

THE NORTH CANTERBURY CLEARING

urban design masterplan

The Clearing Stage 3-6

NOVO GROUP LTD

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contents

- EXECUTIVE SUMMARY** 3

- ENVIRONMENTAL CONTEXT** 4 - 13
 - Amberley
 - Landscape Features
 - Site
 - Circulation Patterns
 - Amenities
 - Residential Links
 - District Plan Map
 - Objectives and Policies Overview

- SITE DESIGN** 14 - 20
 - Overview
 - The Clearing
 - Site Response
 - Layout Plan
 - Master Plan
 - Public Reserves
 - Scheme Plan [Davis Ogilvie Plan]

- DESIGN GUIDELINES** 21 - 31
 - Street Design
 - Features
 - Open Green Spaces
 - Playground Design
 - Lot Designs
 - Quality Houses and Materials
 - Fencing and Lighting
 - Planting Palette

Document	Amberley Development Urban Design Masterplan	Date and Rev	
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The intention of the Masterplan is to inform the future works and design. The information has been prepared for the client according to their instructions. The information contained in this report should not be used by anyone else, or for any other purposes. Any advice contained in this report is subject to the limitations of clients provided information.



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the clearing | executive summary

the context

The area is located in Amberley in the Canterbury Region within the Hurunui District. The site is located approximately 500m south of Amberley township and 43km north of Christchurch CBD. The site forms a part of the large rural block which is located off Amberley Beach Road. The area is well situated to link to wider Amberley residential, retail, commercial and to the beach / coastal areas to the west.

the proposal

The proposal site is located on the southern side of Amberley township accessed off Amberley Beach Road. The proposal is located on a block of undeveloped rural land, zoned residential, with few existing shelterbelts, landscape trees/shrubs, and drainage basins. The site is predominantly surrounded by existing residential land, with proposed developments to the north, and rural residential land to the east.





the clearing | environmental context





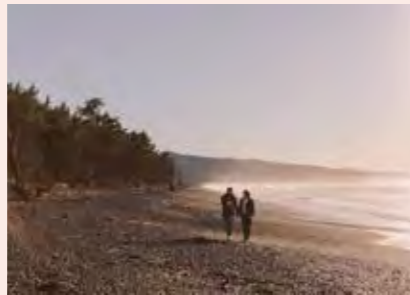
environmental context | amberley

beaches | rivers | waterways that are high amenity and accessible

sunsets | wineries world-renowned establishments and places of interest

food and beverages | dining and cafes special and unique

dynamic | exciting an up and coming location that has all the special features



nature | environments | feature trees that are special to north canterbury

cyclist links | wine trails | accessible to christchurch city and links to north

unique landscape character | memorable features for all

young families | lifestyle | diverse for all age groups and communities alike

the clearing stage 3-6 | amberley



environmental context | landscape features



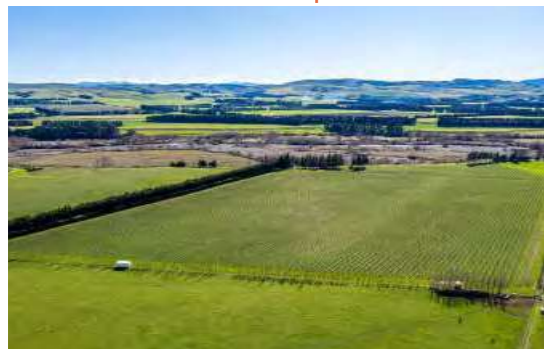
A Local farmland

B Kowhai river

C Amberley township

D Road to Teviotdale Hills

E Access to Amberley beach





environmental context | site



Legend:

- A** Site
- B** Supermarket/Village Shops
- C** Amberley Primary School
- D** Amberley Township



environmental context | circulation patterns (walk/cycle)

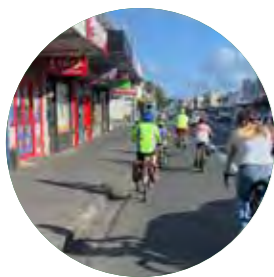
cyclist circulation

The cycle access throughout Amberley allows cyclists to travel through and across the township, having access to the main amenities in the area. The proposed development will ensure this is continued having roads, green spaces and links for cyclists through and around the main road in the subdivision.

pedestrian circulation

The proposed development site is located in close proximity to key amenities, allowing easy access for pedestrians. The site will have main pedestrian passages allowed for through the site, with consideration of the further connections of residential areas to retail, commercial, and key amenities, and the future development to the north and west.

The pedestrian circulation in the wider context is well connected, having access from all directions into the main township with a number of pedestrian crossings along the main street in the township.



Cyclists linking to urban spaces



Pedestrians and mixed use

the clearing stage 3-6 | amberley



environmental context | amenities

The proposed subdivision is off Carters Road (SH1) south of Amberley township. The site is approximately 600m from the Amberley Village supermarket as well as being in close proximity to the Primary School, Recreational Reserve, and Amberley township Library.

