



APPENDIX ONE - URBAN DESIGN AND VISUAL IMPACT ASSESSMENT

MULTI-UNIT DEVELOPMENT PROPOSAL - 256 FITZGERALD AVENUE
FOR MOUNTFORT PLANNING / HARWOOD

9 JUNE 2021
Project no. 2021_063
REVISION B



256 FITZGERALD AVENUE MULTI-UNIT DEVELOPMENT PROPOSAL

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A	1/04/2021	UDVIA Report	SB	DCM	DM
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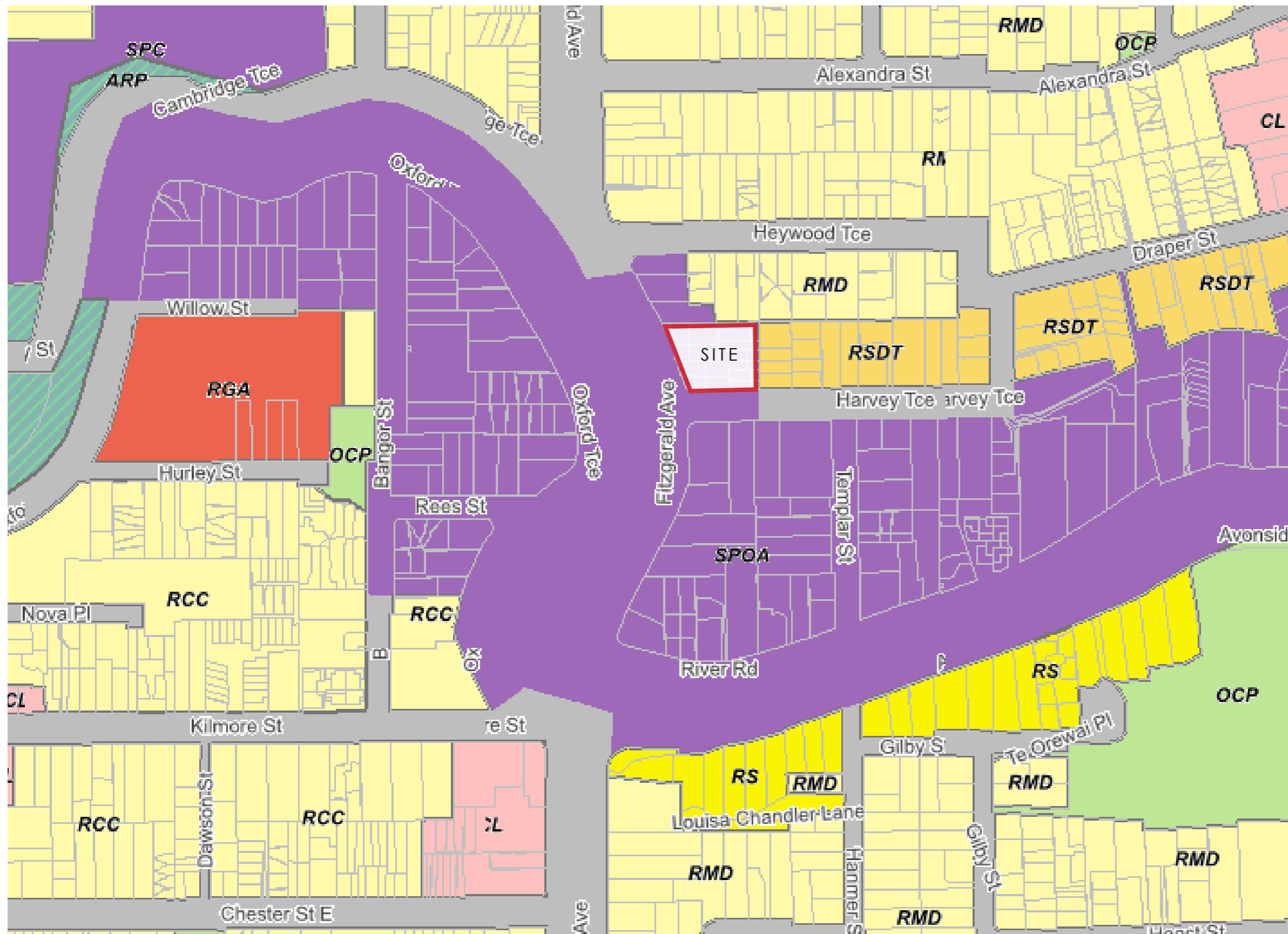
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- Zone**
- ARP** Avon River Precinct (Te Papa Ōtākaro) Zone
 - CCMU** Commercial Central City Mixed Use Zone
 - CC** Commercial Core Zone
 - CL** Commercial Local Zone
 - OCP** Open Space Community Parks Zone
 - OWM** Open Space Water and Margins Zone
 - RCC** Residential Central City Zone
 - RGA** Residential Guest Accommodation Zone
 - RMD** Residential Medium Density Zone
 - RS** Residential Suburban Zone
 - RSDT** Residential Suburban Density Transition Zone
 - SPC** Specific Purpose (Cemetery) Zone
 - SPOA** Specific Purpose (Otakaro Avon River Corridor) Zone
 - SPS** Specific Purpose (School) Zone
 - Transport Zone**

