

Michelle van Straalen

From: Michelle van Straalen
Sent: Thursday, 25 June 2020 13:57
To: [REDACTED]
Cc: official information
Subject: LGOIMA 20131 - Flagstaff Development
Attachments: Appendix A.docx; Appendix B.docx; Kainga Ora Proposal Flagstaff UD Panel Presentation.pdf; UD Panel Meeting Recommendations 23 April 2020 1.pdf

Dear [REDACTED]

Further to your information request of 5 June 2020 in respect of the Flagstaff Development, I am now able to provide Hamilton City Council's response.

You requested:

Data that looks at traffic movement numbers and traffic congestion between 2018 and 2020 including a monthly breakdown between 6am and 8pm relating to the Flagstaff area. This should include the Endeavour Ave / River Rd roundabout and the Discovery Rd / River Rd roundabout.

Traffic movement or vehicle numbers along Endeavour Avenue between River Rd/Discovery Dr roundabout and Rototuna Rd turn off.

Details including any documents relating to the advice given to Kainga Ora by the council's urban design panel over the proposed Flagstaff housing development.

If the data is collated in a slightly different way than months or the exact time frame, then this is also ok

Our response:

Data that looks at traffic movement numbers and traffic congestion between 2018 and 2020 including a monthly breakdown between 6am and 8pm relating to the Flagstaff area. This should include the Endeavour Ave / River Rd roundabout and the Discovery Rd / River Rd roundabout.

Traffic movement or vehicle numbers along Endeavour Avenue between River Rd/Discovery Dr roundabout and Rototuna Rd turn off.

We do not have data specific to your request, as we collect data for only one week every two years for this location. The last data collected in this area was May 2018. We have no data for 2020 currently, this would normally be completed in the first half of 2020, however COVID-19 has created a backlog for the contractor that Hamilton City Council engages. We have been advised this will be completed by the end of the year.

The biennial data collected counts the number of vehicles hourly for a 7-day period. Two sites may assist with your request when the last data was recorded, 0:00 Thursday 24 May 2018 to 0:00 Thursday 31 May 2018. The tables relating to this information can be found in the appendices.

- Site 169 - Endeavour Ave (between River Rd and Woodland Dr) **Appendix A (attached)**
- Site 182 - Discovery Dr (between Eclipse Rise and Endeavour Ave) **Appendix B (attached)**

Further information is available from Hamilton City Council's website in relation to traffic counts within the city on the following link: <https://www.hamilton.govt.nz/our-services/transport/maintainingimproving/Pages/Traffic-Counts.aspx>

Details including any documents relating to the advice given to Kainga Ora by the council's urban design panel over the proposed Flagstaff housing development.

The information compiled in response to this question are **attached** in two documents:

- Kainga ora Proposal Flagstaff UD Panel Presentation.pdf
- UP Panel Meeting Recommendations 23 April 2020 1.pdf

Please feel free to contact me by email michelle.vanstraalen.hcc.govt.nz if you have any further queries regarding your request.

If you have any concerns with the decision referred to in this response, you have the right to request an investigation and review by the Ombudsman under section 27(3) of the Local Government Official Information and Meetings Act 1987.

For your information, the Ombudsman's contact details are:

Email: info@ombudsman.parliament.nz

Post: PO Box 10152, Wellington 6143

Telephone: 0800 802 602

Kind regards

Michelle van Straalen

Official Information Advisor | Legal Services

DDI: 07 974 0589 | Michelle.vanStraalen@hcc.govt.nz



Hamilton City Council | Private Bag 3010 | Hamilton 3240 | www.hamilton.govt.nz

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From: official information

Sent: Monday, 8 June 2020 9:03 AM

To: [REDACTED]

Cc: official information <officialinformation@hcc.govt.nz>

Subject: HPE CM: LGOIMA 20131 - Flagstaff Development

Kia ora

I write to acknowledge your information request of 5 June 2020 in respect of the Flagstaff development.

Please be advised that your request has been passed on to the relevant team within Council and you will be informed of the outcome.

