



the clearing | site design





site design | overview

Key aspects of the development, as shown by the masterplan include:

- Street hierarchy providing different nodes and allocation of streets.
- Future connections with adjoining properties and developments (The Clearing Stage 1 and possible future northern development).
- A well-connected network which combines with the green network and existing facilities of local destinations (school, park, town centre, supermarket).
- Prioritising walking and cycling with a range of on road/off-road facilities to promote active transport modes.
- Streets with high level of amenity.
- Direct access onto Carters Road (SH1).



site design | the clearing

The objective for **The Clearing** development is to deliver a *high quality* master planned land development *response to the housing needs* and requirements for Amberley. The development essentially utilises the last highly sought after residential land in the area with *close proximity to the dynamic Amberley township*.

urban design

wayfinding

concise and clear markers at entrance | landmark plantings retained | signage and lights

pedestrian activity

links to residential | movement corridor | safe existing pedestrian crossings in vicinity

connections

at entrance to amberley | off state highway | main road connection to wider town

amenity

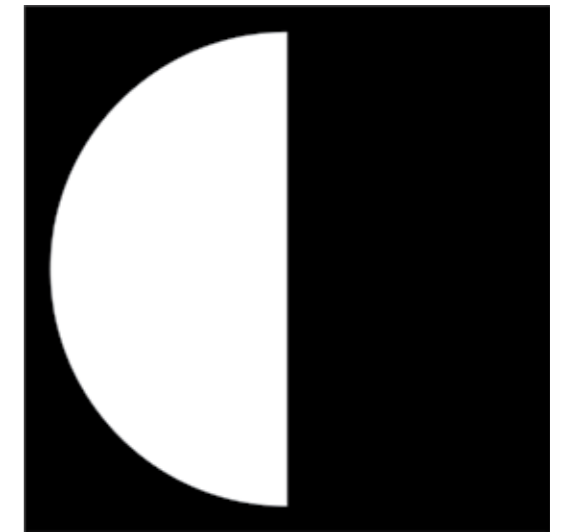
wider commercial areas to link to | ease of movement | convenience | residential users can utilise commercial spaces 'close to home'

high quality public amenity

high quality public amenity, spaces and streetscapes to encourage community interaction and quality in delivery

shared and connected

shared and connected community with link and flows throughout the development providing an integrated design response



THE NORTH CANTERBURY CLEARING



the clearing stage 3-6 | amberley



site design | site response



environment: the site is on rural agricultural land with minor topography changes, having a drainage channel crossing through the southwestern area of the site // the land cover is grassland with several pinus radiata shelter belts on the eastern boundary



existing site

proposal

AREAS	Existing Vegetation	Existing Particulars / Requirements for Area	Existing Boundaries	AREAS	Sizes (approx)	Sub-areas	Roads	Urban Design Features
STAGE THREE		Mid site internal links to spaces and hub Density adjacent to the attenuation ponds north 3m buffer vegetation to south Dry creek stream bed present	Rural to south Attenuation ponds to north	STAGE THREE	400m2 500m2 600m2 700m2 1000m2	Residential High Density Residential Superlot	Main Road Link roads	Park green space w S/W
STAGE FOUR	Sporadic mature trees Native planting along road reserve	State Highway to west and boundary planting Dry creek stream bed present for infill	NZTA State Highway to west	STAGE FOUR	400m2 500m2 600m2 700m2	Residential Playground	Main Road Link roads	Planted buffer walkways
STAGE FIVE / SIX	Native planting area Large shelterbelt east to west	Buffer planting or extension along highway Landscaping along south rural residential interface	Lifestyle village interface to north Lifestyle village interface to east NZTA State Highway to west Rural residential large lot to west	STAGE FIVE / SIX	400m2 500m2 600m2 700m2	Residential Strip of Lifestyle Villas/ Superlot	Entrance from Lifestyle Main Road Link roads	Urban design village and hub

