

**APPENDIX F - SUMMARY OF HOW THE OUTLINE DEVELOPMENT
PLAN PROVISIONS DEAL WITH VARIOUS MATTERS**

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Issue raised by Council	Policies	Matters of discretion	Assessment matters	Comparison to more prescriptive zones & other comments
Open space (OS)	That landscaped & open space areas are provided in scale to the buildings and hard surface areas (2.2).	(g) Proposed landscaping & open space provision	(b) The ability to provide adequate OS & landscaping – easily accessed & well connected (k), (l), & (m) provide direction on landscaping within setbacks & to define circulation spaces & break up CPs but do not relate to provision of OS.	<p>Three Parks (3P) includes policies and lists “open space areas, open space networks, and pedestrian and cycle links” as a matter of discretion, and detailed assessment matters regarding combining stormwater disposal and open space; including land which is otherwise unsuitable for building in the green network; open space having direct street frontage, and being on visually prominent sites/ intersections; open space being fronted by land uses around them; being in accordance with CPTED; open space forming part of a wider open space network which provides pedestrian and cycle linkages to other spaces; the amount and location of open space being commensurate with the GFA proposed. An indicative open space plan is included in the District Plan for 3P.</p> <p>NB: The attached urban design report suggests that a public realm plan be submitted as part of the Outline Development Plan.</p>
Pedestrian and cycle links	Easy to navigate & safe (1.1, 3.2).	(b) Provision of pedestrian connections...	(c) Ped access within the site & to Terrace Junction	3P policies and assessment matters regarding open space forming part of a wider open space network which provides pedestrian and cycle linkages to other spaces; and dedicated, direct and safe pedestrian and cycle links located within the public street or off-street if appropriately designed/ safe.

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The sleaving/ screening of parking	x	(a) Internal roading & parking layout	(h) Extent to which buildings create a positive interface to SH, streets, & accessways. (i) location & landscaping of parking so does not dominate views from SH	
Public transport	x	-	-	3P includes, as a matter of discretion; initiatives which help reduce private car use and encourage alternative modes of transport; the provision of Public Transport facilities and/or infrastructure/ space to enable its future development; and the location and design of bicycle parking.
The street environment within the site	Easy to navigate & safe (1.1, 3.2)	(g) Proposed landscaping & provision of open space	(d) site-specific design response. (f) Minimise traffic/ ped conflicts. (g) An integrated character/ design theme.	3P has 'the indicative subdivision or development layout ...including roading design details' as a matter of discretion and assessment matters relating to whether the road layout is efficient, legible, and pedestrian-friendly, the urban structure is well-connected, the street blocks are designed to be walkable, and 'back lanes' that are proposed are appropriately designed and of an appropriate scale
Stormwater treatment	x	(i) Infrastructure & servicing	(e) Extent to which green engineering applied. (j) servicing that is efficient & screened from public.	3P has 'approaches to stormwater disposal...including the provision of open spaces for stormwater management' as a matter of discretion
Traffic effects	To provide a safe & efficient connection to the SH (4.1).	(j) Traffic generation & vehicle access		3P includes 'the indicative subdivision or development layout...including roading design details' as a matter of discretion.
Refuse	x	(i) Infrastructure &	(p) Provision for rubbish	

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		servicing	storage, removal, & loading	
Staging	x	-	-	3P includes the staging of development as a matter of discretion and related assessment matters.

X : Whilst the policy “development is in accordance with good urban design principles” (2.1) is broad enough to encompass this, it does not provide any clear direction in terms of the specific issues and needs to be further explained through policies and/ or assessment matters.

- : No specific provision exists