

RIVERBEND RESIDENTIAL DEVELOPMENT

ENCLOSURE F

OPEN SPACE STRATEGY

- Development Nous Ltd

RIVERBEND DEVELOPMENT, NAPIER

Roads and Open Space Typologies

29/03/2021 Revision E [H20200093]



PURPOSE

The purpose of this document is to provide an overview of the open space strategy for the proposed development with a focus on public parks and reserves, and road hierarchies. This document highlights the proposed level of landscape embellishment and aesthetic overlay the development will include. The following principles have been used to develop the open space strategy:

CONNECTION

The site is strongly connected to the contextual landscape by the following:

- The overall master plan layout which derives shapes, angles and block design from the surrounding suburbs and road networks.
- Physical connections through linkage and connection parks to the broader open space and recreation network, as well as the continuation of the major road hierarchies which connect and flow through the site providing connection between existing reserves and residential areas.

ACTIVE SPACES

The site is positioned amongst a broad recreation network and adjacent Maraenui's main suburban sports park providing active frontages to most external boundaries. These parks and reserves will be overlooked by the proposed dwellings which will provide passive surveillance opportunities to the perimeter of the development. This connection adds a sense of place and ownership of the contextual landscape.

The design of the road layout and lot layouts has provided a thoroughly connected and walkable neighbourhood.

COMMERCIAL

A commercial node is proposed interfacing the main residential collector road which leads in off both Riverbend Road and Waterworth Avenue. This hub will act as the main community hub for the development and broader Maraenui catchment. The commercial hub will further provide the growing community with a sense of place and community.

COMMUNITY

The development aims to provide a strong community driven development, providing beautiful walkable streets that connect to parks, open space and the proposed commercial hub.

Small parks spaces will permeate the development providing 'doorstep' access to small amenity and socialising spaces the highly density residential environment and will further provide visual relief from the urban form.

- NOTES:
- This plan has been produced for discussion purposes only.
 - Final boundaries are subject to resource consent approval and final land transfer survey.
 - Easements may be necessary for cross boundary services.
 - Final land area is subject to commercial negotiations



OPEN SPACE CONTEXT



- A** RECREATION PARK
- B** NEIGHBOURHOOD PARK
- C** RECREATION RESERVE
- D** SPORTS PARK
- E** RECREATIONAL SPORT
- F** SPORT FACILITY

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- 9 reserves to vest to Napier City Council - Total area = 20,100m²
- 3,500m² cost share to build new road adjoining Maraenui Park
- Final land area is subject to commercial negotiations

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Riverbend, Napier - ROADS AND OPEN SPACE TYPOLOGIES



DESCRIPTION

AMENITY

EXAMPLE

POCKET PARK/
AMENITY PARK

Provides 'doorstep' access to small amenity and socialising spaces in dense residential areas.

Providing visual relief from the urban form.

They typically have no infrastructure and provide limited recreation opportunities.

Typically between 0.05 to 0.1ha

- Landscaping and gardens
- Furniture
- Small lawn areas
- Specimen trees
- Areas for socialising



Warren Street Pocket Park, Hastings - Photo by DNL

CONNECTION PARK

Provides connection between existing reserves and residential areas.

Allowing pedestrian access, visual connection and needed services between the two areas.

Re-utilising linear service corridors to provide attractive access routes and for active and passive recreation. Accommodating; running, cycling, walking and areas for personal reflection.

Typically between 0.05 to 0.1ha

- Landscaping and gardens
- Small lawn areas
- All weather pedestrian access
- Specimen trees



Frimley Village, Hastings - Photo by DNL

NEIGHBOURHOOD PARK

Provides basic informal recreation and social opportunities within a short walk of surrounding residential areas.

