

Appendix 8.10.25 Prestons (North and South) Outline Development Plan



The Christchurch District Plan

<p>won urban development. Alignment may vary</p> <p>Land to be set aside for stormwater management / recreational / sport/recreation use Indicative size and shape</p>	<p> Pedestrian / cycle link / route Location and alignment may vary Reserve Indicative location Size to be determined at time of subdivision </p>	<p> Residential Density B Residential development area </p>	<p> Title No. 167, 168 and 169 District of Christchurch Christchurch City Council Prepared for Date: 18/03/2017 </p> <p align="center"> Appendix 8.10.25 Prestons (North) Outline Development Plan </p>
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8.10.25.A CONTEXT

- a. The Prestons Outline Development Plan area covers approximately 200ha of land on the north east edge of the city and involves land both north and south of Prestons Road. It is bounded by Mairehau Road to the south and Lower Styx Road to the north. To the east, the site adjoins the established suburb of Burwood and residential developments such as The Limes, Tumara Park and Waitikiri. There are also two 18-hole golf courses to the north-east that link the zone to Bottle Lake Forest Park. To the west, there is mostly an area of what is considered to be more productive and versatile soils, which provides a setback and buffer to residential properties from Marshland Road.

8.10.25.B GUIDANCE

- a. Guidance on the means to achieve the development requirements and form and design elements is provided within the Christchurch City Council’s New Neighbourhood Design Guide.

8.10.25.C DEVELOPMENT FORM AND DESIGN

- a. The following design elements and features are relevant considerations in exercising control over the matters in 8.7.1 - 8.7.4 or the matters for discretion in 8.8. They are not requirements for the purposes of Rule 8.6.11(a) or Rule 14.12.2.16.

1. New development is to integrate with established urban areas and with on-site and nearby natural features and open space and the Neighbourhood Centre on Prestons Road.
2. The key feature of the new neighbourhood will be the central stormwater and open space corridor.
3. There is potential for at least one small scale community and commercial node, in a high profile, readily accessible location.

8.10.25.D DEVELOPMENT REQUIREMENTS

- a. The development requirements for the purposes of Rule 8.6.11(a) and Rule 14.12.2.16 are described below and shown on the accompanying plan.

1. INTEGRATION AND INTERFACES

- a. Subdivision designs will demonstrate connectivity between different land ownership areas through road, open space and pedestrian and cycle way linkages.
- b. From and along the rural boundary a 15m building setback is required and prior to or concurrently with the construction of the first building on any allotment, a solidly clad boundary fence shall be erected, having a minimum height of 1.8 metres and a maximum height of 2m.
- c. A 10m deep landscape strip shall be planted along the frontage with Lower Styx Road with native shrubs and small trees selected from the Prestons Planting List. One large native tree selected from Prestons Planting List shall be provided per 40m² of the 10m required landscape strip.
- d. Buildings shall be setback 15m from Lower Styx Road.
- e. Fencing along the boundary with Lower Styx Road, and fencing along first 10m of internal boundaries back from Lower Styx Road, shall not exceed a maximum height of 1.2m and shall be at least 50% visually transparent.
- f. A 3m landscape strip shall be planted along Mairehau Road with native shrubs and small trees selected from the Prestons Planting List. One tree selected from the Prestons Planting List shall be provided per 20m² of the 3m

required landscaping strip. A Minimum 50% of required trees shall be native.

- g. Buildings shall be setback 10m from Mairehau Road.
- h. Fencing on the boundary with Mairehau Road, and fencing along first 3m of internal boundaries, back from Mairehau Road shall not exceed a maximum height of 1.2m and shall be at least 50% visually transparent.
- i. A 10m landscape strip shall be provided adjacent to the boundary with the Waitikiri and Windsor Golf Courses and shall be maintained as turf. One large tree selected from the Prestons Planting List shall be provided per site adjoining golf courses. One additional large tree selected from the Prestons Planting List shall be planted per 100m² of the 10m required landscape strip.
- j. A minimum 10m building setback from the boundary with the Waitikiri and Windsor Golf Courses.
- k. Fencing on the boundary with Waitikiri and Windsor Golf Courses, and fencing along first 10m of internal boundaries back from Waitikiri and Windsor Golf Courses, shall not exceed a maximum height of 1.2m and shall be at least 50% visually transparent.

