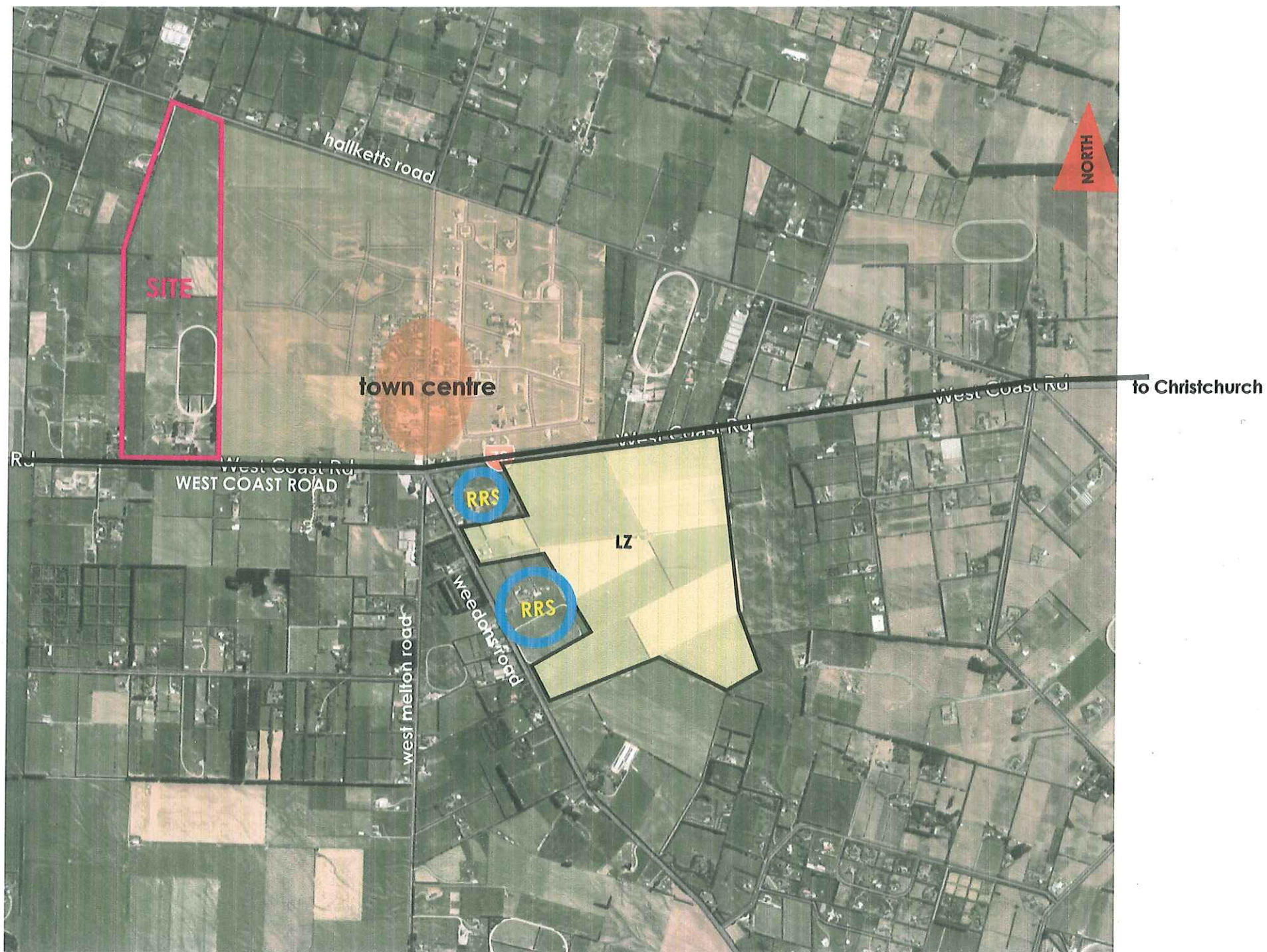


URBAN DESIGN EVIDENCE
Nicole Lauenstein

GRAPHIC SUPPLEMENT

WEST MELTON

SDC Rural Residential Strategy
HEARING



to Rolleston and SH1

LOCATION AND CONTEXT

GROWTH OPTIONS and ISSUES

- severance of south and north through West Coast Road
- urban expansion can only go east, west or north across Halketts Road, or intensify on larger lots
- alternative option urban growth to southwest off West Coast Road and stretch centre across road, difficult as requires speed control and design changes in hierarchy and road typology from through road to town centre road
- urban expansion to east possible - most likely destination but requires good connection, which are currently not available
- urban expansion to the west possible - most likely destination but also limited connectivity
- expansion to the north probable and better connected but requires crossing Halketts Road
- concerns with all 3 options
 - a. no defined boundaries
 - b. lack connectivity
 - c. no concentric form possible unless centre shifts gradually up

