

Mt Welcome Masterplan Concept_

422 STATE HIGHWAY 1, PUKERUA BAY, PORIRUA, WELLINGTON

Prepared by Blac Ltd for Classic Developments Ltd



Site/Context

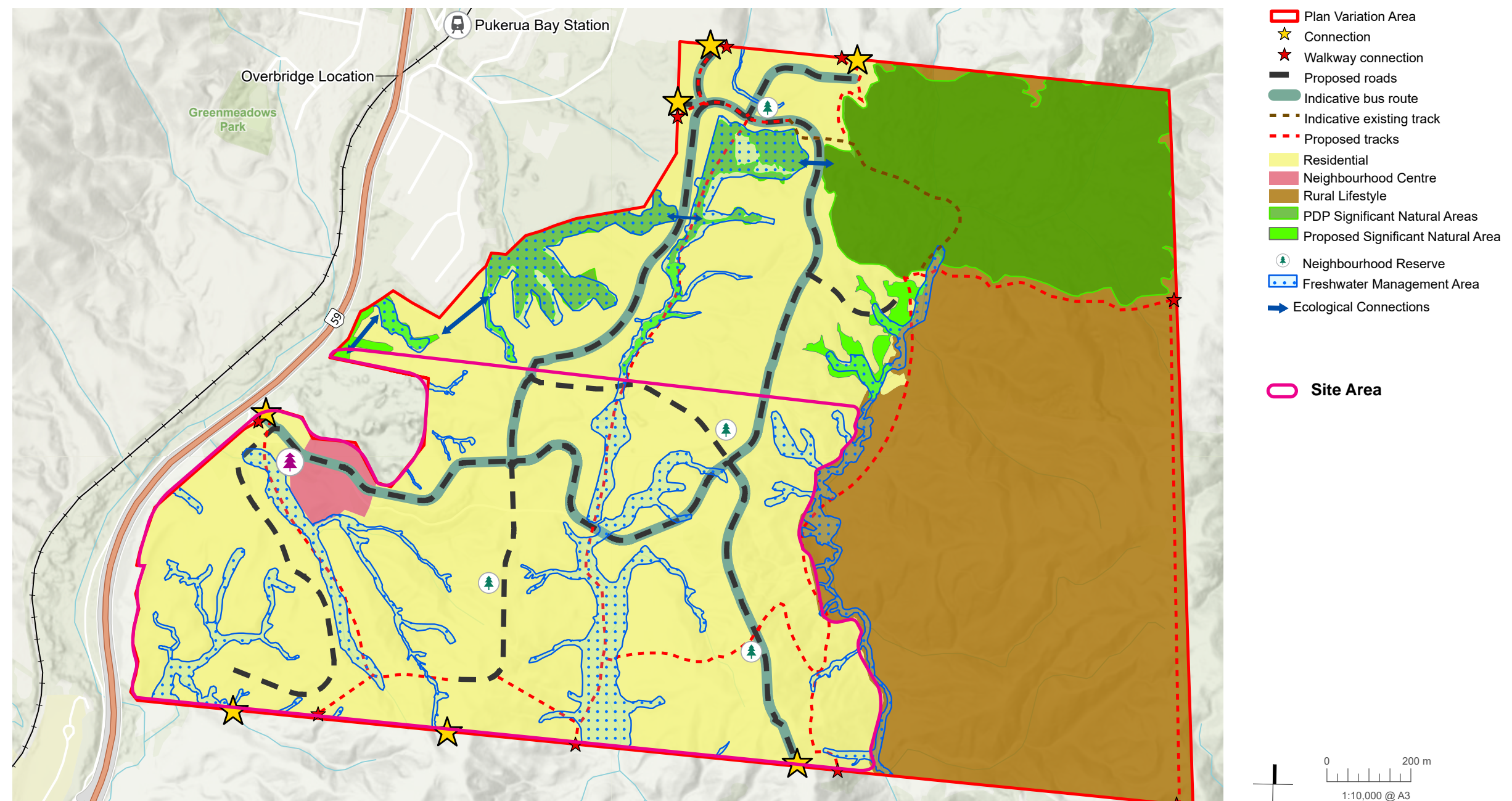


District Plan/Structure Plan

Variation 1 Part B - Northern Growth Development Area to the Proposed Porirua District Plan (PDP) introduced a structure plan to addresses matters including: how the development fits with the landscape, ecological areas for protection, managing stormwater runoff, identifying transport routes and determining appropriate zoning to provide for additional residential development capacity and to guide future development within the site.

