

Extent of the Draft Newlands Medium-Density Residential Area - Summary

Refer to Attached Map

Background

The study area for the Newlands Medium Density Residential Area (MDRA), shown on the attached map, began with a 10 minute walking catchment from the town centre.

Further assessment of landscape matters, infrastructure, and development feasibility has resulted in a refinement of the draft MDRA, with the key considerations including:

- The area is within easy walking distance from the local shopping centre and public transport routes.
- Flat or slightly sloping sites have been favoured.
- Steeper areas have been included, but their development will require more careful management.
- Areas of notable vegetation have been excluded.
- Road networks, existing lots boundaries and vegetation patterns have been used as logical MDRA edges.
- Areas of possible stormwater ponding and/or overland flow will require particular consideration when development occurs.
- A small area has been identified as being capable of accommodating additional building height (between 2-3 storeys). This area is generally flat, and is adjacent to the local shops, main roads, and public transport routes. This area is identified in the Newlands Residential Design Guide.

The draft MDRA has not been developed on a site-by-site basis. The boundary is intended as a general area within which many properties will be capable of multi-unit development. It is acknowledged that not all of the properties will be feasible for medium-density development.

Sub-area Rationale (see attached map)

1. Sub-area 1 (south/south-west of the centre)

- Well located in relation to the main public transport routes.
- Contains a number of development opportunity sites.
- Boundary follows property boundaries.
- Does not include properties fronting Glanmire Road and Robert Street because significant vegetation band identified in the character assessment.

2. Sub-area 2 (south-west of the centre)

- The boundary does not extend further to the south-west because steep vegetated slopes are not considered to be appropriate for development.
- The two sites south of Stella Grove have been included because they are on flat land and have large lot sizes. Redevelopment of these sites would complement the existing multi-unit developments to the north of Stella Grove.
- It is acknowledged that some properties in this area have access difficulties. However, they have been included because they are well within the 10 minute walking catchment to the centre and the public transport route on Newlands Road.

3. Sub-Area 3 (west of the centre)

- This area is well within the 10 minute walking catchment.

- The existing multi-units near the centre on Batchelor Street will help other multi-units blend into the existing built form.
- While there are some steep sites in this area, the proximity to the centre and bus routes justifies the general inclusion of this area.

4. Sub-areas 4, 5, 6 and 7 (west/north-west of the centre)

- Sub-area 4 is a pocket of flat sites.
- The road network provides a logical boundary for sub-areas 5 and 6, which contain sites that are capable of accommodating development.
- The extent of sub-area 7 is limited by the steep topography of the sites fronting Pelorus Street and the notable vegetation on sites fronting Stewart Drive.

5. Sub-area 8 (north of the centre)

- The road network and Rewa Rewa School provide a logical boundary for this sub-area, which includes a number of larger lots.
- The boundary does not extend north of Trebann Street or Padnell Crescent as the steep topography would pose development constraints for most of these sites.

6. Sub-areas 9, 10 and 11 (north/north-east of the centre)

- Proximity to the town centre and public transport routes, and the relatively easy topography justify these sub-areas for inclusion. The road network, Newlands Intermediate School and Pinkerton Park provide logical boundaries for these sub-areas.
- While some sites in Area 11 are close to the transmission line hazard, they are outside the recommended buffer.

7. Sub-areas 12 and 13 (east/south-east of the centre)

- Sub-area 12 does not include the properties behind the sites facing Horokiwi Road West and fronting Kinapori Terrace because the fragmented property ownership and the cul-de-sac road is likely to limit development opportunities.
- While the topography around Longcroft Terrace is steep in parts, the area includes sites that can accommodate additional development.
- The road network, open space and Bellevue School provide logical boundaries around sub-area 13. This area includes some steep terrain, however it is included due to the close proximity to the centre and some development opportunities are available in the general area. Terminating at the transmission line boundary is a consideration along Kenmore Street, with the Bancroft Terrace intersection being the logical boundary on the south-east side.

8. Sub-areas 14 and 15 (south of the centre)

- Sub-area 14 (Newlands Community Hall) and sub-area 15 (existing multi-unit development) have been included given their proximity to the town centre and key bus route. Retention of Outer Residential zone would be an anomaly for the community hall.

