

# Finding the Balance

## Let's plan now for a better future

### Review of the District Plan



## Halswell

### What's Happening In Your Area

*The south-west area of Christchurch is one of the fastest growing areas in the District (incorporating Christchurch City and Banks Peninsula). It is anticipated that this area will accommodate up to 20 per cent of the City's population in the future.*

To meet the needs of this increasing population, there is a draft option to develop a commercial centre alongside Halswell Road, north of the existing commercial area in Halswell. Because the expansion of the current commercial centre (located at the intersection of Sparks, Halswell Junction and Halswell roads) is constrained by surrounding residential development and cannot develop to meet the needs of the growing population, we need to consider a larger commercial centre to support development in the south-west.

This centre's development would be able to support an increased number of residents within the immediate and wider catchment area in the future, and provide a community focal point for the greater Halswell area. In addition, there is a draft option to enable residential development in the area bounded by Halswell, Hendersons, Sparks and Milns roads.

The new draft proposed District Plan also considers transport accessibility. A greater number of people would live within close walking/cycling distance of the new centre thereby reducing the use of private vehicles. In addition, more efficient use of public transport networks would be promoted because a draft option is to incorporate a public transport interchange within the centre

#### What we are considering

We are considering various draft options and welcome your views on these options and any other suggestions you may have.

*When considering the draft option to develop a commercial centre and the surrounding residential area on Halswell Road, the following is being taken into account:*

- the area is low-lying with a high water table;
- there is a need for two stormwater corridors to carry water west-to-east to Hendersons Basin;
- the whole site is classified Technical Category 3 which has remediation and foundation design implications;
- the area (particularly the commercial centre) needs to be integrated with the existing community.



#### Residential

One of the draft options is to change the rural zoning of the area surrounding the proposed commercial centre to allow for residential development. As identified in the Land Use Recovery Plan (LURP), this area would provide an opportunity to create an exemplar development (exemplar developments will provide models for future housing developments offering affordable, high quality, energy efficient medium density housing suited to its location). It is anticipated that this development would provide a mix of housing types (from traditional stand-alone dwellings to townhouse and apartment housing) thereby providing housing choice throughout the area.

*In addition, medium residential density development would be allowed in the new residential development adjacent to the centre, as this would:*

- help to provide for greater housing choice and affordability; and
- have the consequence of economically supporting the centre.

The draft options would also take into account the existing character and the local community's areas of significance within the Halswell area.

The area within which housing development is being considered is shown on the map on the back of this page.



#### Commercial

A draft option is to develop a commercial centre on Halswell Road. The area highlighted on the map indicates the area within which the commercial centre could be located as the exact location is yet to be confirmed. The proposed commercial centre would provide a focal point for employment, community activities, transport interchange and more intensive mixed-use development. It is anticipated that this centre would occupy up to 15 hectares of land when it is fully developed by around 2041.

Aside from the draft option for a commercial centre on Halswell Road, we are considering not changing the extent of the areas currently zoned commercial in the Halswell area. Both the proposed and existing commercial areas in Halswell would provide for different types and scale of retail and office activity, including the height of buildings.

#### Heritage / Greenspace

*The following draft options are being considered:*

- to have a civic park within the commercial centre which would provide public space for shoppers, workers and residents.
- to provide for a series of neighbourhood parks and green corridors accommodating walkways and cycleways throughout the development area on the map.
- to retain the restored Spreydon Lodge and to incorporate a heritage park around this building.

# Sparks Road/Halswell

## Draft Outline Development Plan



-  **Proposed Key Activity Centre**  
(Indicative location for the Key Activity Centre - to be sited within this area)
-  **Neighbourhood Parks**
-  **Road Network**
-  **Proposed Heritage Park**
-  **Blue Network**
-  **Green Network**

### We want to hear from you

At this stage these are draft options only, open to discussion, and we would like to hear your views. You can also comment on the proposals in the proposed District Plan when it is notified for submissions later this year.

Email the District Plan Review project team at [dpreview@ccc.govt.nz](mailto:dpreview@ccc.govt.nz) to:

- let us know your views about the proposed changes in the Halswell area
- register for e-newsletters.

### To find out more

- Visit [www.ccc.govt.nz/districtplanreview](http://www.ccc.govt.nz/districtplanreview)
- Visit [www.ccc.govt.nz](http://www.ccc.govt.nz) keyword 'living zone' to find out more about residential zones in the District.