

WALLACEVILLE STRUCTURE PLAN **AREA** PRECINCT DESCRIPTIONS, INTENTIONS AND OUTCOMES

WALLACEVILLE LIVING PRECINCT

This precinct is ~~identified for both~~ contained within both Area A and Area B of the Wallaceville Structure Plan Area.

WALLACEVILLE LIVING PRECINCT AREA A

At approximately 13.4ha, this precinct is the largest precinct and the precinct provides a transition to the adjacent Summerset Retirement Village and Trentham Racecourse. It has interfaces with the rail corridor and the race course and access to Alexander Road.

INTENTION

- Traditional residential density, compatible with adjacent existing residential areas with ~~clusters of higher density residential development~~ areas of variable housing density, particularly around amenity or open spaces
- Development to respect historical street pattern and the ecological values of Grants Bush

OUTCOMES

- Variation on house styles, form and materiality to allow for variety
- Some pockets of ~~higher density development~~ variable housing density located at nodes in the movement network and adjoining public open space
- Visual links to racecourse provided through road alignment
- Interfaces treatment to railway
- Low level front fencing and generous front yard setbacks to allow for front yard activity
- Front boundaries along boulevard roads defined by hedging to reflect historic landscape
- Good pedestrian and cycling connections to wider network and Alexander Road
- Provides roading, pedestrian and cycling connections to Area B
- Active frontage and direct access from ~~properties sites~~ to Alexander Road, ~~east of proposed gateway feature and t junction~~
- Development to respect ecological values of Grants Bush in accordance with the Grants Bush Precinct outcomes

WALLACEVILLE LIVING PRECINCT AREA B

~~This portion of the site has not yet been the subject of a structure planning exercise, given uncertainty over the final boundaries of the Flood Plain Remnant covenant and the nature of the development on land south of Alexander Road (Plan Change 36). Notwithstanding, the following description is intended to guide the future structure planning exercise. As the boundaries of the Flood Plain Remnant covenant were not finalised at the time when the Wallaceville Structure Plan was adopted, Area B is subject to an additional information requirement for resource consent applications to provide a spatial layout plan. The spatial layout plan must show roads, pedestrian and cycleway connections, open space areas and utilities and services.~~

INTENTION

- Traditional residential density with pockets of ~~higher density development~~ variable housing density located at nodes in the movement network and adjoining public open space to provide housing variety and visual interest
- ~~Clusters of comprehensive residential development to be located at nodes in the movement network and adjoining public open space~~
- Subdivision and Development to respect historical street pattern
- ~~Degree to which properties access and address Alexander Road to be determined once nature of the development across Alexander Road is confirmed~~ Sites with no direct vehicle access to Alexander Road
- Significant trees are protected and conservation covenant providing significant private or public green space
- Development to respect the ecological values of the area that is defined by the continual existing canopy of indigenous vegetation within the floodplain remnant

OUTCOMES

- Wallaceville Living precinct applies
- Promotes a design theme that is consistent with Area A in terms of road reserve and reserve corridors, road typologies, stormwater management, bulk and location requirements, boundary treatments, and landscaping measures
- Provides for urban development that allows for a range of different housing typologies including clusters of high density housing which are appropriate to their locations, maintains amenity, and supports pedestrian, cycle and public transport
- [Provides roading, pedestrian and cycling connections to Area A](#)
- [No direct access from sites to Alexander Road](#)
- [Protection of the indigenous vegetation in the area defined by the continual canopy within the floodplain remnant](#)

GATEWAY PRECINCT

This Precinct is the smallest precinct, is located adjacent to Ward Street and incorporates [significant](#) heritage buildings. The historic buildings, together with the many significant mature trees create a campus and park-like setting. Its approximate size is 2.5ha and it also interfaces with the National Centre for Biosecurity and Infectious Disease ([designation MAF1](#)). It is in very close proximity to the Wallaceville train station, making the whole precinct within easy walking distance [to the station](#).

With its frontage and access to Ward Street, this precinct will determine the first impression of much of the new development and has the potential to contribute to the character of new development of the new neighbourhood.

INTENTIONS

~~As such, it is intended that d~~Development in this precinct:

- Signals a new and different character as a gateway to the larger Wallaceville development
- Respects the heritage character and values of protected buildings and their settings
- Includes a mix of activities, including retail, commercial, community services and high density residential
- Establishes a heart or 'centre' to the wider Wallaceville Structure Plan Area
- Allows movement of vehicles, cycles and pedestrians from Ward Street through to the wider [Wallaceville Structure Plan Area structure plan area](#)
- Includes provision for a range of residential housing types at a relatively high density, including duplexes, terraces and low rise apartments.

