

# Urban Design Statement

## Oderings Havelock North Comprehensive Residential Development

*55 and 57 Brookvale Road, Havelock North*

The following Urban Design Statement in support of an application for resource consent is based on the following documentation:

- Urban Design Masterplan prepared by Saddleback Planning.
- Architectural plans prepared by Saddleback Planning.
- Landscape concept plans prepared by Oderings Nurseries.
- Engineering plans prepared by Envelope Engineering.

We can confirm that Saddleback has led the design of the proposed development with due regard given to achieving positive urban design outcomes and minimizing any effects on the external environment.

This statement addresses how the proposed development aligns with the design guidance contained in the *Hastings Residential Intensification Design Guide 2020*. Although the site is zoned Plains Production Zone, as the site is within the Havelock North urban boundary and is surrounded by residential development, the performance standards for the Havelock North General Residential Zone also provide useful guidance as to the built form that might be anticipated in the area.

## Proposal

### Site and Context

The site is located in the northern suburbs of Havelock North, and is surrounded to the south and east by existing residential development and to the north and west by Guthrie Park (occupied by sports fields and a BMZ track).

Surrounding residential development is characterized by single storey detached dwellings on landscaped lots with evidence of infill development and newer dwellings up to two storeys.

In terms of natural features, the Karituwhenua Stream runs along the eastern and northern boundary of the site before continuing on through Guthrie Park and discharging into the Karamu Stream.

The site itself is relatively flat, and at present the site is occupied by a garden centre (on the south-eastern part of the site) and a detached dwelling fronting Brookvale Road. The balance of the site is in hardstand, having previously been occupied by a plant nursery which has been removed from the site. There is some existing planting on the perimeter of the site.



Figure 1. Site context.

A 400m walkable catchment has been marked up on Figure 1 (Refer Masterplan). Although there are no notable commercial areas within walking distance, there is extensive open space provided by Guthrie Park. Havelock North Intermediate and Havelock North High School are also within walking distance.



Figure 2. Subject Site.



## Proposed Development

The applicant proposes a 35-dwelling development on the site accessed via an internal road network, pedestrian pathways, and access lanes.



Figure 3. Proposed development.

## Design Statement

### Design Guidance

The following design statement addresses the eleven design elements identified within the *Hastings Residential Intensification Design Guide 2020* and how the proposed development achieves a high level of internal amenity while positively contributing to the surrounding context. The design elements identified in the guide are:

- Housing types, sizes and adaptability.
- Building height, visual dominance and sunlight.



- Entrances, detailing and colour.
- Connections to open space.
- Landscape design.
- Private and safe environments.
- Outdoor living space.
- Parking and manoeuvring.
- Waste and service areas.
- Site coverage and low impact design.
- Building materials and environmental sustainability.

### **Housing Types, Sizes and Adaptability.**

In recognition of the diverse needs of the community, the proposed development features a range of housing types and sizes which maintain a consistent character and materials palette. The development includes:

- Five (5) two bedroom, single-storey dwellings with internal single garage;
- Three (3) two bedroom, two-storey terraces with external parking pad and internal store room;
- Twenty-two (22), three bedroom, two-storey detached (zero-lot) dwellings with internal single garage; and
- Five (5) Three bedroom + Multi Room two-storey dwellings with internal single garage.

Together these dwellings provide housing choice for a range of family sizes and lifestyles. The single storey dwellings can provide for a greater level of accessibility within the development.

The architectural design of the development utilises zero-lot housing typologies as the primary siting method. This means that dwellings are sited to one side boundary with the other maintained for clear access to the rear yard. Typically, the zero-lot boundary is to the south of the lot, providing opportunity for a larger side yard and greater sunlight access to the north. Additional benefits of this method are that the housing types can be repeated with each achieving optimal daylight exposure without compromising privacy or overlooking as typically occurs with reflected duplex typologies.

We consider that despite being slightly higher density than the dwellings that characterise the surrounding neighbourhood, the proposed dwellings are appropriate to the area as they still provide a generous gross floor area (between 100m<sup>2</sup>-200m<sup>2</sup> approx.) and landscaped outdoor living areas (30m<sup>2</sup> +) and are not inconsistent with what is envisaged within the underlying zoning of the surrounding area (dwellings up to two-storeys on landscaped sites).



## **Building Height, Visual Dominance and Sunlight**

To maintain the character of the surrounding area and avoid any visual dominance effects, dwellings have been kept within the height limit relevant to the surrounding Havelock North General Residential Zone (8m) and within the scale anticipated in the zone (development up to two-storeys). Single Storey dwellings have been sited in locations around 53 Brookvale Road to minimise adverse shading effects and to help maintain the existing residential character of the street.

Where viewed from public open spaces and the internal street network, the proposed front and rear yard setbacks, and offsets in the façade further avoid any dominant visual effects related to the bulk or scale of the development. This is further supported by the architectural massing of the buildings which create distinct forms to support material and colour variation further reducing the visual impact of any one dwelling.

Sunlight access for the dwellings is optimised through the use of zero-lot typologies and an architectural design that supports rooms with multiple external faces (promoting daylight access and cross-ventilation). Outdoor living courts are orientated north-north-west to maximise daytime/evening sunlight when these spaces are most likely to be used.

## **Entrances, Detailing and Colour.**

In terms of the public streetscape, the proposed development maximises the number of dwellings directly facing and accessible off Brookvale Road by orienting dwellings 1 and 35 away from the internal street network, providing direct interface with the existing public road.

