

Align



Hearing Stream 12C
Submitter 201
Mr & Mrs Hack
110 Parsonage Road

Bringing places and
communities to life.

SITE ANALYSIS PLAN



Figure 2. Site analysis plan

Key:

Client identified significant tree:

Water way/
drain

NZTA Designation

1 Oak tree

Qualifying Matter Notable Trees (WSD Proposed District Plan):

1 Ghost Gum

2 Weeping Elm

3 Copper Beech

Qualifying Matter Notable Trees (WSD District Plan):

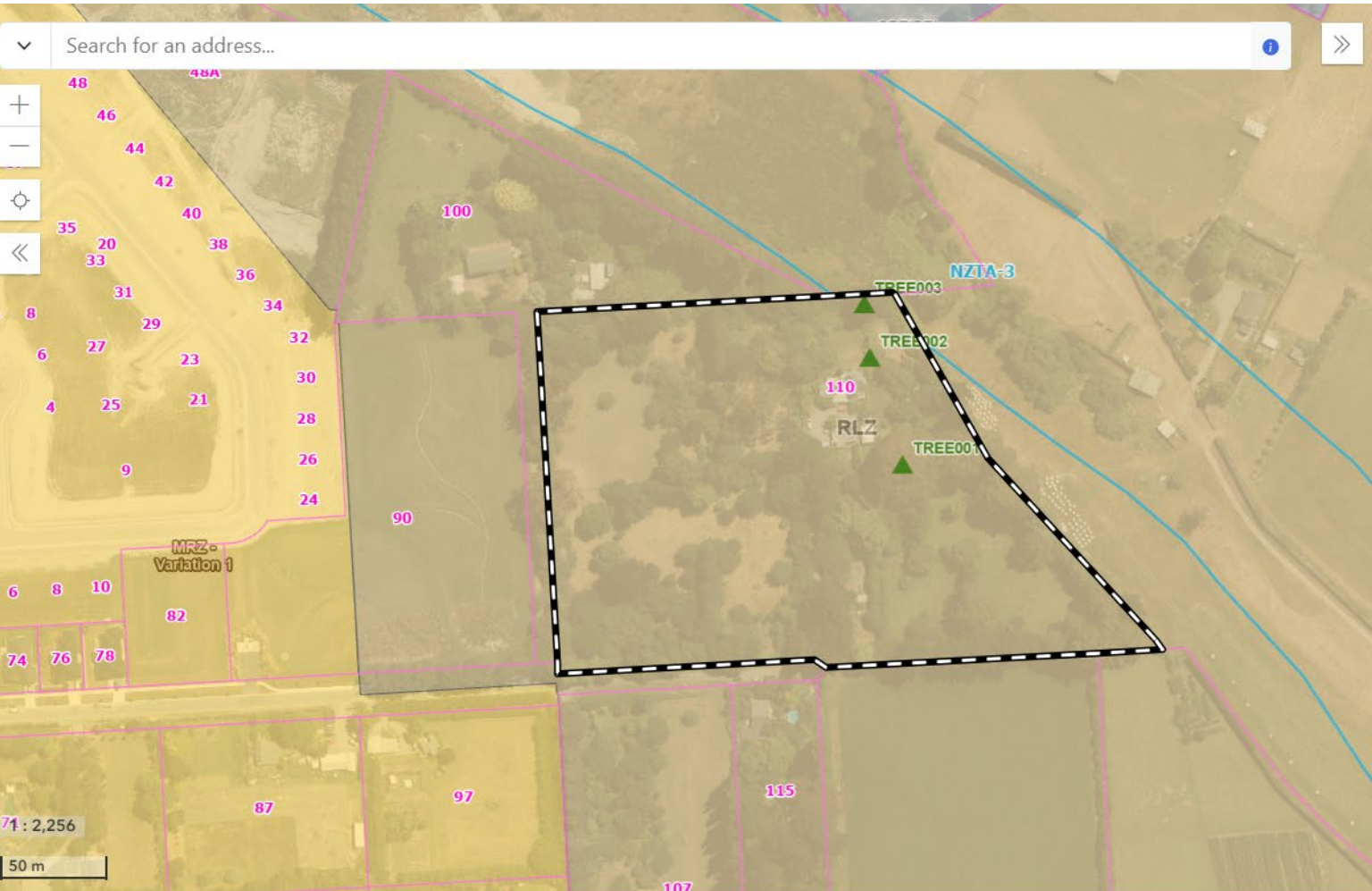
1 Ghost Gum

2 Weeping Elm

4 Cabbage tree

5 Copper Beech

PROPOSED DISTRICT PLAN



Map Tools

Legend

Residential Zones

- General Residential Zone (GRZ)
- Large Lot Residential Zone (LLRZ)
- Large Lot Residential Zone (LLRZ)
- Medium Density Residential Zone (MRZ)
- Settlement Zone (SETZ)
- Medium Density Residential Zone - Variation 1

Industrial Zones

- General Industrial Zone (GIZ)
- Heavy Industrial Zone (HIZ)
- Light Industrial Zone (LIZ)

Rural Zones

- General Rural Zone (GRUZ)
- Rural Lifestyle Zone (RLZ)

Open Space Zones

- Natural Open Space Zone (NOSZ)
- Open Space Zone (OSZ)
- Sport and Active Recreation Zone (SARZ)

Special Purpose Zones

- Special Purpose Zone Hospital (SPZ)

Help



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



Stormwater Reserve – 90 Parsonage Rd



Parsonage Rd – view west

DIAGRAMMATIC LAYOUT



KEY:

