



# Subdivision Masterplan

110 Parsonage Road

Woodend, Canterbury

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Bringing places and  
communities to life.

Outline	Details	Date	Commentary
Produced by	Angie Brown		Urban Design (Align)
Produced for			Approval (Client)
Site Optioneering document	Revision 0.1	22-06-2023	Internal review
	Revision 0.2	30-06-2023	Client review
	Revision 1.0	19-07-2023	Issue for Pre App Meeting

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# CONTEXT PLAN

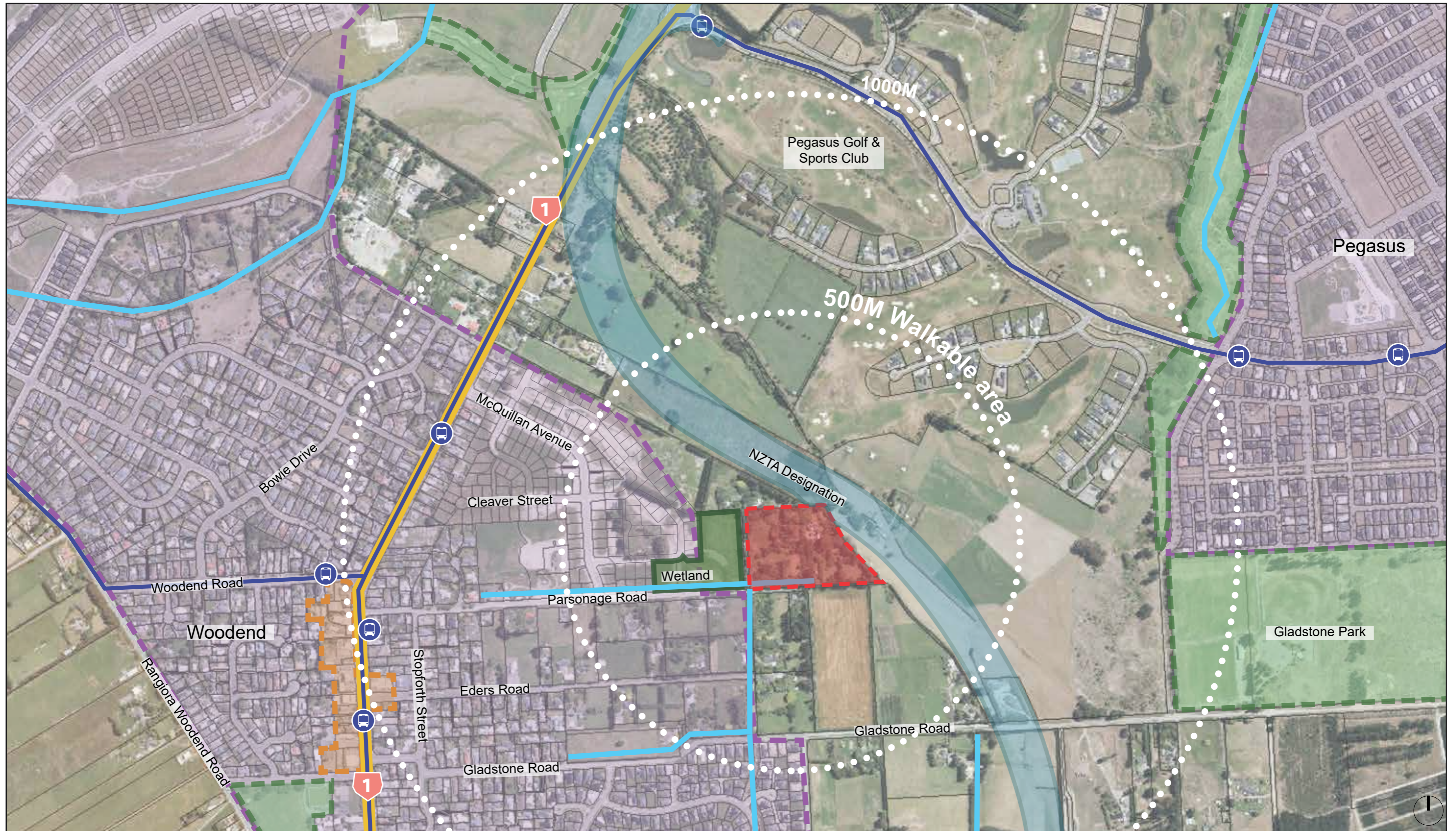
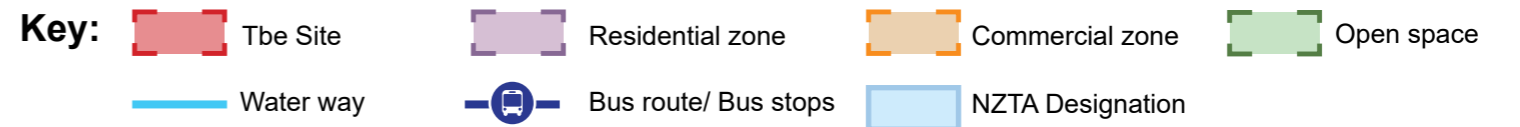


