



COMPREHENSIVE HOUSING DEVELOPMENT

NAPIER ROAD, HAVELOCK NORTH

APPLICATION FOR RESOURCE CONSENT

MARCH 2024

ARCHITECT'S STATEMENT

BACKGROUND

Fat Parrot Architecture Hawkes Bay was commissioned by **Sun Properties Limited** to design a Comprehensive Housing Development on 2 existing sections of land at 147 – 151 Napier Road in Havelock North. **Sun Properties Limited** have owned the properties for some time. The land is currently zoned Plains Production Zone, and it adjoins residential development to the south-west.

The **general layout** of the proposed develop is illustrated below:

KARAMU STREAM



THE SITE

The site, of approximately 7,598 m², is located on the outskirts Havelock North, 1.5km northeast of the village centre. It currently consists of two titles. The site is roughly rectangular in shape and is essentially flat, except for the NW boundary which drops away to the Karamu Stream

The site is bordered, to the SW, by residential development, to the NW, by the Karamu Stream, to the SE, by Napier Road and, to the NE, by an orchard. The site has been developed as a fruit packing facility and is currently almost entirely covered in large packhouses, cool stores and concrete hardstand areas. On the SE and NE boundaries, the site is mostly screened by large hedges.

Directly to the SE is a layby access road that provides three accesses to the site. This layby provides access to Napier Road, as can be seen in the aerial photograph below.



AERIAL PHOTO OF SITE



VIEW OF SITE FROM NAPIER ROAD

DESCRIPTION OF PROPOSED DEVELOPMENT

It is proposed that a comprehensive housing development will be established on the site.

The development will comprise of **29 housing units**. There is a mixture of two- and three-storey units. The units will be arranged around internal access roads, that has two accesses from the layby on Napier Road. There is a small private park, that provides access to the Karamu Stream.

The development will be based on a private road layout and no public access will be permitted through those roads and the private reserve to the Karamu Stream.

Along the NE boundary, it is proposed to create a public access way to vest as reserve, to provide access to the Karamu Stream, from Napier Road.

Parking is provided along the internal roads and in the driveways of the respective units. Extensive landscaping - trees and shrubs – will be utilised to enhance the private and public spaces within the development and the streetscapes adjoining it.

DESCRIPTION OF HOUSING UNITS

We have designed the layout of the units to optimise the orientation and aspect of the site. The units are generally placed to face NE or NW to utilise solar gain. We have placed a number of larger units fronting the Karamu Stream. These units are typically arranged in groups of three. These units will be the more luxurious units and will command the highest prices.

The rest of the development consists of a mixture of two-storey and three-storey units arranged, in groups of single, twos, threes and fours, along the internal roads, with orientation generally to the NW and NE, these units provide a range of accommodation options, with prices to suit.

All units will have an integrated garage and a vehicle standing space in front of the garage.

We have proposed **3 different unit types**:

Unit Type A - a two-storey unit designed specifically to be placed along the Karamu Stream frontage. The ground floor of these units contains the kitchen, dining, and lounge areas, one toilet, as well as a single car garage. The first floor will comprise three bedrooms and two bathrooms. Outdoor living space is to be provided via a terrace at the front of the dwelling, two terraces at the rear of the dwelling and a balcony on the first floor. Outdoor living space will also be provided via garden space at both the front, rear and occasionally side of dwellings. **There will be 11 of these units.**

Unit Type B - a three-storey unit designed to occupy as little land as possible and to cater for younger families and active retirees. The ground floor of these units contains one bedroom, a single car garage and laundry. The first floor will contain the kitchen, dining and lounge areas whilst the second floor will contain two bedrooms and two bathrooms. Outdoor living space is to be provided via a terrace at the rear of the dwelling and a balcony on the first floor. Further outdoor living space will also be provided via garden space at either the front, side or rear of the dwellings. **There will be 10 of these units.**

Unit Type C and D - a two-storey unit designed to cater for the middle price bracket. The ground floor of these units contains the kitchen, dining and lounge areas, as well as a single car garage / laundry. The first floor will comprise three bedrooms and two bathrooms. Outdoor living space is to be provided via a terrace at the rear of the dwelling and a balcony off the first floor. Further outdoor living space will also be provided via garden space at the front, rear and sides of the dwellings. Unit Type D is a variation of Unit Type C but with the main access and front door to the south. **There will be 8 of these units.**

