

DEV-OX-Attachment X-XX Swannanoa West Outline Development Plan

Land Use Plan

The design and layout of development is dictated by the size and location of the submission site which limits access and egress options. A further consideration is the future use of the seven hectares of Council owned land which is currently held under the Reserves Act and contains an existing pine woodlot. There is some uncertainty over when this land will become available and this limits through access options in the interim. It is therefore envisaged that this ODP will be implemented in two stages starting at the Tram Road end.

Movement Network

Acknowledging the uncertainty concerning the future use of the Council owned land, the final layout of the ODP area will involve a single local road connecting Tram Road with Two Chain Road.

Future consideration needs to be given to reducing the posted speed limits on both Two Chain Road and Tram Road on the approaches to the ODP area.

A footpath built in accordance with the Engineering Code of Practice will be provided along the Tram Road frontage.

Open Space and [Stormwater](#) Reserves

On-site stormwater management will be required to manage flows coming off the proposed development. Dependent upon site specific groundwater levels, these could be managed either via soak holes or rainwater roof tanks. Consideration should be given to whether the minor overland flow path on the northern half of the site could be modified into a well-defined swale to minimise its extent across site. Building platform locations shall be situated outside or only on the edge of the overland flow path at the south end of the site, and no earthworks shall occur within 15 m of the southern property boundary where there is a small 'feeder' water race.

[Water](#) and [Wastewater](#) Network

There are several wastewater treatment and disposal options available and further discussions are required with the Council as to which is its preference. These options are:

- Privately owned septic tank and pump which would discharge to a pressure sewer main located within the street berm.
- Low Pressure Sewer (LPS) are similar to STEP, except do not provide primary treatment (solids settling).
- Gravity Sewer and Pump station;
- Onsite Wastewater Disposal.

Each property will be required to have an onsite potable water storage tank with sufficient capacity for 24 hours supply.