OTHER RELATED URBAN MATTERS

introduction of green links and open spaces that interlink is crucial

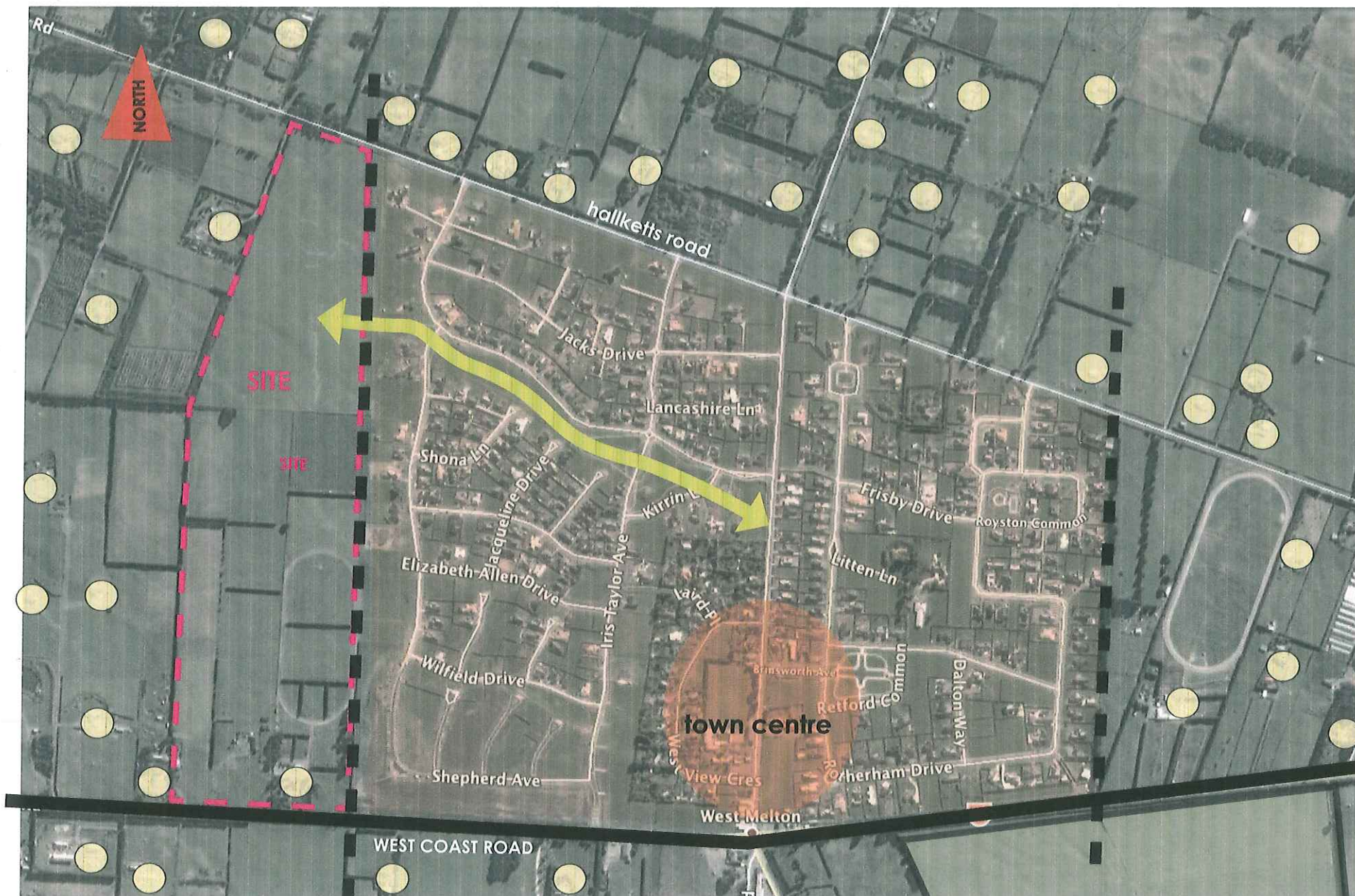
key centre but how much growth is anticipated and what type of growth

capacity of commercial and community services

rural residential sprawl

CONCLUSION

the Site could be a potential growth path however this could take the form of urban and/or periurban development



