Differences between the ODPs and the rationale for these changes

Movement

The Eastern Link Road has a minor alignment change in the Spark Development ODP. The road now runs straight, leaving space between the road corridor and the Northbrook Reserve. This straightening provides a significant viewshaft to Mt Grey, an important part of the history of the area and of significance to Māori. This straightening of the Eastern Link Road also allows for a singular alignment and easier crossing of the Northbrook, lessening the impact of the roadway on the local ecology and any sensitive species.

There is the removal of a second road connection across the Northbrook, east of the Eastern Link Road. A pedestrian connection will remain across the Northbrook allowing for connectivity to be retained, and potential for this connection to be expanded in the future, though a road connection is undesirable for social and ecological reasons. The shifting of the Eastern Link Road eastwards also makes this additional primary road link somewhat superfluous for the internal distribution within Block A and would likely default to an unnecessary through route.

Land use and density

There is the introduction of a small commercial node at the north of Block A with a max GFA of 650m^2 and limited to a single tenancy. This will be restricted to commercial activities that service the local community and especially those using the Northbrook Trail and focus on a café.

The ODP enables a density of 15hh/ha, as now recommended by the S42a report. However, the design strategy that underpins the ODP shows a slightly different density distribution throughout the site. This is to reduce impact of the higher density on the sensitive ecological environments of the Northbrook. The areas of intensification have been placed around REL and existing and the elevated water reserve with est. vegetation providing protection for the reserve and a sense of scale for the community. As proposed in the WDC narrative for the South East Area ODP there may be some existing constraints.