Typically between 0.3 to 0.5ha

- Landscaping and gardens
- Flat, unobstructed space for informal games
- Furniture
- Specimen trees
- Hard surface treatments
- Areas for socialising, including picnic facilities
- Larger and more specialised recreation attractions, such as playgrounds



Havelock North Domain - Photo by DNL

SPORTS PARK

Large open space that provides the wider suburb, district and community with a variety of recreational and social experiences. Accommodating organised sport facilities.

Typically up to 10ha if accommodating organised sport uses

- Landscaping
- Flat, unobstructed space for organised sport
- Furniture
- Specimen trees
- Hard surface treatments
- Community event space
- Sporting facilities, and/or structures



Park Island, Napier - Photo by DNL



ROAD HIERARCHY

Road hierarchy used as a measure to soften and animate the structure of the roadside environment. Providing breaks in landscape/roading infrastructure.

- Refer to following page

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ROAD HIERARCHY

COLLECTOR RESIDENTIAL (23.6M WIDE)



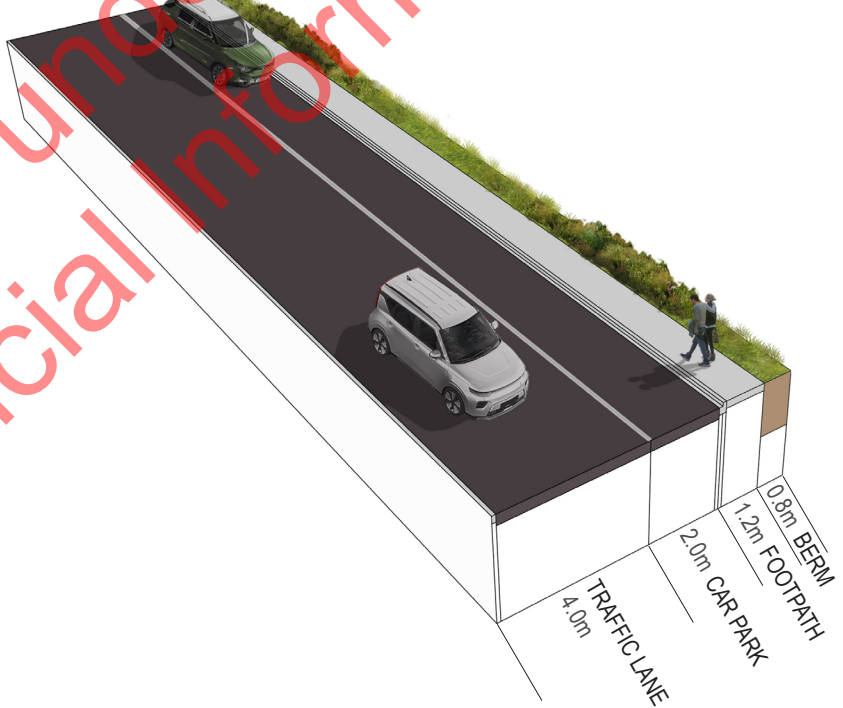
MAJOR LOCAL (18.0M WIDE)



