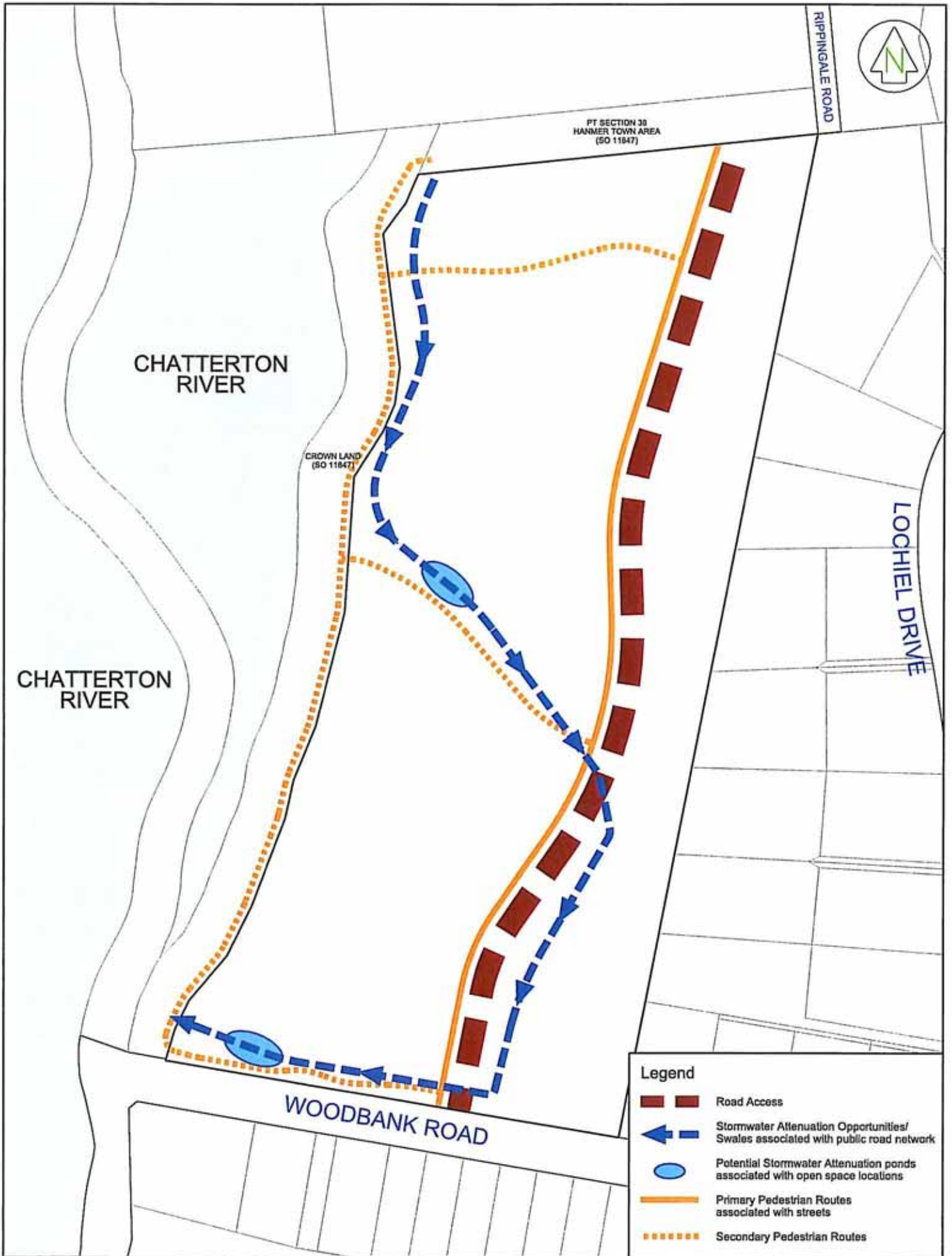


Appendix 4

Outline Development Plan



The Outline Development Plan for the Residential G Zone includes a range of key structuring elements for the site. These key structuring elements will enable the development of the site taking in account the need to create opportunities for development of social, environmental and economic well-being of its future community. The key structuring elements of the Outline Development Plan include networks for transportation, reserves for amenity purposes and stormwater management.

Transportation network

The transportation network refers to the network of roads, footpaths and linkages throughout the Residential G Zone. The transportation network has been designed to distribute traffic efficiently and safely and to provide for a range of transport modes, while maintaining the Alpine Village character of Hanmer Springs through streetscape design.