ROADING AND PARKING

It is proposed that the housing units will be serviced by an internal roading system. The main access will be off the layby on Napier Road. This road will be a dual carriage road of 5.5m width. A dual carriage road, of a width of 4.5m will branch off to the south and a one-way road of 3.5m width will loop back to the layby to the north. The surface of the road is proposed to be a mixture of tar seal and brick pavers, to provide contrast and definition. Car parking bays will be formed along the roads, at appropriate locations. These bays will be finished in brick pavers. Each housing unit will have a car parking space in front of the integral garage.



PARK

In the centre of the development, facing the Karamu Stream, a small park area will be created. This will contain native planting, some seating and a pétanque court for the use of the residents. It will also contain a water garden that will act as a purifying filter for the stormwater collected off the roads and hardstand areas before discharging into the Karamu Stream. There will an access from the park too the reserve along the Karamu Stream and the footpaths.

The discharge and treatment of the stormwater through this park provides a cultural narrative to the former confluence of the tributary streams with the Karamu at this point.

To the north of the development, a public access way – approx. 6m wide - will be formed to allow access to the reserve along Karamu Stream. This will also allow access for the Regional Council for maintenance equipment and is proposed to vest to HBRC on subdivision.

PLANTING

We are proposing to remove most of the existing vegetation along the top of the bank of the stream and replace it with native vegetation, in accordance with the HBRC 'Riparian Planting in Hawkes Bay Guidelines' 'upper bank zone' species list. The current vegetation is nearing its end-of-life and has not been maintained. We also propose to extend the planting of native species onto the portion of the northern section that will be vested in Council. This vegetation will be like the plantings further to the south along the Karamu Stream.



DESIGN PHILOSOPHY

In our consideration of the design for this Comprehensive Housing Development, we were guided primarily, by the principles contained in the **HASTINGS RESIDENTIAL INTENSIFICATION DESIGN GUIDE 2020**. This guide was a response to changing lifestyles and the 'move towards more compact housing types'.

We firmly believe that better designed, more compact housing, as an alternative to traditional housing typologies, is the way forward. We believe this type of housing is more conducive to creating stronger identities and communities. We also believe that this type of development is an eco-friendly response to land-use. This will be further reinforced by incorporating green design principles in the design of the housing units.

We believe that this development will meet the **objectives** of the **DESIGN GUIDE**:

- A** Encourage quality compact housing options.
- B** Encourage maximising site yield.
- C** Encourage the construction of two storey houses.
- D** Inspire well-designed intensive housing development.
- E** Inspire designs for comfortable, safe, and practical living solutions.
- F** Be a practical tool for builders, designers and developers that provides solutions for common challenges with development on smaller sites.
- G** Demonstrate how development proposals will align with the District Plan to enable a smoother resource consent process.

The **HASTINGS RESIDENTIAL INTENSIFICATION DESIGN GUIDE 2020** lists the following **RESIDENTIAL DESIGN PRINCIPLES**:

Looks Good (AESTHETICS) Pōtikitanga (INNOVATION)

Character, Creativity, Context

To create high-quality living environments which are innovative and aesthetically pleasing.

- Tohu – iwi / hapū stories or narratives are incorporated into and inform the design
- Architectural individuality
- Quality
- Variety
- Landscaping – plants and fencing



In our design of the development and the individual units, we have endeavoured to provide aesthetically pleasing architecture with enough variation and variety to provide individuality. We propose using a limited palette of external finishes, such as pre-coloured metal cladding, concrete blockwork, pre-finished fibre cement panels and weatherboards, but creating the variation by interchanging the materials on the different units, changing the roof slopes, and using different colours for trim finishes. The landscaping will consist of a variety of species – trees and shrubs – to further provide variation.



Fits Well (SENSITIVE TO CONTEXT) Kaitiakitanga (STEWARDSHIP/GUARDIANSHIP)

Context, Character, Custodianship

To create developments which acknowledge their setting.