2. DENSITY VARIATIONS

- a. A density of between 13 and 15 households per hectare (hhs/ha) is to be achieved across the ODP area, with variety in density and housing types. The density types shall be defined on the Outline Development Plan maps below or on an approved subdivision consent plan.

3. OPEN SPACE, RECREATION AND COMMUNITY FACILITIES

- a. A continuous reserve corridor located from the Domain on Prestons Road through to Mairehau Road.
- b. Additional community (neighbourhood) parks are required to support the higher density areas.

4. ACCESS AND TRANSPORT

- a. A fully interconnected local road network across the site that achieves a high level of accessibility for people, including opportunities for walking, cycling and public transport.
- b. No direct vehicle access from any residential allotment shall be granted to Mairehau Road from the following unless the 80km speed limit on Mairehau Road is reduced to 60km or less, or a subdivision consent plan establishing residential access is approved;
 - i. any secondary road until such time as the portion of the main primary road linking Prestons Road to Mairehau Road is open to traffic;
 - ii. any residential allotment.

5. STORMWATER

- a. All watercourses in the neighbourhood are to be integral components of the open space network.

6. WATER AND WASTEWATER

- a. The area is serviced by a vacuum sewer system. The Vacuum Sewer Pump Station VS5003 has capacity for the equivalent of 2,364 residential allotments.

7. STAGING

- a. No more than 1700 residential units and 7200m² of non-residential activities within the Prestons ODP area shall occur until such time as construction of the Northern Arterial Motorway and the 4-laning of QEII Drive between Main North Road and Innes Road together with either the Northern Arterial Motorway extension or the Hills Road extension has commenced.

8. PRESTONS PLANTING LIST

Large Native Trees

Dacrydium cupressinum	rimu
Podocarpus totara	totara
Prumnopitys taxifolia	matai

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Large Exotic Trees

Acer campestre	field maple
Alnus Glutinosa	black alder
Liquidambar styraciflua	liquidambar
Platanus orientali	'autumn glory' plane tree
Quercus coccinea	scarlet oak
Quercus palustris	pin oak
Tilia cordata	small-leaved lime

Native Shrubs and Small Trees >1.2m

Coprosma propinqua	mikimiki
Coprosma robusta	karama
Coprosma aff.	mikimiki (shrub)
Cordyline australis ti kouka	kouka/cabbage tree
Griselinia littoralis	kapuka/broadleaf
Hebe salicifolia	koromiko (shrub)
Hoheria angustifolia	hohere/narrow-leaved lacebark
Lophomyrtus obcordata	rohutu/nz murtle
Melicope simplex	poataniwha (shrub)
Melicytus ramiflorus	mahoe
Myrsine divaricata	weeping mahout
Olearia paniculata	golden akeake/akiraho
Pennantia corymbosa	kaikomako
Phomium tenax	harakeke
Pittosporum tenuifolium	kohuhu/black matipo/tawhiro
Pseudopanax crassifolius	horoeka/lancewood

Small Native Trees

Dodonea viscosa	akeake
Kunzea ericoides	kanuka
Leptospermum scoparium	manuka
Plagianthus regius manatu	lowland ribbonwood
Sophora microphylla	south island kowhai

Native Shrubs <1.2m

Anemanthele lessoniana	hunangamoho/wind grass
Astelia fragrans	kakaha/bush lily
Carex buchananii	purei
Carex testacea speckled sedge	speckled sedge
Cyperus ustulatus	toetoe upotangata
Dainella nigra	inkberry
Festuca novae-zelandiae	fescue tussock
Haloragis erecta	toatoa
Hypericum gramineum	new zealand st johnswort
Libertia ixioides	mikoikoi/nz iris
Poa cita	silver tussock
Poa colensoi	blue tussock
Polystichum richardii	pikopiko/black shield fern
Ucinia uncinata	hook-sedge