Figure 1. Context map



# SITE ANALYSIS PLAN



Figure 2. Site analysis plan

## Key:

Client identified significant tree:

Water way/  
drain  
1 Oak tree

NZTA Designation

Qualifying Matter Notable Trees (WSD Proposed District Plan):

1 Ghost Gum

2 Weeping Elm

3 Copper Beech

Qualifying Matter Notable Trees (WSD District Plan):

1 Ghost Gum

2 Weeping Elm

4 Cabbage tree

5 Copper Beech

# CONTEXT PHOTOS



Photo 1. Parsonage Road looking west towards subdivision



Photo 2. Parsonage Road looking north-west towards wetland



Photo 3. Parsonage Road looking east



Photo 4. Parsonage Road near 110 Parsonage Road looking east



Photo 5. Parsonage Road near 110 Parsonage Road looking west



Photo 6. Western boundary of 110 Parsonage Road looking west

# SITE PHOTOS



Photo 7. 110 Parsonage Road entry driveway



Photo 8. Southern boundary of site



Photo 9. Silver birch grove in central southern section of site



Photo 10. Central west section of site with good quality trees



Photo 11. Existing building



Photo 12. South west area of section looking towards eastern boundary

# DESIGN PHILOSOPHY

110 Parsonage Road, 'The Site' is a unique property, being largely planted with established exotic specimen trees which surround the historic homestead in the north east portion of the site. The garden directly around the homestead has a number of protected trees.

The site is zoned rural however, currently the homestead is only utilised for very minor pockets of stock grazing and is not a highly productive farm due to the high tree cover and fragmented nature of the property because of this. The surrounding landuse to the south and west is residential in nature, being more rural lifestyle properties directly adjacent the property. To the south east and east, the landuse is still rural however, the eastern parcel is NZTA designation.

These attributes make this site unique and not necessarily reflective of its' rural zoning. However, the current owners of the site see themselves as the guardians of this landscape and the heritage of the homestead and as such wish to approach any development response in a site responsive way, retaining a good buffer to the existing homestead, retaining some of the good quality trees on-site and developing larger lots alongside existing rural residential landuse and the nzta designation. The overall site yield is instead proposed to be increased through a core of denser housing which has outlook to the stormwater pond to the west and does not directly conflict the varying landuses to the 'edges' of the site.

The key drivers for this proposal have been;



1. That a range in housing typologies is allowed through varied lot sizes and configurations that respond to the surrounding landuse context but also provide for a diverse neighbourhood.



2. That the site is well connected both internally, and externally to the Woodend township.



3. That the design is site responsive and respects the historic nature of the site and draws on the character of the property in the development response.



## HOUSING DIVERSITY

Pockets of density offset by quality open space and outlook. Balanced with larger lots.



