
21 FEBRUARY 2023

HAMILTON CAMPGROUND LTD
C/- TOLLEMACHE
CONSULTANTS LTD
ATTN.: MARK TOLLEMACHE
BY-EMAIL

Dear Hamilton Campground Ltd

CONCEPT SUMMARY, HAMILTON CITY HOLIDAY PARK

1. Thank you for asking me to provide a short summary of the concept that has been developed in collaboration with the other project consultants and DKO Architects Ltd.
2. The architectural plans "Referral Package" (dated 20 February 2023) demonstrate in my opinion a successful urban design solution for the Site. It has been arrived at over a number of design iterations and reviews that I have contributed to.
3. The key urban design characteristics of the 170 residential-unit (approximately) development ranging from 1-3 storey terraced houses to 3-5 storey apartment buildings and including a 150-key (approximately) hotel complex are:
 - a. The Site is an excellent candidate for residential intensification. My key reasons are:
 - i. It is flat and of a sufficient size and shape that can accommodate a well-planned layout of streets or lanes and development blocks. Maintenance of a high-amenity green / well-treed edge to Peachgrove Road will be possible in a way that will not compromise the efficient use of the Site, and will lend itself to good solar access.
 - ii. It is located in a very mixed-use neighbourhood featuring a variety of building types and sizes, and within which the scale, shape and form of larger-sale residential buildings will be capable of being accommodated.

- iii. The Site adjoins two arterial roads. As well as providing separation distance from potentially affected neighbours, this gives good access to the transport network and passenger transport services.
 - iv. The Site is excellently located relative to the CBD, employment opportunities, the State Highway network, and Waikato University campus. It exhibits all of the locational characteristics I would expect of an efficient and successful intensification project.
 - v. Its immediate neighbouring sites to the east and south, although requiring a compatible built form response, present a conventional interface that will not be difficult to properly integrate with.
- b. Recognition of the Site's context and location close to the Hamilton CBD and other destinations and at a prominent arterial road intersection corner, and a distribution of mass and height that maximises the opportunity of the Site to accommodate development in a way that remains compatible with the character of this typologically mixed built form neighbourhood. The form proposed also relates positively (by way of stepped heights) to the public road frontages of the Site and adjoining private properties.
 - c. The proposal concept fronts and relates positively to its public street edges. Peachgrove Road has a 'green' edge to it, and this is to be retained. The proposed concept buildings are well-articulated and of a visual quality that is commensurate to their likely prominence, including the intent to give each building its own distinctive architectural identity. The roof profile of the buildings will be varied and interesting when viewed from the streets around the Site. Overall, the configuration of public fronts and private backs, a key urban design principle relating to the organisation of larger-scale development, has been successfully provided for.
 - d. Provision of publicly accessible routes through the Site, will provide permeability through the Site and between the streets. These will complement the focal point quality of the public streets and provide a distinctive experience for users, including an internal centralised open space for residents to enjoy.
 - e. The proposal concept has been designed to generally comply with the applicable District Plan standards except for building height. In my opinion the Site has characteristics that lend support to over-height buildings, including by way of the size and scale of the arterial roads and the mixed range of building types and sizes within the locality. Coupled with the existing and the indicative new trees within the Site (identified in the landscape concept), I consider that any adverse amenity or character effects of the proposal on the neighbourhood would not be problematic.
 - f. The proposed dwellings enable a mix of front-accessed terraced houses, stand-alone apartment buildings, and rear-lane based blocks proposed. I consider the variation of housing types and spatial configurations will promote housing choice and reflect that in the design process density and building type decisions have been led by the Site's characteristics rather than vice versa.

- g. Provision of a 150-key (approximately) hotel complex will provide the local area with visitor accommodation as well a small-scale commercial development which will also help meet the needs of on-site residents.
4. Specific attributes that I am supportive of include:
- a. A higher quality and more consistent built form interface with the two road frontages.
 - b. A visually obvious stepped / varied height and bulk strategy across the Site following its opportunities to accommodate height and density. This includes generally tapering intensity downwards towards the Site's eastern and southern boundaries.
 - c. Specific architectural design and façade treatments for the individual buildings.
 - d. Provision of a central communal green within the Site as a social focal point.
5. The proposed concept successfully demonstrates an outcome that maximises development potential while not visually dominating or overshadowing adjoining sites; proposes an appropriate graduation of building heights and steps for the Site; and provides convenient, attractive and safe pedestrian connections based on a logical movement network.

Please feel welcome to contact me should you wish to discuss any aspect of the above further.

Yours sincerely,



IAN MUNRO

urban planner and urban designer

B.Plan (Hons); M.Plan (Hons); M.Arch [Urban Design] (Hons); M.EnvLS (Hons); M.EngSt
[Transport] (Hons); MNZPI

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