The Local Government Official Information and Meetings Act 1987 requires that we advise you of our decision on whether the Council will provide the requested information or not "as soon as reasonably practicable", no later than 20 working days after the day we received your request. We will respond to you no later than 3 July 2020.

Kind regards,

Michelle van Straalen

Official Information Advisor | Legal Services

DDI: 07 974 0589 | Michelle.vanStraalen@hcc.govt.nz



Hamilton City Council | Private Bag 3010 | Hamilton 3240 | www.hamilton.govt.nz

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From: [REDACTED] >
Sent: Friday, 5 June 2020 10:46 PM
To: official information <officialinformation@hcc.govt.nz>
Subject: LGOIMA request - Flagstaff development

Hello

Could I please be provided with the following under the Local Government Official Information Act:

Data that looks at traffic movement numbers and traffic congestion between 2018 and 2020 including a monthly breakdown between 6am and 8pm relating to the Flagstaff area. This should include the Endeavour Ave / River Rd roundabout and the Discovery Rd / River Rd roundabout.

Traffic movement or vehicle numbers along Endeavour Avenue between River Rd/Discovery Dr roundabout and Rototuna Rd turn off.

Details including any documents relating to the advice given to Kainga Ora by the council's urban design panel over the proposed Flagstaff housing development.

If the data is collated in a slightly different way than months or the exact time frame then this is also ok.

I calculated the 20 working days to be no later than 3 July 2020.

If you require any clarification please don't hesitate to contact me before then.

Kind regards

APPENDIX A

Site 169 Endeavour Ave (between River Rd and Woodland Dr)									
Count data was collected from 0:00 Thur 24 May 2018 to 0:00 Thur 31 May 2018									
	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Averages	
Hour								Weekdays	
0000-0100	2	6	18	10	14	18	23	10	13
0100-0200	3	5	3	9	11	16	20	6.2	9.6
0200-0300	6	3	10	2	6	11	15	5.4	7.6
0300-0400	5	2	8	2	5	17	11	4.4	7.1
0400-0500	12	9	9	11	13	9	13	10.8	10.9
0500-0600	49	41	45	48	46	15	9	45.8	36.1
0600-0700	126	107	112	118	104	25	28	113.4	88.6
0700-0800	273	292	288	288	275	75	62	283.2	221.9
0800-0900	422	439	412	415	405	166	120	418.6	339.9
0900-1000	302	291	294	295	308	257	236	298	283.3
1000-1100	255	256	244	249	237	292	245	248.2	254
1100-1200	253	289	232	255	264	306	254	258.6	264.7
1200-1300	227	235	274	243	282	359	373	252.2	284.7
1300-1400	243	182	221	232	257	306	262	227	243.3
1400-1500	321	296	350	326	339	319	308	326.4	322.7
1500-1600	408	392	409	399	388	334	269	399.2	371.3
1600-1700	401	402	386	339	395	317	279	384.6	359.9
1700-1800	344	407	418	391	361	315	269	384.2	357.9
1800-1900	244	256	274	364	260	251	175	279.6	260.6
1900-2000	135	183	200	188	179	123	105	177	159
2000-2100	102	121	110	178	99	96	91	122	113.9
2100-2200	73	78	89	113	85	81	48	87.6	81
2200-2300	35	40	36	52	53	55	24	43.2	42.1
2300-2400	12	12	16	24	28	50	12	18.4	22
Totals									
0700-1900	3693	3737	3802	3796	3771	3297	2852	3759.8	3564
0600-2200	4129	4226	4313	4393	4238	3622	3124	4259.8	4006.4
0600-0000	4176	4278	4365	4469	4319	3727	3160	4321.4	4070.6
0600-0800	3954	4027	4114	4102	4054	3445	2985	4050.2	3811.8
0000-0000	4253	4344	4458	4551	4414	3813	3251	4404	4154.9
AM Peak	800	800	800	800	800	1100	1100		
	422	439	412	415	405	306	254		
PM Peak	1500	1700	1700	1500	1600	1200	1200		
	408	407	418	399	395	359	373		

