

Appendix 3: Urban Design Report

Selwyn District Plan

**PROPOSED PLAN CHANGE,
LAND AT CREYKE ROAD/TELEGRAPH ROAD, DARFIELD**

Urban Design Report



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SELWYN DISTRICT PLAN - PROPOSED PLAN CHANGE, LAND AT CREYKE ROAD/TELEGRAPH ROAD, DARFIELD

Urban Design Report

This report has been prepared to support a Private Plan Change Request for land located at 193 and 223 Creyke Road and 1878 Telegraph Road, Darfield.

1. THE PROPOSAL

- 1.1 This Plan Change request relates to land currently zoned Living 2A (Deferred) adjacent to the junction of Creyke Road and Telegraph Road, Darfield. The proposal is to remove the deferred status to enable residential development to proceed and to amend the zoning to L2 to allow for a smaller average section size. Policy B4.3.28 of the Selwyn District Plan (SDP) provides for rural residential development in the Living 2A (Deferred) Zone at Darfield subject to the ability to service all new allotments with a reticulated potable water supply, the incorporation of an Outline Development Plan into the SDP and measures to address reverse sensitivity effects. Appendix 25 of the Selwyn District Plan defines ODP Areas for Darfield. The subject land forms a small part of the area labelled Area 3.

2. THE SITE

- 2.1. The site is 13.5 hectares in extent, level, and currently in three separate ownerships. The frontage to Telegraph Road has a wide grassed berm, a water race and a belt of large mature trees (Photograph 1). A shelterbelt runs along the Creyke Road frontage of the site (Photograph 2). Shelterbelts run along the northwest site boundary and part of the north east site boundary. The applicant is the owner of No. 193 Creyke Road which encompasses an area of 7.9 hectares, divided into two allotments. Towards the southern corner of this land is a residential property and associated outbuildings surrounded by a garden. The remainder of the land is used for grazing. No. 223 Creyke Road is 1.07 hectares in extent and occupied by a residential property and large garden. Number 1878 Telegraph Road is a 4.6 hectare lot containing a residential property, a large garden, orchards and a paddock. Along the south eastern boundary is a double row of large gum trees.

3. SITE CONTEXT

- 3.1. The site is located on the southern side of Darfield and lies within a radius of between 1000m and 1.6 kms from Darfield town centre (taken to be the junction of South Terrace, McMillan Street and Ross Street). Darfield High School, Trinity Church and Darfield Primary School are all located within 1.5kms to the northwest. Telegraph Road is straight, currently has a speed limit of 100 kph and continues southwards to State Highway 1. Creyke Road runs between Telegraph Road and State Highway 73 and for most of its length it is a gravel road. To the south, occupying a site at the junction of Telegraph Road and Creyke Road is the

Darfield Gun Club. Beyond the site to the northwest is a 7.6 hectare landholding containing a house and garden but largely utilized as a paddock. To the northwest are paddocks bordered by shelterbelts.

- 3.2. Views of the foothills of the Southern Alps are afforded from the site in a north westerly direction. Open views are afforded from Telegraph Road and Creyke Road, but these views are largely obscured from within the site by shelterbelts.



Photograph 1. Telegraph Road frontage, site is on the left

4. SELWYN DISTRICT PLAN CONTEXT – See Map 1

- 4.1. The site is currently zoned Living 2A (deferred) in the SDP. The land immediately to the north west of the site and to the north is zoned Living 1, allowing for a minimum average allotment size of 650 m² and to the north east the land is zoned Living 2A with a minimum average allotment size of 1 hectare. This adjoining area was zoned for residential purposes as a result of Plan Change 24, which included the insertion of an Outline Development Plan (ODP) into the District Plan (Part E, Appendix 41). The Appendix includes a Planting Concept Plan. The subject site was originally included within the ODP, but was removed during the Plan Change process. To the south west, across Telegraph Road, land is zoned Living 2A (Deferred) and to the south east, across Creyke Road, Outer Plains.
- 4.2. Policy B 4.3.28 of the Selwyn District Plan provides for future rural residential lots in this Living 2A (Deferred) zone at Darfield to a minimum average area of one hectare. This policy also explains the purpose of the ODP, which is to ensure the provision of through roading patterns where necessary; prevent frontage access

for properties to state highways and manage the location and number of new access roads; staging of development for provision of services; and cycle/pedestrian links and reserves; and to address reverse sensitivity issues.