the clearing stage 3-6 | amberley



proposed site layout

- A** Vehicle and pedestrian entrance to site off Carters Road (SH1)
- B** Layout plan of proposed residential subdivision (see Masterplan / Scheme Plan)
- C** Teviots Drain to be developed and enhanced as a green space
- D** Public open green space and planting
- E** Planting proposed along boundaries
- F** Stage 1-2 of development (see previously submitted plans for details)
- G** Proposed playground to be designed
- H** Future lifestyle village development links and connections
- I** Landscaping along southern boundary to buffer adjacent rural residential land

site design | master plan

proposed site layout

- A** Vehicle and pedestrian entrance to site off Carters Road (SH1)
- B** Layout plan of proposed residential subdivision (see Scheme Plan)
- C** Teviotts Drain to be developed and enhanced as a green space
- D** Public open green space and planting
- E** Planting proposed along rural and / or residential boundaries
- F** Stage 1-2 of development (see previous plans for details)
- G** Proposed playground to be designed
- H** Future lifestyle village development links and connections



MASTERPLAN CONCEPT DESIGN DRAFT

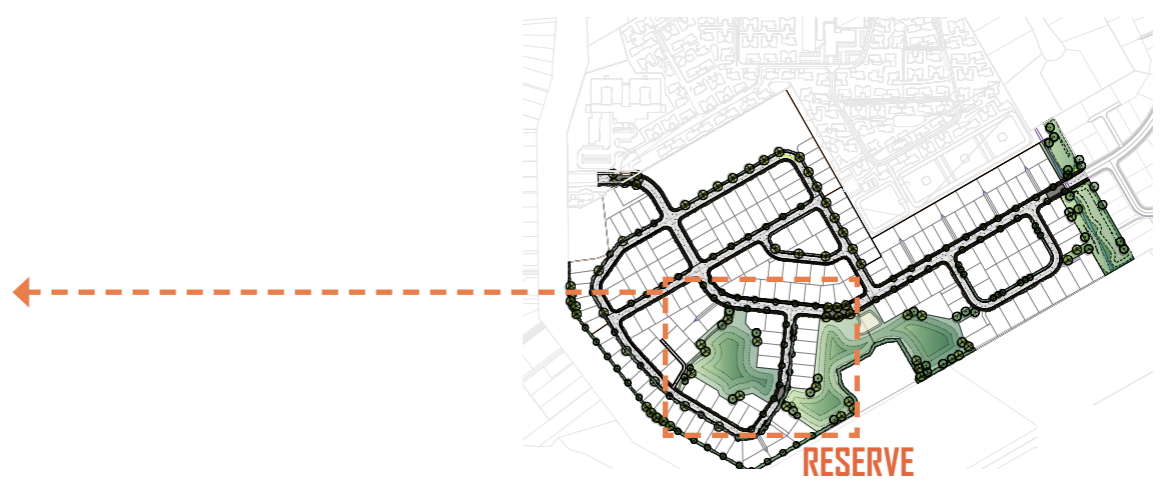
AMBERLEY SUBDIVISION

DRAWING STATUS		REVISION	A
RESOURCE CONSENT		05.05.22 - 1.0	
STAGE	DRAWN		
CONCEPT DESIGN	ANNE WILKINS (BLA)		
SCALE	DATE		
1:3500 @ A3	05.05.22		
JOB NO.	DWG NO.		
782013	AMBE-DRG-LA-101		



concept design

- A** Threshold pavement or change in surfacing to denote the entrance to the green space and walkways (detailed design to be developed)
- B** Pavement and pathways extended into green space as a walkway to lead into the area / outline clear way-finding
- C** Informal pathways or tracks leading through or around stormwater ponds to promote public movement and pedestrian / cycle flow through green spaces.
- D** Parking bays and tree planting / underplanting near entrance to green space (as per Road design - see Scheme Plan)
- E** Low underplanting and native and mixed species to offset and buffer pathways.
- F** Grassed area with specimen trees for passive recreational public space.
- G** Open grassed reserves to have naturalised edges and meandering borders to create a softer appearance and aesthetic with offset planting where possible.
- H** Open style fencing, with amenity planting, to separate lots from public space.





the clearing scheme plan

Refer to the Davis Ogilvie Scheme Plans and wider development package for details on services, berms, cross sections and sizing.

Refer to the Novo Group Traffic Report for transport matters.