Consultation with the community and stakeholder groups has been undertaken on a draft Structure Plan. This included targeted engagement with the Pukerua Bay community. The technical reports and public feedback have provided a basis for the proposed Northern Growth Development Area Structure Plan, as shown in Figure 1 below.

The Structure Plan and associated zoning are now live.





ABOVE: Image showing the central areas of the site.

Opportunities + Constraints

The opportunities and constraints of the site relate to a range of matters, including adjacent land use and site context, transport, the open space network, landform and topography, ecology and infrastructure.

Due to the recent upzoning of the site via Variation 1, which was a Council-led process, many of the opportunities and constraints, and potential effects, have already undergone thorough consideration. Numerous specialist reports, along with peer reviews, have been conducted. Where adverse effects have been identified in this process, suggested mitigation measures have been incorporated into the anticipated planning framework, which has been adhered to in the development of this concept masterplan.



Constraints

- Freshwater Management Areas
- Steep gullies/slopes
- Connection to State Highway limited



Opportunities

- Improve connections to State Highway/transport network
- Connections to adjacent sites + Pukerua Bay
- Opportunities for internal walking tracks/recreation spaces
- Access to walking track along railway



ABOVE: Image showing the typical low land wet areas of the site.

Development Approach



01

INCLUSIVITY.

Create an inclusive and healthy community for people of all ages.



02

NATURE.

Integrate with natural gully and protect and enhance natural areas.



03

TRANSPORT.

Connect to the broader transport network and provide a legible network of roads, local streets, lanes and active routes.



04

RECREATION.

Create a range of high-quality open spaces that are accessible, interlinked and engaging.



05

HOUSING.

Provide a wide range of lot and housing types that are designed for flexibility to accommodate the changing needs.



06

CHARACTER.

Build on the unique character of the site and create a sense of place.



07

WATER.

Incorporate water sensitive design throughout the development.



08

AMENITIES.

Provide new amenities and community facilities for local residents.

Masterplan Concept

Mt Welcome will deliver 900+ houses that would be accompanied by a neighbourhood centre (commercial) dispersed through a network of public spaces within, and adjacent to, large tracts of restored and/or enhanced native vegetation and natural landscapes. The proposal also includes on-site flood mitigation to alleviate any potential flooding issues in the downstream catchment, as well as a new water reservoir, wastewater flow mitigation/storage facilities, new roading, and improved pedestrian and cycle connections to Pukerua Bay village and rail station, along with extensive recreational and amenity areas.

The entire project is expected to be completed over 15+ civils stages (dependent on market conditions). Earthworks will occur every season until completion (season from mid-September to April every year). Civils stages will carry on all year round until completion with the intention to deliver 80-100 lots per year pending market conditions. This approach ensures that environmental effects are managed appropriately during construction.