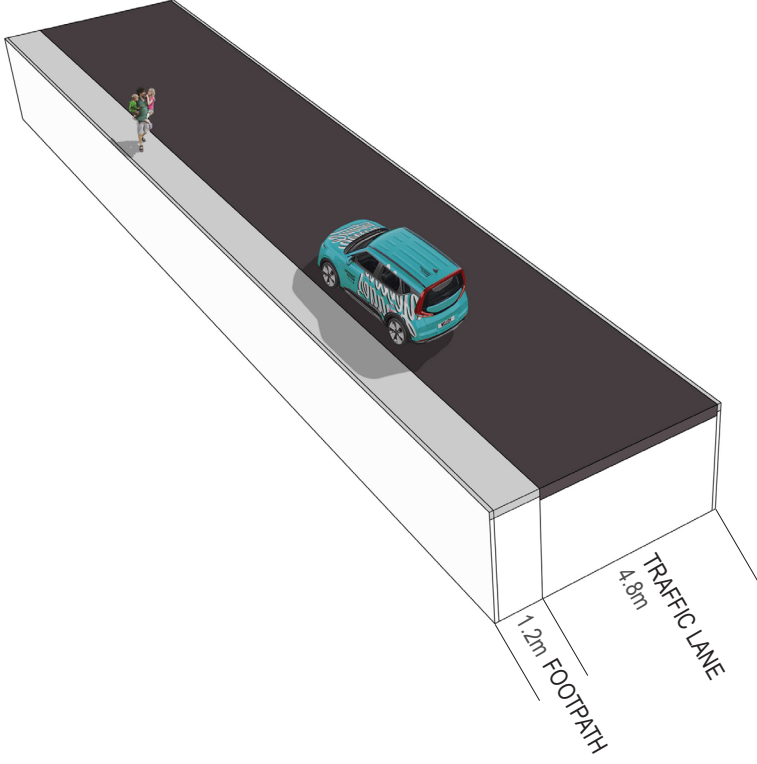
MINOR LOCAL (13.5M WIDE)



SERVICE LANE (8M WIDE)



SERVICE LANE (6M WIDE)