Photograph 2. Creyke Road frontage, site is on the right

5. THE OUTLINE DEVELOPMENT PLAN

- 5.1. Since an ODP is intended to provide a basis for integrated development it is logical to provide an ODP which extends the Appendix 4I ODP provisions and Planting Concept Plan to include the subject site.
- 5.2. Appendix 4I ODP indicates an indicative potential future road running between Telegraph Road and a secondary road running parallel to Creyke Road within the development area. This indicative line runs along the south eastern boundary of 1878 Telegraph Road, which is where the existing property access from Telegraph Road is located. A second secondary road is indicated on the ODP which crosses this road alignment at right angles and joins Creyke Road a little to the north east of the subject site. These two roads provide a through roading pattern.
- 5.3. The site does not front onto a State Highway and property access would be possible from Telegraph Road. Additional property accesses from Telegraph Road would entail crossing the water race and breaching the tree belt. Additional accesses could be avoided by accessing properties along this frontage from within the subject site. However, it may be that whether properties are accessed from Telegraph Road or not will depend on the access arrangement for lots within the Living I Zone to the northwest. In any event the number of additional accesses onto Telegraph Road will be minimal.

- 5.4. Creyke Road is much quieter than Telegraph Road and the tree belt less substantial. Additional road accesses will not disrupt the ambience of this road, although its 'country road' character, will be diminished due to the required upgrading of the road and the development of the Appendix 4I area to the northwest.
- 5.5. Due to the relatively small size of the subject site and the proposed roading pattern, off-road facilities for pedestrians and cyclists are not considered necessary.
- 5.6. The Appendix 4I Planting Concept Plan includes a 5m deep landscape buffer between the residential development area and the rural zone (Outer Plains). This will need to extend along Creyke Road to encompass the frontage of the subject site. This will provide an attractive and consistent interface along this edge and help address any reverse sensitivity issues from rural activities.
- 5.7. There is no requirement within Appendix 4I ODP to retain the trees along Telegraph Road. This may be due to the small minimum section sizes rendering the retention of the trees impractical or a wish to provide individual accesses to properties in order to cause 'side friction' to reduce traffic speed. However, the tree belt is a significant landscape feature and would provide a buffer between residential and rural activities, should the land to the west of Telegraph Road not be converted to residential use. As discussed above, even if properties were accessed from Telegraph Road the disruption to the trees would be minimal and section sizes will be large enough to comfortably accommodate the trees without them providing an unacceptable amount of shade across new residential properties. It may be prudent to indicate the tree belt on the ODP to acknowledge its importance as a landscape feature.
- 5.8. Similarly the water race is an attractive feature. As it runs within private land (although it is understood to be a SDC water race) and needs to be retained this may also need to be shown on the ODP. Advice is needed from SDC as to their preference for what should be shown on the ODP.

6. RESIDENTIAL DENSITY

- 6.1. The above requirements and constraints establish the framework for development of the subject site. The proposal is to retain a larger curtilage around the property (2.3 hectares) on the corner of Creyke Road and Telegraph Road, and a one hectare allotment adjacent to it along Telegraph Road. These two larger lots will together provide a more spacious corner to the site; preserve the existing tree belt and water race which form an attractive entrance approach when travelling towards Darfield along Telegraph Road and mean that no additional properties will fall within the 50dB noise contour from the Gun Club, providing the house on the 1 hectare lot is located to the north of its allotment.
- 6.2. Subdivision of this corner parcel will leave an L-shaped parcel of land between this property and the extended secondary road and a rectangular parcel between the extended secondary road and the north western site boundary. Two lots will need

