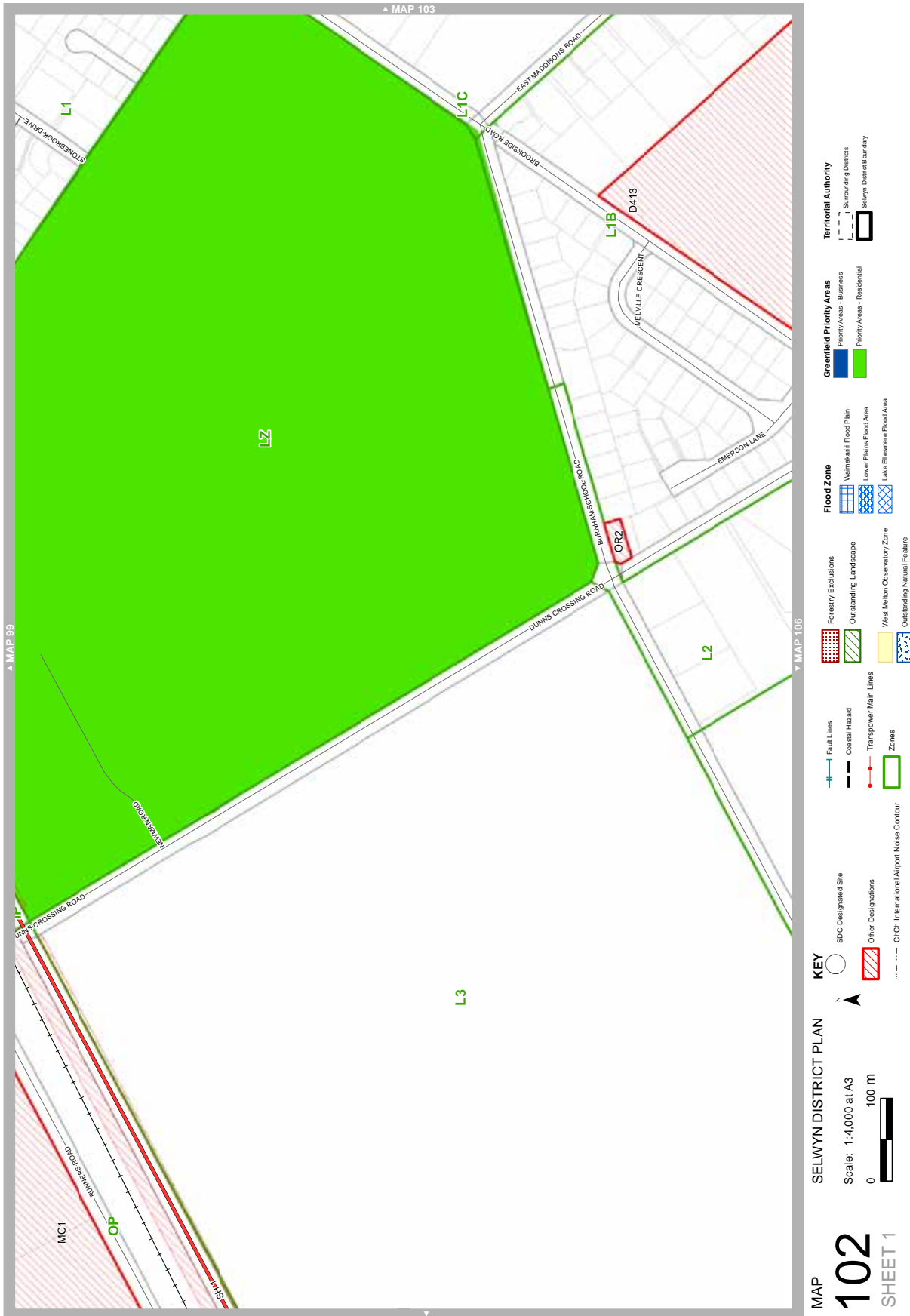
# Map 099 – Sheet 1



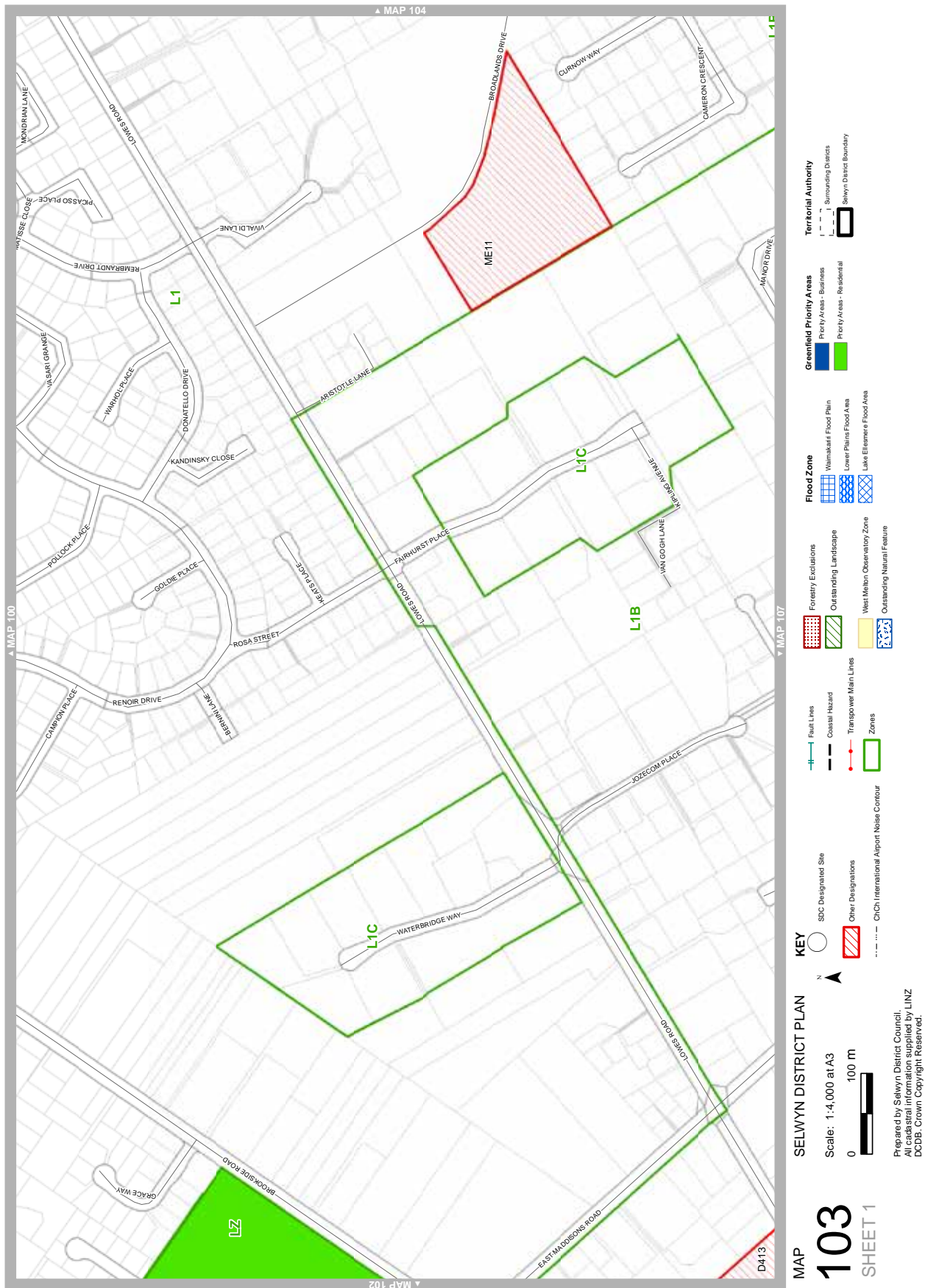
# Map 101 – Sheet 1



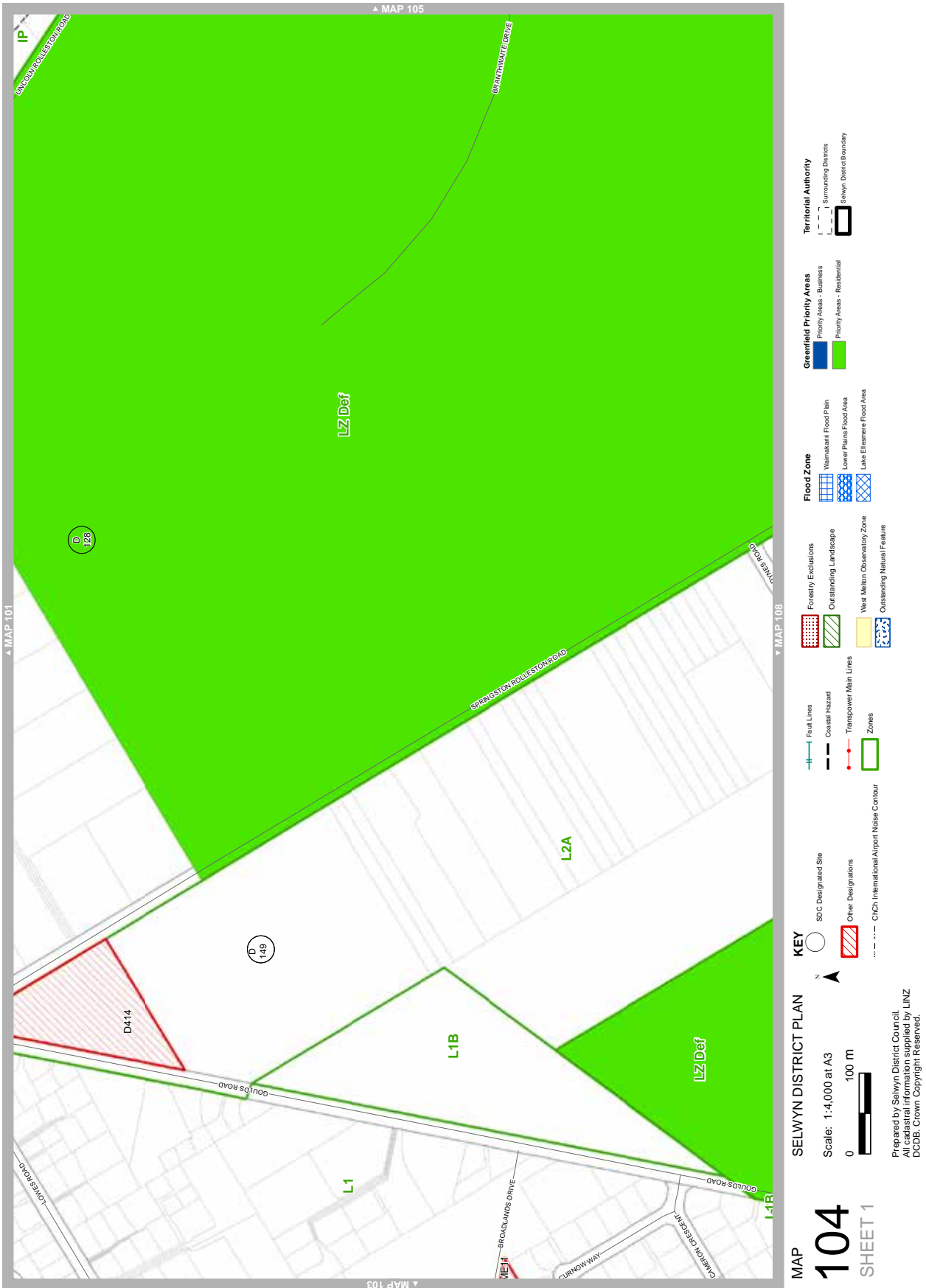
# Map 102 – Sheet 1



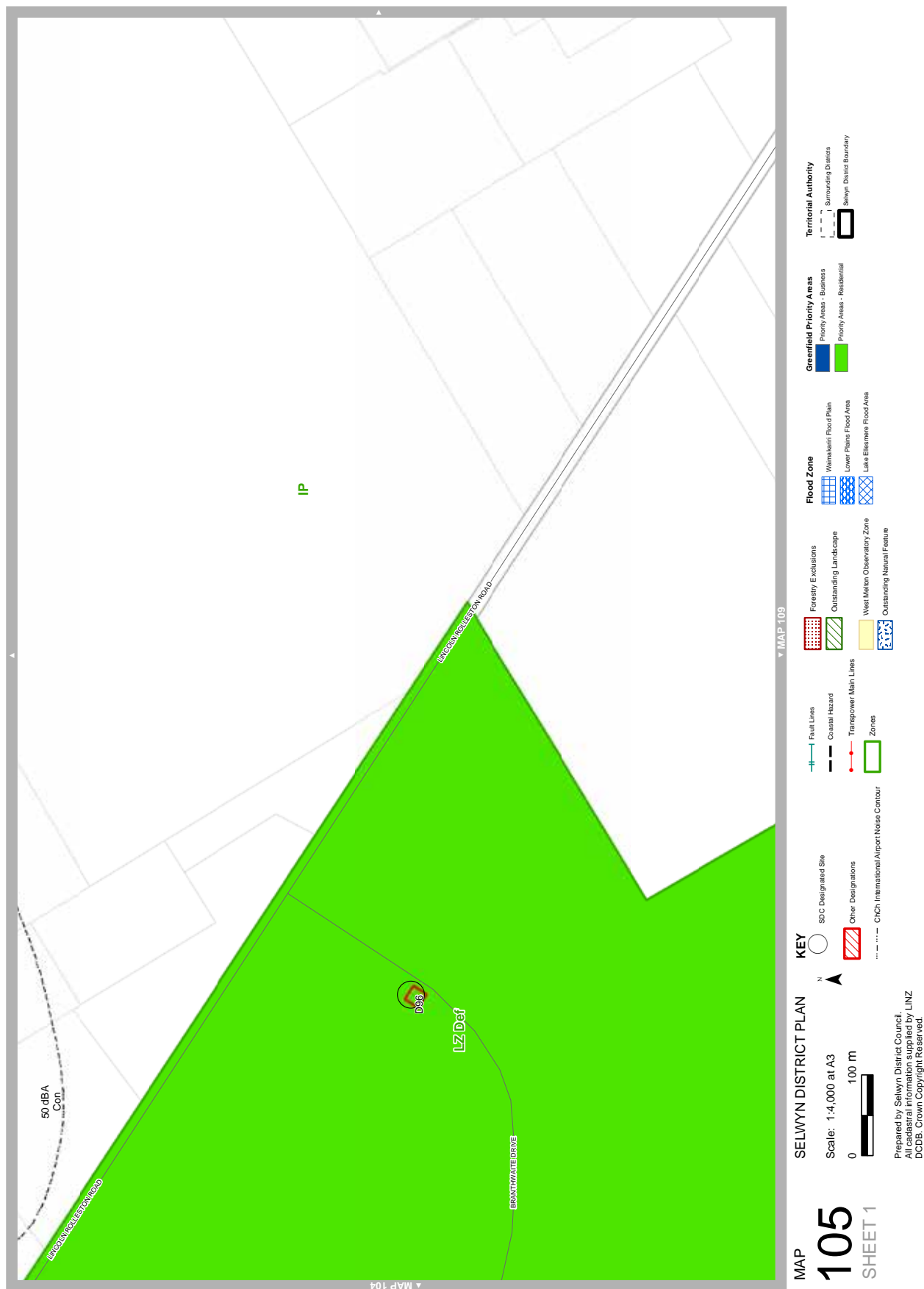
# Map 103 – Sheet 1



# Map 104 – Sheet 1

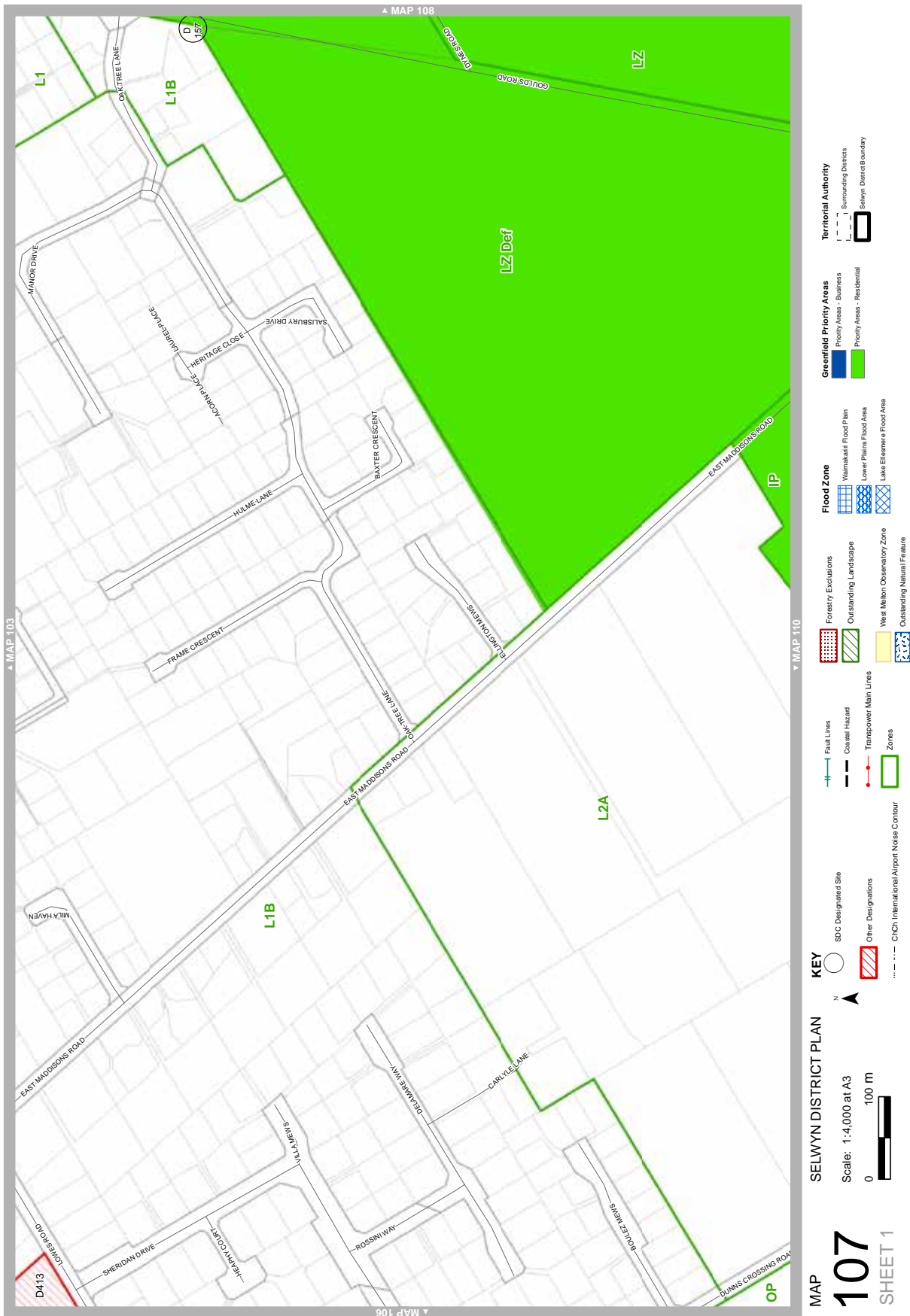


# Map 105 – Sheet 1



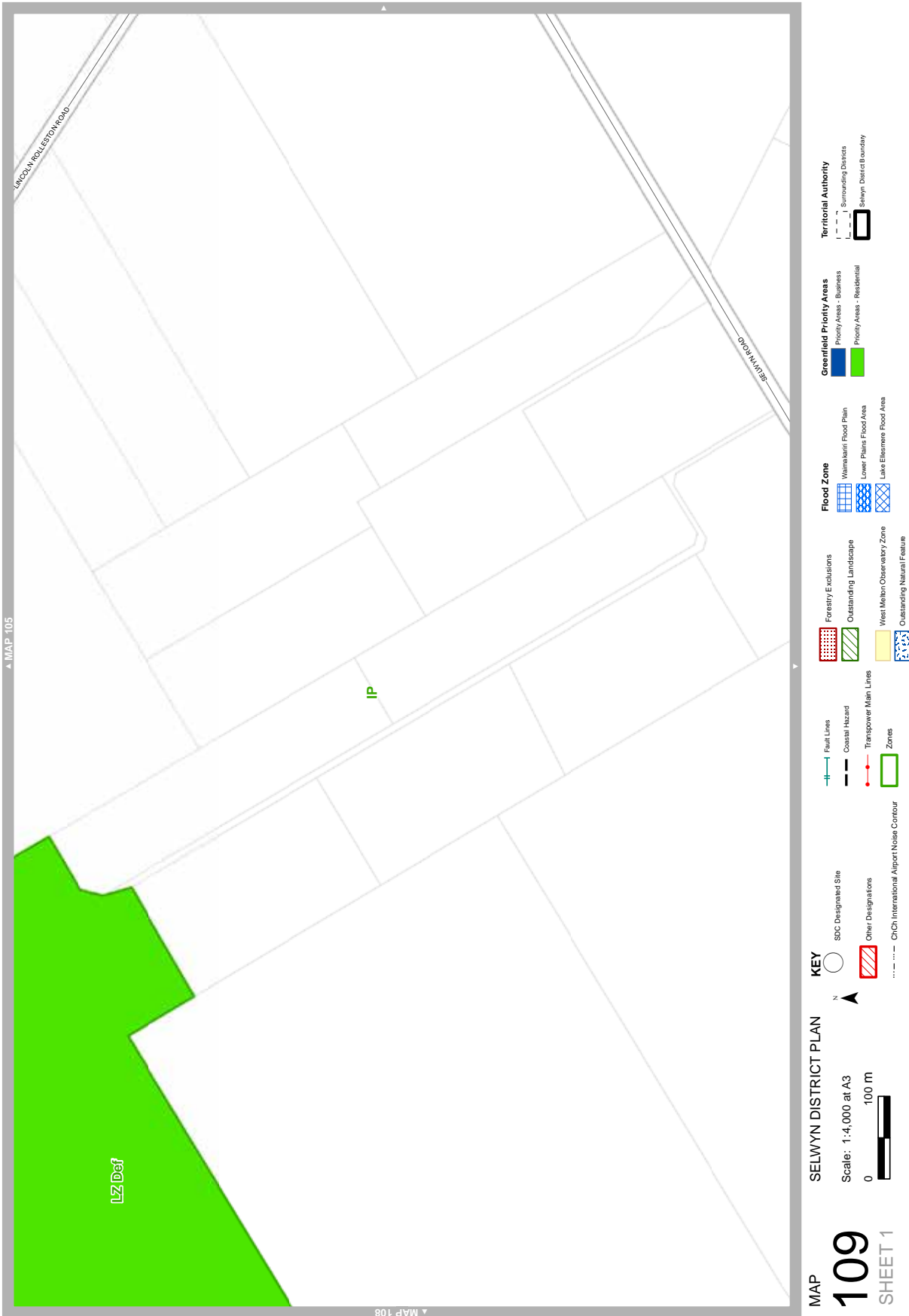


# Map 107 – Sheet 1

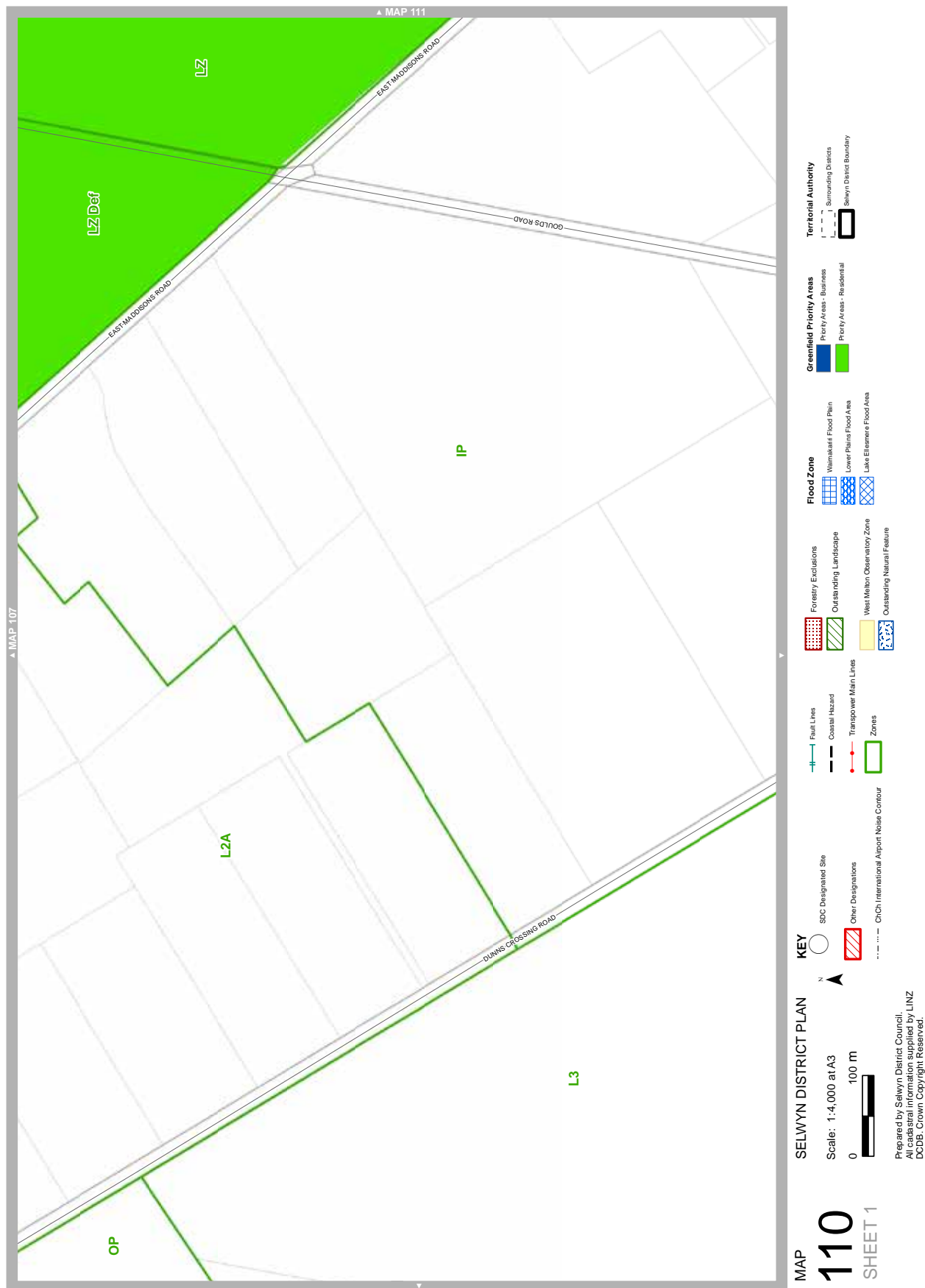




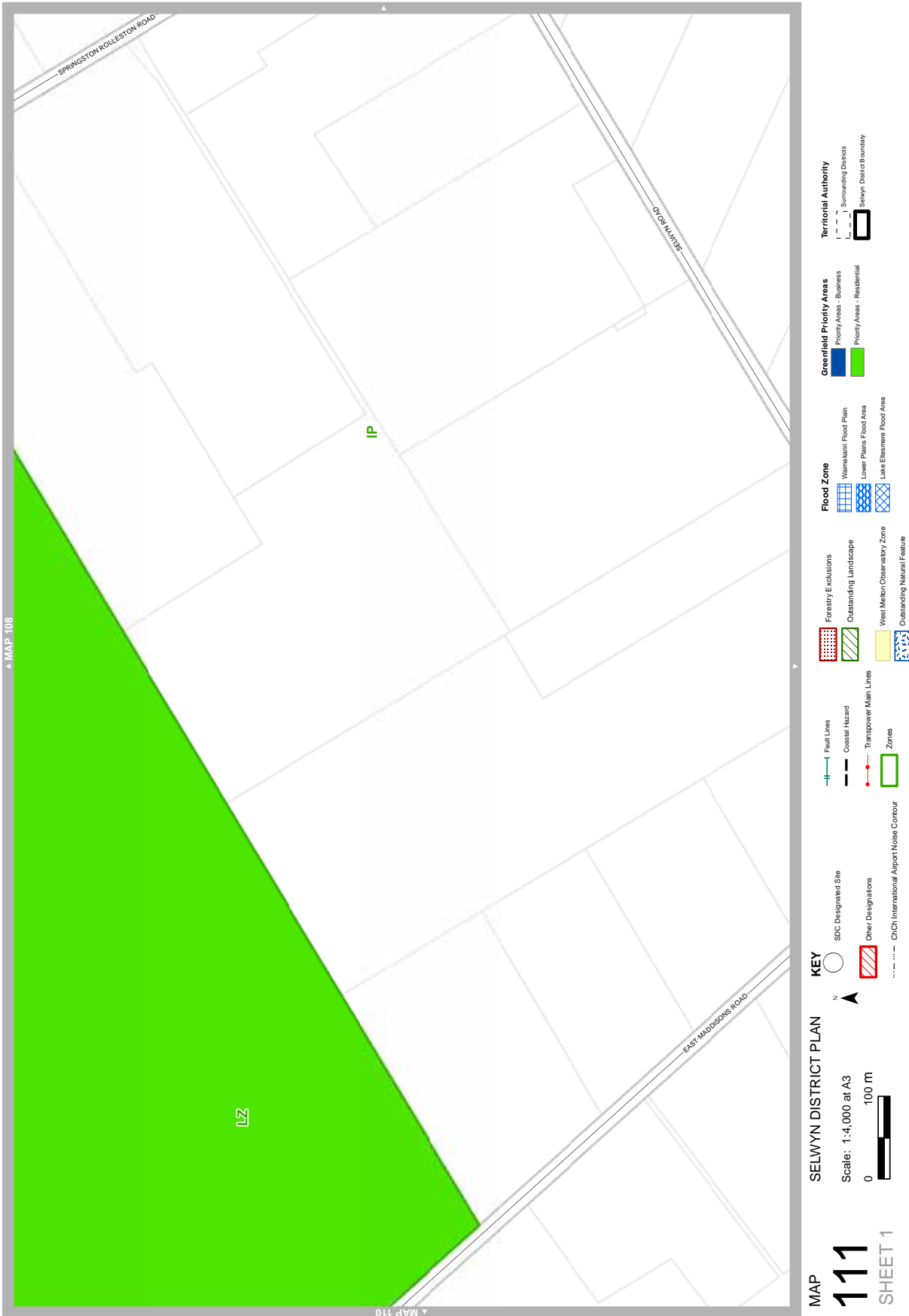