APPENDIX B

Site 182 Discovery Dr (between Eclipse Rise and Endeavour Ave)										
Count data was collected from 0:00 Thur 24 May 2018 to 0:00 Thur 31 May 2018										
	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Averages		
Hour								Weekdays	Full Week	
0000-0100	9	15	30	16	17	34	48	17.4	24.1	
0100-0200	2	7	2	6	23	31	21	8	13.1	
0200-0300	4	6	11	7	13	182	18	8.2	10.6	
0300-0400	11	13	15	9	13	11	12	12.2	12	
0400-0500	25	29	22	19	27	12	18	24.4	21.7	
0500-0600	78	90	87	93	89	32	16	87.4	69.3	
0600-0700	208	214	230	209	214	57	35	215	166.7	
0700-0800	580	625	601	670	601	151	70	615.4	471.1	
0800-0900	750	747	748	749	709	300	189	740.6	598.9	
0900-1000	392	417	387	415	391	361	290	400.4	379	
1000-1100	359	387	351	353	441	459	382	378.2	390.3	
1100-1200	350	356	322	359	383	504	458	354	390.3	
1200-1300	416	361	368	370	420	575	480	387	427.1	
1300-1400	371	356	399	382	412	578	491	384	427	
1400-1500	486	460	470	426	489	561	492	466.2	483.4	
1500-1600	615	684	660	622	701	534	452	656.4	609.7	
1600-1700	636	666	741	679	695	558	476	683.4	635.9	
1700-1800	749	794	831	802	673	522	417	769.8	684	
1800-1900	434	507	569	611	476	360	335	519.4	470.3	
1900-2000	296	258	314	330	337	240	198	307	281.9	
2000-2100	196	199	218	261	240	192	180	222.8	212.3	
2100-2200	135	156	160	191	178	165	93	164	154	
2200-2300	57	74	77	95	140	128	57	88.6	89.7	
2300-2400	28	29	38	31	61	70	31	37.4	41.1	
Totals										
0700-1900	6138	6360	6447	6438	6391	5463	4532	6354.8	5967	
0600-2200	6973	7187	7369	7429	7360	6117	5038	7263.6	6781.9	
0600-0000	7058	7290	7484	7555	7561	6315	5126	7389.6	6912.7	
0600-0800	6642	6832	6991	6977	6942	5760	4765	6876.8	6415.6	
0000-0000	7187	7450	7651	7705	7743	6450	5259	7547.2	7063.6	
AM Peak	800	800	800	800	800	1100	1100			
	750	747	748	749	709	504	458			
PM Peak	1700	1700	1700	1700	1500	1300	1400			
	749	794	831	802	701	578	492			

