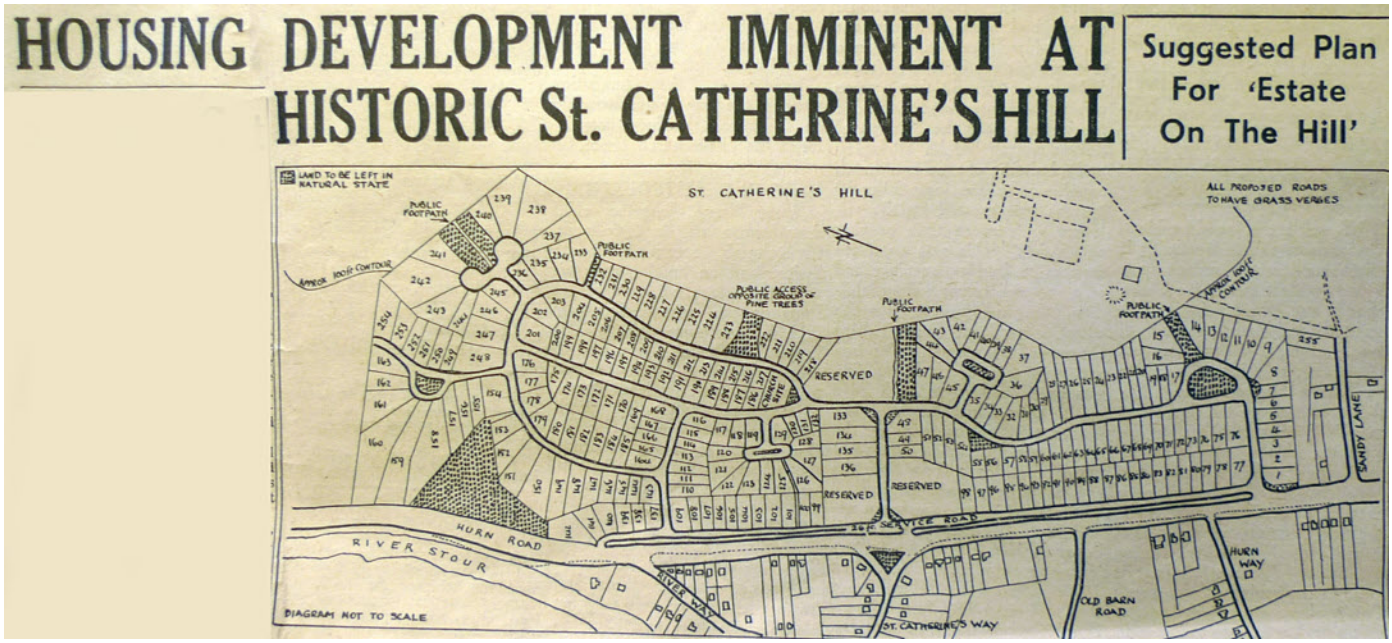
HOUSING DEVELOPMENT IMMINENT AT HISTORIC St. CATHERINE'S HILL

Plan Features 250 Plots, Reserved Sites For Community Buildings

C.T. September 23, 1955



SINCE the Earl of Malmesbury offered to give Christchurch a part of Town Common on St. Catherine's Hill in February, 1953 (and suggested they buy another part for a nominal figure) work has been going on behind the scenes to secure all the necessary approvals for the start of building houses to which the Christchurch Council agreed "up to the 100 contour."

All requisite approvals have now reached an advanced stage and the C.T. is now able to publish for the first time a plan of how the Malmesbury Estate Company is proposing to develop this area of land.

It may be recalled that when the Council first gave its approval in 1953, the Christchurch Times wrote in a leading article: "We must hope that nothing untoward in development will take place, reposing confidence in the planning authorities to see to that".

It is understood that the Earl of Malmesbury will be having another meeting with Fox and Sons, Ltd., estate agents, who prepared the layout, next Tuesday to consider the commencement of the work. Fox and Sons had a meeting with Christchurch Corporation representatives on the 30th August.

The estate plan shows something in excess of 250 plots, with five points of access to the hill behind.

The three areas marked "Reserved" in the centre of the built-up area are being held back to site any shops, public house, cinema, or any other form of community building which it might be thought necessary to serve the community.

Mr. Insley Fox pointed out to the Christchurch Times this week that it would obviously be unwise to cover the whole area with houses and later discover a need for community buildings. A site has been, marked for a church.

The plan shows a widening of Hurn Road (achieved mainly by the absorption of grass verges on the present built-up side of the road) and a 26ft. service road will be made along the estate frontage to the main road.

50FT. ROADS

From this road, three others will lead into the estate, two of which (the one opposite St. Catherine's Way and the one near River Way) will be 50 feet wide. The other entrance to the estate (nearer Hurn Way) will be a 40ft. road. Other roads on the estate will also be 40 feet wide except for approaches to the cul-de-sacs which are of 30 feet.

In connection with the location of this new estate, it will be observed that it occupies ground through which it was suggested that the extended Christchurch by-pass (the "Lander" route) would emerge. Presumably the progress of planning approval indicates either the abandonment of the extended by-pass or its re-siting in the area of St. Catherine's Hill.