# Map 109 – Sheet 1



# Map 110 – Sheet 1



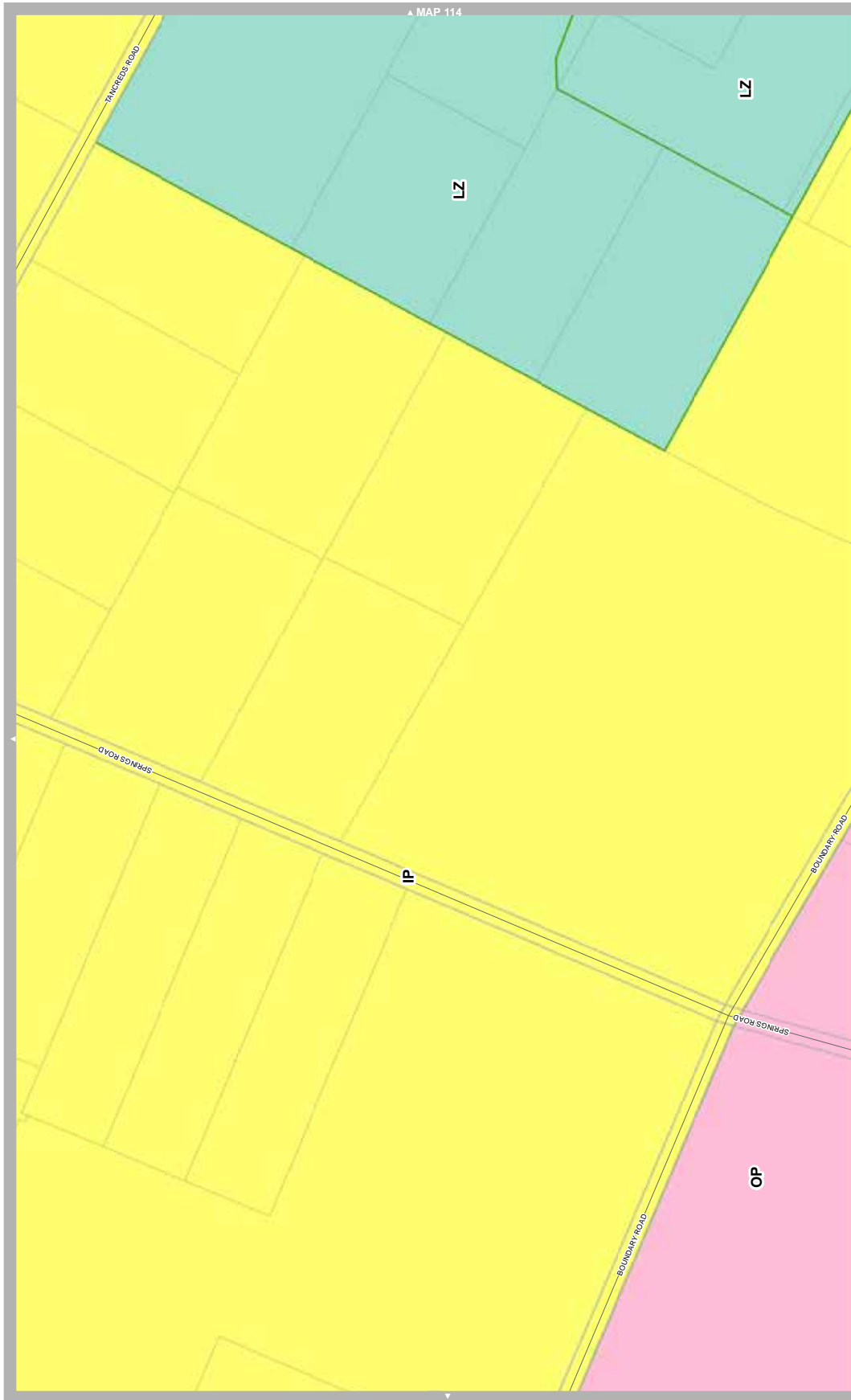
# Map 111 – Sheet 1



# Map 113 – Sheet 1



# Map 113 – Sheet 2



MAP  
**113**  
SHEET 2

Printed on:  
Thursday, 7 November 2013



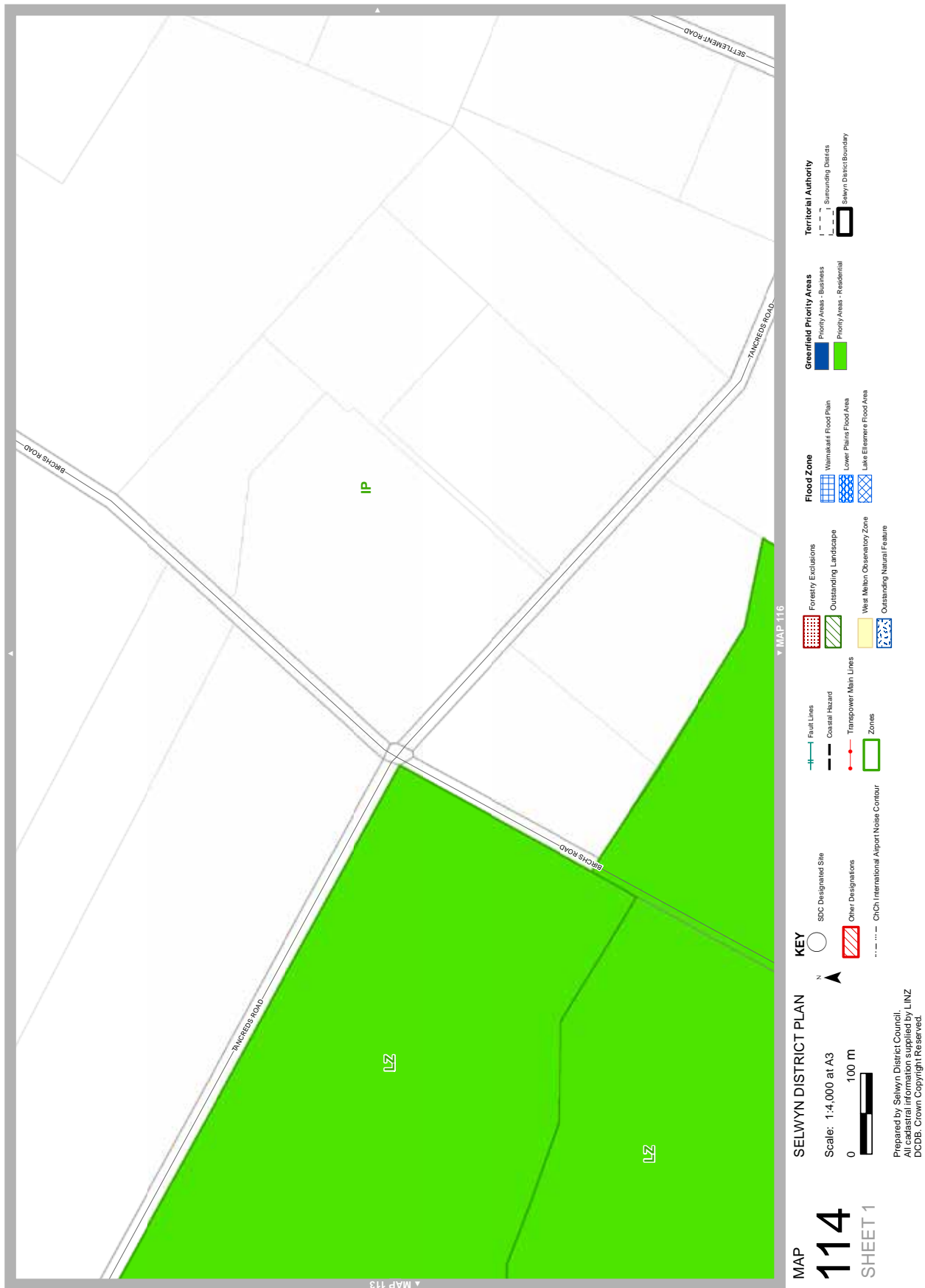
**KEY**

- Heritage Building
- Wāhi Taonga Management Site
- Silent File Area
- Wāhi Taonga Management Area
- Protected Tree
- Scheduled Site
- Statutory Acknowledgement Site
- Contours Above Sea Level
  - 100m
  - 60m
  - 2.7m
- State Highway
- Railway
- Road Parcel