- Designations and Heritage Orders**
- Designation**
- Designation

A. DISTRICT PLAN MAP SHOWING PROPOSED LOCATION

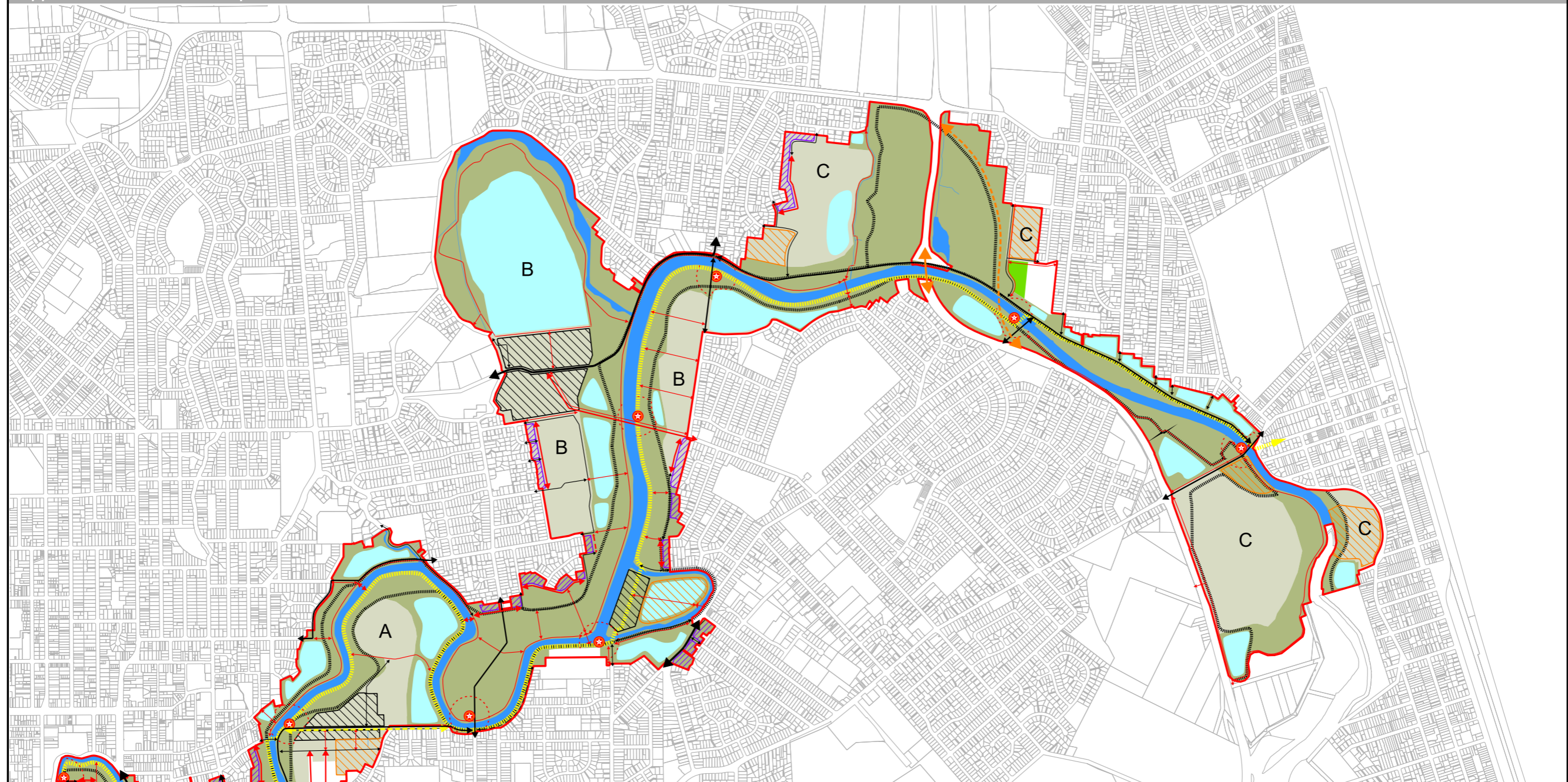
Map / image source: Christchurch City Council - District Plan