- With the surrounding context – neighbourhood/street
- Taiao - the landform and/or features of the natural environment are celebrated, protected, restored or enhanced.

- Mahi Toi - takes account of history and culture - sites of significance to mana whenua are protected and cultural landmarks acknowledged
- Takes into account the Hastings' climate

We believe the proposal fits very well in its context, with the residential development being an extension of the existing residential development to the south. To the north, an access way will form a buffer between the residential development and the existing rural/agricultural land. The development will cause minimal disturbance of the landform and the history and cultural context will be reflected in the proposal to use Māori names for the internal roads, and in the low impact stormwater design restoring open water channels reflecting the historical context. The units are designed and orientated to respect the local climate, particularly in terms of solar gain and sun shading and access to outdoor living at first floor and ground floor levels.

Works Well (FUNCTIONAL) Rangatiratanga (RECOGNITION/RESPECT)

Collaboration, Creativity, Context, Choice

To create developments which are functional, practical and logically designed.

- Mana – designs acknowledge the status of iwi and hapū as mana whenua, design decision making recognises culture and enables cultural practices to occur.
- Well-designed and fit for purpose site layout
- Accessible
- Choice of dwelling types and size
- High performance/low maintenance
- Adaptable/flexible spaces
- Intergenerational

This development provides an alternative to traditional housing types and will, hopefully, enable a different lifestyle, going forward. It provides a choice of dwelling types which will cater for a wide range of demographics. The development acknowledges the significance of Te Kamaru to Mana Whenua in enhancing the quality and quantity aspects of the stormwater runoff from the site, enhancing the bankside indigenous vegetation, and providing a new public access point to the stream.

Feels Good (SAFE AND WARM) Manaakitanga (WELCOMING/HOSPITABLE)

Choice, Custodianship, Connections

To create safe, warm and healthy dwellings.

- Ahi Kā – iwi / hapū feel secure and valued within their community
- Safe
- Comfortable
- Private
- Tidy – a place for everything
- Green or pleasant outlook

As can be seen from the images, we envisage the development to be a very pleasant, safe, and comfortable community. The development will provide for security with dwelling frontages overlooking streets and the potential for gates to be shut in nighttime hours. The traffic calming measures will ensure that the roads will be safe for walking. We also believe the relationship of the housing units to the street and the treatment of the facades will encourage a sense of community, not found in traditional suburban subdivisions. Needless to say, the individual units are designed to be safe, comfortable, and private, with pleasant outlooks available from first floor balconies and windows.



Connects Well (CONNECTED) Whanaungatanga (SENSE OF COMMUNITY/FAMILY CONNECTION)

Choice, Creativity, Connections

To create developments which have a high level of connectivity and accessibility and build a strong sense of community.

- Whakapapa - connecting people and the local community to the place
- To the street and integrates with neighbouring buildings
- To walkways, cycleways, and vehicle routes
- To parks and recreation areas
- To shops, schools, and workplaces

Although the development is situated on the outskirts of Havelock North, it is adjacent to Napier Road, with good connections to the Village, schools, community facilities, etc. Napier Road has a newly constructed cycleway that passes by the site. The site is particularly well connected to recreation facilities such as Guthrie Park, which is virtually across the road from the site. It is also proposed to connect the site to the extension of the footpath along the reserve on Karamu Stream.



Sustainability (ENDURING) **Tiaki Taiao** (CARE AND RESPONSIBILITY FOR THE ENVIRONMENT)

Choice, Creativity, Connections, Collaboration

To create developments which minimise their environmental footprint.

- Mauri Tū – environmental health is protected, maintained or enhanced.
- Minimise construction waste
- Maximise natural light
- Investigate passive energy / solar heating options
- Consider where materials have come from
- Rainwater harvesting

It is proposed that the latest, most innovative, and sustainable building techniques and materials will be utilised in the design and construction of these housing units. The designs will maximise natural light, utilise passive energy heating, will have insulation over and above the required minimums and rainwater from the roofs will be harvested for watering of gardens. The proposed water re-use also responds to the feedback of Mana Whenua via Tamatea Pókai Whenua.

