

NORTH HALSWELL RESIDENTIAL NEW NEIGHBOURHOOD - DEVELOPMENT CONTEXT AND REQUIREMENTS

North Halswell new neighbourhood is located between the established settlements of Hillmorton and Halswell and immediately opposite the newer neighbourhoods of Aidanfield and Milns Estate. The extensive Hendersons Basin ponding area lies to the east. Nga Puna Wai Reserve and Sports Hub is located to the north west and Halswell Domain to the south. Views are afforded across Hendersons Basin to the Port Hills. Two watercourses traverse the neighbourhood from west to east - Days Drain and Dunbars Drain. A new Key Activity Centre and an adjacent exemplar comprehensive housing development (Meadowlands) are planned at the northern end of the neighbourhood.

This area has been farmed since the mid-19th Century. Spreydon Lodge, at the northern end of the neighbourhood dates back to 1856 and was the farmhouse for Spreydon Farm. It is now one of the oldest houses remaining in South West Christchurch. Harness racing stables were established here in the 1980's.

Further information and background is provided in the South West Area Plan.

DEVELOPMENT REQUIREMENTS

All development is to comply with the relevant Objectives, Policies and Rules of the District Plan. In addition, the site specific requirements which must be met are shown on the Outline Development Plan and/or described below. Means of achieving the less tangible requirements are demonstrated in the Christchurch City Council's New Neighbourhood Design Guide.

1. SENSE OF PLACE (Turangawaewae)

This new neighbourhood is to be established around the key activity centre - proposed as a mixed use village centred focused around a main street - which will form a focus for the community. Enhancement of the existing waterways will provide recreational and amenity corridors aligned to provide views to Hendersons Basin and the Port Hills. Spreydon Lodge is to become a feature of the new neighbourhood, providing a link to the past. There are trees along field boundaries and in the southern corner of the neighbourhood, some of which may be suitable for retention.

2. INTEGRATION

- a. All development is to have a good interface with adjacent roads and the interface is to be consistent along the length of the road. Along Sparks Road and Halswell Road, where there is to be no direct vehicle access from properties, the neighbourhood is not to turn its back on the road. Instead appropriate treatment is required to complement the frontage of Hendersons Basin and Aidanfield and provide a high quality approach to the Key Activity Centre. Properties are to front onto Milns Road.
- b. Residential development is to border the Key Activity Centre. It is to be of a design and scale which is compatible with retail development on one side and residential development on the other.

- c. There are a number of land owners within this ODP area and a few existing properties. Particular care is needed to ensure that development is co-ordinated between landowners. Where existing properties are to remain and where the boundary of the RNN abuts properties in the Residential Suburban Zone (Hendersons Road), larger section sizes adjacent to them, greater building setbacks from the boundary and planting buffers may be required.
- d. To help mitigate the impact of the substation in Sparks Road and associated transmission lines, special interface treatments such as deeper lots and boundary planting are required for adjacent properties.

3. DENSITY

A density of at least 15 hh's/ha is required across the neighbourhood, with variety in density and housing types. Higher density is to be focused around the Key Activity Centre. Smaller pockets of higher density can be located throughout the area, this may be close to collector roads or where there are open outlooks. The shape of Area 3, coupled with access limitations and its proximity to the substation and power lines may limit its development capacity.

4. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

The following are required to be provided by the developer:

- a. Local reserves throughout the neighbourhood and recreational routes along enhanced waterways.
- b. The retention of Spreydon Lodge.

5. ACCESS AND TRANSPORT

The following are required to be provided by the developer:

- a. A collector road to run from the Halswell Road/Dunbars Road intersection to Sparks Road. This road to be capable of accommodating a bus route. This access will need to be integrated with the existing signals.
- b. A collector road to run from the Halswell Road/Augustine Drive intersection through the neighbourhood to Sparks Road or Hendersons Road, providing access to the Key Activity Centre. This intersection is to be signalised.
- c. A third signalised connection with Halswell Road between Augustine Drive and Dunbars Road providing access to the Key Activity Centre. This may be opposite or off-set from Aidanfield Drive.
- d. Rerouting Milns Road through the southern part of Area 3 to improve the safety of the intersection of Milns Road with Sparks Road.
- e. A fully interconnected local road network across the site that achieves a high level of accessibility and connectivity for people, including opportunities for walking, cycling and public transport and

services and that provides connections with Hendersons Road and Milns Road and the new collector roads.