The Image on the right illustrates the location of the subdivision in response to the local amenities in Amberley.



Amberley Primary School



Amberley Hotel



Little Vintage Espresso Cafe



The Church Of The Holy Passion Of Our Lord



Amberley library - Township



Amberley Recreational Reserve



the clearing stage 3-6 | amberley



environmental context | residential links

The proposed subdivision is located on the southern side of Amberley township, south/south-east of existing residential areas. The Clearing development is located in proximity to the proposed northern future development i.e. the retirement village. The proposed development links to the East of Carters Road (SH1) and connects to Stage 1 - 2 of The Clearing subdivision. This will create a cohesive character while strengthening the circulation patterns in the area.

The final of the clearing development is adjacent to the new Oakfield subdivision via Amberley Beach Road. The Oakfield subdivision is located north of the development and sits west of the township. The location of the Oakfield subdivision creates a direct link for the development to the township and northern side of Amberley.





environmental context | objectives and polices

Settlements

Objective 4

Adaptive, vibrant and healthy settlements that meet the economic, social and cultural needs of the district and North Canterbury; while retaining their own character, environmental quality and sense of community.

Policy 4.1

To identify areas for residential, business and industrial development which provide for the present and future urban development needs of the district, provided that (iv) Potential adverse effects on the amenity values of residents in adjoining areas can be avoided, mitigated or remedied;

Policy 4.2

To ensure zoning is derived from existing patterns of development and investment of resources and provides opportunities for adaptation and consolidated development.

Policy 4.3

To recognise that in the district, specific zones cannot be completely discrete in what they contain. Potentially conflicting activities are managed to ensure environmental standards, character and amenity values are maintained while not diminishing the value or detracting from the primary purpose of the zone.

Policy 4.8

To maintain each settlement's traditional, residential character in Residential 1 zones with a predominance of detached dwellings on individual lots while allowing flexibility in lot sizes within each subdivision, provided multiple lot subdivision is undertaken in accordance with an approved concept plan.

Policy 4.9

To maintain and enhance the character of residential areas includes to maintain the predominance of residential activities and areas.

Policy 4.10

To ensure business activities in residential zones are of an appropriate scale and character to maintain residential amenity values.

Policy 4.11

To provide for high density residential developments in close proximity to the town centres or Hanmer Springs and Amberley, provided such developments are designed to maintain a sense of spaciousness and greenery, and are undertaken in accordance with an approved concept plan.

Policy 4.12

To provide for a low density residential environment at the outer edges of larger settlements, with single, detached dwellings on large allotments

Open Spaces Policies

Policy 4.19

To promote the establishment of an integrated pattern of greenways and open spaces through the settlements.

Policy 4.20

To provide for open space zones to meet recreational requirements within settlements, which maintain and enhance amenity values and provide connectivity and public access.

Amberley Policies

Objective 4.2

Amberley is a vibrant, rural township providing residential and business facilities and associated infrastructure and support services, to meet the economic, social and cultural needs of the Hurunui District and North Canterbury; while retaining its country town character, sense of community and connectivity with its rural surroundings.

Policy 4.38

To ensure an integrated transport network for Amberley Township, with all new residential and business developments occurring in a way that both recognises and reflects the principles of connectivity underlying the Hurunui District Council's Amberley Roading, Cycleway and Walkway strategies.

Subdivision

Objective 5

Subdivision and its subsequent development is designed to ensure that the adverse effects on the environment are minimised, and the character of an area is maintained.

Policy 5.3

To require a pattern of subdivision that protects environmental values and systems and the potential of resources to meet the reasonably foreseeable needs of future generations.

Policy 5.4

To ensure that subdivision and subsequent development results in a pattern and density of land use which protects, and where appropriate enhances, the character, values and natural and physical resources of the environment which may include:

- Physical characteristics.
- Natural character of the coastal environment, indigenous wetlands, lakes and rivers and their margins.
- Indigenous biodiversity and ecological values.
- A sense of openness and a predominance of productive activities in rural areas.
- Landscape values.
- Archaeological, cultural and heritage resources, including resources with Ngāi Tahu cultural values.
- Specific values and sites of significance to Ngāi Tahu.
- Amenity values and sense of place.
- Infrastructure such as roads, water supply and stormwater management facilities.
- Water and soil quality.
- Mineral resources.
- Human health and safety including from known natural hazards.

Assessment Matters

(a) Whether development will retain the green townscape, spacious streets and simple, subdivision design, including wide road reserves, with grass verges and trees, simple streetscaping with little or no street furniture.

(b) Whether provision is made for roading links, open space links, green linkages and walkways in general accordance with the Outline Development Plan in Appendix 5.1.11.

(c) Whether the roading pattern provides a connecting road network and cul-de-sac are not excessively used.

(d) Whether the proposed allotments are of a sufficient size and shape to maintain private gardens on all sides, unless undertaken in the Residential 2 Zone and as part of Comprehensive Development Plan.