URBAN DESIGN AND VISUAL IMPACT ASSESSMENT

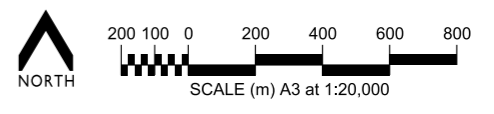
DISTRICT PLANNING MAP

MULTI UNIT DEVELOPMENT - 256 FITZGERALD AVENUE, CHRISTCHURCH





KEY		OVERLAYS	
	Development Plan boundary		Proposed new roads
	Open Space Community Park Zone		Indicative pedestrian / cycle linkages
	Water bodies		Cycle commuter linkage
	Stormwater Management Areas *		New pedestrian / cycle / vehicle bridges
	Green Spine		State Highway 74
	A Otakaro Loop Reach		Proposed Road linkage * * *
	B Horseshoe Lake Reach		Existing minor arterial
	C Eastern Reaches		Existing collector road
	No change to zoning		Existing local roads * *
	City to Sea Path * * * *		Stopbank * * * *
			Activity Area
			Trial Housing Area
			Edge Housing Area
			Landing
		*	Indicative size and shape
		**	These are the minimum number of local roads that are required to be retained. Others may also be retained.
		***	To be investigated.
		****	Indicative alignments.



Technical Services and Design
Christchurch City Council

Map: pp105201.dgn
Date: 9/09/2019

Appendix 13.14.6.1
Ōtākaro Avon River Corridor
Development Plan

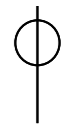


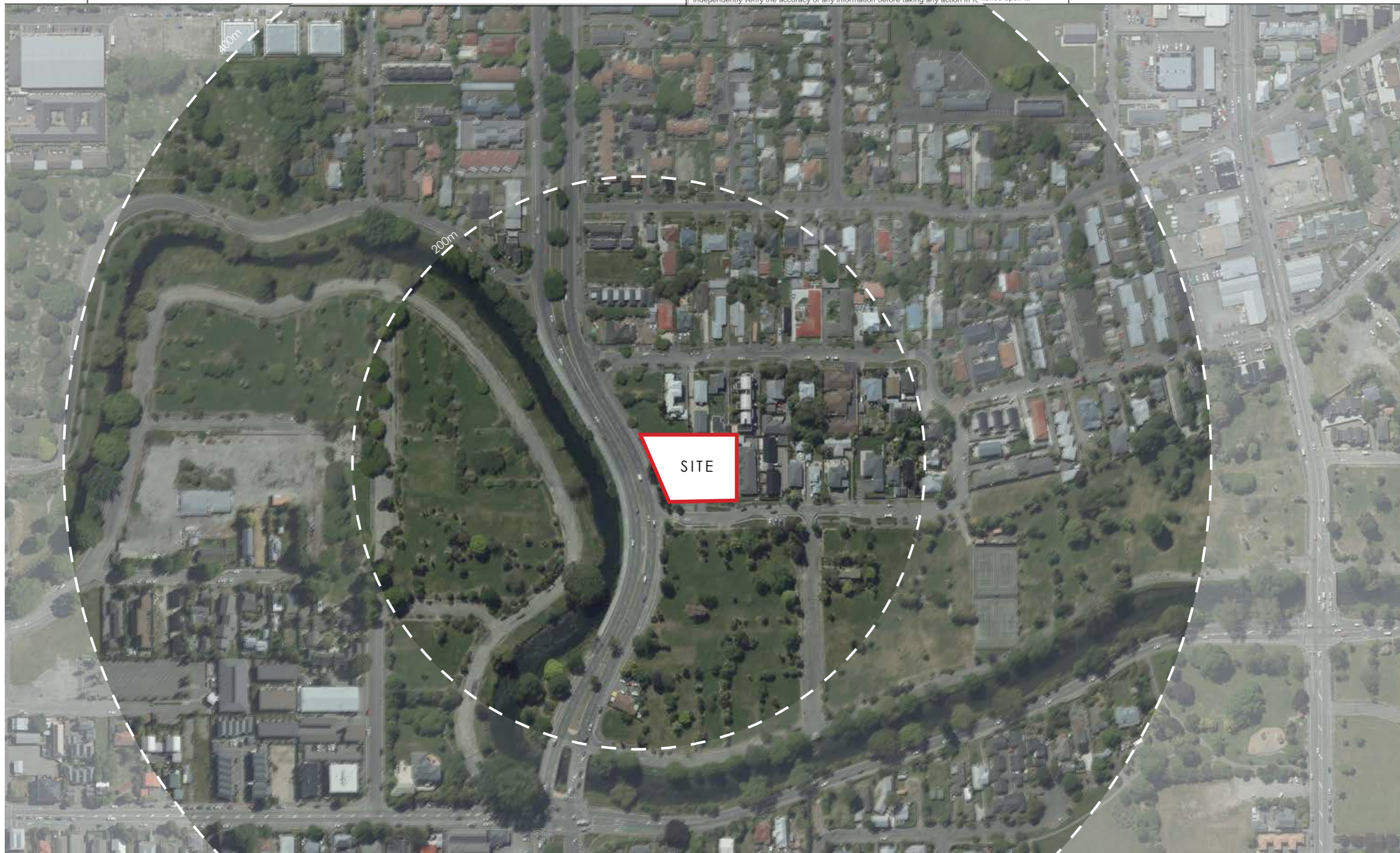
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A. DISTRICT PLAN MAP SHOWING SUGGESTED ZONING