- Land Parcel
- Water Body
- Archaeological Site
- Outer Plans
- Malvern Hills
- Business 1
- Business 2
- Business 3
- Inner Plans
- Living 1
- Living 2
- Living 3
- Living X
- Living WM
- Living Z
- Living Z Deferred
- Defered Living
- High Country
- Port Hills
- Existing Development Area

**Zones**

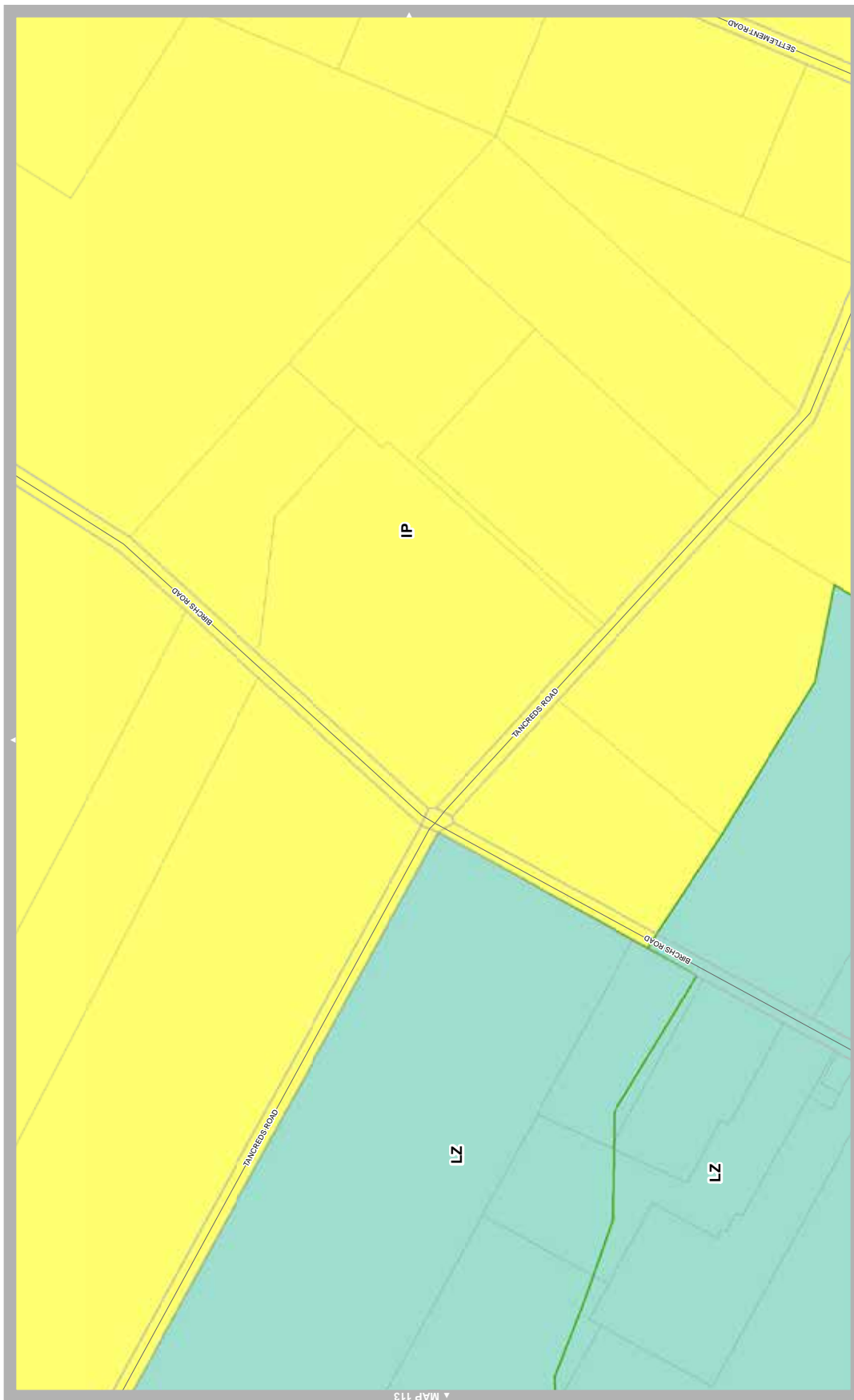
- Living 1
- Living 2
- Living 3
- Living X
- Living WM
- Living Z
- Living Z Deferred
- Defered Living
- High Country
- Port Hills
- Existing Development Area