OUTCOMES

- Re-use of existing buildings and materials where practicable, including possible multi-storey residential or residential care in the existing multi-storey [Admin Buddle](#) building
- Retention of healthy high value trees
- New tree planting to reinforce existing species
- Fencing along Ward Street retained as much as practicable
- Provision of a neighbourhood park, incorporating the Incinerator and interpretation as to the former use of the site through signage and landscaping
- Main public road to recognise sensitivity of protected buildings, prioritise pedestrians and consider alternative surface treatments to reinforce this
- A simple, grid structure, with blocks adopting a north south orientation, retaining long distance views of hills and maximising solar gain
- Small scale business and retail uses, actively fronting streets with little or no setback from the front/road boundary, including café [and/or](#) restaurant type activities
- Signage and advertising to respect heritage values with regard to size and position and have a consistent theme/style
- Materials and colours of new buildings to reflect historic character and favour brick and weatherboard
- Retention of existing building names
- Naming of streets to consider referencing historic uses
- Height of new buildings to respect/consider scale and form of heritage/protected buildings
- Residential development [in accordance with that is consistent with the](#) Design Guide for Residential (Centres Overlay) Areas

URBAN PRECINCT

This area measures approximately 6.6ha and is located adjacent to the compact heart of the Wallaceville Structure Plan Area and in close proximity and easy walking distance of the Wallaceville train station. It has access points to Alexander Road, direct pedestrian access to the southern portion of Ward Street and an interface with ~~NCBID~~ [the National Centre for Biosecurity and Infectious Disease \(MAF1\)](#) and Grants Bush. It also has an interface with the bush clad slopes of the Southern Hills area.

INTENTIONS

- A compact and attractive [high density](#) residential precinct, making efficient use of the land resource in this location and providing a transition from the Business Commercial Zone to other residential areas.

OUTCOMES

- ~~Δ Three-storey~~ height limit ([11m](#)) to allow for three storey attached terraces and low rise apartments ~~with pitched roof forms~~
- A simple, grid structure, with blocks adopting a north south orientation, retaining long distance views of hills and maximising solar gain
- A range of housing types, predominantly attached types, including terraces, duplexes, and allowing for residential units entirely above ground floor
- Some business/commercial uses
- Retention of healthy high value trees where practical
- [Subdivision and D](#)development to respect historical street pattern
- New tree planting to reinforce existing species
- Utilisation of a range of street typologies
- Provides active street frontage to Grants Bush
- Active frontage and direct access from ~~properties~~[sites](#) adjoining Alexander Road
- [Development that incorporates on-site measures to minimise the potential for reverse sensitivity effects arising from adjacent sites designated MAF1 and TZR1](#)
- Residential development ~~to recognise that is consistent with the~~ Design Guide for Residential (Centres Overlay) Zone

GRANTS BUSH PRECINCT

This precinct (8.5ha) will take much its identity from Grants Bush which provides a significant open space amenity in its midst. It also functions as the transition between the more urban and mixed use precincts and the conventional living areas of the Wallaceville Structure Plan Area. It has interfaces with the rail corridor and access to Alexander Road. The area to the south of Alexander Road is also included in this precinct as it is also within 10min walking distance of the train station. This also means that both sides of Alexander Road can develop consistently and contribute to the change of character along Alexander Road as it moves through the Wallaceville Structure Plan Area. The land to the south of Alexander Road is generally flat, outside of the Southern Hills area and its development does not restrict long distance views of the valley sides.

INTENTIONS

- A residential precinct with identity and variety and which makes good use of land resource and [respects the ecological and amenity values of](#) ~~addresses~~ Grants Bush

OUTCOMES

- A range of housing types to encourage diversity and a mix of residents while promoting smaller dwellings and sites
- A simple, grid structure, with blocks adopting a north south orientation, retaining long distance views of hills and maximising solar gain
- Road frontage to Grants Bush [to the north, east and south of the covenant area](#)
- Active edges to Grants Bush, with habitable room windows facing streets and open spaces
- A main public park located in the north-west corner of Grants Bush and incorporating interpretation as to the former use of the site through signage and landscaping, combined with the Grants Bush covenant to create a large central green space for the development
- Grants Bush [covenant](#) extent to be ~~either unfenced or~~ fenced with permeable fencing
- Landscaping character to reflect native bush species
- Variation in [building](#) style, form and materiality to allow for individuality
- Low level front fencing and generous front yard setbacks to allow for front yard activity
- Front boundaries along boulevard [streets](#) defined by hedging which reflects historical planting
- [Subdivision and D](#)development to respect historical street pattern
- Pedestrian/cycle connection to ~~proposed the~~ rail corridor walking/cycling path ~~and~~ within road corridors, [and between land to the north and south of Alexander Road](#)

- Pedestrian connection through Grants Bush limited to the Grants Bush Walkway typology contained in the Wallaceville Road Typologies
- Protection of the ecological values of, and the indigenous vegetation canopy within Grants Bush
- ~~Secondary pedestrian connection provided through Grants Bush~~
- Active frontage and direct access from properties sites to Alexander Road
- ~~Development that incorporates on-site measures to protect noise sensitive activities from any adjoining intrusive noise effects~~
- Development that incorporates on-site measures to minimise the potential for reverse sensitivity effects arising from adjacent sites designated MAF1 and TZR1
- Residential development ~~in accordance with~~ that is consistent with the Design Guide for Residential (Centres Overlay) Areas