In our design of the development, we have addressed the **DESIGN ELEMENTS** as outlined in Section 2 of the **HASTINGS RESIDENTIAL INTENSIFICATION DESIGN GUIDE 2020** and responded to the Design Checklist as follows:

1.1 **ZONE**

The site is located in the Plains Production Zone which is why non-complying activity resource consent is required. In parallel with the resource consent application a request was made to the informal consultation stage of the Future Development Strategy to have the site identified for residential rezoning. The site is atypical of the Plains Production Zone in so far as it is covered in packhouse and cool store buildings and concrete with no productive potential. Given its proximity to existing and emerging residential zones, and public open spaces, a residential redevelopment is considered more appropriate than a continuation of, or intensification of, the use of the site for industrial activities.

1.2 **DEVELOPMENT TYPOLOGY**

For this development we have decided on a **Comprehensive Residential Development**, as we believe that better designed, more compact housing, as an alternative to traditional housing typologies, is the way forward, and as explained below the site is suitable for such development. We believe that this type of housing is more conducive to creating stronger identities and communities. We also believe that this type of development is an eco-friendly response to land-use. As suggested in the Design Guide, we are proposing a mixture of housing typologies. We will be providing detached townhouses, duplexes, and terraced housing. We have also designed the development so that all units will front the streets.

We consider that the site is ideal for Comprehensive Residential Development in fronting the Karamu Stream open space area on its north-western side, and is diagonally opposite Guthrie Park Reserve to the south, while an access reserve (Napier Road – Karamu Stream) is proposed to be created on the north-eastern boundary of the site. With the locational advantage of reserve access and open space frontage, the site is appropriate for Comprehensive Residential Development and the higher densities achieved by such development.

2.1 **HOUSE TYPES, SIZES AND ADAPTABILITY**

We are proposing to provide a mixture of housing typologies that will appeal to a wide range of people. The units facing the Karamu Stream will be larger and will command a higher price. These units are designed to have a lift installed and will, thus, be aimed at the older, retired occupiers. The units facing the internal roads are a combination of two storey and three storey walk-ups, with changes in height and external detailing creating interest and distinction between the dwelling types. These units are aimed at a younger demographic with the possibility of the third bedroom to be converted into a home office or accommodation for an elderly parent.

2.2 **ENTRANCES, DETAILING AND COLOUR**

As can be seen from the attached elevations of the various units, the entrances of the units are clearly defined. The front doors are clearly visible from the street and have been provided with a sidelight to provide views over the entrance. All the units address the street positively and provide a high level of legibility and visual interest. As stated before, we will provide aesthetically pleasing architecture with enough variation, through colour and finish variations, to provide individuality.

2.3 **BUILDING, DOMINANCE, AND SUNLIGHT**

In the development, we have designed the units to have varied roof heights and slopes and modulated frontages to create visual interest. These variations in frontages are further enhanced by using different claddings on different parts of the facades. In addition, the taller, three storey units have been positioned in the centre of the development, so as not to dominate the lower units and the surrounding existing residential development. The taller units have their narrower facades orientated to the NE and NW so as not to cause excessive overshadowing of the neighbouring units.

2.4 **CONNECTIONS TO OPEN SPACE**

This development will have excellent connections to open space. The units along Karamu Stream will have a direct connection to the stream. The open style fencing, along the stream boundary, will provide very good visual connection. The taller, three storey units, in the centre of the development, will have a view of the stream over the top of the lower units in front. The park in the centre of the development will be landscaped and provide seating and a pétanque court for the use of the residents, while also providing cultural connection in its design regarding stormwater flows and

treatment, reflecting a historic confluence with the Karamu Stream. The site also has a very good connection with the recreational facilities at Guthrie Park, virtually across Napier Road, and to the cycle and pathway network, including the Crosses Road connection to Hastings.

2.5 LANDSCAPE DESIGN

The development is intended to be comprehensively landscaped with indigenous vegetation predominating in common spaces, as agreed in consultation with Mana Whenua via Tamatea Pókai Whenua. At this stage, we have not provided a landscape plan and offer as a condition of the consent that a landscape plan prepared by a qualified landscape architect will be provided as part of the subdivision section 224 approval process. The outcomes to be achieved by that landscape plan will be for landscape materials and planting to contribute positively to the sense of place, including the riparian edge of the Karamu, and to soften the built form, without creating high maintenance requirements.

