

URBAN DESIGN SUMMARY

Oderings Urban Village

57 Brookvale Road, Havelock North, Hawkes Bay

13.9.2022

The proposed development of 35 compact townhouses on now-decommissioned commercial garden centre land through the Covid 19 Fast-tracking legislation provides the opportunity to swiftly deliver appropriate and desirable urban outcome for what is now effectively inappropriately-zoned land within Havelock North. Locational attributes in combination with a 'best-practise' urban design-led approach will ensure this site can deliver quality housing outcomes and a "well-functioning urban environment" for Havelock North.

BACKGROUND AND CONTEXT

The 2.03ha site consists of two titles at 55 and 57 Brookvale Road on the eastern urban fringe of Havelock North. It is within walking distance (1.7km / 20mins) of the town centre, and is located on the intersecting corner of two key roads which service the northern suburbs, and connect to the town centre itself.





While the site fronts Brookvale Road, it bounds Guthrie Park to its north and west (one of two major sports grounds Havelock North) and to the east is the Karituwhenua Stream which flows down from the Te Mata Hills. These provide a high level of existing and developing recreational amenity.

While the subject site is subject to its historical Plains Production Zone, the surrounding environment (other than Guthrie Park) is predominantly residential in nature. The suburb of Te Mata to the south has experienced consistent residential growth through the 1960's through to today. A further 104 residential lots are being developed immediately east of the site across Romanes Drive in Brooklands Estate with other development occurring to the west towards the Karamu Stream (a natural defensible bound) also underway. Major roading and other infrastructure works have been implemented in and around the site to accommodate this growth.

The current zoning anomaly and urban context has been acknowledged by Hastings District Council. In the longer term, they consider a Plan Change process would be appropriate to match the zoning with the likely uses of the site. It is possible, for example, that the Council may seek to apply its current medium-density residential plan change to the site, once its provisions are finalised.

PROPOSAL

The subject site has been used by the applicant, Oderings Nurseries Chch Limited, as a commercial nursery and garden centre for over 20 years. With the changing surrounding environment and pressure on commercial operations, they have elected to consolidate their wholesale operations further out of town and develop the site for urban activities – principally residential. They intend to retain and redevelop the existing garden centre (0.47ha or 23% of the site) and consented café (to be developed within the garden centre) as a central amenity feature for both local residents and park users.

With only limited direct road frontage the proposal features a 'loop-lane' configuration accessed from a single main entry road which services both the garden centre complex and residential development. Roads total approximately 23% (or 4,680m²) of the site, with the laneways functioning as very low speed, shared-surface environments. In combination with the pathways linkages, there is strong and legible pedestrian/ cycle connections to/from Guthrie Park and the garden centre complex. The intent to work alongside the Heretaunga Tamatea Settlement Trust (HTST) to enhance and integrate Karituwhenua Stream as an additional amenity feature and augment the pedestrian amenity still further.



Figure 1: Masterplan for the subject site.

The 35 dwellings proposed are provided as four typologies on freehold title lots ranging from 130-350m². The typologies are predominantly 2 level and are either detached or feature zero-lot design – with a limited number of attached Terraced) dwellings. Single level types are utilised against the southern boundary to ensure a positive and appropriate interface with the existing neighbour at 53 Brookvale Road.

URBAN DESIGN OUTCOMES

In addition to delivering quality compact dwellings in a high-demand locale, the proposed dwellings are designed and positioned to deliver on key urban design objectives, including:

- An urban pattern (permeable, low-speed) and form that naturally encourages walking and cycling over car use;
- Building types that are optimized for their lot shape and urban environment;
- Positive interface with the public realm – particularly to Guthrie Park and Karituwhenua Stream;



- Activated street fronts through ground floor living courts and openings from habitable rooms – responding to CPTED¹ considerations by increasing outlook to, and passive surveillance of, the public realm.
- Ensuring good daylight access and internal amenity for quality ‘courtyard’ living, and;
- Opportunity for variety and personalization through varied roof forms, façade modulation and materiality.

Collectively these attributes create a pedestrian-centric, safe environment that is attractive for medium density residential living. Retention of the Oderings garden centre and café facility not only provides local amenity and jobs, but it acts as a marker and identity for the wider neighbourhood.

SUMMARY

This proposal meets the criteria to proceed as a fast-track application because it delivers the objectives and policies of the NPS-UD (2022) as part of a tier 2 urban environment, including:

- Providing a range of housing which meets the varied needs of a diverse community;
- Delivers a well-functioning urban environment which provides for social, cultural, and economic wellbeing, and;
- Uses ‘best practice’ urban design principles to underpin development outcomes.

The proposal will provide significant social and cultural synergies by replacing an environmentally benign activity (commercial nursery) with residential, and strengthening the relationship with both Guthrie Park and Karituwhenua Stream. Further enhancements (including riparian planting) of both park and stream interfaces will add value for both residents and the wider community.

Overall the proposal will deliver a desirable and efficient use to a site still subject to a historical zoning anomaly, that benefits all parties involved.

¹ CPTED: Crime Prevention Through Environmental Design