Key Features

1 Commercial/Town Centre



1 Ecological Protection/Enhancement



1 Fill Area Revegetation



1 Roundabout - SH58



1 Destination Park

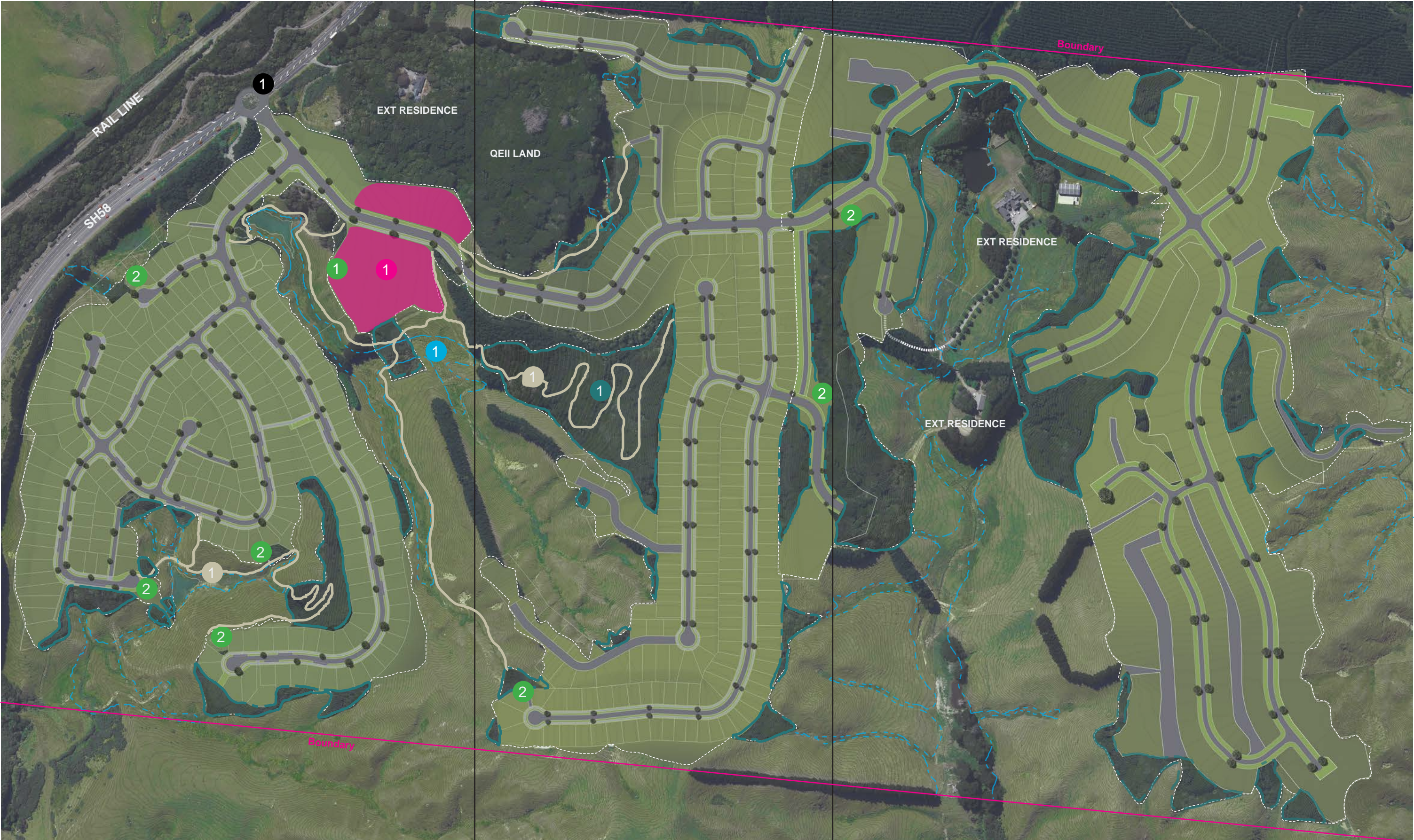


2 Pocket Parks/Community Gardens



1 Trails/Walkways





Lower Terrace (refer page 11)

Upper Terrace (refer page 12)

Lucas Block (refer page 13)





ABOVE: Image showing the typical, rolling, pastured hills.

Masterplan Concept - Lower Terrace



Masterplan Concept - Upper Terrace



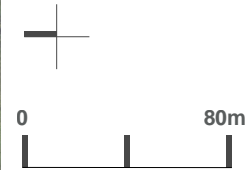
Lucus Block
(refer page 13)

Lower Terrace
(refer page 11)



0 80m

Masterplan Concept - Lucus Block



BLAC.

BLAC - Brad Landscape Architecture Collective is a landscape architecture studio that collaborates with registered architects, engineers, planners, ecologists, and design professionals.

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