SITE AND NEIGHBOURHOOD

GROWTH WEST OPTIONS and ISSUES

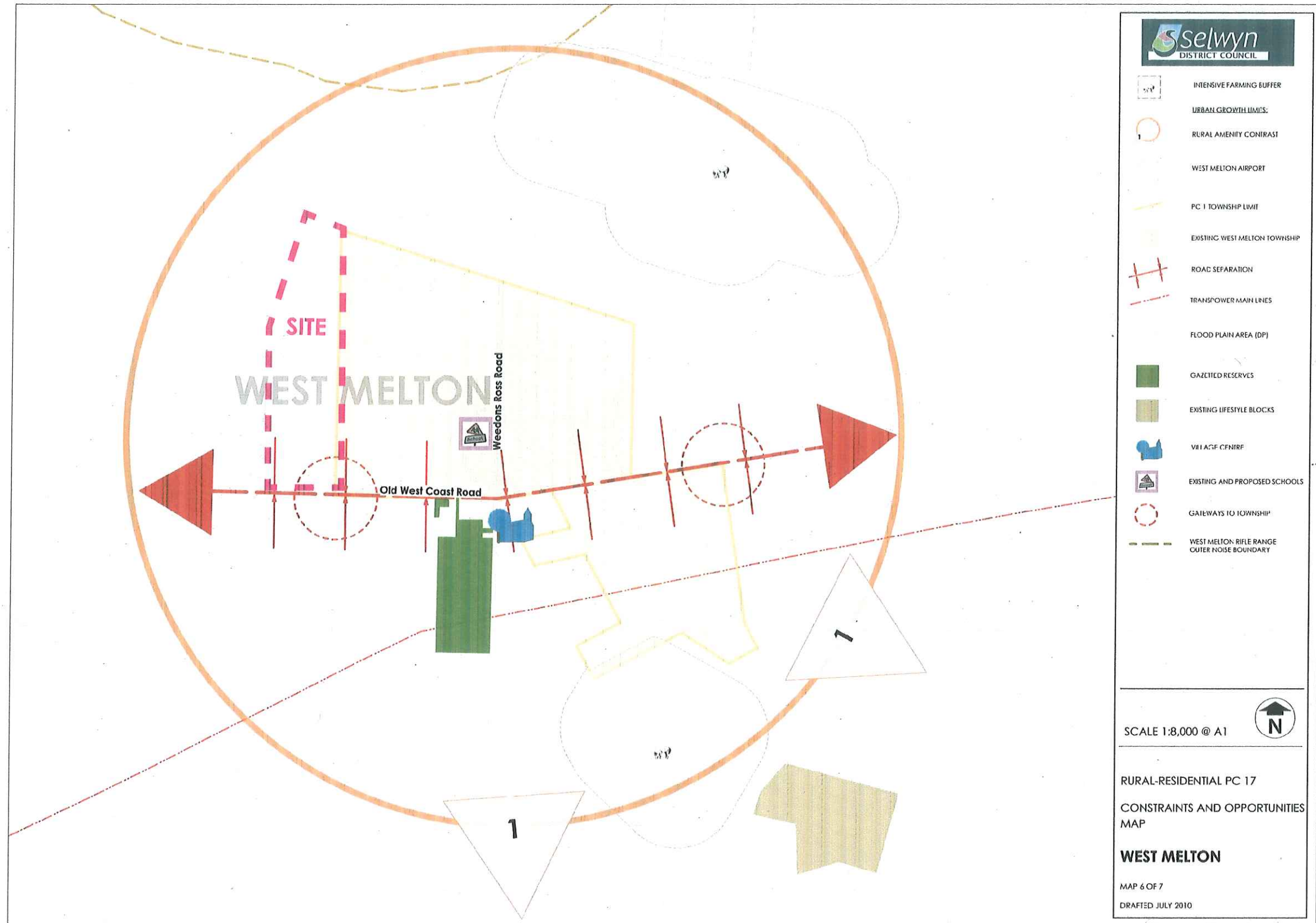
- currently only one suitable connection to the rest of West Melton
- other connections can be achieved if private land is still unbuilt and available
- distance to town centre is short and direct via green space
- neighbouring properties to the east are large but might expect rural outlook
- access to the site off West Coast Road to be avoided
- access of Halletts Road available but does not assist with connectivity
- large undeveloped site with 2 dwellings that can be integrated
- strong rural features within the site shelterbelts can be retained with rural residential development but would most likely not survive urban densities

OTHER RELATED URBAN MATTERS

need to develop a strong boundary to the east to avoid urban and rural sprawl
important to consolidate form

CONCLUSION

without better connections the Site is better suited for periurban rural residential development than urban development



CONSTRAINTS AND OPPORTUNITIES MAP

create large open space
of rural character within site
to retain outlook for existing
dwellings

extend green corridor into
and through the site to
connect the urban with the
rural environment and use
a key visual, spatial and
physical connector

open landscaped viewshaft
to rural environment

use existing shelterbelts and
rural structures to generate lot
layout

open landscaped viewshaft
to rural environment

large setback from West coast road to present
a rural edge and interface to the street to
strengthen gateway and create a buffer for
development
no access off west coast road

introduce if possible at least one if not
2 additional road links to the existing
urban part of West melton

DEVELOPMENT STRATEGY

- peri urban rural residential with a mixture of lot sizes
- layout based on the landscape features and strong rural characteristics of the Site
- retaining rural outlook for neighbours
- strong buffer to the west to mitigate potential reverse sensitivities to the rural activities
- simple access and road layout with typical rural street character
- retain all existing trees on site to build on the existing character
- large setbacks from West Coast Road

OTHER RELATED URBAN MATTERS

need to develop a strong boundary to the east to avoid further development sprawl

protect viewshafts so they cannot be built out or used for roading

keep a rural post and rail fence or similar towards the east to allow open view into development and integrate with the urban form

the shared open space allows the urban and rural developments to interact and connect

create clear gateways on Halketts Road via streetscape and landscape to control / discourage ribbon development

create a strong western edge with deliberate closure and deliberate openings for views through the rural environment through the use of the existing shelterbelts

SUMMARY

use the rural residential development to either constrain further urban growth, to consolidate the urban form and avoid further dispersal of rural residential development

or to introduce an overall structure that can intensify over time and respond to growth as required