

PRD – Parsonage Road Development Area

The Parsonage Road Development Area is located between the eastern edge of Woodend township and the intended Woodend Bypass. It provides opportunities for medium and low-density residential activity along with limited, large-lot residential sites.

Features of the Development Area and its context, which inform the development opportunities and constraints, are:

- A large stormwater management reserve to the west, which is a dry basin in normal conditions. This provides an opportunity for uninterrupted outlook to the west.
- Rural residential land uses to the north and south which inform the appropriate development form on those edges being lower density (anticipated as 500 – 600m² lots).
- The Woodend Bypass motorway designation to the immediate east.
- A Heritage NZ – Pouhere Taonga listed dwelling (Mairangi Homestead) which requires protection and an appropriate setting.
- Notable trees TREE01, TREE02 and TREE03.
- A mature oak tree in the east of the area.
- Other mature trees exist on the site.
- The area is immediately north of McIntosh Drain, which drains to a Council managed stormwater reserve.
- The Development Area is largely flat and naturally grades towards the south.

The Outline Development Plan shown at DEV-PRD-APP1 provides for:

- A split zoning with Medium Density Residential Zone to the west and Large Lot Residential Zone to the east. Co-ordinates are provided for the location of the zone boundary.
- A lower density is appropriate adjacent to the future Woodend bypass. Houses should be designed to comply with Building Code internal noise standards, taking into account anticipated motorway noise and other mitigation provided including earth bunds and noise barriers.
- Widening of Parsonage Rd on its northern boundary to Council roading standards and upgrading of associated road drainage.
- A local road serving the Medium Density Residential Zone and providing access to allotments.
- Several private access roads which will be owned by residents in common as appropriate.
- Walking and cycle access through the Medium Density Residential Zone.
- Protection of the setting of the Heritage NZ-listed Mairangi Homestead through a minimum 5,000m² lot area.
- Retention of the notable trees identified in the District Plan (TREE01, TREE02 and TREE03) which will be retained and protected within the Mairangi Homestead lot.
- Retention of an additional mature oak tree in the east of the Development Area.
- The mature trees on either side of the existing driveway should be retained within the development where practical, subject to ensuring that an adequate and safe road and road drainage design can be achieved.

- McIntosh Drain provides a route for stormwater discharge from the site after attenuation to pre-development flow rates. A stormwater management design is required for the site which ensures that offsite adverse effects from stormwater do not occur.

Cycling movements between the Woodend Bypass and Parsonage Road are to be considered and provided for within the site. This matter must be considered at subdivision, but is subject to sufficient certainty of the bypass design, whether a public cycleway is included in that project and, if so, ensuring that safe and practical routes are provided to connect to the cycleway.

Walking and cycling connection to Woodend is to be provided along local roads and through internal private lanes and shared paths to be confirmed at the time of subdivision approval.

Infrastructure funding for the Development Area (roads, water supply and wastewater) is to be provided according to Council's normal cost sharing criteria based on demand and benefit.

The expected development density for the Medium Density Residential Zone area (approximately 1.84ha) is:

- 26 to 29 lots
- 14.1 to 15.8 lots/ha
- Average lot area approximately 450m² (excluding stormwater reserve, roads and internal accessways)

The expected development density for the Large Lot Residential Zone area (approximately 1.88ha) is:

- 3 lots
- 1.6 lots / ha
- Average lot area 6,255m²

The provisions in this chapter give effect to the matters in **Part 2 – District Wide Matters - Strategic Directions**.

Activity Rules

DEV-EWD-R1 Parsonage Road Development Area Outline Development Plan	
Activity status: PER Where: 1. Development is in accordance with DEV-PRD-APP1	Activity status when compliance not achieved: DIS
Advisory Note For the avoidance of doubt, where an Activity or Built Form Standard is in conflict with this ODP, the ODP shall substitute the provision.	

Subdivision standard

DEV-EWD-SUB-S1 Limit to residential yield	
1. No more than 32 (in total) residential units are created in the Development Area	Activity status when compliance not achieved: DIS

Built Form Standards

DEV-PRD-BFS1

1. Each dwelling constructed shall either:

- a) include an electrical circuit connection and a parking location suitable for charging an electric vehicle. This may be within a standard garage, if one is provided as part of the dwelling. The charging unit itself does not need to be provided at construction, in recognition that charging systems may vary by vehicle and owner preference.

Or

- b) Include covered parking for at least two bicycles. This may be within a standard garage, if one is provided as part of the dwelling.

Appendix

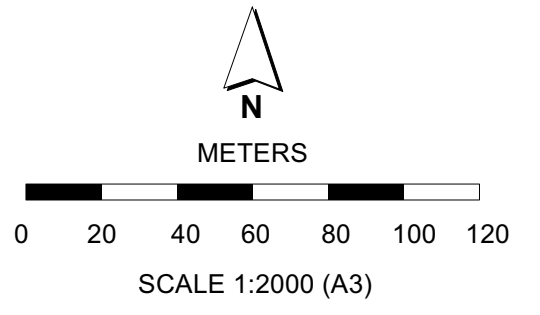
DEV-PRD-APP1 – Parsonage Road ODP



- MEDIUM DENSITY RESIDENTIAL ZONE
- LARGE LOT RESIDENTIAL ZONE
- OUTLINE DEVELOPMENT PLAN AREA
- PROPOSED ROAD DESIGN
- LOCAL ROAD
- INDICATIVE STORMWATER MANAGEMENT AREA
- MCINTOSH DRAIN
- DISTRICT PLAN NOTABLE TREE TO BE RETAINED
- OAK TREE TO BE RETAINED
- RETAIN EXISTING TREES ALONG DRIVEWAY TO EXTENT PRACTICAL

NOTE:

* MINIMUM LOT SIZE OF 5000M2 AROUND THE EXISTING HERITAGE NEW ZEALAND LISTED BUILDING #3076 AT 110 PARSONAGE RD



PARSONAGE ROAD



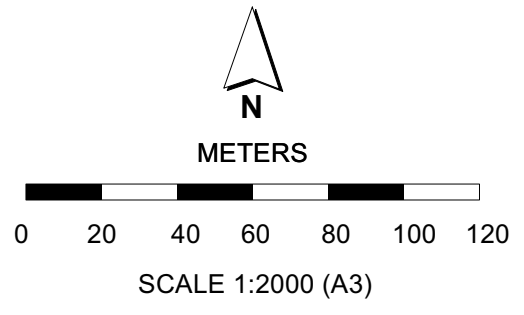
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NOTE:

* MINIMUM LOT SIZE OF 5000M2 AROUND THE EXISTING HERITAGE NEW ZEALAND LISTED BUILDING #3076 AT 110 PARSONAGE RD

AREA (ALL APPROXIMATE):

- MEDIUM DENSITY RESIDENTIAL ZONE - 18391M²
- MEDIUM DENSITY RESIDENTIAL AREA LESS THE PUBLIC ROAD AND THE STORMWATER AREA - 13693M²
- LARGE LOT RESIDENTIAL ZONE - 18764M²



PARSONAGE ROAD
 DEVELOPMENT AREA OUTLINE
 DEVELOPMENT PLAN
 - SUPPORTING INFORMATION
 - CO-ORDINATES FOR ZONE
 TRANSITION AND ZONE AREAS