Urban Design Panel Presentation

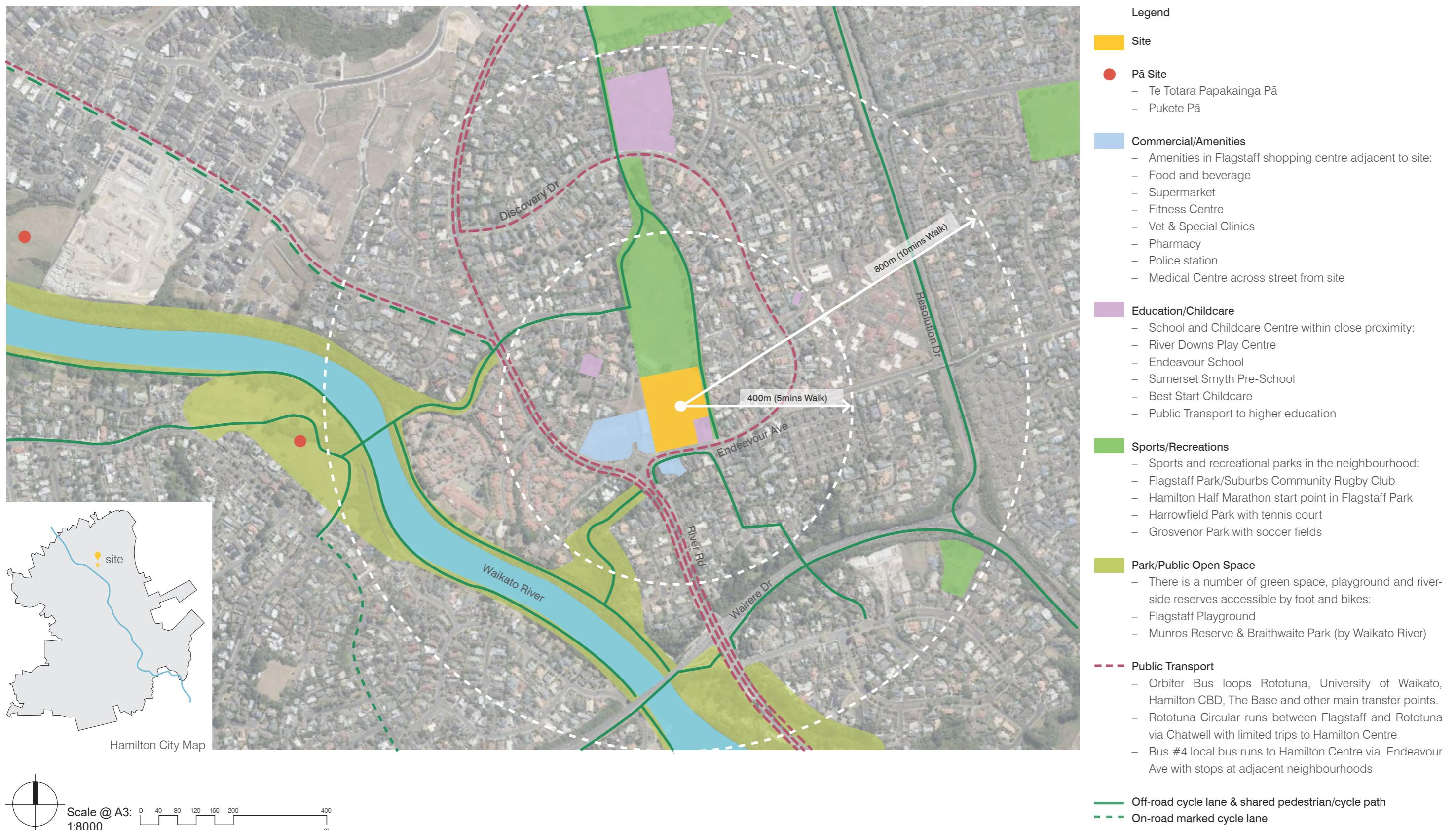
Endeavour Ave Flagstaff, Hamilton



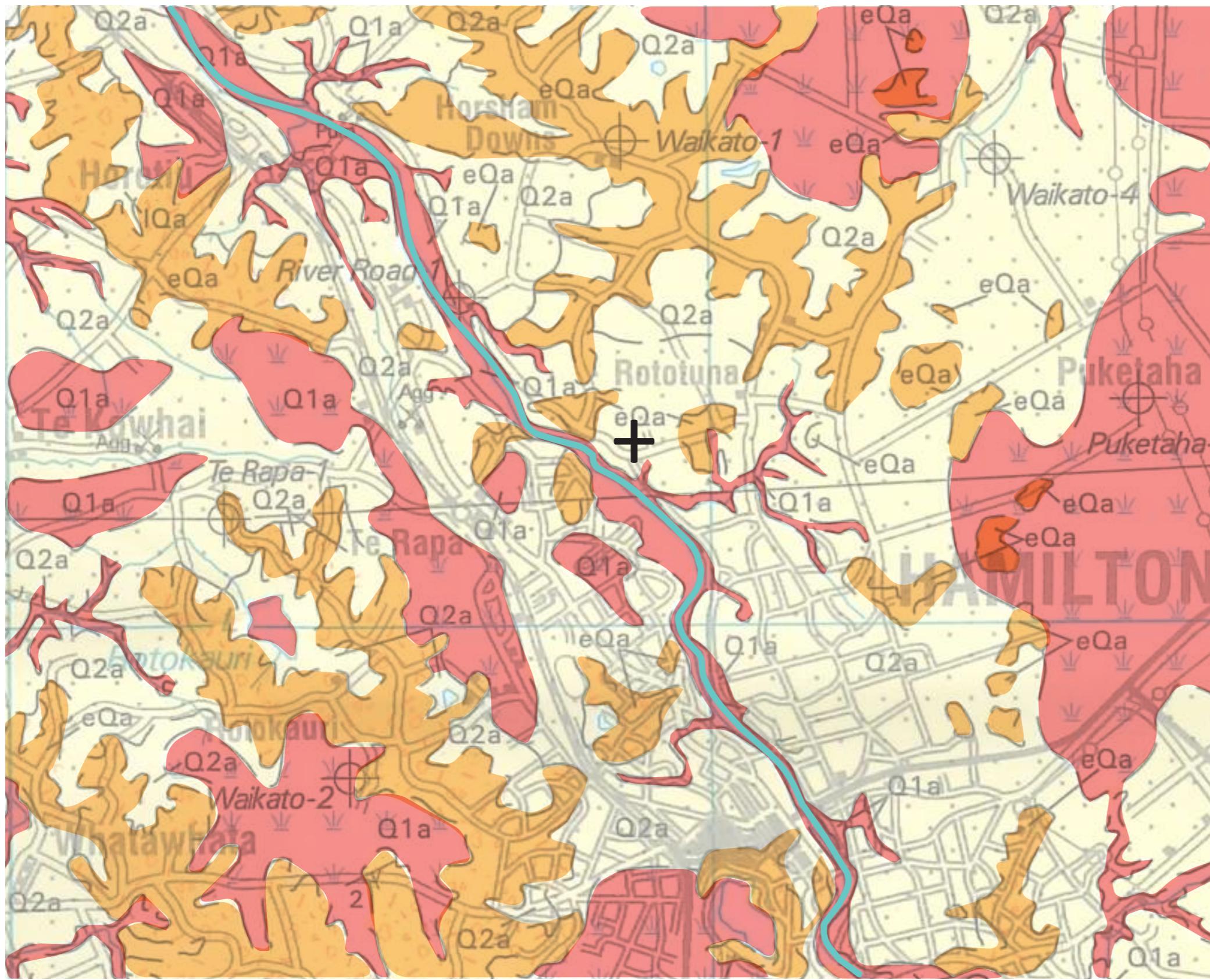
Prepared for:
Kāinga Ora

Date:
April 23, 2020

Location & Context



Site Analysis - existing geology



KEY

[Q1a] Taupo Formation

[eQa] Walton Subgroup

[Q2a] Hinuera Formation

Waikato River

+

Site

The site is located within the Q2a Geological area. Q2a is the Hinuera Formation: Cross bedded pumice sand, silt, and gravel with interbedded peat. Predominantly lacustrine mud, silt, sand, and gravel with interbedded peat.

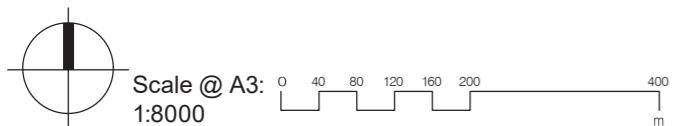
The two other geology types in the surrounding Hamilton area are:

Taupo Formation: Pumice sand, silt, and gravel alluvium with charcoal fragments. Alluvial and colluvial sand, silt, mud, and clay with local gravel and peat beds. Swamp deposits consisting of soft, dark brown to black, organic-rich mud, muddy peat and woody peat.