# Map 114 – Sheet 1





# Map 114 – Sheet 2



MAP  
**114**  
SHEET 2

Printed on:  
Thursday, 7 November 2013



**KEY**

- Heritage Building
- Protected Tree
- Statutory Acknowledgement Site
- Scheduled Site
- State Highway
- Railway
- Road Parcel
- Land Parcel
- Water Body
- Archaeological Site

**Zones**

- High Country
- Port Hills
- Existing Development Area
- Living 1
- Living 2
- Living 3
- Living X
- Living WM
- Living Z
- Living Z Deferred
- Deferred Living
- Business 1
- Business 2
- Business 3
- Inner Plains
- Outer Plains
- Malvern Hills

**Contours Above Sea Level**

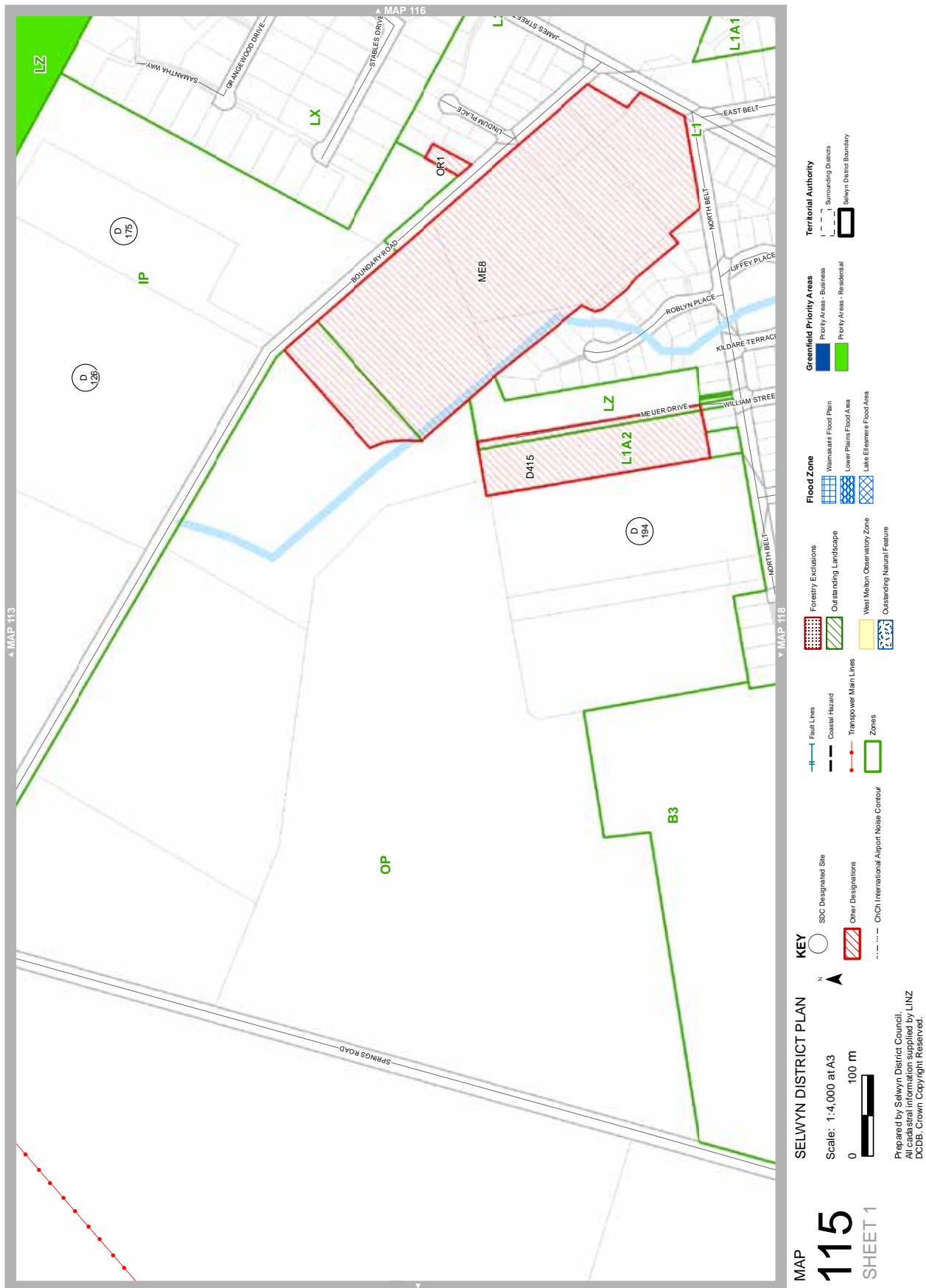
- 160m
- 60m
- 2.74m

**Wāhi Taonga Management Area**

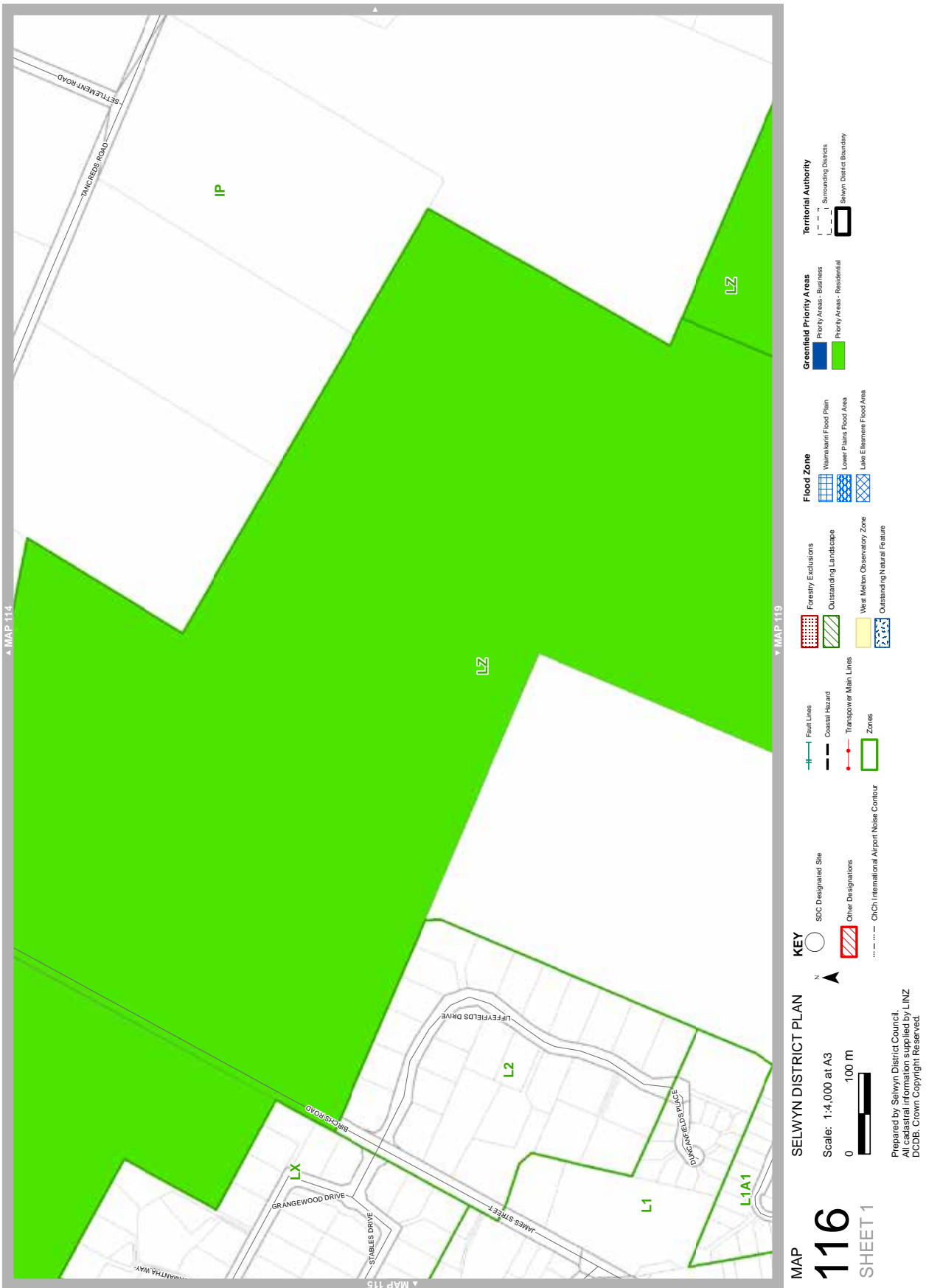
- Wāhi Taonga Management Site
- Silent File Area
- Wāhi Taonga Management Area