## CONNECTED

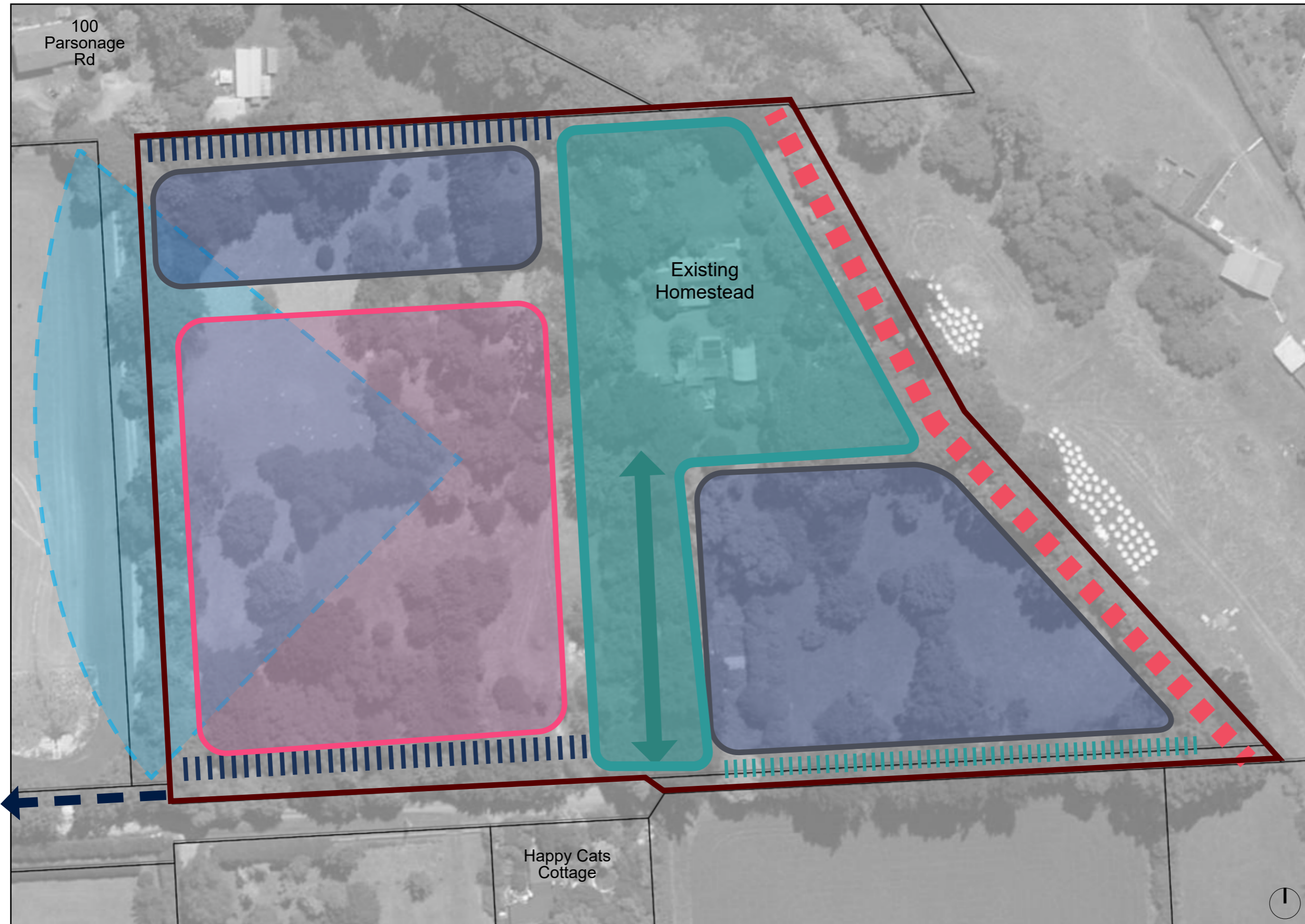
Providing for social connection through neighbourhood lanes, pedestrian connections and high quality open space for play.



## SITE RESPONSIVE

Retain semi-rural qualities of site and respect existing homestead.

