

## GUILDFORD PLAN CHANGE - WE WOULD LIKE TO HEAR FROM YOU...

The brochure outlines the master planning process envisaged for the Guildford Timber Land. Consultants will shortly undertake various assessments of the site, including landscape, ecology and forest management, stormwater management, roading and services. Following this process, a firmer and more detailed concept plan will be developed.

While the planning process will involve more detailed consultation with the community at later stages, we are currently seeking some initial feedback from local residents on broad-scale matters - please use the response box below and return it or email your comments to **s 9(2)(b)(ii)** by 28 February 2007.

**Q. What are the things you like about Guildford and the Surrounding area?**

**Q. What are the things you would like to change in Guildford and the Surrounding area?**

**Q. How would you like to see the Guildford block in 20 years time?**

**Q. Any other comments? (Are there any other questions we should have asked?)**

**Please tick the box if you wish to receive future updates on this project....** ☐

Please fold and return using the freepost address by Friday 28 February 2007. If you would like to discuss this project please contact Robert Schofield on 04 385 9315 or **s 9(2)(b)(ii)**

### YOUR DETAILS...

Name: \_\_\_\_\_

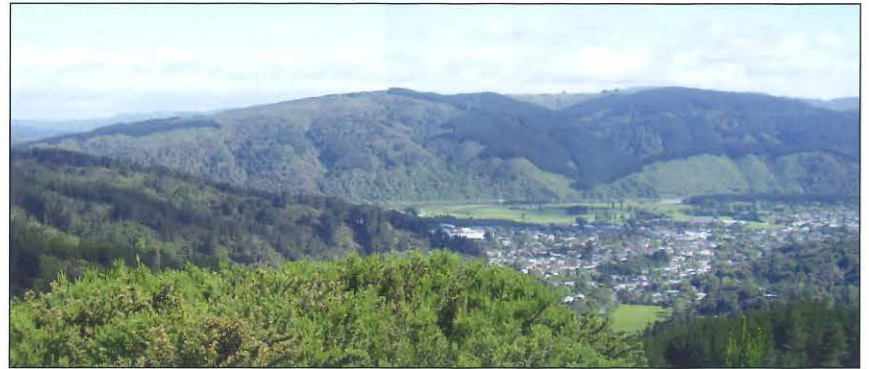
Phone: \_\_\_\_\_

Emails: \_\_\_\_\_

Postal: \_\_\_\_\_

**Please note:** This feedback is separate to the submission process that is currently being undertaken by the Upper Hutt City Council on its draft Urban Growth Strategy, which includes the Guildford site as one of three potential residential extensions to the City's urban area. (see [www.upperhuttcity.com](http://www.upperhuttcity.com))

# PINEHAVEN IN CONTEXT WHERE?



PINEHAVEN SITS POISED BETWEEN A NON SUSTAINABLE FUTURE OR DRIVING TOWARDS SUSTAINABLE DEVELOPMENT PATTERNS. COMMUNITIES OF THE FUTURE WILL HAVE TO BECOME MORE SELF RELIANT, MORE SELF CONTAINED, WHILE STAYING CONNECTED TO THE MAIN CENTRES BY AN ACTIVE AND SUBSCRIBED PUBLIC TRANSPORT SYSTEM.

The Guildford Site offers an opportunity to extend and transform the Pinehaven community into a sustainable and connected self reliant hillside town. It is our intention to leverage off of the immediate landscape context creating distinct pockets of development set within a forest and native bush environment. The location of the site sits well to the north, encasing and protecting the lowland town and its development offers the opportunity to connect more broadly with the wider community.

## REGIONAL COMPARISONS

A comparison between similar Australasian hillside settlements, showing the relationships between the ranges and cities.