- Provision of a primary road through the site. The primary road will commence from Woodbank Road and has the potential to be linked to Rippingale Road in the north east of the Residential G Zone. Initially, all traffic generated on the site will be via the intersection of the proposed road with Woodbank Road. It will be the Council's discretion if and when a link to Rippingale Road is required at some point in the future.
- Provision of footpaths and linkages. Footpaths promote a safe walking routes for pedestrians through the Residential 4 Zone. Linkages provide walking access to and through the site including access to the Chatterton River and to surrounding residential areas and attractions. Footpaths and linkages also encourage passive recreation (e.g. playing) of members of the community and therefore contribute to creating a sense of participation and community.
- Along the primary road, footpaths will be located along both sides of the road, separated from the road to ensure safety for all participants in the transportation network, as well as to provide additional greenspaces.
- Streetscape design in the Residential G Zone will include roadside planting (pin oaks), lighting and signage. Roadside planting will add to the amenity of the site and is designed to be in keeping with neighbouring residential development, i.e. the planting of pin oaks to provide consistency. The provision of street lighting contributes to both amenity values of the area as well as the prevention of crime and added traffic safety. Signage in conjunction with entire streetscape design and layout will contribute to the legibility of the area.
- Specific matters requiring consideration during development include:
 - Road safety matters including visibility and sight distances etc. Sound traffic engineering design shall be applied in order to minimise the potential for traffic accidents. Overall, it is considered that the location of the intersection of the primary road with Woodbank Road is the most preferable location in terms of traffic safety.
 - Efficiency in terms of connection of the transportation network. The transportation network is considered efficient in that the primary road and any potential roads or rights of way off this road as a result of subdivision in the Residential G Zone will provide access to all future lots.
 - Walkability. Roading and footpaths are to provide safe and efficient pedestrian access throughout the site with good linkages to properties, recreational areas and neighbouring residential areas.

- Legibility. To allow good usage of the transportation network, the network has to be legible. Legibility is based on direct routes and good signage.

Provision of reserves

Reserves are distributed throughout the site to contribute to the general amenity of the site, including opportunities for recreation, visual amenity and the development of a sense of community and belonging. These reserves can coincide with stormwater management areas.

- Greenspaces and recreational areas can coincide with stormwater conveyance and disposal areas. The location of stormwater reserves is indicated on the Outline Development Plan. Stormwater reserves are to be planted with native vegetation. A planting plan has to be submitted to Council for approval at either at the time of subdivision consent, or upon establishment of the stormwater system in the Residential G Zone.
- Greenspaces will also be provided alongside the primary road through the Residential G Zone. Trees to be planted are pin oaks in accordance with neighbouring development.
- Note that in the Residential G Zone, planting will also be promoted on individual lots. One tree is to be planted within the front boundary with an additional tree per additional 10m boundary length.
- Specific matters requiring consideration during development include:
 - Consistency with the Alpine Village character of Hanmer Springs by ensuring that any new planting is in accordance with existing plantings in the vicinity.
 - For amenity plantings trees are to be able to attain a height of 5m upon maturity.

The stormwater management network will ensure that all surface runoff will be disposed of in an environmentally sustainable manner, including both treatment and detention. Stormwater reserves are to be vegetated with plants contained on the attached list.

STREET TREES

Quercus palustris (Pin Oak)

Alternatives...

Quercus rubra (Red Oak)

Quercus robur (English Oak)

NATIVE TREES TO PROVIDE HEIGHT/ STRUCTURE THROUGH 'DRY AREAS' OF RESERVES

Cordyline australis (Cabbage tree)

Nothofagus fusca (Red beech)

Nothofagus solandri var. *cliffortioides* (Mountain Beech)

Sophora mircrophylla (South Island kowhai)

NATIVE SHRUB MIX THROUGH 'DRY AREAS' OF RESERVES

Up to 1.0m

Carex flagellifera (Carex)

Chionochloa rubra (Red tussock)

Hebe albicans (Boulder lake hebe)

Hebe ochracea (Ochreous hebe)

Hebe pinguifolia (Thick leaved hebe)

Poa cita (Silver tussock)

Sophora prostrata (Prostrate kowhai)

1.0m - 3.5 m

Astelia fragans (Bush flax)

Carex secta (Pukio)

Chionochloa flavicans (Miniature toi toi)

Hebe cupressoides (Cypress leaved hebe)

Phormium tenax (NZ flax)

Pseudowintera colorata (Pepperwood)

3.5m upwards

Coprosma propinqua (Mingimingi)

Leptospermum scoparium (Manuka)

Pittosporum tenuifolium (Kohuhu)

Pseudopanax arboreus (Five finger)

Pseudopanax crassifolius (Lancewood)

Olearia arborescens (Mountain tree daisy)

Olearia avicenniaefolia (Mountian ake ake)

WETLAND PLANTING

Native grasses

Carex flagellifera (Mania)

Carex secta (Pukio)

Carex trifida (Tataki)

Chionochloa rubra (Red tussock)

Note – Any shrub planting to allow for clear visibility, i.e. no concealment opportunities, around any walkways and reserve entrances (CPTED – Crime prevention through environmental design).