# SPATIAL CONCEPT DEVELOPMENT



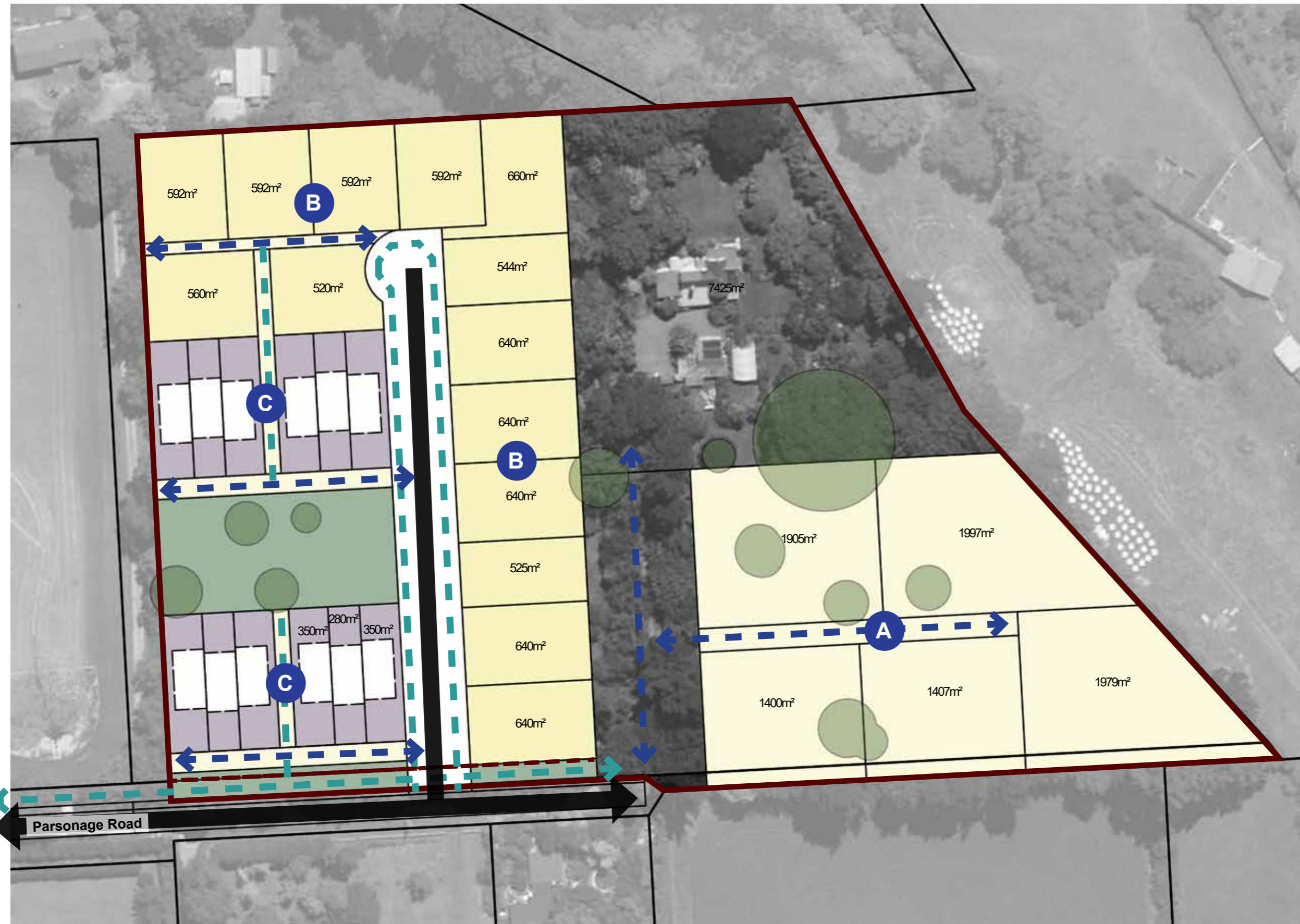
## Key:

- Site Boundary
- Existing Driveway
- Path Connection
- Retain buffer of existing vegetation around existing homestead
- Highway Designation Interface (potential noise)
- Rural Landuse Interface
- Rural lifestyle/residential property interface
- Views over the stormwater basin and to the Alps
- Area for potential greater density of housing
- Areas suited to lower density housing in response to context

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# DIAGRAMMATIC LAYOUT



## KEY:

### A. LOW DENSITY/RURAL FRINGE LOTS

1400-2000m<sup>2</sup> to provide transition to rural zone. Trees to be retained where possible to provide character and a buffer to these lots - 5 lots

### B. LOW DENSITY LOTS

520-660m<sup>2</sup> to provide buffer to residential property to the north - 14 lots

### C. TOWNHOUSES

280-350m<sup>2</sup> fronting onto central greenway (with retained trees) - 12 lots

**31 LOT TOTAL (11/ha)**  
excluding homestead

- PEDESTRIAN PATH
- PROW
- PUBLIC ROAD
- TREES TO KEEP (MINIMUM)