### THE DANDENONG RANGES

The Dandenong Ranges are approximately 25 km from Melbourne CBD

### THE BLUE MOUNTAINS

The Blue Mountains are approximately 75 km from Sydney CBD

### TITIRANGI

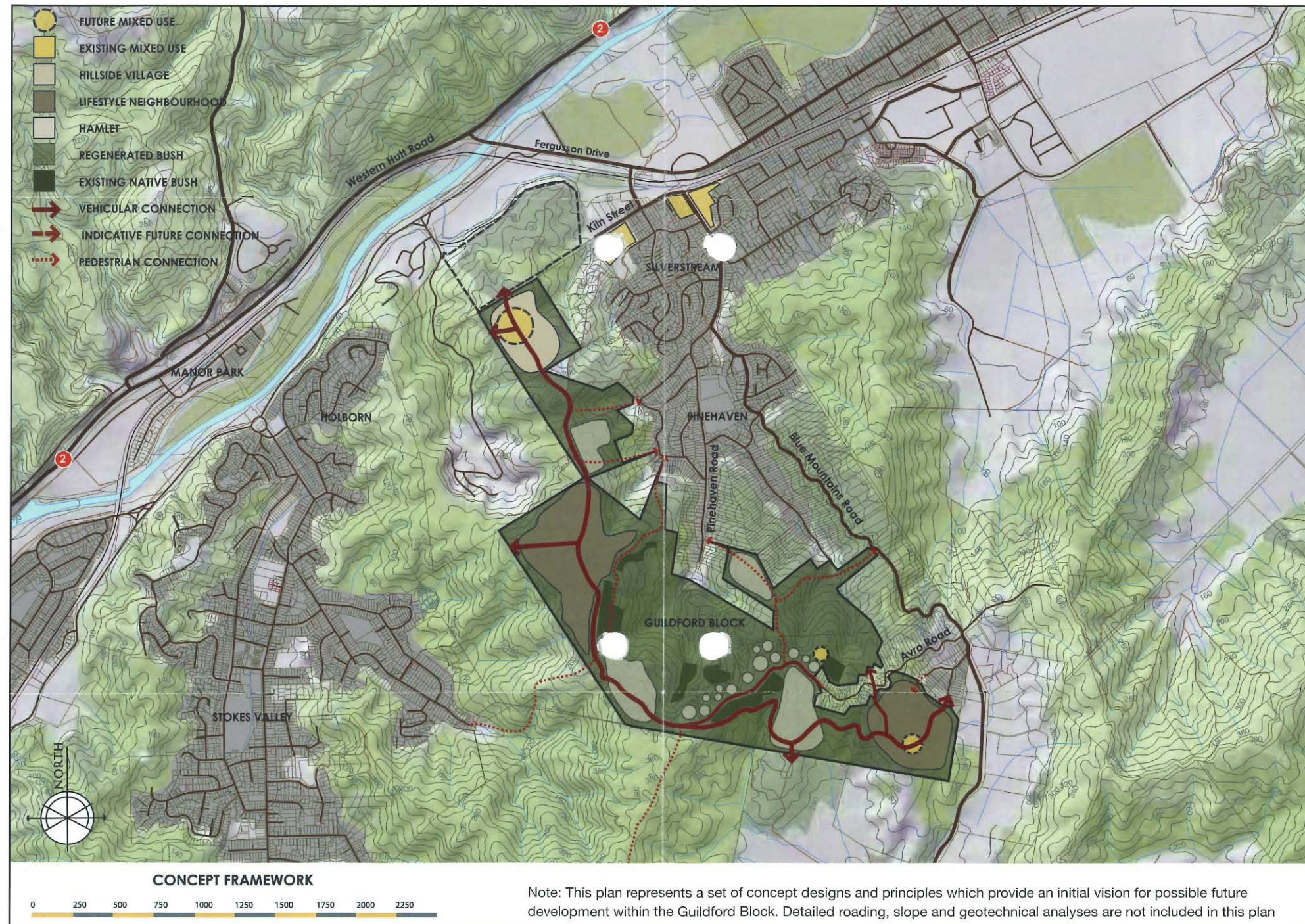
Titirangi is 15 km from Auckland CBD



## CONNECTIVITY THROUGH THE SITE

The benefits of an integrated masterplanned approach

□ manner. The location of the site also allows us to look towards connecting Pinehaven with Whiteman's Valley to unlock initially recreational opportunities and perhaps in the future a more substantial connection. It is also imperative that the expanded community has easy access to the existing town centre and railway station to provide a more sustainable pattern of movement. Within the development site the existing forest track network provides a framework of internal movement system, reducing the impact of new roads in the environment.