Map / image source: Christchurch City Council - District Plan





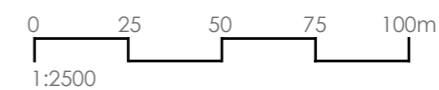
A. AERIAL PHOTO SHOWING THE PROPOSAL SITE

Map / image source: Canterbury Maps

URBAN DESIGN AND VISUAL IMPACT ASSESSMENT

CONTEXT - VISUAL CATCHMENT

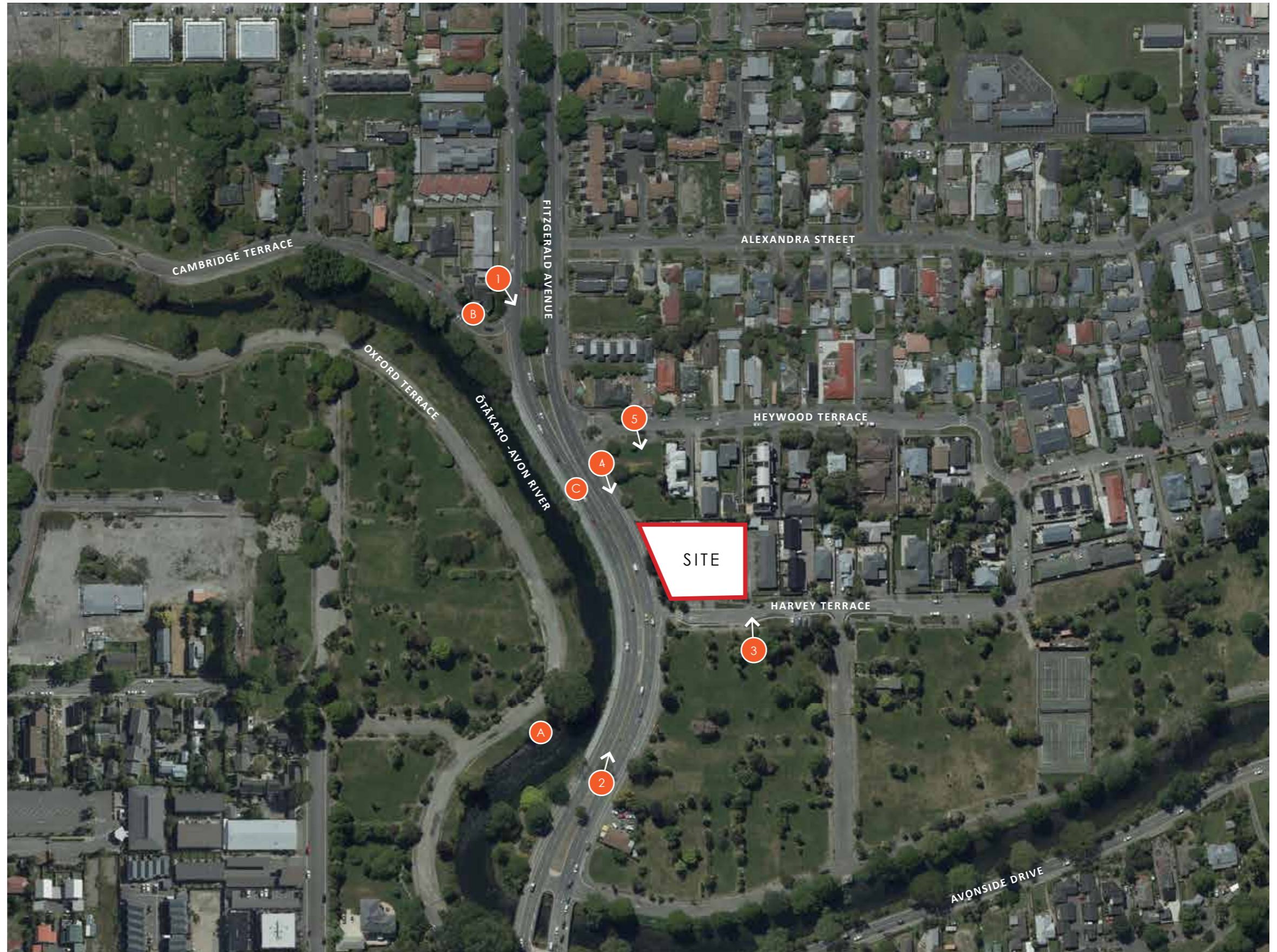
MULTI UNIT DEVELOPMENT - 256 FITZGERALD AVENUE, CHRISTCHURCH



LEGEND

VIEWPOINT LOCATIONS

- 1 VP1 - VIEW South East from 358 Cambridge Terrace
- 2 VP2 - VIEW North East from 250 Fitzgerald Avenue
- 3 VP3 - VIEW North from 6 Harvey Terrace
- 4 VP4 - VIEW South from 272 Fitzgerald Avenue
- 5 VP5 - VIEW South East from 11 Heywood Terrace

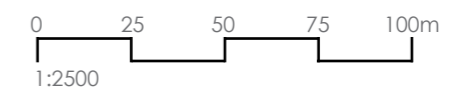


Map / image source: Auckland Council GeoMaps

URBAN DESIGN AND VISUAL IMPACT ASSESSMENT

CONTEXT - VIEWPOINT LOCATIONS

MULTI UNIT DEVELOPMENT - 256 FITZGERALD AVENUE, CHRISTCHURCH





A The Ōtākaro - Avon River flows through the centre of the city, providing the city with a strong blue network and high level of amenity. A shared pedestrian path follows the river which provides a high amenity connection to and from the city (City to Sea path).



B Existing medium density housing located on the corner of Cambridge Terrace and Fitzgerald Avenue. The development has distinctive architectural style and large windows looking over the road to the Avon River. Medium density and infill housing are common in the receiving environment.



C The SPOA Zone surrounds the Ōtākaro-Avon River and is defined by sporadic, mature planting, remnant of old residential lots. This area has been cleared of all infrastructure following the Christchurch Earthquake, leaving only vegetation to delineate the previous property boundaries where residential dwellings were once located



D Fitzgerald Avenue is the main north - south connection along the eastern boundary of the city centre, carrying large volumes of traffic in both directions with a dual carriageway, on-road cycle paths and footpaths on both sides.. The road forms a significant barrier or corridor between the Ōtākaro-Avon River and the proposal site.