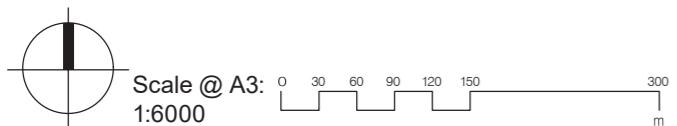
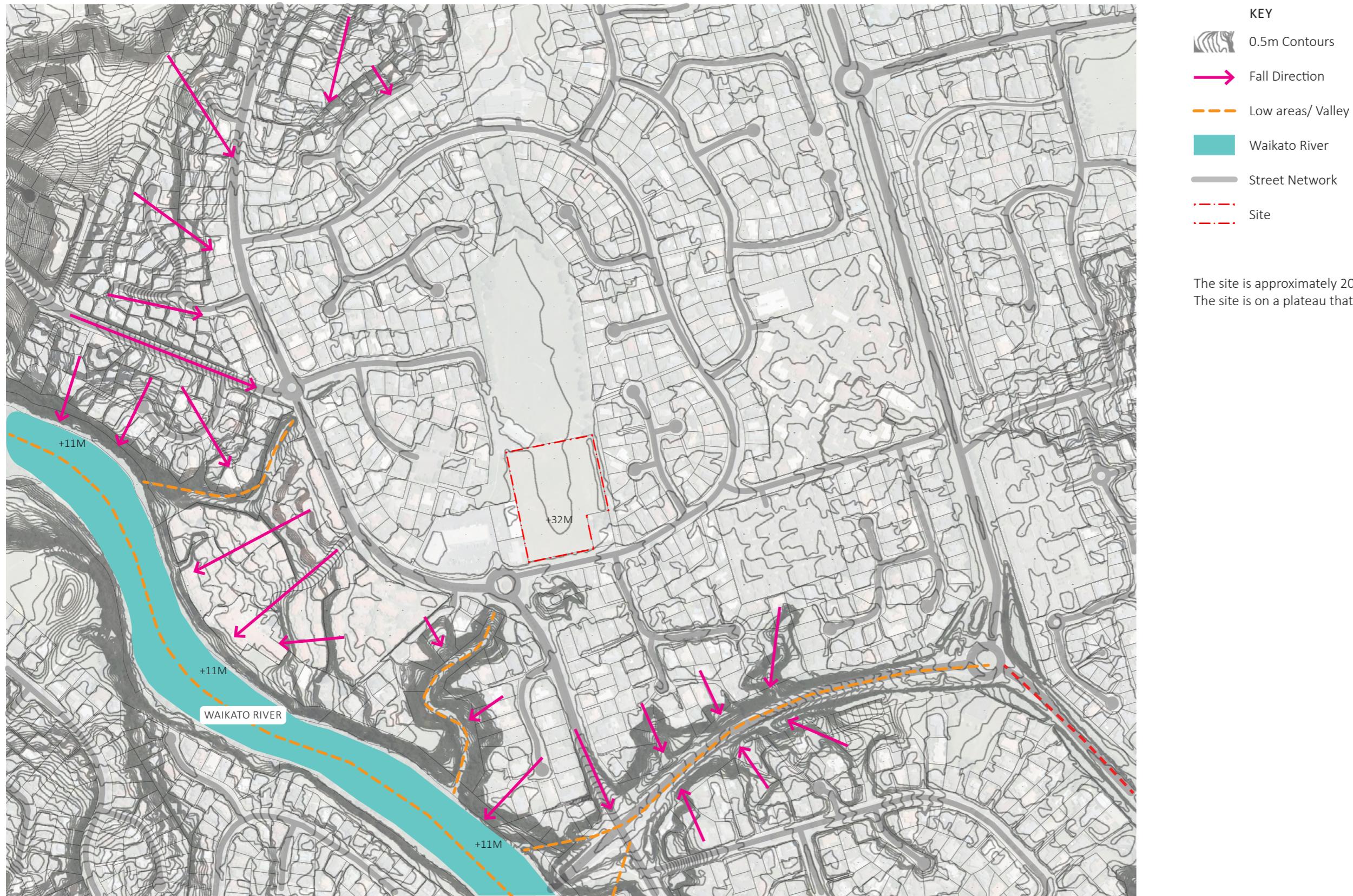
Walton Subgroup: Pumiceous silt, sand, and gravel with interbedded peat and rhyolitic pumice including non welded ignimbrite, tephra, and alluvial pumice deposits.