MAP 116

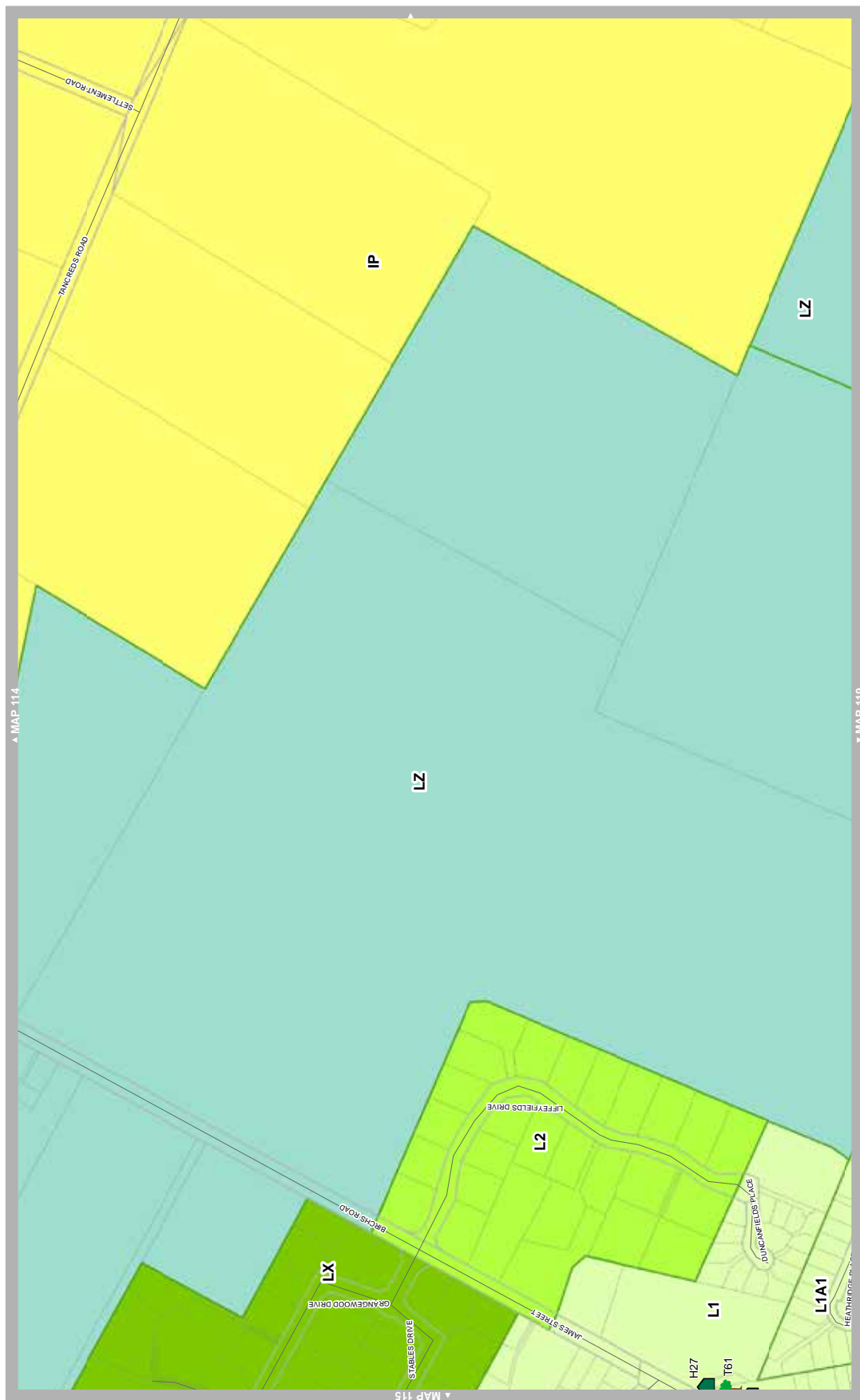
# Map 115 – Sheet 1



# Map 116 – Sheet 1



# Map 116 – Sheet 2



**MAP 116 SHEET 2**

**MAP 116 SHEET 2**

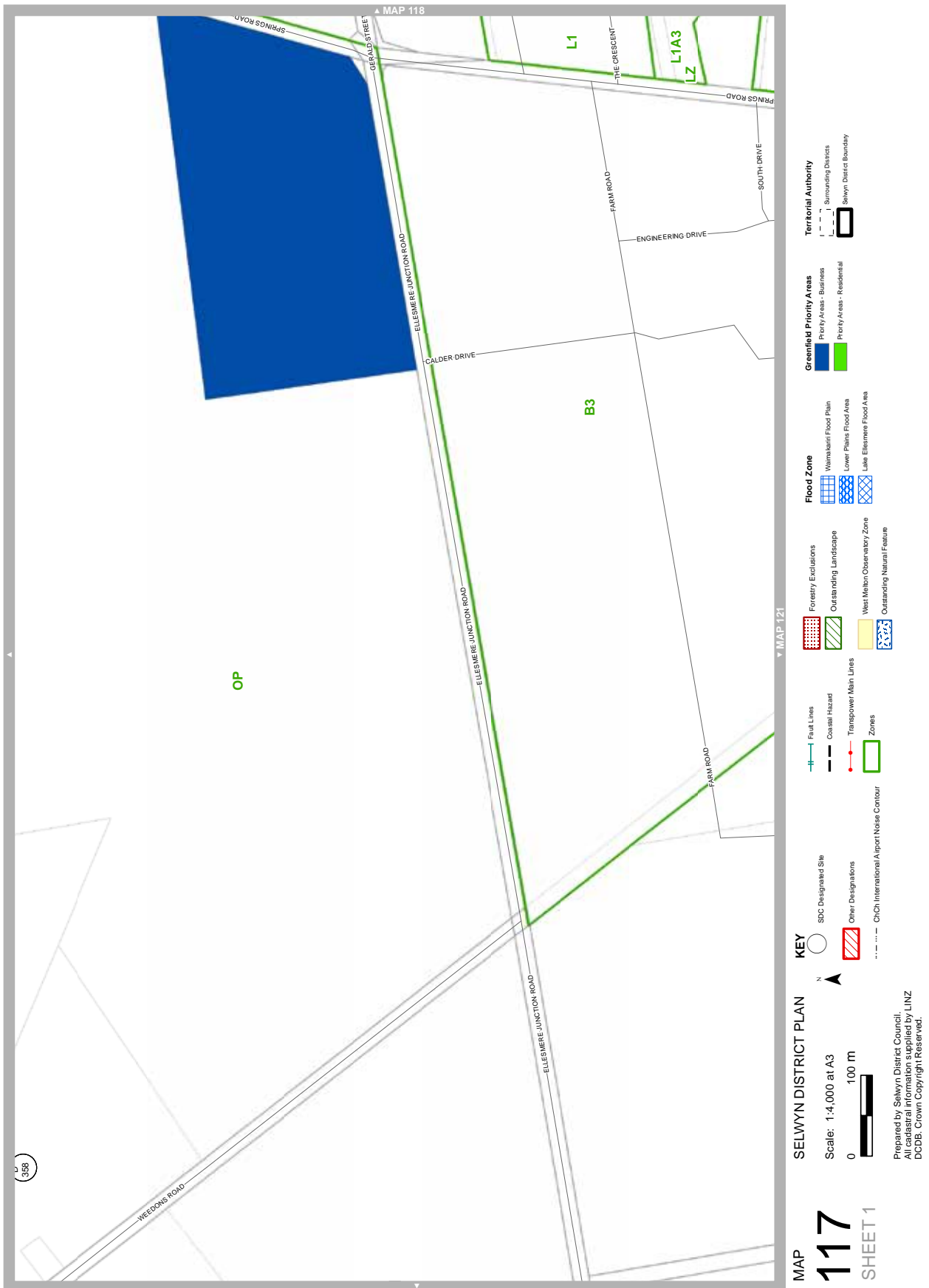
Printed on: Thursday, 7 November 2013

**KEY**

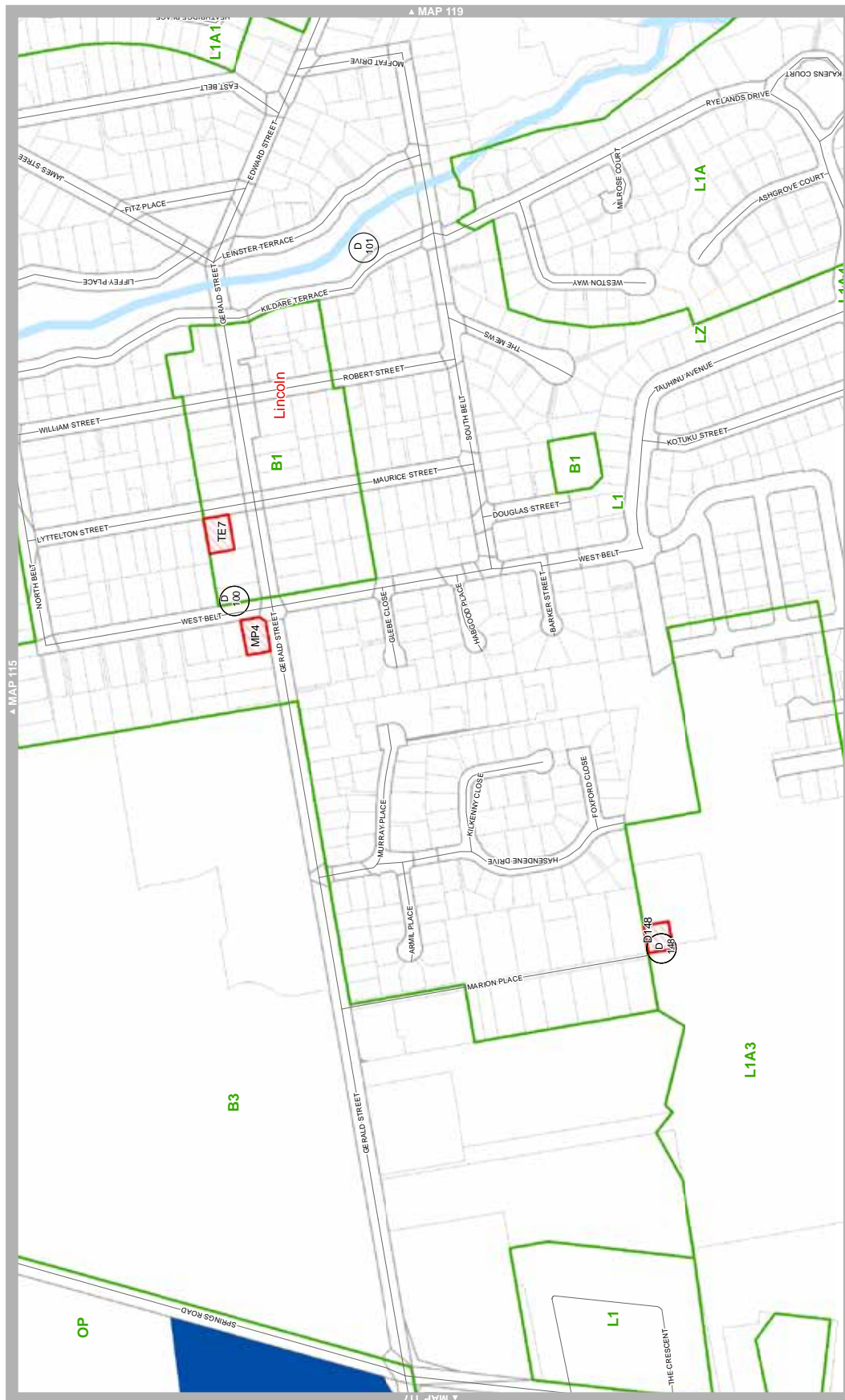
- Heritage Building
- Protected Tree
- Wahi Taonga Management Site
- Schematized Site
- Statutory Acknowledgement Site
- Contours Above Sea Level: 10m, 60m, 2.74m
- State Highway
- Railway
- Road Parcel
- Land Parcel
- Water Body
- Archaeological Site
- Outer Plains
- Makvern Hills
- Business 1
- Business 2
- Business 3
- Inner Plains
- Living 1
- Living 2
- Living 3
- Living Z Deferred
- Living X
- Deferred Living
- High Country
- Port Hills
- Existing Development Area
- Living WM
- Living Z
- Living Z Deferred
- Deferred Living

**Selwyn DISTRICT COUNCIL**

# Map 117 – Sheet 1



# Map 118 – Sheet 1



**KEY**

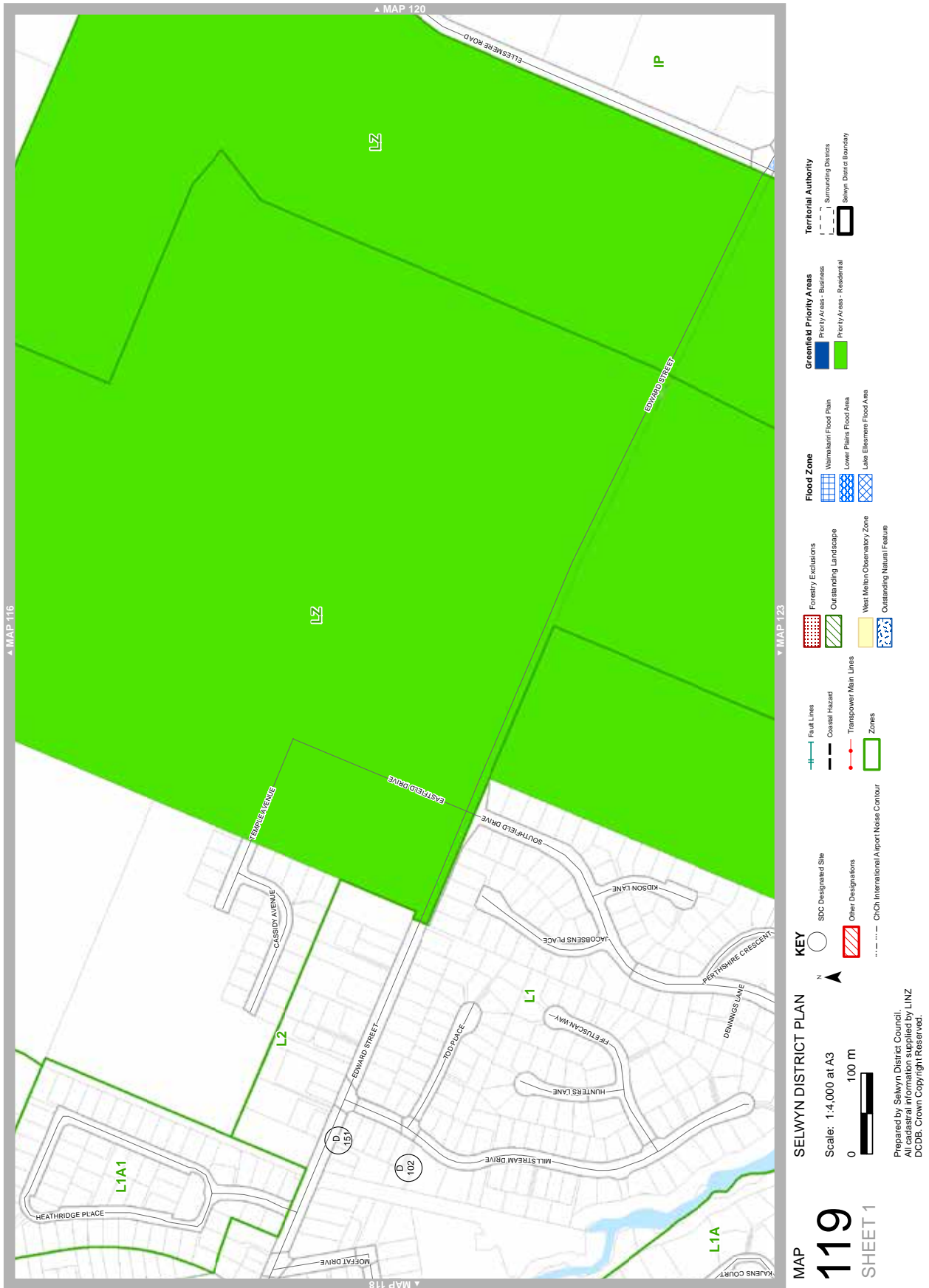
- SBC Designated Site
- Other Designations
- CHC International Airport Noise Contour
- Fault Lines
- Coastal Hazard
- Transpower Main Lines
- Zones
- Forestry Exclusions
- Outstanding Landscape
- West Melton Observatory Zone
- Outstanding Natural Feature
- Flood Zone
  - Waimakariri Flood Plan
  - Lower Plains Flood Area
  - Lake Ellesmere Flood Area
- Greenfield Priority Areas
  - Priority Areas - Business
  - Priority Areas - Residential
- Territorial Authority
  - Surrounding Districts
  - Selwyn District Boundary