## [A] HILLSIDE VILLAGE

A mixed use mixed-density town centre that provides amenity for new residents and destination retail to drive the Pinehaven economy.

## [B] HAMLETS

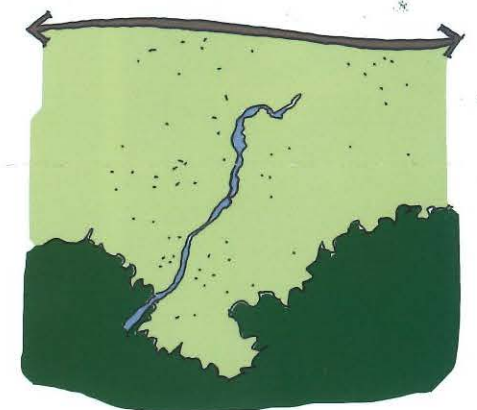
Medium and lower density small scale communities set within forest environments, within varying topographies.

## [C] LIFESTYLE NEIGHBOURHOODS

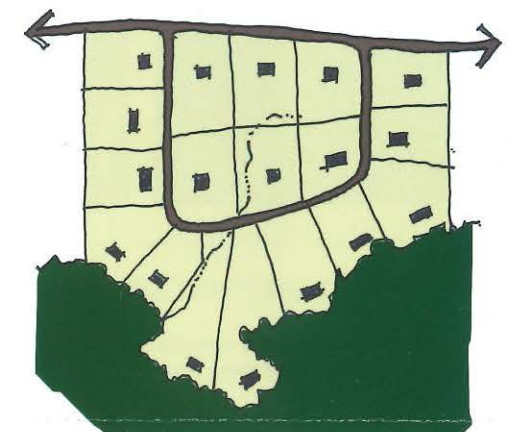
Traditional village neighbourhoods set in larger easier terrain with the ability for bush regeneration and clearing of larger meadow areas to facilitate other uses such as schools, sports and recreational facilities.

## CONCEPT OF CLUSTERING

In large landholdings with complex topography and areas of ecological significance, conventional subdivision leads to a disintegration of the landscape and lack of control of management and reduction in public accessibility. Clustering maintains the integrity of the land whilst creating real urban communities.



Existing natural and productive landscape



Conventional suburban sprawl



Concept of clustering



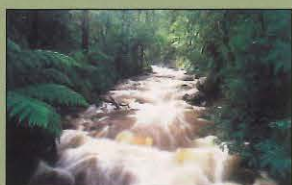


# HOW? SETTING THE GOALS

## CORE PRINCIPLES OF ECOLOGICAL SUSTAINABLE DESIGN

A masterplanned approach to developing the Guildford block would incorporate principles of Ecologically Sustainable Design (ESD) which provide a framework to assess the design outcomes. These principles encapsulate a holistic approach to dealing with natural, urban, social and cultural needs within the Guildford Site.

