



# Residential density

IN GREENFIELD AREAS

Janet Reeves, Context Urban Design, 13 November 2013

# Requirement for higher densities

- ▶ Traditionally densities in greenfield subdivisions in and around Christchurch have been less than 10 houses per ha
- ▶ The Urban Development Strategy 2007 introduced a requirement for higher densities, this has been carried through to the draft Land Use Recovery Plan
- ▶ Policy 6.3. 7 requires:
  - ▶ 15 households per ha in new greenfield areas in Christchurch City
  - ▶ 10 households per ha in greenfield areas in Selwyn and Waimakariri Districts (within the urban growth strategy boundary)

# Issues arising:

- ▶ Is it possible or desirable to design a whole large greenfield development from the outset?
- ▶ Distribution of density
- ▶ Section size, shape and orientation
- ▶ Rear lanes
- ▶ Interfaces

# What does higher density mean for subdivision layout design?

- ▶ At 10 to the ha still possible to continue with traditional model of standalone predominantly single storey housing designed and built on a lot by lot basis e.g.
- ▶ Milns Estate



# Milns Estate

13.5 ha's

140 houses

10.37 per ha

Lot size  
400m<sup>2</sup> – 1100m<sup>2</sup>





# New communities

- ▶ Aidanfield
- ▶ Northwood - if some higher density development is incorporated start to get more variety and more housing choice





# Northwood

100 ha's

1225 houses

12.25 per ha

Lot size

160 m<sup>2</sup> – 1400m<sup>2</sup>















# Living G zones

- ▶ After the requirement for 15 per ha was introduced a new developer led model appeared
- ▶ These areas are zoned Living G – Yaldhurst, East Belfast, Awatea, Wigram, Prestons, Halswell West, North West Belfast, Highfield
- ▶ Like Northwood, this model tries to establish the layout of large tracts of land from the outset through the use of a Master Plan.
- ▶ Specifies different densities across the site by lot size
- ▶ Density A, B, C (& sometimes D) areas delineated on Outline Development Plan
- ▶ Variation between Living G zones in lots sizes within bands and accompanying rules for houses (e.g. site coverage)

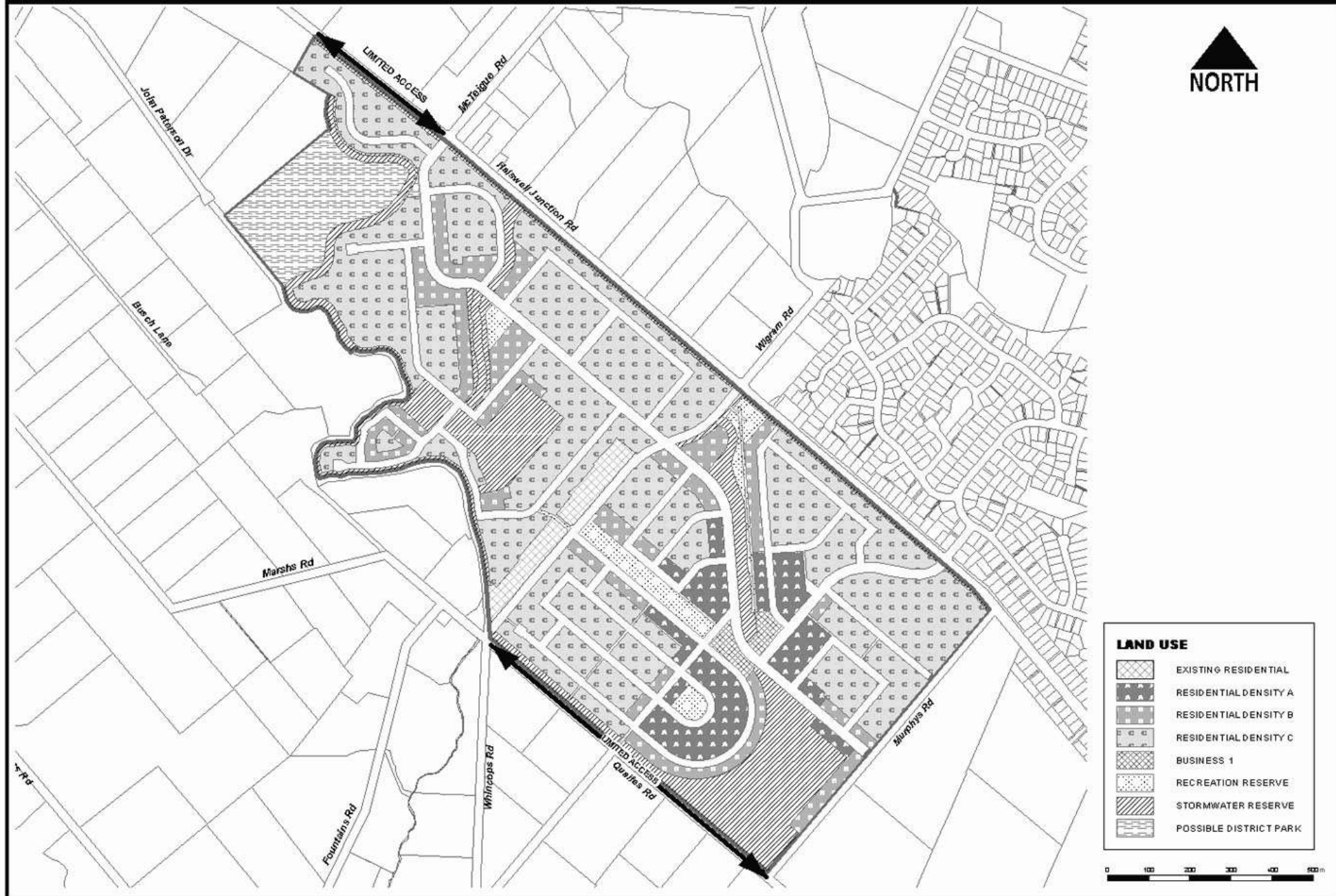




# Halswell West

Revised masterplan





Halswell  
West

Outline  
Development  
Plan





Longhurst

Stages 1,2,& 3

Scheme plan