A. LOW DENSITY/RURAL FRINGE LOTS

1400-2000m² 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

520-660m² to provide buffer to residential property to the north - 14 lots

C. TOWNHOUSES

280-350m² 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)

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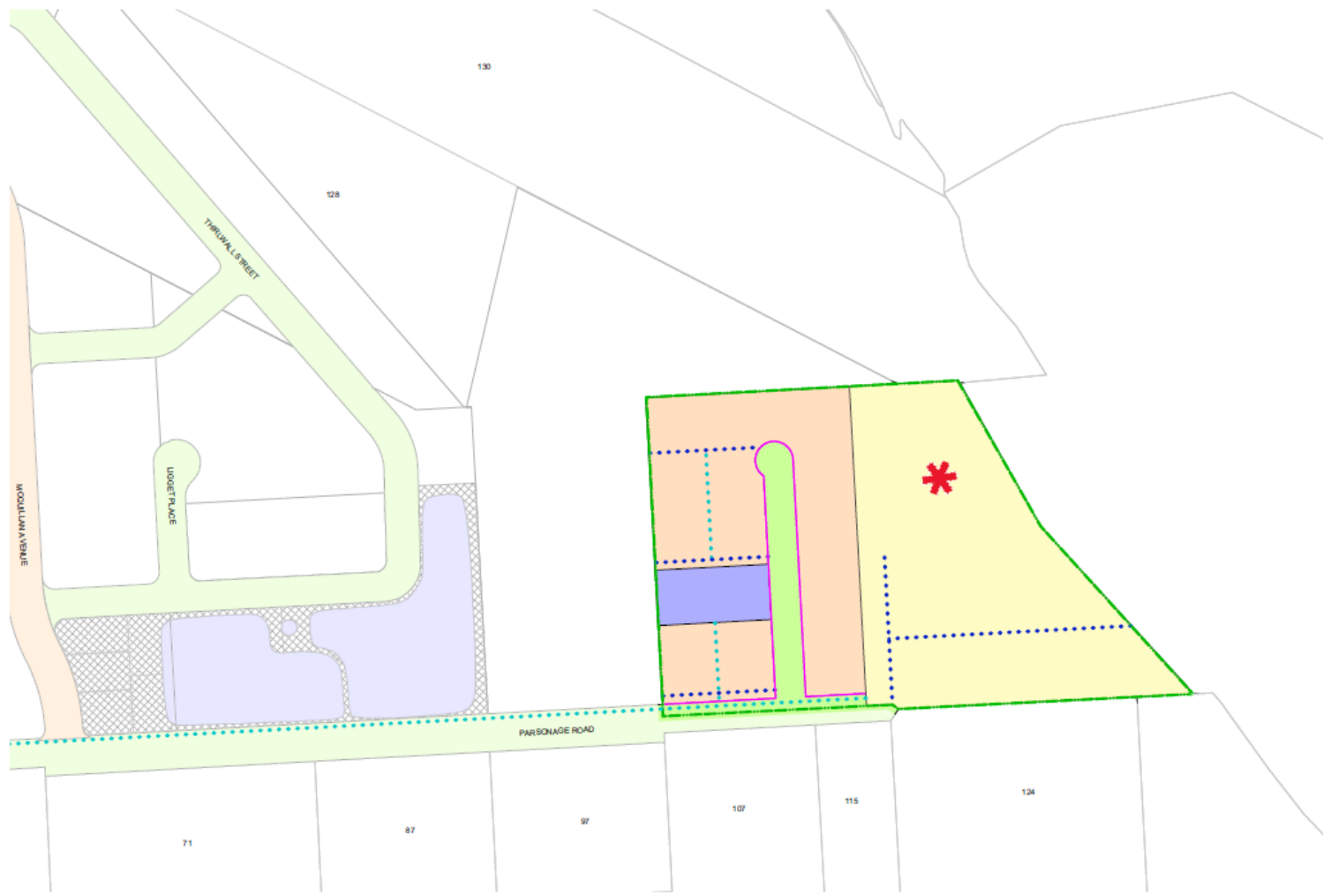
110 Parsonage Road, Woodend - Site Masterplan Concept | Align

NOTE:

* MINIMUM LOT SIZE OF 5000M2 AROUND THE EXISTING HERITAGE NEW ZEALAND LISTED BUILDING 49376 AT 110 PARSONAGE RD

KEY:

- MEDIUM DENSITY RESIDENTIAL ZONE
- LARGE LOT RESIDENTIAL ZONE
- OUTLINE DEVELOPMENT PLAN AREA
- PROPOSED ROAD DESIGN
- LOCAL ROAD
- PEDESTRIAN / CYCLEWAY ACCESS
- INDICATIVE PRIVATE ACCESS
- STORMWATER MANAGEMENT AREA



REV	DATE	DESCRIPTION
1	18.02.2024	ISSUE FOR CONSULT
2	28.02.2024	ISSUE FOR APPROVAL

PROJECT
 110 PARSONAGE ROAD, WOODEND
 SUBDIVISION MASTERPLAN
 110 PARSONAGE ROAD, WOODEND

DRAWING
 OUTLINE DEVELOPMENT PLAN



SCALE 1:2000 @ A3
DATE 28/02/2024

DRAWN MT
CHECKED AB

STAGE FOR INFORMATION
JOB NO. EKH002

DRAWING NO.
 RUH002-DRG-LA-100
REVISION NO. 0

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