to be set aside to accommodate the remaining two residential properties. If the land were rezoned to Living 2A, it would allow for 8 further lots on the site. As discussed above, limited access to properties and site sizes large enough to accommodate the trees, place some parameters on remaining site sizes. However, in my opinion the subject site could accommodate a higher density than the L2A Zoning. The environmental effects from an urban design perspective would be no worse if the land were zoned Living 2 and in fact there are some benefits in L2 zoning as explained in paragraphs 6.4, 6.9 and 6.11, below.

- 6.3. The anticipated environmental results for residential density are provided on page B4-011 of the Selwyn District Plan – Township Volume. Those of relevance are as follows and are addressed in turn below:
-) A range of living environments is to be provided,
 -) the spacious character of townships is to be maintained,
 -) Living 2 Zones are low density residential areas,
 -) section sizes in some Living 2 Zones may decrease
 -) low density living environments are only created in and around townships to achieve a compact township shape and maintain the surrounding rural character of the locality.
- 6.4. The proposal will provide a range of section sizes in this quadrant of Darfield where there is currently no Living 2 Zoning.
- 6.5.. If the boundary tree belt remains, development will be largely obscured from the road and therefore any change in the character of the Telegraph Road entrance to Darfield will be minimal. The development of land to the west of Telegraph Road will have a much larger impact on spaciousness, with the closing of views from the road across rural land.
- 6.6. The character of Creyke Road will be altered by the upgrading of the road and the removal of parts of the shelterbelt to provide property access, however, this change will occur regardless of whether the minimum section size is 5000m² or 1 hectare. Furthermore it is likely that one additional house would be built facing Creyke Road in the gap between nos. 193 and 223 with either L2 or L2A zoning.
- 6.7. The proposal will provide a low density residential area. No distinction is made between the anticipated environmental results in the Living 2 and Living 2A Zones and the Plan anticipates that section sizes in some Living 2 Zones may decrease.
- 6.8. As a general principle of place making, densities increase towards the centre of a settlement. If a 1600 metre radius circle is drawn from the centre of Darfield it encompasses most of the existing L2 zoned land (5000m² minimum average section size) and the whole of the subject site – see Map 1. Zoning the subject land Living 2, would therefore mean that smaller section sizes in this location would not upset the achievement of this principle for Darfield.

- 6.9. Smaller lots will provide a transition between the Living 1 zone and the subject site. It is common elsewhere in Darfield and other townships for zoning to transition from L1 to L2 to L2A. The dimensions of the land, the road spacings and location of shelterbelts are such that lots of an average size of 5000m² could be readily accommodated. This would result in a total of 20 lots, as opposed to 12 under the Living 2A Zoning. A transition in density towards the town centre along Telegraph Road would be achieved by incorporating the two larger lots along Telegraph Road.
- 6.10. Creyke Road will form the urban edge to Darfield beyond which the land will remain rural. Given that the land is already signalled for residential development an increase in the number of lots will not alter the distinction between the 'town and the country'.
- 6.11. The land was zoned Living 2A (Deferred) prior to the Canterbury Earthquakes of 2010 and 2011. Since that time there has been some relocation of Christchurch families to Darfield and a general move towards higher residential densities in Canterbury, enabling more efficient use of land and infrastructure.

7. CONCLUSION

- 7.1. The pattern for development of the subject site has been largely set by the Appendix 4I ODP and Planting Concept Plan for the larger area. This Plan Change will complete the framework for residential development in Area 3.
- 7.2. Site specific features, i.e. the existing residential properties, tree planting and the water race can be readily incorporated in the subdivision design.
- 7.3. A slightly higher density of development than envisaged when the District Plan was prepared can be readily accommodated. Zoning the land Living 2 would have the advantages of providing more choice of allotment size in this area; a more gradual transition from rural to urban and make more efficient use of land and infrastructure.