The architectural design of all typologies utilises glazing to the front facades (balancing the need for overlooking and passive surveillance with privacy and internal residential amenity). Pedestrian access to the front doors of the dwellings is provided with paths separated from the vehicle manoeuvring areas and is legible in the architectural form.

The front yards are optimised with extensive landscaping and 1.2m fences are proposed to support connection with the public realm. The architectural design of the dwellings also supports the use of front yards as a secondary outdoor living space, further contributing to passive surveillance and the vitality of the community.

While a colour scheme is not provided for the development, a cladding design statement included in the masterplan document notes the following:



- Too much colour variation within the development should be avoided as this contributes to a visually cluttered urban environment and detracts from a cohesive identity.
- Dwelling types painted the same colour are not discouraged as variation will develop over time through occupier preference and landscaping.
- Cladding Type A should typically be a darker, more recessive colour to anchor the buildings to their site. This should support reducing the visual dominance of garages.
- Cladding Types B and C can be the same colour as the material difference and building form will provide visual variation. Where these are different colours they should be natural, neutral, or tones of the same base colour.

In addition, we emphasise that variation will develop over time and that the architectural form, streetscape network, and landscape design are more important in establishing a well-functioning urban environment.

### **Connections to Open Space**

The development has an internal pedestrian network which connects directly to public open space in Guthrie Park. The development utilises 1.2m permeable fencing, rear yard landscaping and glazed rear facades to create an active edge with this and other adjacent public open spaces such as to Karituwenua Stream to the east.

### **Landscape design**

Extensive front and rear yard planting is proposed to create both an attractive landscaped public and private streetscape and a highly landscaped appearance from visual receptors in the adjacent public open spaces. Please refer to the Concept Landscape Plan for further details.

### **Private and Safe Environments**

A balance has been met between maintaining the privacy of outdoor living spaces and creating passive surveillance over both internal movement networks and adjacent public spaces. This has been achieved by providing 1.8m screening fences between adjacent rear yard living spaces while utilising low 1.2m permeable fencing along front yards and adjacent to public open spaces. Where 1.8m fences are utilised to internal public spaces a visually permeable treatment is used at the top of 1.8m fencing to balance the needs for overlook and privacy and minimise any visual dominance effects to the street edge.

Dwellings backing onto public open space also generally feature open plan ground floor living spaces that provide overlook into the backyard and out over public open spaces. Where possible, primary living spaces run the length of dwellings, also providing overlook into, and activation of the front yard. All



dwellings feature some degree of front façade glazing to support overlook of the street and passive surveillance.

### **Outdoor Living Space**

All of the proposed dwellings have adequately sized outdoor living spaces contiguous with open plan indoor living spaces creating 'indoor-outdoor flow'. They also feature both deck and grassed areas, are screened from adjacent outdoor living spaces with 1.8m fencing and where possible back directly on to public open space with a 1.2m visually permeable fence.

While most dwellings achieve the minimum 50m<sup>2</sup> outdoor living space anticipated by the plan there are eight (8) dwellings that do not. However, these dwellings are typically the smaller two-bedroom typologies and achieve at least 30m<sup>2</sup> of useable outdoor living space. Therefore, it is considered that all spaces are sufficient to support residential amenity. In addition, the development is immediately adjacent (with two entrance points into) Guthrie Park, further supporting the residential amenity of the development.

### **Parking and Manoeuvring**

The proposed access arrangements are considered practical and safe, and avoid unnecessary vehicle crossings onto Brookvale Road. Development access is gained through a new public roads and internal laneway network for the balance of the development. This design provides a loop road for ease of movement and legibility and is designed to be a low-speed environment.

All the dwellings have at least one vehicle parking space. Where a garage is provided they are set back from the front boundary by at least 5.5m to allow for an additional vehicle parking space (visitor space). A repetitive or visually dominant streetscape character is avoided by recessing garages behind the front façades of the dwellings and through landscape provisions.

### **Waste and Service Areas**

Internal storage is provided across all the dwellings through dedicated storage spaces and/or generously sized single garages. Bins will be screened from the street in front yard enclosures, and rear yards can be accessed externally from the dwelling for further storage if required.



### Site Coverage and Low Impact Design

Building coverage will be limited to the maximum allowed in the Havelock North General Residential Zone (<45%) and low impact design solutions have been chosen to address stormwater runoff including rain gardens and an upflow filter.

The design of the development also supports modal shift through lower vehicle parking provisions and integration to Guthrie Park and its path network.

### Building Materials and Environmental Sustainability

The proposed dwellings support a wide range of building materials. The architectural form supports up to three cladding types per dwelling. No specific product has been selected at this stage to allow the developers to select the products that support sustainability through environmental impact, product life cycle, product availability, and cost. The design allows for a section of claddings based on:

- Cladding A Brick or plaster base;
- Cladding B (Vertical) timber, fibre cement panel or metal sheeting; and
- Cladding B (Horizontal) timber or fibre cement panel.

The general orientation of the proposed dwellings supports healthy, sustainable homes. Where possible a dual aspect is used along an east/west axis to provide morning and afternoon sun to the inside of dwellings. Where this is not possible, dwellings have open plan primary indoor living spaces oriented directly to the north to maximise solar gain. No primary outdoor living areas have been orientated to the south.

Kind regards

David Clark

**Planner**

Saddleback Planning Limited

Cameron Rossouw

**Urban Designer**

Saddleback Planning Limited