(e) Whether any small allotments (less than the average) are spaced throughout the subdivision and do not create clusters or pockets of small allotments and dense development, unless they are in the Residential 2 Zone and part of a Comprehensive Development Plan.

(f) Whether the proposed development uses reserves, tree belts, stormwater swales and other features to divide areas into defined neighbourhoods and avoid a sense of 'vast' residential areas.

(g) Whether the proposal provides for retention of mature trees with significant value on both private and public land subject to new developments.

(h) Whether the development design encourages properties to connect with the neighbourhood and merge into the street by minimising fencing and avoiding gated communities, which creates barriers to the interface between public and private space.

environmental context | objectives and polices

Amberley Township

The following matters shall be considered in the assessment of any resource consent in Amberley Township:

(a) Town character and amenity values

The country character of Amberley Township as outlined in the **Amberley Town Concept Landscape Character Study (Densem 2007)**:

- (i) Retaining and enhancing a green, leafy townscape with existing trees and simple spacious streets and subdivisions, where practical;
- (ii) Aligning subdivisions and streets in the north and north-west to look towards rural landscapes and features such as Amberley Downs or Mt Grey, where practical;
- (iii) Retaining open vistas at the entrance to the township as viewed from Carters Road/SH1. (This needs to be balanced with assessment matters for noise and vibration, below);
- (iv) The landscape value of the belt of trees on the west side of Carters Road/SH1 between Bank Street and Chamberlains Park and the value in retaining them; and
- (v) Whether the development provides for simple, spacious street-scaping and wide road reserves, with grass verges and trees and little or no street furniture.

(b) Residential Zones

- (i) Whether the proposed allotments are of a sufficient size and shape to maintain private gardens on all sides;
- (ii) In the Residential 1 Zone, whether allotments less than the average size are designed and sited to avoid pockets of dense development, unless they are part of an approved concept development plan;
- (iii) The use of reserves, tree belts, stormwater swales and other features to divide residential areas into defined neighbourhoods and avoid a sense of 'vast' residential areas;
- (iii) The retention of mature trees on both private and public land subject to developments;
- (iv) Whether the development avoids overtly urban characteristics: eg community gates, cul-de-sacs, private lanes, large numbers of back sections or south-facing lots, high front fencing; and
- (v) Restrictions on fencing of lots adjoining reserves, walkways or roads on which lots do not have access, to avoid establishing alleyways ringed by high fencing.

(c) Residential 1 and 2 Zones

In addition to those matters for Residential Zones, above:

- (i) In the Residential 1 Zone, whether the overall building density (total number of dwellings over total land area of the site, including amenity areas, reserves and open spaces) is in keeping with average density set under Rule 5.5.9;
- (ii) In the Residential 2 Zone...
- (v) In both zones, whether a sense of openness and leafiness can be retained in higher density areas through the use of public or shared space, landscaping, fencing restrictions, building design or other techniques.

Public reserves and amenity spaces

- (i) Whether the activity is generally in accordance with the Council's Amberley Reserve Strategy; and
- (ii) For landscaping of reserves, road reserves and public amenity areas, the Council's recommended landscaping Species for Amberley and the Council's Biodiversity Strategy.

urban design response:

An urban design assessment has been prepared and forms part of the AEE Submission.

Please Refer to the full Urban Design Report - in summary:

Settlements Objectives and Policies:

- The proposal is designed to create a vibrant and attractive residential settlement which has been tailored to have a fitting character and sense of community for the particular site; as per the main objective of Settlements 4.0.
- Residential activities have been provided for to meet the demands of the area and the site zoning.
- The character and amenity of the site is maintained and enhanced, with areas of storm-water and green spaces and planting suited to the site environment.
- Overall, the proposal aligns with the objectives and policies as outlined by the Settlements chapter.

Open Spaces Policies:

- The design of the site has maximised green links in order to create open spaces and public reserves for use through the settlement.
- Overall, the proposal aligns with the policies as outlined by the Open Spaces chapter.

Amberley Objectives and Policies:

- An integrated connection to the existing transport and links to the wider area and to Amberley has shaped the design of the masterplan. This includes both vehicles and pedestrians / cyclists.
- Overall, the proposal aligns with the policies as outlined by the Amberley chapter.

Subdivision Objectives and Policies:

- The subdivision of the site minimises the effects of the environment, by aligning with the natural contours i.e. the stormwater basin is situated in the lower elevation of the site.
- The Teviott Drain waterway is retained, and will be, furthermore, enhanced to create a better environment by maximising planting and greenspace in this area.
- No native planting or significant planting will be affected.
- Amenity values and sense of place is maintained by creating fitting residential lots into the overall layout of the site, that aligns with the surrounding character.
- Overall, the proposal aligns with the objectives and policies as outlined by the Subdivision chapter.

Amberley Township / Densem 2007 Study:

- The masterplan aligns with the policies and matters contained in the zoning and public spaces matters.