**SELWYN DISTRICT PLAN**  
 Scale: 1:4,000 at A3  
 0 100 m

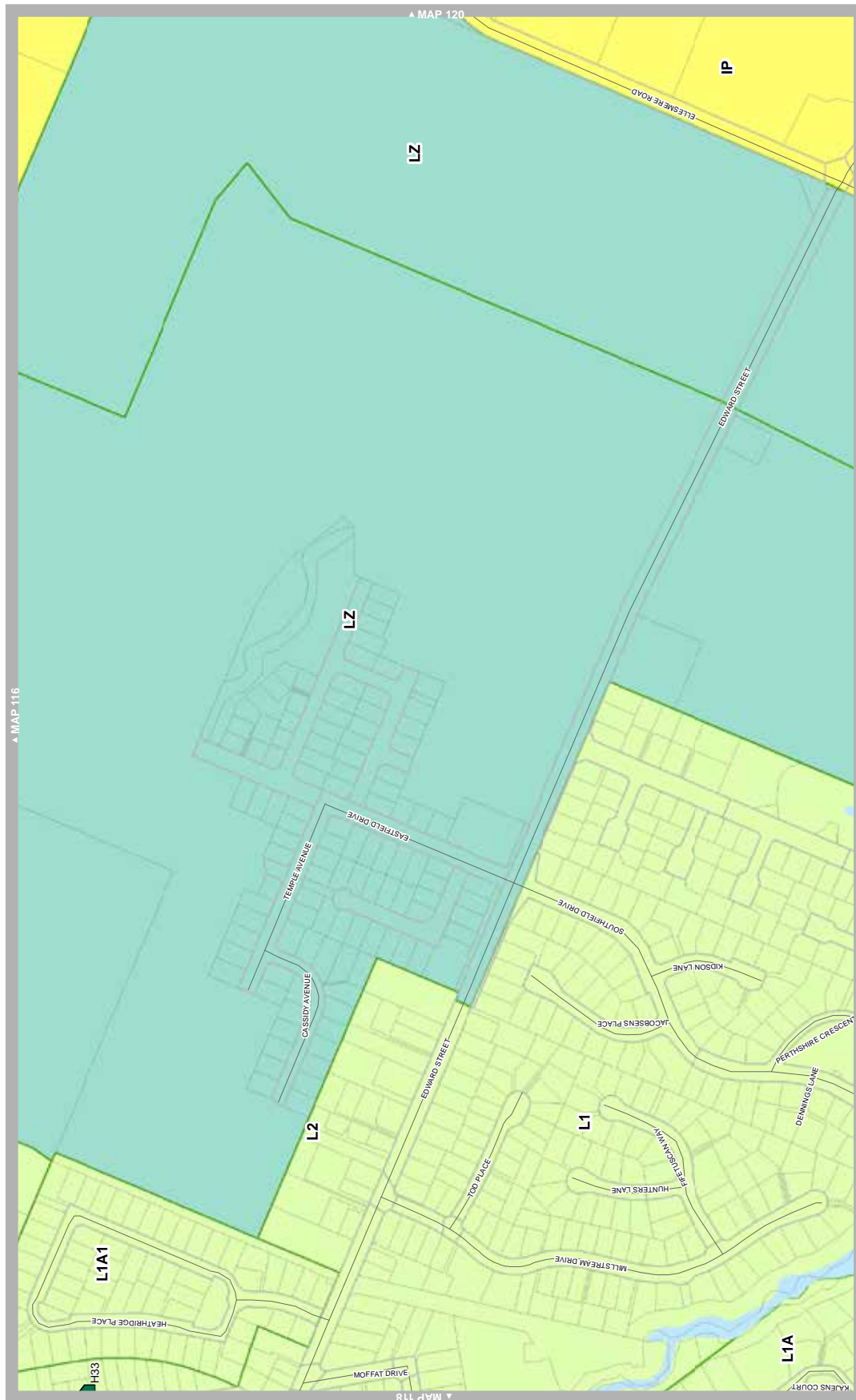
**MAP 118 SHEET 1**

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# Map 119 – Sheet 1




# Map 119 – Sheet 2



MAP 119 SHEET 2

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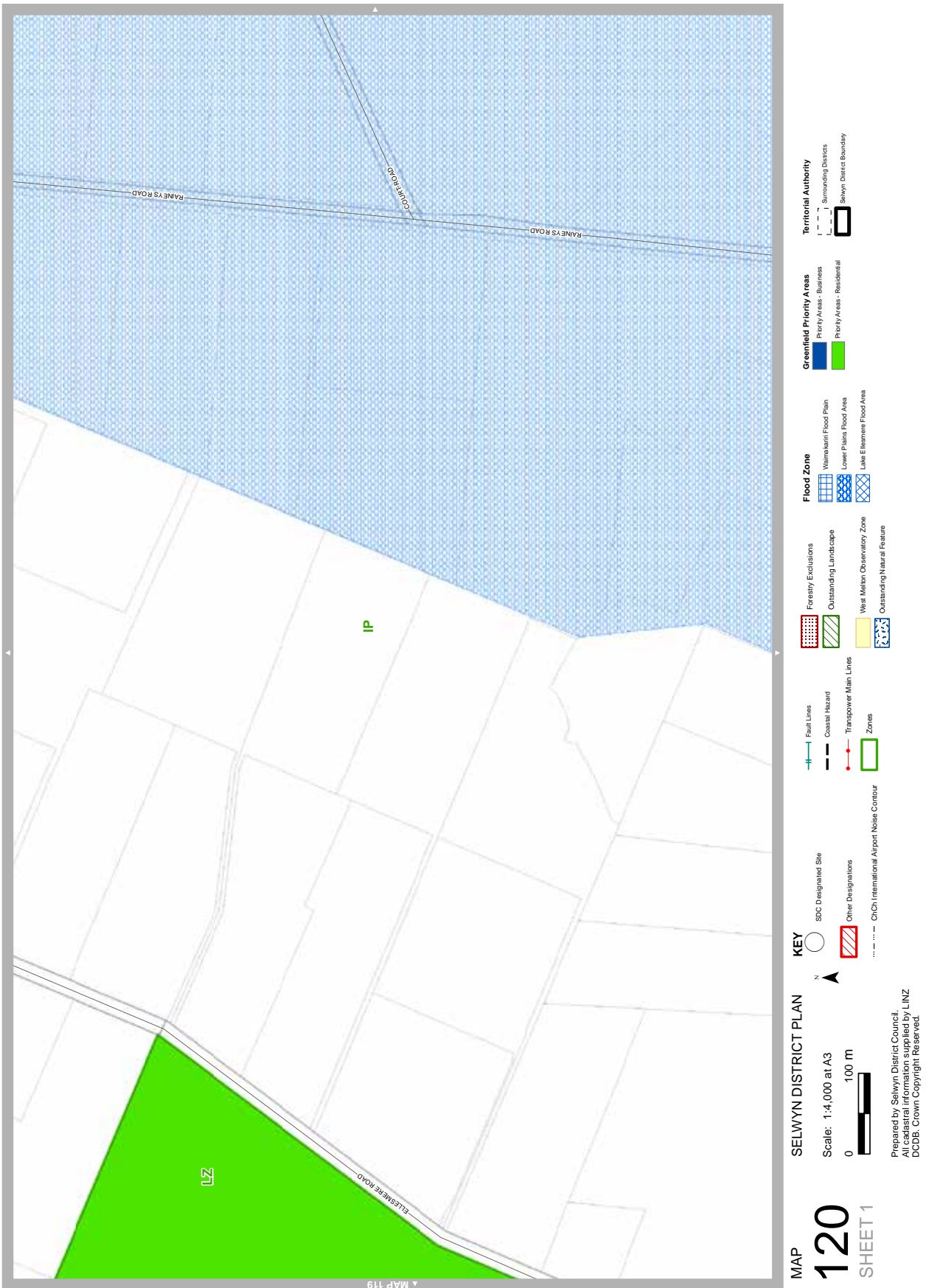


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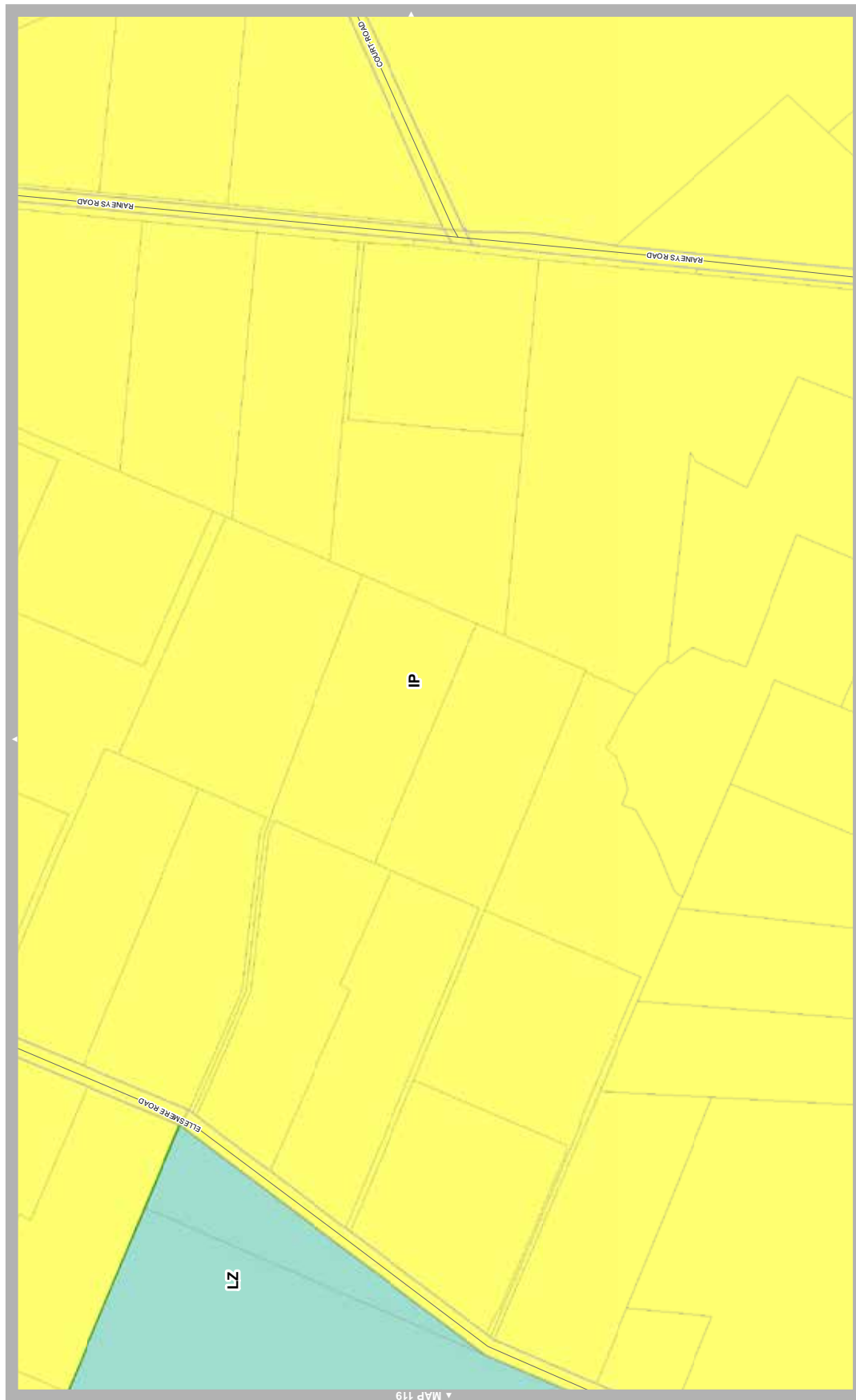
- Heritage Building
- Wahi Taonga Management Site
- Silt Fill Area
- Wahi Taonga Management Area
- Protected Tree
- Statutory Acknowledgment Site
- Contours Above Sea Level
  - 10m
  - 60m
  - 2.74m
- State Highway
- Railway
- Water Body
- Archaeological Site
- Land Parcel
- Road Parcel
- Living 1
- Living 2
- Living 3
- Living X
- Living WM
- Living Z
- Living Z Deferred
- Deferred Living
- Business 1
- Business 2
- Business 3
- Inner Plains
- Outer Plains
- Malvern Hills
- High Country
- Port Hills
- Existing Development Area



# Map 120 – Sheet 1



# Map 120 – Sheet 2



MAP  
**120**  
SHEET 2

Printed on:  
Thursday, 7 November 2013



**KEY**

- Heritage Building
- Wāhi Taonga Management Site
- Protected Tree
- Statutory Acknowledgement Site
- Scheduled Site
- State Highway
- Railway
- Road Parcel
- Land Parcel
- Water Body
- Archaeological Site
- Wāhi Taonga Management Area
- Silent File Area
- Existing Development Area
- Living 1
- Living 2
- Living 3
- Living X
- Living WM
- Living Z
- Living Z Deferred
- Deferred Living
- Business 1
- Business 2
- Business 3
- Inner Plains
- Outer Plains
- Malvern Hills