DESIGN OPPORTUNITIES

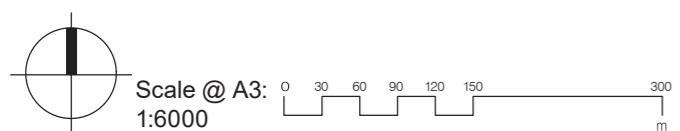
Underlying geology consists of large amounts of pumice (sands, silts, gravels). The soils near the site are primarily alluvial. This geology will influence the nature of planting/ paving pattern. The Taupo Formation contains deposits of charcoal, peat, gravel, and swamp. These elements could be reflected in the materials used throughout the site. The whakapapa of the place could be revealed through selection of materials sourced locally referencing the underlying geology.



Site Analysis - existing landform



Site Analysis - existing hydrology



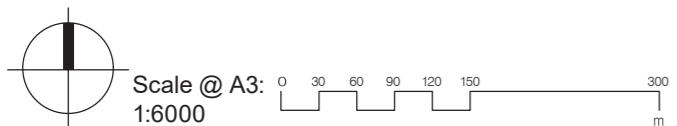
Site Analysis - existing public space + amenity



KEY

- Open Green Space
- Dense Trees/ Highly Planted Space
- Sports Fields/ Courts
- Seating
- Playspace/ Playground
- Walking Paths
- Cycling Paths
- Street Network (Vehicles, Pedestrians, Cyclists)
- Site

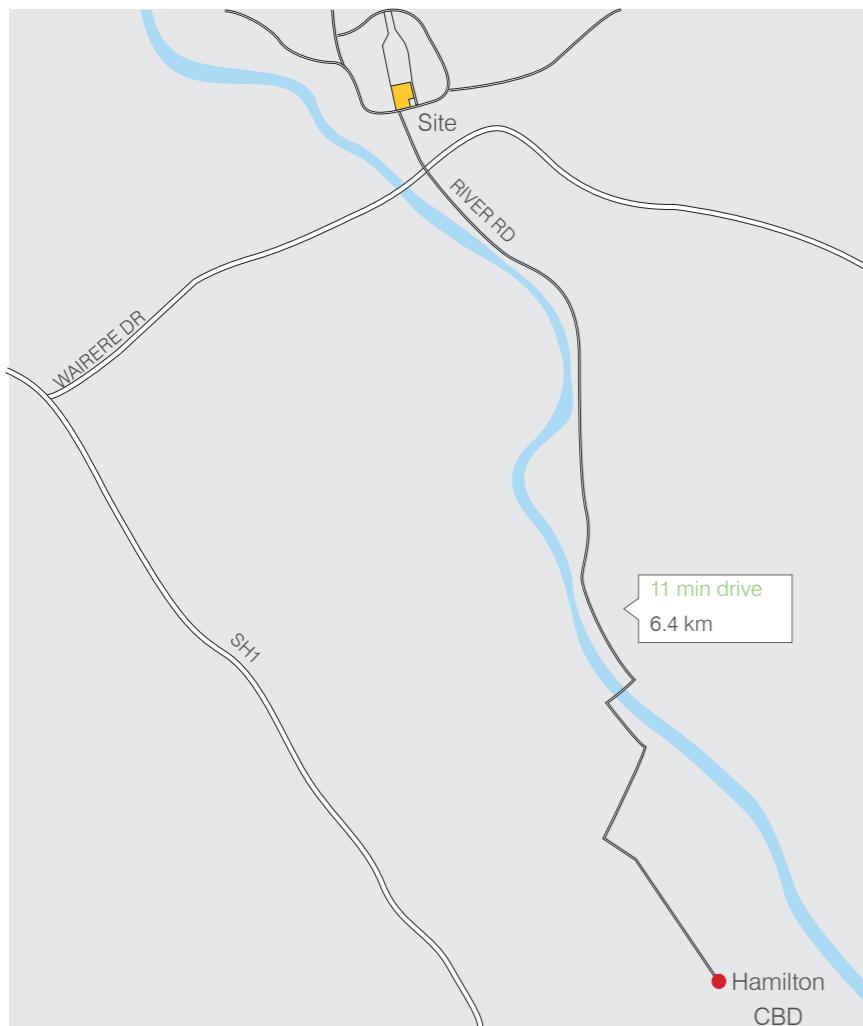
The site is adjacent to a large sports field that has several walking paths and a playground within it. To the south there is immediate access to Ti Hikuwai Reserve and subsequently the Waikato River and its walking/ cycling trails.



