

# ENCLOSURE D

Design Statement

Re-Imagine Limited

# Pohutukawa Drive

## Urban Design Statement

The conceptual vision for Pohutukawa Drive envisages a mixed-residential coastal community configured around a small commercial centre with easy access to a range of features including a neighbourhood park, children's playground, upgraded Whirinaki Drain corridor, and the North Shore Road beachfront promenade.

### 1. Site Planning

The proposal is designed to optimize the use of land in a way that complements the surrounding area and enhances character and amenity values, including local context, underlying landforms, and natural landscapes.

#### Site Layout

- The site layout offers a contextually informed response to location and context and takes into account the people, amenities and uses of the area, including places of historic and cultural significance, natural and man-made landscapes, exiting coastal residential developments, circulation networks, communal spaces, and neighbourhood facilities.
- Consideration has been given to complementing or enhancing existing development patterns and the prevailing urban grain within the area. Local and environmental factors such as wind and sun orientation, topography, and the natural features and habitats of the area have also been considered and responded to.

#### Land Utilisation

- The development team recognize that land is a precious resource, and that land capacity needs to be optimized without resorting to over-development. The development proposal comprises a compact, pedestrian-friendly environment that retains high standards of amenity and livability and includes a range of communal spaces and amenities that offer wellbeing benefits to the wider existing community.
- The design team have been careful to ensure that site's development capacity has been optimized and that the proposed land use and development profile is compatible with the scale and amenity values of adjoining land uses, including respect for local character, cultural and amenity values, and the long-term evolution and sustainability of the neighbourhood.

#### Climates, Landforms & Natural Features

- The development shows a considered response to climates, landforms, and natural features including thoughtful alterations to existing watercourses, and the retention / enhancement of existing trees and vegetation wherever possible.
- The proposal has also been configured to take best advantage of opportunities for landscape features, social connectivity, and passive surveillance, while avoiding typologies and lot configurations that compromise streetscape or user amenity.

### 2. Public Realm

Buildings and the places and spaces between them work together to create the 'public realm' - the common space enjoyed by the whole community. The development's public places and spaces have been designed to provide a high quality, vibrant environment where people can meet and gather and in which people feel a sense of collective pride.

#### Streetscape Design

- Streetscapes have been designed to positively enhance the quality and identity of the neighbourhood, including the re-envisioning of the street layout as a network of social spaces that encourage social interaction and help enhance the quality and define identity of the neighbourhood, including spaces specifically set aside for people to sit, interact, play, observe and enjoy.

- Walking is encouraged and pedestrian amenity is improved through people-focused circulation network, which will be enhanced through careful selection of street furniture, planting, lighting, public art and paving materials.

#### Public, Private & Communal Spaces

- Public and communal spaces have a clear purpose and intended use which is informed by context, location, circulation networks and natural environments.
- Interfaces and connections between public, private, and communal spaces are clearly defined in order to promote positive social etiquette within the community.

#### Active Frontages

- All streets and public / communal spaces are framed by active frontages and present their 'front face' and principal point of access to the public domain.
- Design guidance will encourage dwelling units to incorporate occupied frontages comprising a porch, deck, or front garden area large enough to sit on, visible to passing pedestrians, and located within conversational distance of the public walkway.

### **3. External Works & Landscaping**

Landscape proposals including trees, planting, surface materials, ancillary structures, and street furniture have been designed to be ecologically sensitive and designed to enhance character, culture, and amenity values

#### Landscape Design & Planting

- The site layout has been informed by the natural landform, existing natural and re-engineered features, and the wider landscape character of the area.
- Existing trees and vegetation have been retained wherever possible and enhanced through additional trees and planting in streets, public spaces, and private garden areas.

#### Boundary Treatments & Fencing

- The design team understand that well-designed treatments, such as low walls, fences, railings, hedges, and boundary trees can maintain enclosure and contribute to the quality of the environment without compromising the amenity values and/or natural surveillance of public spaces.
- Future design guidance will ensure the quality and amenity impact of site boundaries must be considered, and that boundary treatments and fencing designs enhance the amenity values of the area and maintain good visual surveillance of streets and other public areas.

#### External Living Amenity

- Lot layouts have been configured to ensure that all residents have easy access to usable outdoor spaces for private, common, and communal uses that are fit for purpose and are unencumbered by parking, vehicle access and service areas.
- The private outdoor living spaces on all lots have been tested to ensure they can get adequate levels of sunlight and are protected from extreme weather conditions so they can be enjoyed in all seasons.