# SITE MASTER PLAN

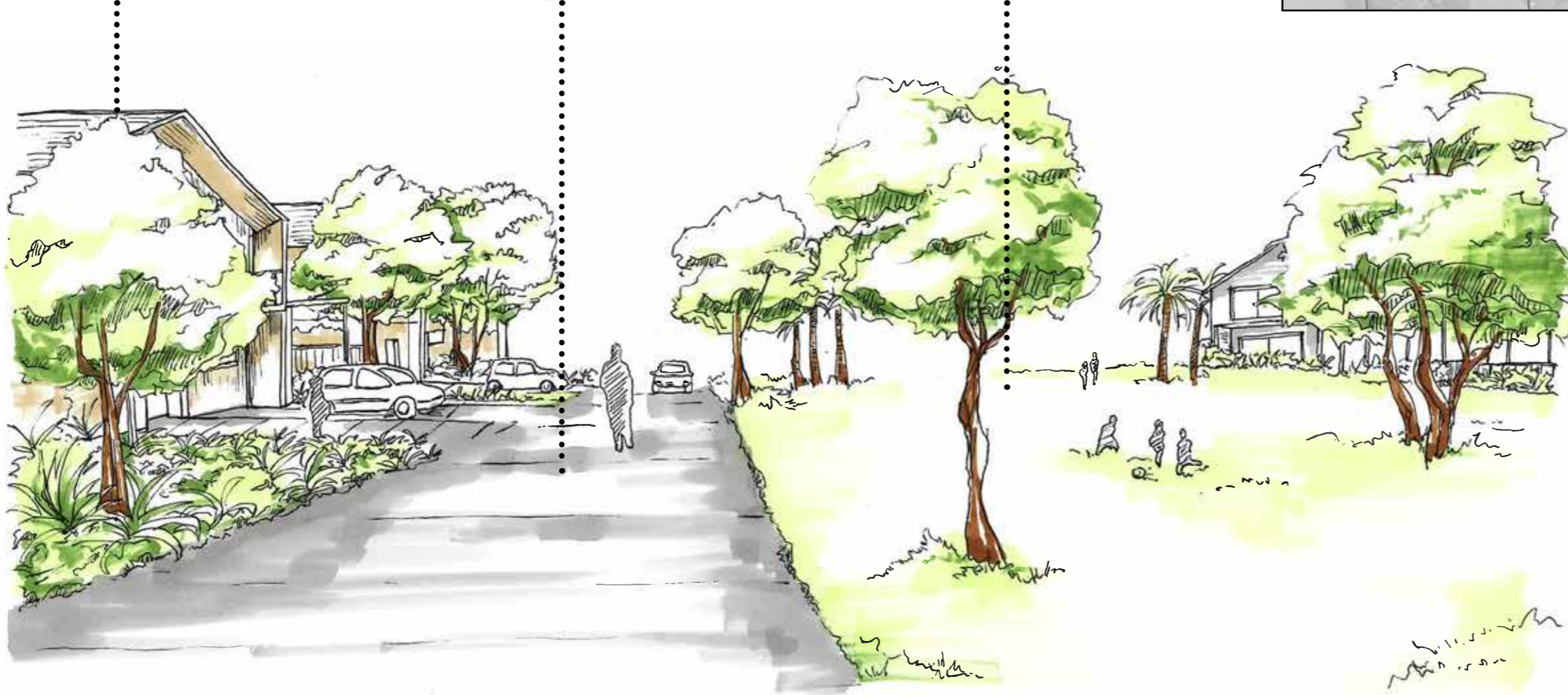


## KEY:

1. Buffer to existing homestead to allow character and vegetation to be retained, including protected trees.
2. Existing driveway upgrade. Retain good quality driveway vegetation as avenue.
3. Private laneway access to south eastern properties.
4. Generous sections along eastern interface allows some buffer vegetation to be retained and enhanced to designation boundary.
5. Pocket park with retained trees and views to stormwater pond. Potential stormwater retention area. Refer to Page 11 for further detail.
6. 16m wide road corridor with cul de sac head. Trees provided in kerb buildouts.
7. North-south walkway connections to give permeability to development and allow connection to central greenway.
8. Laneway to rear with widened verge to the south to move away from road entry. Proposed widening of road reserve.

# CENTRAL GREENWAY

The central greenway provides a high level of amenity for the denser core of the development, with townhouses bordering the perimeter. It also allows a view shed from the development to the west and retention of some of the quality trees in this area. The greenway would provide informal active recreation and could potentially integrate some stormwater detention onsite.



Sketch A - Central public space with townhouses bordering.

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# ACCESS LANES

Ranging from 5-6m in width, the access-ways are intended to be shared spaces, with trees and surfacing treatment used to slow vehicles and encourage multi-use. Houses will have clear access to the laneways and windows to the lane will create eyes on street as well as encourage neighbourhood interaction.



Sketch B - Typical private laneway with shared slow street environment

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## PRECEDENT IMAGERY - LOW AND LIFESTYLE DENSITY (A+B)

Traditional residential lot sizes to offer a buffer to the rural and rural lifestyle properties to the north, east and south of the lot. These properties have capacity for larger homes with generous yard space. These would accommodate larger families and enable selective good quality trees in these areas to be retained within the lots.

These would be aimed at a more boutique market and could be sold as land only.



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## PRECEDENT IMAGERY - TOWNHOUSE DENSITY (C)

Medium density detached housing and townhouses are proposed for the site with good outlook over the existing stormwater area to the west, or internally through greenways through the development. By creating dense clusters of high quality development, a larger portion of open space and trees can be retained. These would be developed in a comprehensive manner including the house design to enable high quality urban design outcomes.



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