

Flints Park Urban Intensification Planset

Rev A (03/05/2024)



Masterplan Rationale

Flints Park Urban Intensification



Saddleback

Strategy | Planning | Design

Flints Park forms part of the wider Te Pūtahi Ladies Mile (TPLM) Plan Change.

The Plan Change is being progressed through the Special Planning Provisions (SPP). The hearings and subsequent hearings panel recommendations, have highlighted how pronounced (and quick) the areas transition to and urban is now anticipated to be:

In addition to the creation of a new town centre area, key features of this are:

- SH6 speed limit to be reduced to 60km/hr
- Previously approved roundabouts to be replaced with signalised intersections
- Provision of high-frequency bus (transit) services along dedicated corridors
- Dedicated high-quality, non-vehicular lanes for cyclist, pedestrians and e-mobility modes
- Medium Density Residential (MDR) urban environment of at least 40 dwellings per hectare (40dph)
- Higher density mixed-use nodes in walkable distances around transit stops

Flints Park is centrally located within the development and features a future mixed use node around the Glenpanel Homestead at the toe of Slope Hill.

This intensification proposal presents the next stage in urban development with leverage's the new urban conditions and the attributes of Slope Hill itself.



SCALE (A3)
1:2,500



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Concept Masterplan

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The new intensified Flints Park Masterplan delivers at least 500 dwellings across the 15.49ha site.

Other features of the new concept are:

1. Signalised intersection providing safe pedestrian crossing of SH6 – and access to high-frequency bus services to 5 Mile, airport and town centre
2. Intensified entry corridor with apartments along the southern side
3. High amenity Glenpanel Precinct with apartment living
4. Autonomous electric cable-car (Woosh) link to upper site and destination complex
5. Development of historic water-race into a public recreational pathway

The upper site is intended to be a car-less environment by utilising shared parking facilities in the Glenpanel Precinct below.

Higher densities areas and apartment living have been specifically identified to leverage amenity areas and outlook.



SCALE (A3)
1:2,500



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Lower Site

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The lower MDR area covers approximately 6.7ha and can provide over 330 dwellings within a wide range of typologies.

Key features of this development area are:

1. Signalised intersection providing safe pedestrian crossing of SH6 – and access to high-frequency bus services to 5 Mile, airport and town centre
2. High density frontage with 8.0m Building Restriction Area (BRA) and 6m landscaped shared path
3. Intensified entry corridor with apartments along the southern side fronting a north-south shared path link
4. Central (secondary) landscaped north-south link to the homestead environs
5. West-east green link with pocket park
6. Collector Road with bus stops, safe pedestrian crossing points and shared path on southern side
7. High amenity mixed use development with apartment living over retail/commercial
8. Revitalised Glenpanel Homestead as commercial hospitality and functions centre (consented)
9. Autonomous electric cable-car (Woosh) link to upper site and destination complex



SH6 Frankton-Ladies Mile Highway



SCALE (A3)
1:1,500

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Upper Site

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The upper site and Glenpanel Precinct covers approximately 8.8ha that collectively provide over 170 dwellings plus a new homestead building.

Key features of this development area are:

1. High amenity Commercial complex with apartment living and Glenpanel Homestead hospitality and functions centre (consented)
2. Stables complex for car-sharing services and secure communal storage
3. Apartment complex with undercroft parking
4. Stepped dual-key terrace dwellings and apartments
5. Autonomous electric cable-car (Woosh) stations
6. Hillside terraced housing and apartments
7. Formal pathway and bridge over gully
8. Gully recreational pathway link
9. Access lane for upper site servicing
10. Public lookout over capped and screened water reservoir (consented: RM230721)
11. Upper car-free 'Homestead Village' with apartment living
12. Modern 'Homestead' complex
13. Water-race public walkway