### REINFORCING NATURAL SYSTEMS



- Streams and watercourses restored, created and protected
- Restoration and creation of riparian systems
- Restoration of indigenous landscape habitats
- Natural corridors that integrate and separate built and natural development
- Urban form to reinforce distinct nature of landscape
- Linking bush, trees and ecological areas together allowing plants, animals and streams to move and grow without being contained.
- Landscapes that provide for psychological wellbeing and spiritual stillness
- A recognition of the existing history of forestation and green habitat in the area

### DEVELOPING URBAN SYSTEMS



- Clean air, clean water and a healthy built environment
- Access to employment, services and shops
- Diversity of lifestyle choice as a response to the distinct landscapes
- Use of open space in the form of natural green amenities to form distinct community groupings
- Diversity of housing choice
- Environmentally sustainable housing designs
- Walkable and safe neighbourhoods and a network of high quality open space
- Access to surrounding natural areas
- Transport choice including cycling and walking, train and bus
- Settlements designed to reflect the micro-environment of their setting

### ENHANCING SOCIAL SYSTEMS



- An integrated network of streets and neighbourhoods, each with a different focus, outlook and character provide the foundation of community development
- The ordering structure of community is by setting distinct neighbourhoods and hamlets apart with green corridors
- A series of green spaces as well as more urban spaces provide meeting places for the wider community
- A series of bridle paths and walkways connect the community with wider environment
- A real life-cycle environment providing facilities for a wide range of people
- Variety of living opportunities providing for a more equitable social structure

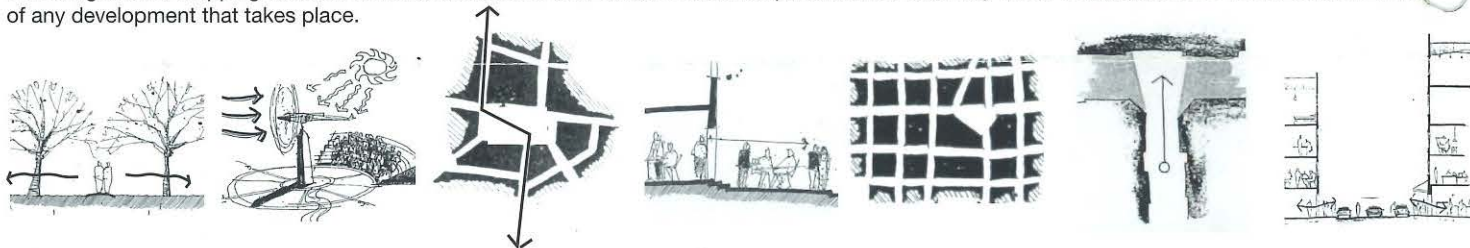
### DEFINING CULTURAL SYSTEMS



- A recognition of the diverse and deep cultural history of the region, expressed by recognition of the spirit of the land
- A recognition of the active and passive bush lifestyle that exists in the surrounding communities
- The acknowledgement of the wider passive and active recreational wealth of the area
- Strong ecological values instilled at various levels through the development

## URBAN DESIGN PRINCIPLES

Following a sieve mapping exercise that defines areas of land suitable for development, these following urban design principles would form the basis of any development that takes place.



### Connectivity

How an area connects or stitches into the wider area- the movement networks and natural environment down to people-scaled connectivity

### Regenerative

Creating environments and buildings that are resource efficient and environmentally responsive that have the ability to adapt to changing needs over time

### Concentration

An appropriate density and intensity of use, set within an integrated permeable grid to ensure vitality

### Vitality

Provided through a people friendly mixed-use environment with sufficient concentration of residents and visitors to generate a mix of retail and recreational uses

### Permeability

The ability to move freely throughout a centre. Provides access through integrated street networks- arterials, local and lanes - that provide appropriate block structure

### Identity

A place needs to be legible and distinctive in character, which allows people to experience, and 'take ownership' of, their unique community

### Robustness

The block size and building designs that facilitate a wide range of uses over time and the built form is designed for adaptive re-use

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**GUILDFORD PINEHAVEN**

CREATING A VISION



COMMON GROUND URBAN DESIGN AND ARCHITECTURE LTD - 1/27 LAKE ROAD - PO BOX 32 438 DEVONPORT, AUCKLAND - PHONE 09 445 4020 - FAX 09 445 4024 - www.common-ground.co.nz

Pinehaven Progressive Association's meeting - 8th February 2007 at 7.30pm in Pinehaven School Hall