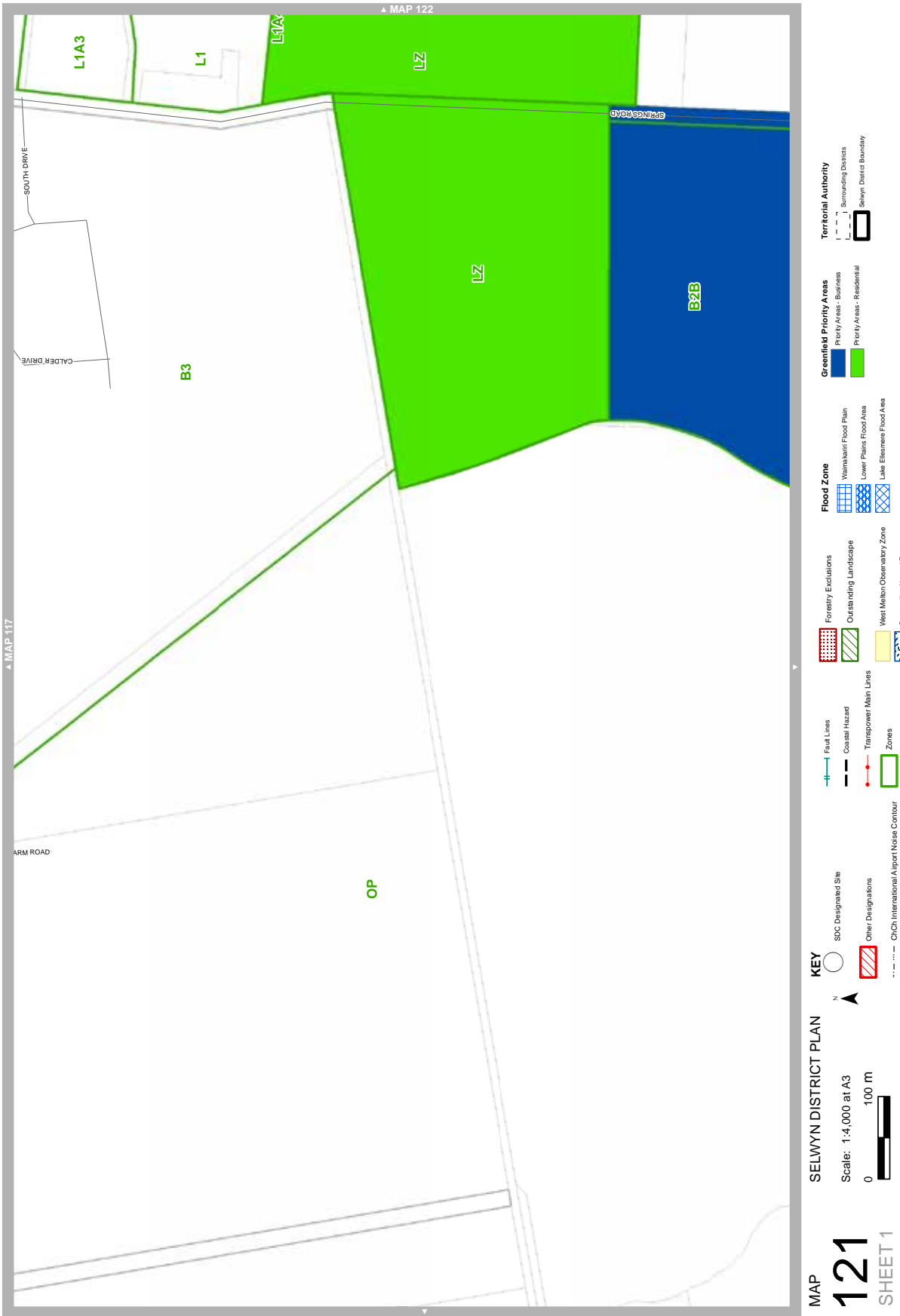
**Zones**

- High Country
- Port Hills
- Existing Development Area

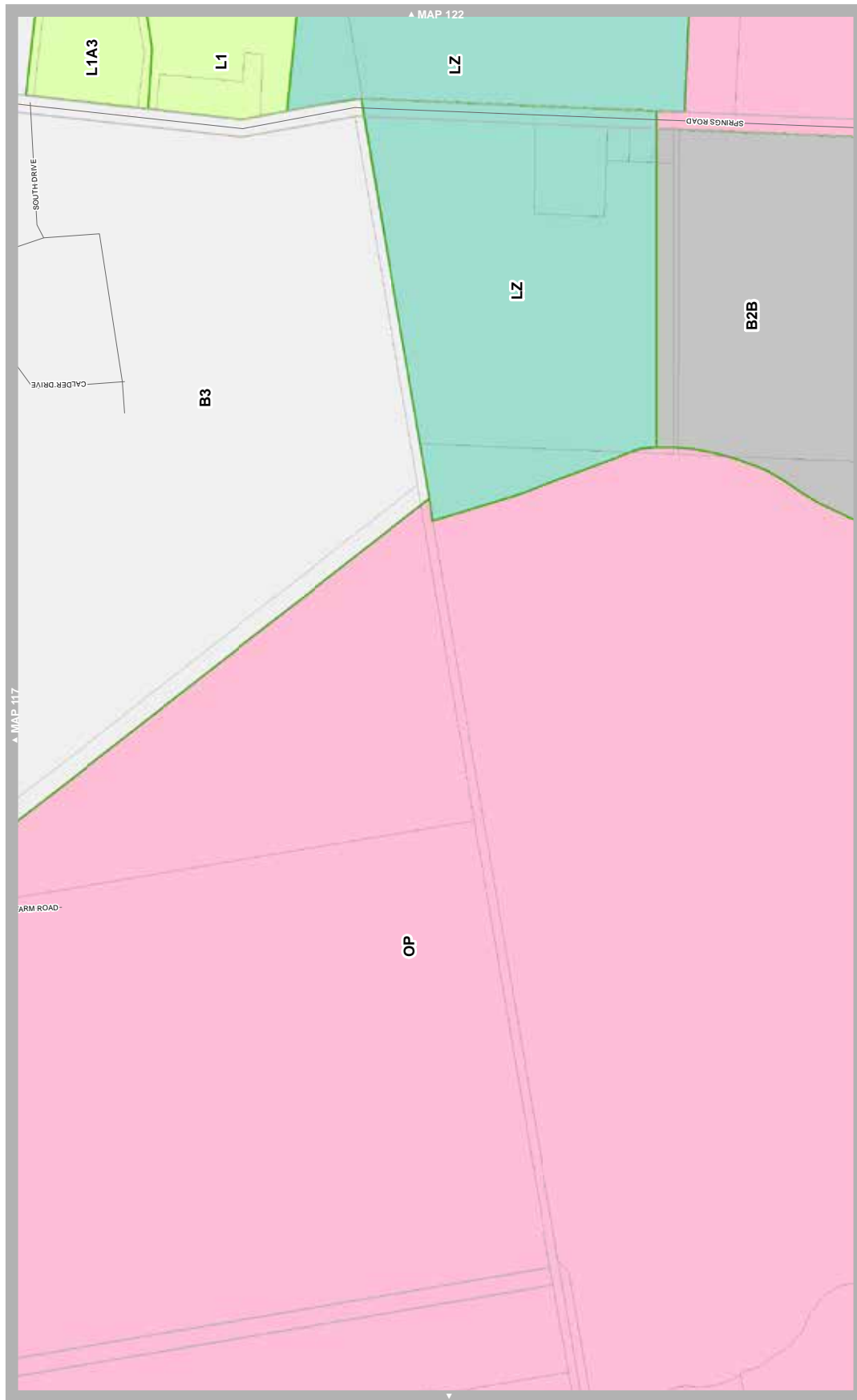
**Contours Above Sea Level**

- 160m
- 60m
- 2.74m

# Map 121 – Sheet 1



# Map 121 – Sheet 2



**KEY**

- Heritage Building
- Protected Tree
- Scheduled Site
- State Highway
- Railway
- Road Parcel
- Land Parcel
- Water Body
- Archaeological Site
- Wāhi Taonga Management Site
- Statutory Acknowledgement Site
- Stent File Area
- Wāhi Taonga Management Area
- Contours Above Sea Level
  - 160m
  - 60m
  - 2.74m
- Zones**
  - Living 1
  - Living 2
  - Living 3
  - Living Z
  - Living Z Deferred
  - Living X
  - Deferred Living
  - Business 1
  - Business 2
  - Business 3
  - Inner Plains
  - Outer Plains
  - Malvern Hills
  - Existing Development Area
  - Port Hills
  - High Country

**MAP 121 SHEET 2**

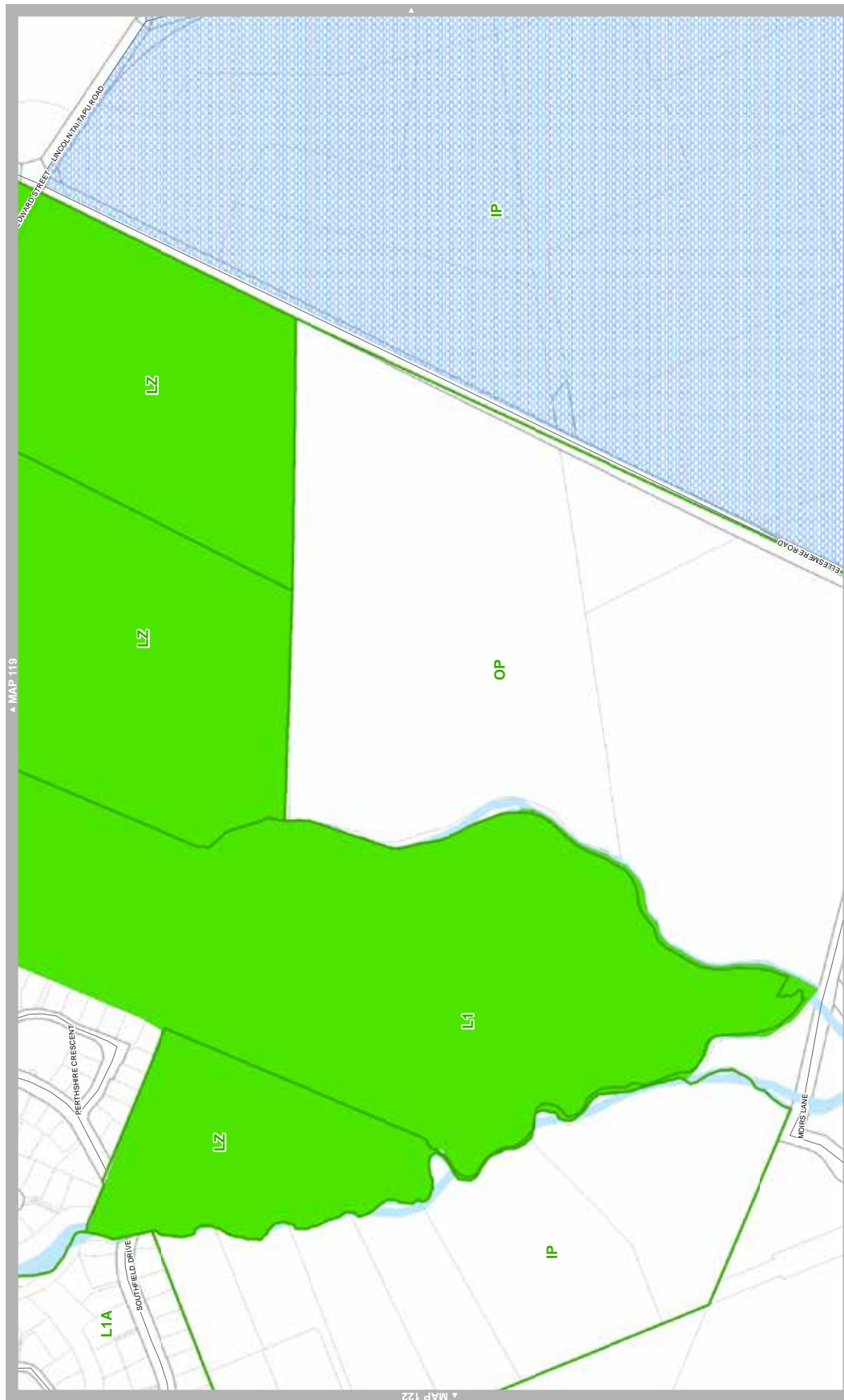
**Selwyn DISTRICT COUNCIL**

Printed on: Thursday, 7 November 2013

# Map 122 – Sheet 1



# Map 123 – Sheet 1



**MAP 123 SHEET 1**

**SELWYN DISTRICT PLAN**

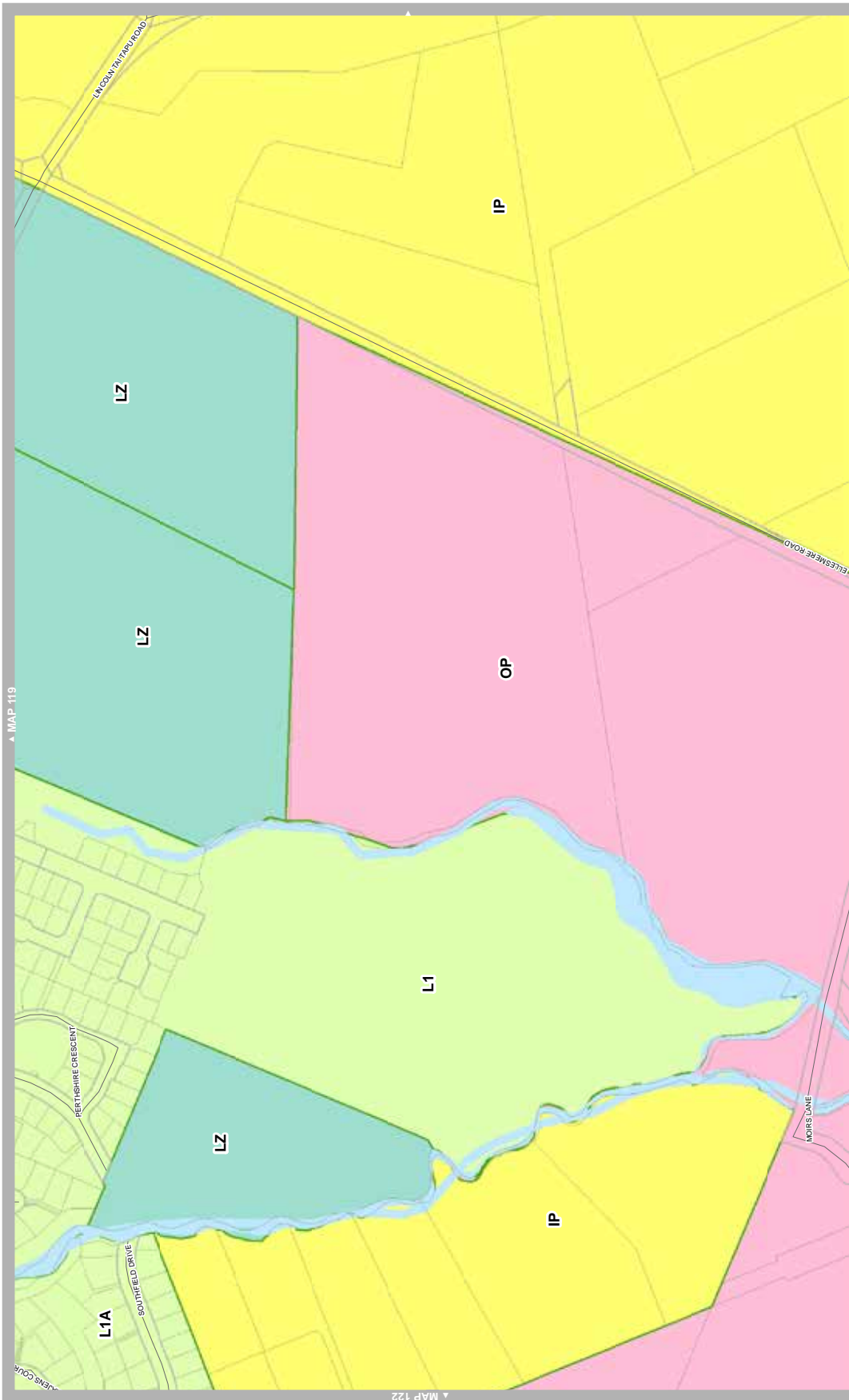
Scale: 1:4,000 at A3  
 0 100 m

**KEY**

- SBC Designated Site
- Other Designations
- CHCH International Airport Noise Contour
- Fault Lines
- Coastal Hazard
- Transpower Main Lines
- Zones
- Forestry Exclusions
- Outstanding Landscape
- West Melton Observatory Zone
- Outstanding Natural Feature
- Flood Zone
  - Waimakariri Flood Plain
  - Lower Plains Flood Area
  - Lake Ellesmere Flood Area
- Greenfield Priority Areas
  - Priority Areas - Business
  - Priority Areas - Residential
- Territorial Authority
  - Surrounding Districts
  - Selwyn District Boundary

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# Map 123 – Sheet 2



MAP  
**123**  
 SHEET 2  
 Printed on:  
 Thursday, 7 November 2013



**KEY**

- Heritage Building
- Protected Tree
- State Highway
- Scheduled Site
- Statutory Acknowledgement Site
- Water Body
- Archaeological Site
- Heritage Building
- Protected Tree
- State Highway
- Scheduled Site
- Statutory Acknowledgement Site
- Water Body
- Archaeological Site