### **4. Access & Circulation**

The proposal is configured around a safe and integrated transport and circulation network that is designed to promote walkability and facilitate good access for all users whether they drive, walk or cycle.

#### Access, Servicing & Car Parking

- Access, servicing, and parking areas have been designed to be functional and visually attractive, including a regard to potential impacts on local streetscapes and existing transportation networks.

- Access and service areas are designed to reduce negative effects on the quality and amenity of the local environment and are located away from site and building fronts.

#### Entrance Experience

- The design team understands that quality of the entrance experience, including for both sites and buildings, contributes to the identity and perceived quality of a development and plays an important role in defining impressions for both residents and their visitors.
- The entrance experience has been considered as a sequential progression comprising the experience of visiting the site, a building, or a home, from the point of arriving at a site to reaching the point of destination and will be further enhanced through the developed design stage and in future design guidance documents.

#### Pedestrian Priority & Amenity

- Development proposals have been designed to enhance environmental amenity values, promote low vehicle speeds, give priority to pedestrians, cyclists, and the mobility impaired - including people with pushchairs, and promote the use of passenger transport.
- Pedestrians, cyclists, and people with impaired mobility have access to convenient and safe links to surrounding street networks, neighbourhood facilities, public spaces, reserves and natural landscapes.

## 5. Environmental Wellbeing

The development proposals have been designed to promote wellness and wellbeing through the protection, creation and enhancement of environments, places and communities that are environmentally, ecologically, socially, and culturally sustainable.

#### Natural Environments

- The development adopts a holistic approach to nature conservation that conserves, protects and enhances the area's biodiversity including selection of plant species appropriate to location and provision of wildlife habitats.
- Biodiversity, existing landscapes, and significant natural assets and areas are protected or enhanced through design - including site layout, and the design team have been careful to ensure that any adverse effects have been mitigated.

#### Environmental Design

- The development proposal incorporates low-impact and energy efficient features and is configured to ensure that both public and private spaces are sheltered from wind and receive maximum solar gain in winter through smart site layout, orientation, landscaping and the relationships between building fronts.
- Future design guidance will ensure that low-impact urban design and site-wide energy efficiency features are incorporated in development design, including a minimum of Homestar 6 performance, solar power, and water retention / re-use.

#### Waste Management, Refuse & Recycling

Opportunities to reduce and minimize waste will be incorporated wherever possible, including provision for segregated waste and recycling.

- Visual, nuisance and residential amenity impacts relating to waste and outdoor service areas have been reduced through smart design including size, appearance, location, and access.
- Lot layouts have been tested to ensure that refuse and outdoor service areas can be located such that they are functional, accessible, appropriately screened and located away from designated open, communal, or public spaces.

## 6. Character & Identity

Development proposals have been designed to acknowledge the area's unique sense of place, including neighbourhood character, cultural and historic heritage, gateways, vistas, landmark features, and natural / man-made landscapes.

#### Sense of Place

- Consideration has been given to how people understand and connect with the location's ecological and cultural heritage, natural history, and the story of human evolution and settlement.
- Features that reflect, enhance, and celebrate the area and its people's unique sense of place, character, culture, and personality are included.

#### Context & Character

- Local context and heritage including landmarks, gateways, vistas, public spaces, places of cultural significance, and natural and man-made landscapes have been shown respect and consideration in the design proposals.
- Future design guidance will include provisions to ensure that the existing character of the area is complemented and/or enhanced through built form, colours, materials, roof forms, and landscape features.

#### Natural Wayfinding

- Character-defining features have been incorporated to help people locate buildings and move confidently through the area without using street maps or signposts.
- The development's identity and distinctiveness are reinforced through existing character-defining features within and around the site which have been identified, protected and enhanced.

## **7. Community Creation**

The design team understand that places are not shaped so much by planners, architects, and urban designers as they are by the people who live there. The development proposal – including future design guidance – embrace community creation and place-making principles designed to facilitate the creation of a vibrant, healthy, and sustainable coastal community.

#### Visual Amenity

- Spaces, circulation networks, natural and man-made features have been designed to enhance the visual amenity of both the new community and the existing neighbourhood.
- Future design guidance will explain how the health and wellbeing of both residents and their community can be improved when attention is given to high quality design, visual amenity, beauty, and delight.

#### Active Lifestyles (24/7/365)

- The development has been designed to promote active lifestyles throughout a 24/7/365 perspective, with walking, cycling routes, and social gatherings prioritized, with consideration given to both daytime and night-time environments.
- Safe and pleasant walking, running, and cycling routes have been integrated into the circulation network, and opportunities for community celebrations and social gatherings have been incorporated, including a neighbourhood park, children's playground, village green, and an enhanced Whirinaki Drain corridor with lookout platforms and a forest green.