2.6 PRIVATE AND SAFE ENVIRONMENTS

In the design of this development, we have endeavoured to provide a high level of private amenity, balanced with ensuring communal spaces have a high level of natural surveillance. This will be done by ensuring passive surveillance of the public spaces, with a minimum of fencing and when fencing is necessary, to utilise a combination of open-style to enable surveillance and solid fencing or hedging to create private outdoor spaces for residents. The windows of upper floor spaces will be designed to minimise overlooking of neighbouring properties. All public spaces will be provided with lighting to provide additional security at night.

2.7 OUTDOOR LIVING SPACE

We have provided outdoor living spaces to all units. These are a combination of balconies and/or ground-level back or front yards. In all cases, there is a ground floor connection to the outdoor spaces. These spaces are orientated to receive either all day, morning, or evening sun. Further to this a communal outdoor space is provided for residents in the park centred on the Karamu Stream frontage. As already mentioned, the stormwater features within this park are a key component of the park design in providing cultural connection and reference.

2.8 PARKING AND MANOEUVRING

Parking and vehicle manoeuvring in this development has been designed to create a high level of accessibility but maintain an intimate streetscape amenity. Each unit will be provided with an internal garage and a single vehicle standing bay. A benefit of providing the standing bay is that in the design for most of the units it pushes the garage door further back from the street than the front building façade and front door. For the three storey units (Unit B) the first-floor balcony and ground floor entrance will project forward of the garage door. The exception is the Unit A design where the garage door will be forward of the front door, however in that design it will not be dominant as it will be below a large first floor bedroom window and colours and materials will be used to highlight the building outline and recess the garage door.

Visitor parking has been provided throughout the development along the internal road system. The surface finish of the roading and parking bays will be varied to provide interest and act as a traffic calming measure. The internal roads will be private and have been designed to accommodate all service vehicles.

2.9 WASTE AND SERVICE AREAS

As the internal road will be private, waste collection will be done by a private company and be collected from each unit separately. On the larger units, screened bin storage will be provided and in the smaller units, bins will be stored in the garage. The garages have been designed to accommodate a vehicle and space for storage, for items such as bins, bicycles, etc.

2.10 SITE COVERAGE AND LOW IMPACT DESIGN

In the design of this development, we used LID techniques to maximise the potential of the site. By utilising multi-storey unit designs, we have increased the overall permeable area to more than 50% of the site area. (Currently, the entire site is occupied by buildings or hardstand areas and all the stormwater caught on site, is directed to the Karamu Stream.) This approach will reduce the run-off from the site dramatically and allow for landscaped gardens. In addition, rainwater tanks will be provided at all units, to collect roof water for watering gardens, with this being one of the outcomes of with Mana Whenua via Tamatea Pókai Whenua, along with the open stormwater channels in the central reserve area. The design of the development also provides for community inclusion with the

proposed public access reserve from Napier Road to the Karamu Stream, to be vested in Hawke's Bay Regional Council.

2.11 **BUILDING MATERIALS AND ENVIRONMENTAL SUSTAINABILITY**

Although the building materials for this project has not been specified yet, we will be using sustainable materials and energy efficient building systems. Where possible, we will be specifying NZ manufactured materials to ensure as small a carbon footprint as possible. As can be seen in the elevations provided a variety of exterior materials are proposed to be used to create visual interest and help distinguish between dwelling units.

3. **DESIGN STATEMENT**

The design statement is set out in the front section of this document, which also demonstrates how the history of the area has been incorporated into the design with the central reserve area and stormwater design, and how the feedback from Mana Whenua via Tamatea Pókai Whenua has been taken on board.

CONSULTATION WITH HASTINGS DISTRICT COUNCIL

Throughout the design stages of this development, we have consulted with the urban design planners at the Hastings District Council. We have requested their input into the initial concepts and comments on the design of the housing units. Their comments have been incorporated in the design and further consultation will be sought during the detailed design stage.

Pierre du Toit

FAT PARROT ARCHITECTURE HAWKES BAY

20 Pipi Street

Te Awanga

Hastings

NEW ZEALAND

P: 64 (6) 877 9088

M: 012 22 33 222