

## **SOUTH MASHAM RESIDENTIAL NEW NEIGHBOURHOOD - DEVELOPMENT CONTEXT AND REQUIREMENTS**

*Located on the western outskirts of Christchurch this neighbourhood will integrate with and consolidate the established and developing residential community of Yaldhurst Masham, including Gilberthorpes School, the new neighbourhood of Delamaine and Broomfield Common..*

*Within the vicinity are a number of activities which need to be taken into account in the design of the residential community. A poultry farm is located immediately to the north west. High voltage transmission lines run to the south west and east of the neighbourhood. The Islington substation and National Grid Operating Centre is located on the south side of Roberts Road. A quarry is to be established which will include part of the western edge of the neighbourhood. To the north is Christchurch International Airport and the 50DBA air noise contour forms the western boundary to the neighbourhood.*

### **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)**

The major distinguishing feature of this neighbourhood will be the green corridor to the east. Layouts are to be designed to take advantage of its recreational and amenity value, while at the same time limiting the impact of the transmission lines and pylons. This will require careful consideration of road alignments, pedestrian/cyclist access points, orientation of lots and boundary treatments. There are a number of trees in the northern part of the neighbourhood which are to be considered for retention within the residential area. In addition a sense of identity is to be created through incorporation of specific design features within the neighbourhood, such as street trees or boundary treatments.

#### **2. INTEGRATION**

The way in which development interfaces with its surroundings is critical to the quality of this neighbourhood. Subdivision layouts and boundary treatments are to be designed to provide a sensitive interface, be consistent along their length and are to be provided by the developer. There will be no direct vehicle access from properties to Buchanans Road, but the neighbourhood should not turn its back on the road. Intervisibility between the green corridor and adjacent properties is required through the use of low or see-through fences/planting. To help mitigate the impact of transmission lines, special interface treatments such as deeper lots and boundary planting within lots, are required for adjacent properties.

#### **3. DENSITY**

Across the neighbourhood a density of 15 hh's/ha is anticipated. Higher residential densities are expected towards Buchanans Road and the green corridor. The transmission lines and poultry farm will place restrictions on development which may limit residential development capacity.

4. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

The following are required to be provided by the developer:

- a. A local reserve in the centre of the neighbourhood.

5. ACCESS AND TRANSPORT

The following are required to be provided by the developer:

- a. A collector road to connect with the collector road running between Buchanans Road and Yaldhurst Road (Jarnac Boulevard) This road is to be capable of accommodating a bus route.
- b. A footpath/cycleway to run from the collector road on the south side of Buchanans Road to Gilberthorpes School.
- c. At least three pedestrian/cyclist links from the neighbourhood to the green corridor to provide links between South Masham RNN and the existing residential area to the east.
- d. A fully interconnected local road network to link from the collector road to the western and eastern areas of the neighbourhood. This is to achieve a high level of accessibility and connectivity for people, including opportunities for walking, cycling and public transport and services.

6. STORMWATER

The following are required to be provided by the developer:

- a. Extension of the drainage and utility reserve which runs underneath the transmission lines.
- b. A surface water management system consisting of above ground soil adsorption and infiltration basins and rapid soakage chambers shall be provided to treat the first flush of run-off and dispose of stormwater to ground soakage for all events up to and including the critical 2 percent annual exceedance probability storm. The design of the system shall have regard to the transmission lines and the proximity of the Airport for risk of birdstrike.

7. WATER AND WASTEWATER

The following are required to be provided by the developer:

- a. A reticulated gravity wastewater system will be required within the Outline Development Plan area with outfalls to Roberts Road and the intersection of Buchanans and Gilberthorpes Roads. At least two thirds of the lots within the Outline Development Plan area shall discharge to the outfall at the intersection of Buchanans and Gilberthorpes Roads.
- b. Full high pressure water reticulation will be required to service development within the Outline Development Plan area. The connection points to Council's water supply network shall be on Buchanans Road directly opposite the site boundary, and on Roberts Road.

8. STAGING

- a. Development is anticipated to commence from Buchanans Road. The development of the south western area of the neighbourhood will be delayed until quarrying ceases.