#### Placemaking

- The form, location and configuration of buildings, streets, walkways, and public spaces are designed to embrace good placemaking principles, including enriching the urban environment by enhancing the area's character-defining features and unique 'Sense of Place'.
- Further development of the proposals will include detailed place management provisions designed to ensure ongoing and sustainable management and maintenance of communal spaces and facilities.

## **8. Architecture**

Future design guidance will be designed to ensure that buildings are designed to enhance the visual amenity and enrich the richness and variety of the neighbourhood through variation in form, colour, material, architectural detail and fenestration.

### Form & Appearance

- Future design guidance will be designed to ensure that buildings consider the within the wider neighbourhood context and contribute thoughtfully and constructively to the eclectic character of the existing coastal community.
- Variety of architectural expression will be encouraged with the intent that the individuality of each unit within a block or street has been expressed in some form, including through variety in design, expression, colour and detail, so as to create a sense of richness and vitality, and to promote individual expression by residents.

### Materials & Colours

- Future design guidance will be designed to ensure that material and color selections should be visually attractive, considerate of local context, and demonstrate high standards of robustness and construction quality.
- Design guidance will also require architectural design and technical specifications to have considered whole-of-life cost, value and potential future risk including long-term technical performance, management, and maintenance.

### Detail Design Elements

- The design team understand that the quality, character, and amenity values of a given development or neighbourhood will in part be determined by the care given to the detail design of peripheral elements, including in respect of functional and aesthetic quality.
- Future design guidance will include provisions to ensure that the design and specification of peripheral and ancillary elements, including entrances, porches, windows, letterboxes, fences, decks, balconies, privacy screens, and other architectural features, are functional, fit for purpose, robust and attractive.

## 9. Stewardship

Development proposals have been designed to inspire feelings of stewardship and community pride by creating an attractive, safe environment in which people positively want to live, work or bring up a family, including a strong sense of neighbourliness, civic pride, and community stewardship.

### Crime Prevention Through Environmental Design (CPTED)

- The proposal has been designed to create a safe environment that embraces good CPTED principles.
- All parts of the development are designed to ensure high standards of personal safety and security, including Informal surveillance of public areas within and near the development, including streets, pedestrian and cycling routes, public open spaces and parking areas.

### Community Pride & Stewardship

Local identity, community engagement, pride and stewardship are supported and enhanced through the design of buildings, streets, public spaces, and landscapes.

- Design proposals are designed to be 'inclusive' and to provide for the physical and emotional wellbeing of all members of the community, including children, young adults, those with impaired mobility, and the elderly.
- Main frontages and building entrances face and interact with primary streets and public spaces, helping to activate and energise neighbouring streetscapes and communal / public spaces within and around the development.

### Lighting & Night-time Environments

- The design team recognize that successful places are as memorable at night-time as they are during the day and maintain a good quality of amenity and convenience at all hours of the day, particularly during the evening hours and after dark.
- Developed design proposals will ensure that lighting is both functional and visually attractive, providing safety for users, and enhancing the beauty and amenity of the built environment including the night-time character of buildings and public spaces.

## 10. Social Wellbeing

The development proposal includes provisions designed to foster the creation of an attractive, sustainable community that embraces the diversity and rich lifestyles of its inhabitants and is able to accommodate a vibrant mix of people, ages, uses and activities, including community events and celebrations.

### Diversity

- The development profile incorporates a wide range of lot sizes to support a diverse community, including providing for a range of housing options that can respond to people's changing needs and demographic requirements over time.
- The form and nature of the development is also considered to be appropriate for its location and consistent with local and regional strategies relating to land development and sustainable community creation.

### Children, Diverse Needs & Disabilities

- The needs of children and young adults have been considered and provided for in the design of buildings, facilities and areas of communal open space.
- Future design guidance will include provisions to ensure a barrier-free path of travel to the main entrance of all dwelling units, preferably including on-grade access.

### Visual Privacy

- The design team acknowledge that whilst natural surveillance of the surrounding environment is important, it is equally important that residents can enjoy appropriate levels of visual privacy to private living and garden areas, including decks and balconies.
- Future design guidance will include provisions to ensure that adequate visual protection is provided to private living and amenity spaces, including living rooms, bedrooms, private garden spaces, decks, balconies, and clothes drying areas.