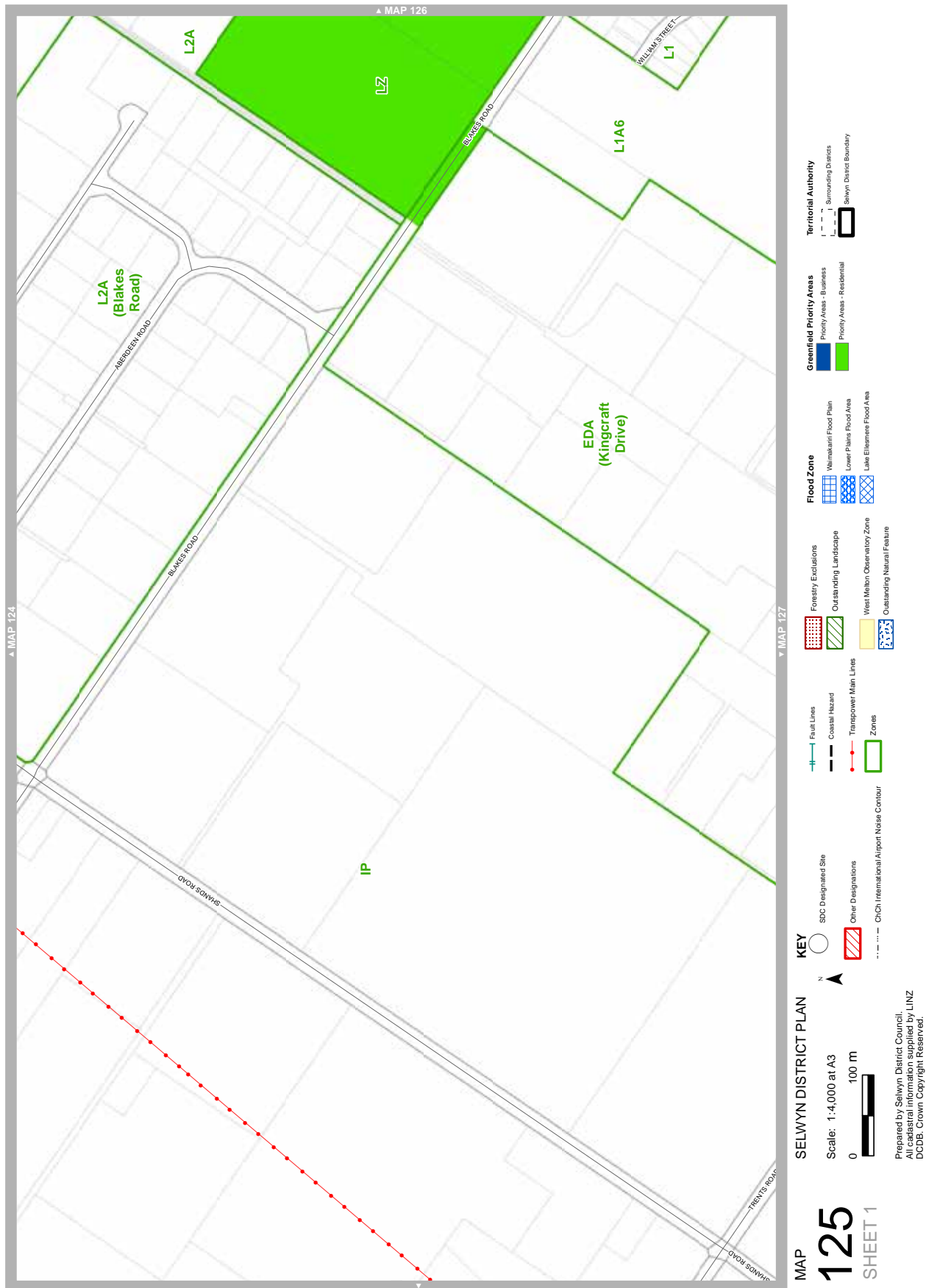
**Contours Above Sea Level**

- 18m
- 60m
- 2.74m

**Zones**

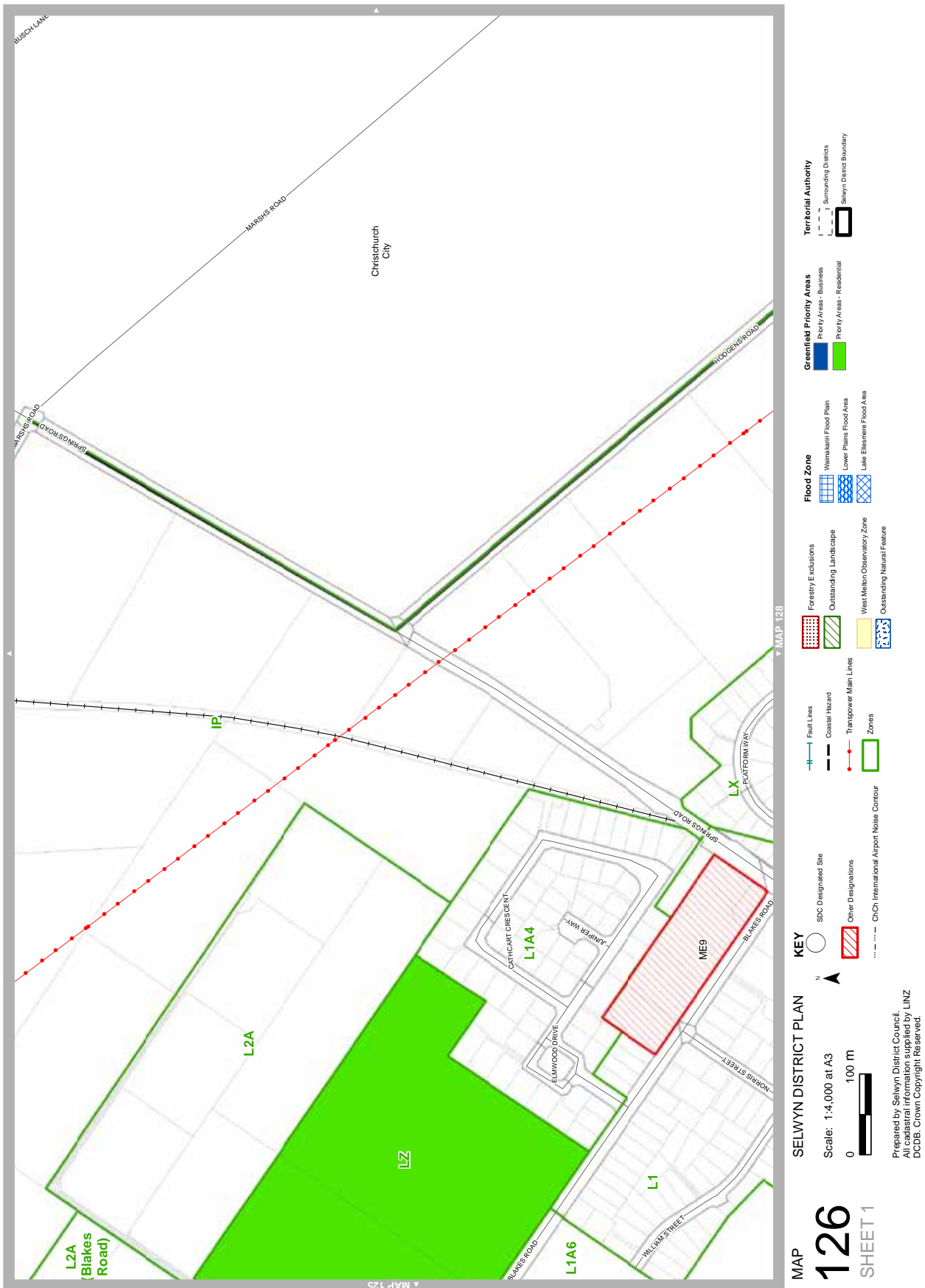
- High Country
- Port Hills
- Existing Development Area
- Living 1
- Living 2
- Living 3
- Living X
- Living WM
- Living Z
- Living Z Deferred
- Deferred Living
- Business 1
- Business 2
- Business 3
- Inner Plains
- Outer Plains
- Malvern Hills

# Map 125 – Sheet 1





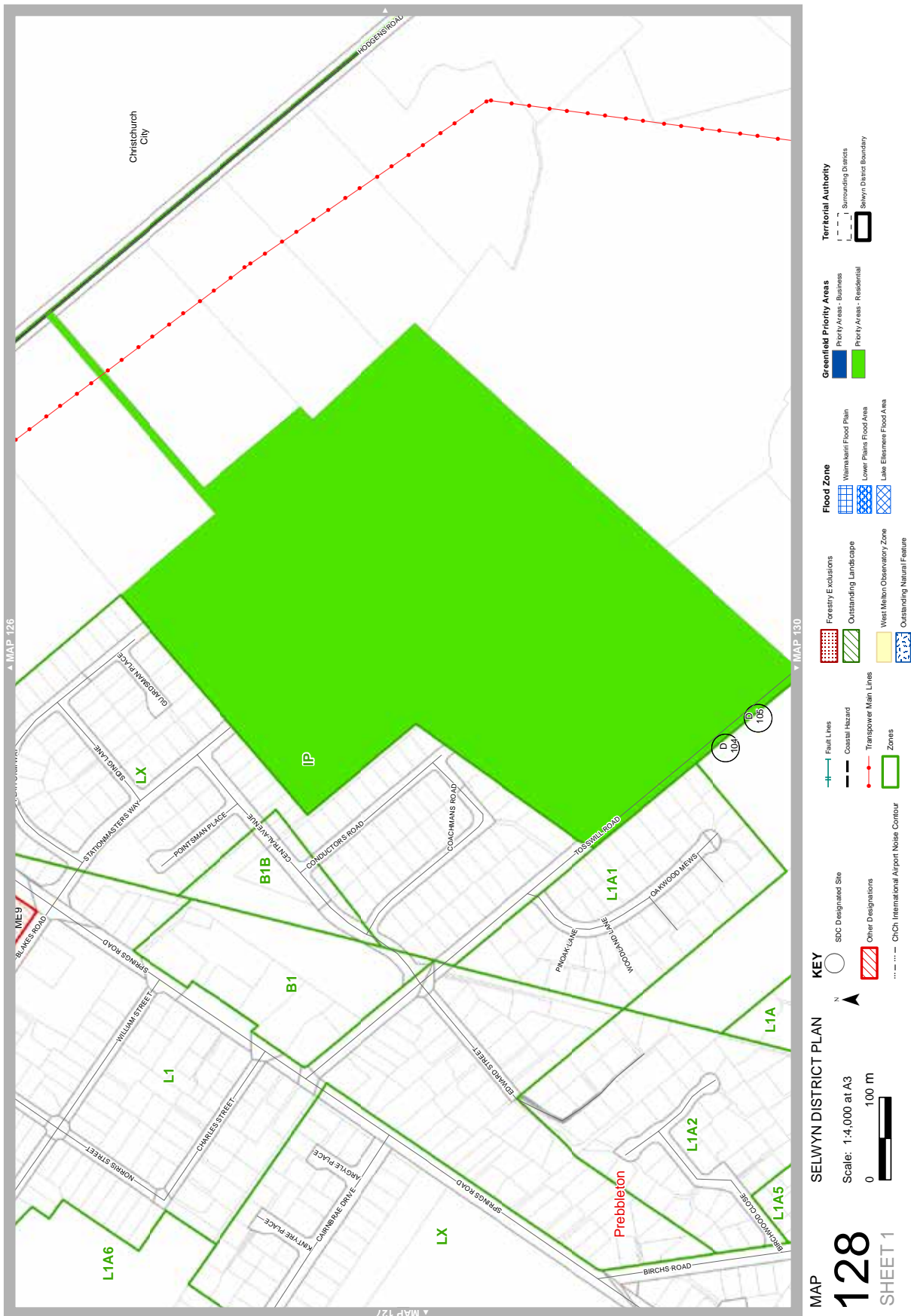
# Map 126 – Sheet 1



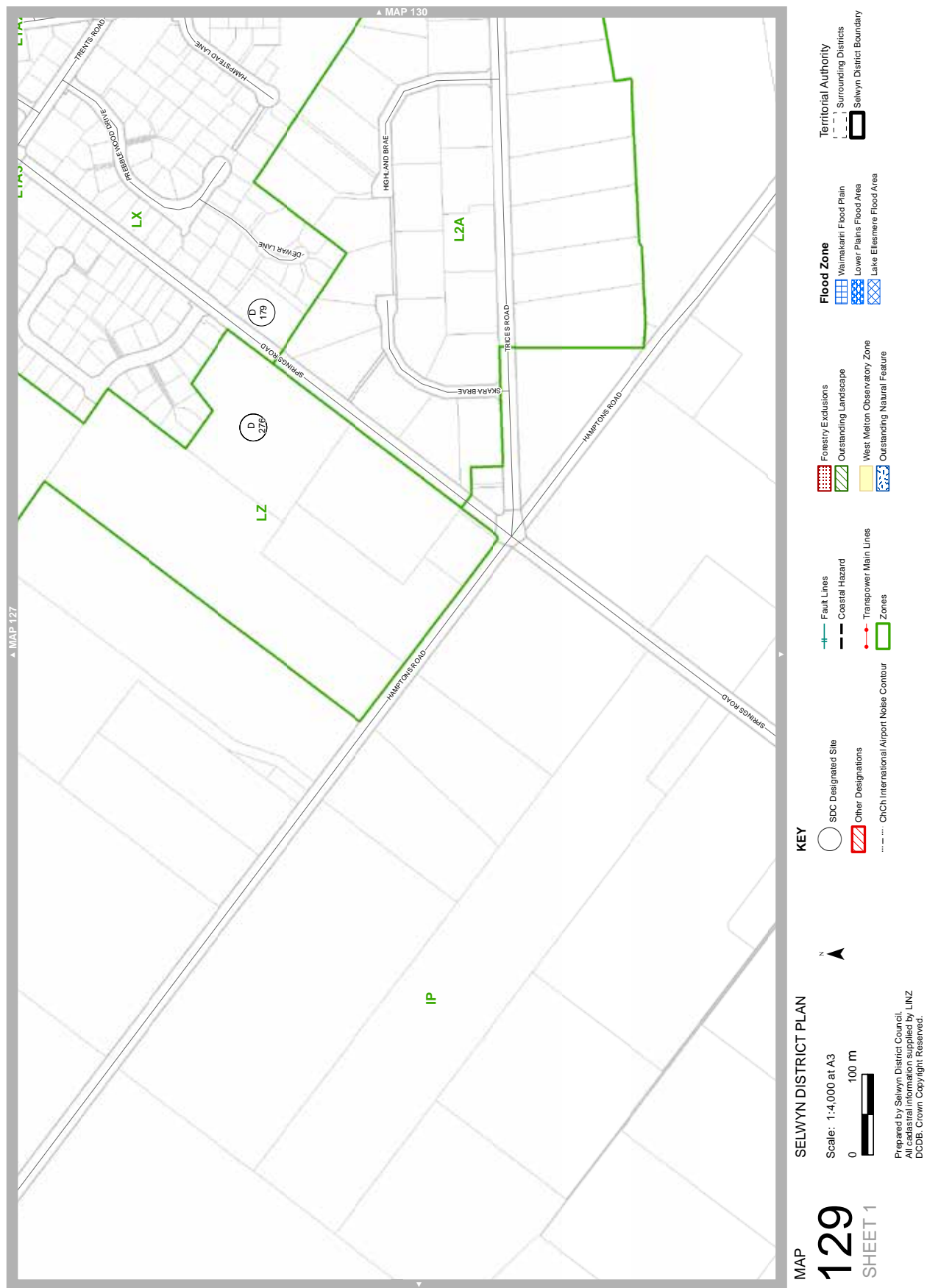
# Map 127 – Sheet 1



# Map 128 – Sheet 1



# Map 129 – Sheet 1



# Map 130 – Sheet 1