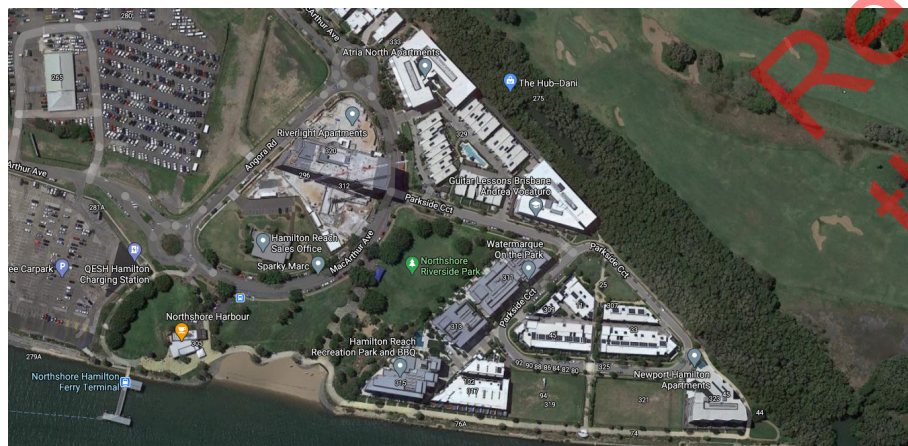


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GOOGLE STREET VIEW - BULIMBA BRISBANE, QUEENSLAND AUSTRALIA

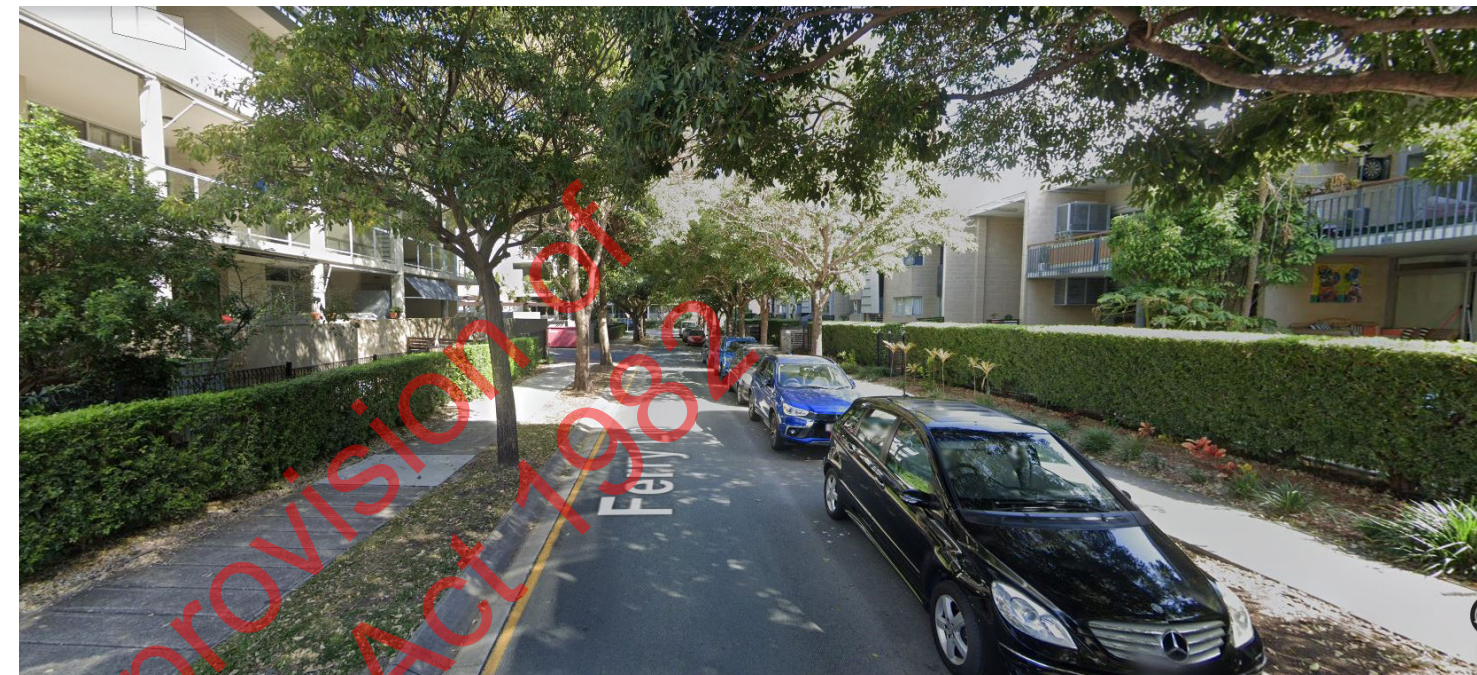


HIGHLIGHTED AMENITY:

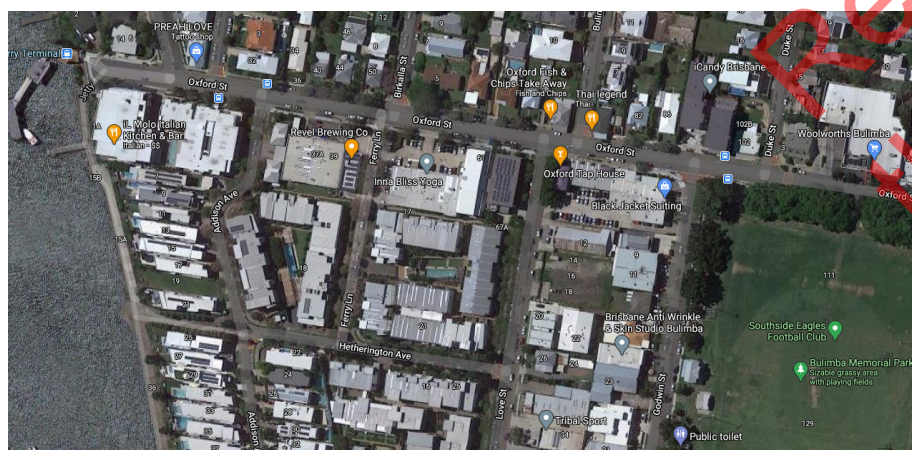
- 2 - 3 storey built form, including terraced housing and walk-up unit blocks
- Mix of evergreen and deciduous street trees for seasonal foliage
- On-street car parking and under-croft car parking
- Mix of low and permeable fencing and soft landscape boundary treatments
- Vegetated buildouts and street narrowing - slow speed zones
- Planted medians with water sensitive design incorporated

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