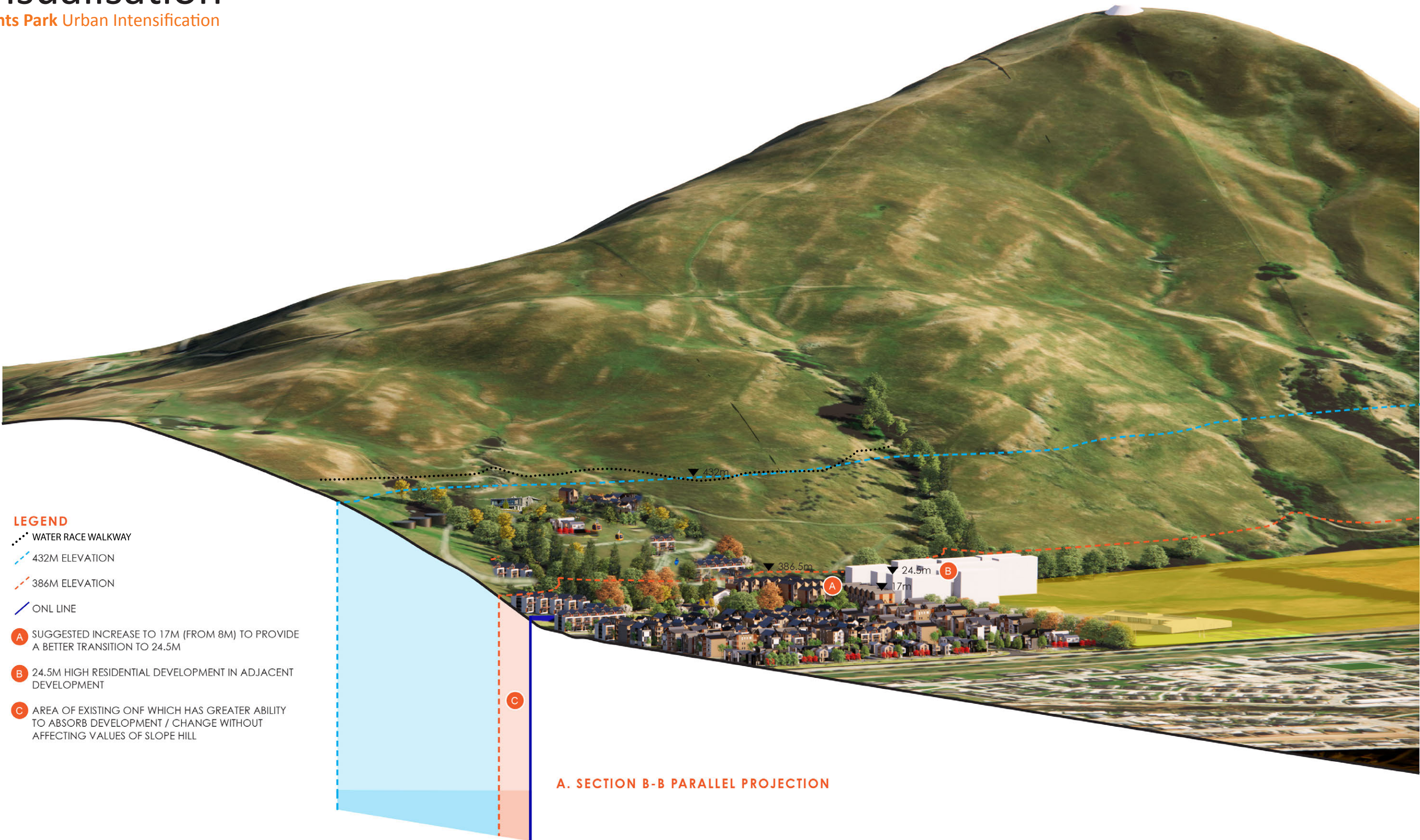
SCALE (A3)
1:1,500

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Visualisation

Flints Park Urban Intensification



client / project name: FLINTS PARK CROSS SECTIONS drawing name: SECTION B-B	revision no: A B C	amendment: Issue for comment Drawing changes Urban Intensification	approved DCM DCM	date 24/10/2023 25/10/2023 03/05/2024				DCM URBAN DESIGN LIMITED 10/245 ST. ASAPH STREET CHRISTCHURCH 8011 WWW.DCMURBAN.COM project no / drawing no: 2023 053A/002 revision: C
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