IMAGE LOCATION

PROPOSAL LOCATION



A. EXISTING VIEW

URBAN DESIGN AND VISUAL IMPACT ASSESSMENT

1 VP1 - VIEW SOUTH EAST FROM 385 CAMBRIDGE TERRACE

MULTI UNIT DEVELOPMENT - 256 FITZGERALD AVENUE, CHRISTCHURCH

Image captured on Sony ILCE-6000
Focal length of 50mm
Date: 16 March 2021 at 10:59am
Height of 1.7 metres
43°47'68.15"S 172°65'97.90"E



IMAGE LOCATION

PROPOSAL LOCATION



A. EXISTING VIEW

URBAN DESIGN AND VISUAL IMPACT ASSESSMENT

2 VP2 - VIEW NORTH EAST FROM 250 FITZGERALD AVENUE
MULTI UNIT DEVELOPMENT - 256 FITZGERALD AVENUE, CHRISTCHURCH

Image captured on Sony ILCE-6000
Focal length of 50mm
Date: 16 March 2021 at 10:51am
Height of 1.7 metres
43°47'64.15"S 172°65'97.36"E



IMAGE LOCATION

PROPOSAL LOCATION



A. EXISTING VIEW

URBAN DESIGN AND VISUAL IMPACT ASSESSMENT

3 VP3 - VIEW NORTH FROM 6 HARVEY TERRACE

MULTI UNIT DEVELOPMENT - 256 FITZGERALD AVENUE, CHRISTCHURCH

Image captured on Sony ILCE-6000
Focal length of 50mm
Date: 16 March 2021 at 10:33am
Height of 1.7 metres
43°52'47.62"S 172°65'20.54"E

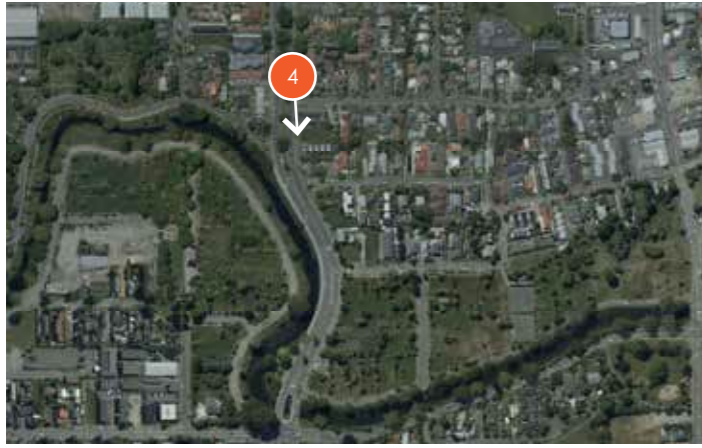


IMAGE LOCATION

PROPOSAL LOCATION



A. EXISTING VIEW

URBAN DESIGN AND VISUAL IMPACT ASSESSMENT

4 VP4 - VIEW SOUTH FROM 272 FITZGERALD AVENUE

MULTI UNIT DEVELOPMENT - 256 FITZGERALD AVENUE, CHRISTCHURCH

Image captured on Sony ILCE-6000
Focal length of 50mm
Date: 16 March 2021 at 10:35am
Height of 1.7 metres
43°47'33.31"S 172°65'94.50"E

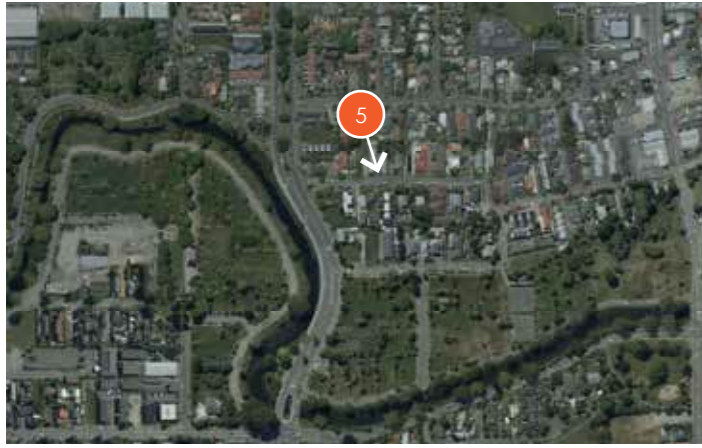


IMAGE LOCATION

PROPOSAL LOCATION



A. EXISTING VIEW

URBAN DESIGN AND VISUAL IMPACT ASSESSMENT

5 VP5 - VIEW SOUTH EAST FROM 11 HEYWOOD TERRACE
MULTI UNIT DEVELOPMENT - 256 FITZGERALD AVENUE, CHRISTCHURCH

Image captured on Sony ILCE-6000
Focal length of 50mm
Date: 16 March 2021 at 10:36am
Height of 1.7 metres
43°52'35.96"S 172°65'14.61"E