- f. A network of pedestrian/cyclist routes, including the major cycleway (Quarrymans Trail) within the new neighbourhood and linking the surrounding communities with each other, Halswell Domain, the Key Activity Centre, Nga Puna Wai Reserve and Sports Hub and Hendersons Basin.

6. STORMWATER

The following are required to be provided by the developer:

- a. Within the ponding area of Hendersons Basin, there shall not be a net increase in the flood water elevations for any storm events up to and including a two per cent annual exceedance probability design storm of 36 hour duration.
- b. Days Stream and Dunbars Stream shall be naturalised and enlarged to convey a critical two per cent annual exceedance probability storm event from their respective contributing catchments and the slopes of the waterway banks shall be 1m vertical in 4m horizontal average or flatter. Days and Dunbars Streams shall be realigned to discharge into the future Christchurch City Council stormwater wetland to be constructed at 270 Sparks Road.
- c. The developer shall construct first flush sedimentation and detention basins adjacent to Sparks Road to service new development and 38 hectares of existing developed catchment, excepting the sub-catchment in the southernmost part of the ODP area draining to the Milns stormwater facility.
- d. There are known to be springs throughout the neighbourhood, these are to be identified and safeguarded.
- e. The indicative stormwater management area at the eastern corner of the Outline Development Plan Area is to be the primary treatment and detention area for the full development area. This is the preferred option.
- f. As an alternative option which will reduce the overall area of stormwater land required along Sparks Road, first flush treatment basins may be shifted upstream to service sub-catchments, as indicated on the Outline Development Plan Area, subject to engineering design acceptance from Christchurch City Council. It is expected that any upstream (first flush) treatment basins will discharge directly to the CCC wetland at 270 Sparks Road either via separate pipe system or via Dunbars or Days Streams, with overflow discharging into the detention basins.
- g. All first flush and detention facilities shall be designed with regard to the 'six values' approach to stormwater management and other relevant design criteria outlined in the CCC Waterways, Wetlands and Drainage Guide. The overall first flush and detention system shall provide "Full Flood Attenuation" for a 2 percent annual exceedance probability storm of 36 hour duration in accordance with Council's South West Area Stormwater Management Plan. Internal and external batter slopes of basins shall be 1m vertical in 4m horizontal average or flatter and 5 metre average landscaped setbacks from all residential allotments is required.

- h. Dewatering, land drainage or other interception/diversion of groundwater shall be managed so as to avoid adverse effects on other property and on the environment.

7. WATER AND WASTEWATER

The following are required:

- a. A pressure pump system shall be installed by the developer to service the neighbourhood and the pump chamber for each allotment shall have a minimum total storage volume equal to 24 hours average sewer flow from the source (Note: To be determined using the values in the Infrastructure Design Standard).
- b. The approved sanitary sewer outfall for any proposed residential allotments shall be the South East Halswell pressure sewer network. This includes pressure mains along Sparks Road and along the northern collector road, which will be constructed by Council. In the case of the Meadowlands Exemplar Zone the outfall shall be to the Pump Station 42 catchment until the South East Halswell pressure sewer network is available, at which time these sites shall be connected to the South East Halswell pressure sewer network.
- c. Full high pressure water reticulation will be required to service development within the Outline Development Plan area. Water supply infrastructure requirements and any upgrades needed will be determined following the development of a water supply master plan for the Halswell Residential New Neighbourhoods.

8. STAGING

- a. Except for the Meadowlands Exemplar Zone, development cannot proceed until wastewater infrastructure is constructed. There are no other staging constraints, however, development shall generally proceed from the existing built up area.