Immediate Site Context



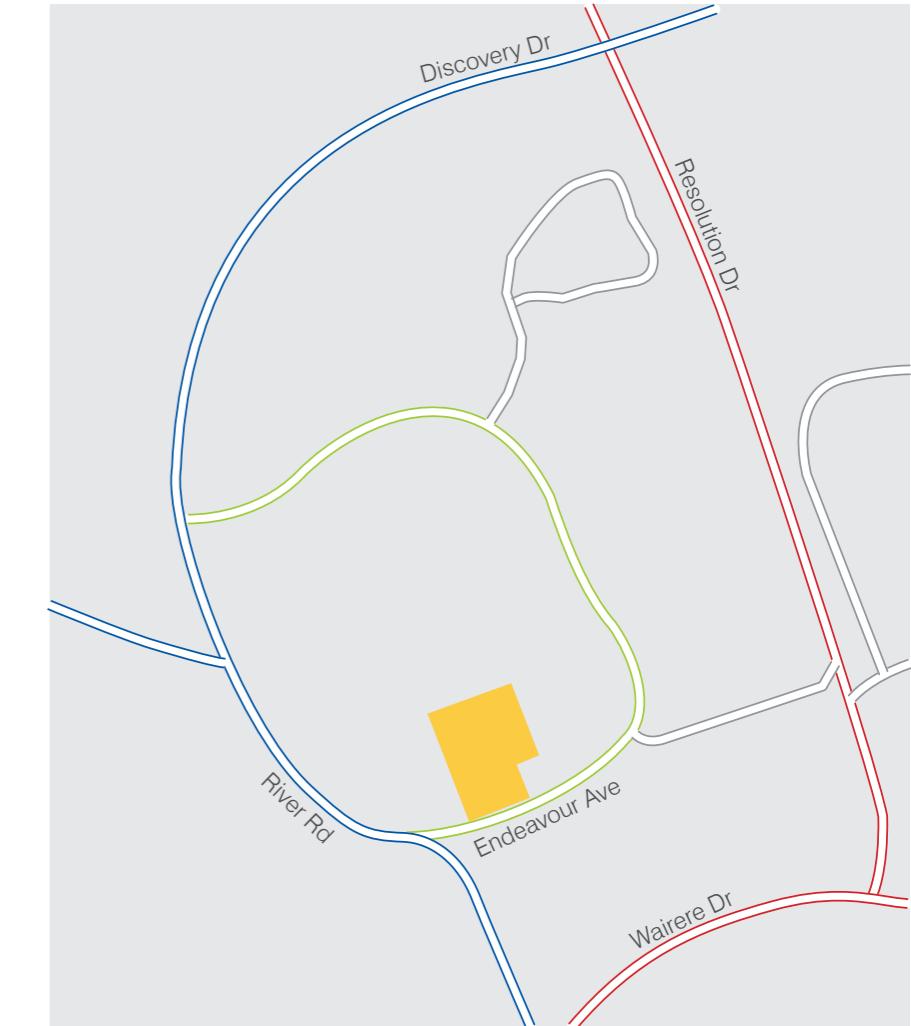
Context Analysis - Street Network



Proximity to Hamilton CBD



Neighbourhood street analysis
– disconnected street network
– cul-de-sac street pattern



Road hierarchy

- Major Arterial Roads
- Minor Arterial Roads
- Collector Roads
- Local Roads

Context Photos



View along path at northern boundary



View across reserve at western boundary



View along shared path at eastern boundary



View along Endeavour Ave at southern boundary



3 Flagstaff Shopping Centre



7 Suburbs Rugby Club



2 Flagstaff Medical Centre



5 Back wall of Flagstaff healthcare & gym building

Site Photos



View from Endeavour Ave
Transformer Light pole Power pole Stays



View from Endeavour Ave
Pedestrian path Play-centre drop-off zone



View from shared path entry
Play-centre Flagstaff healthcare & gym building



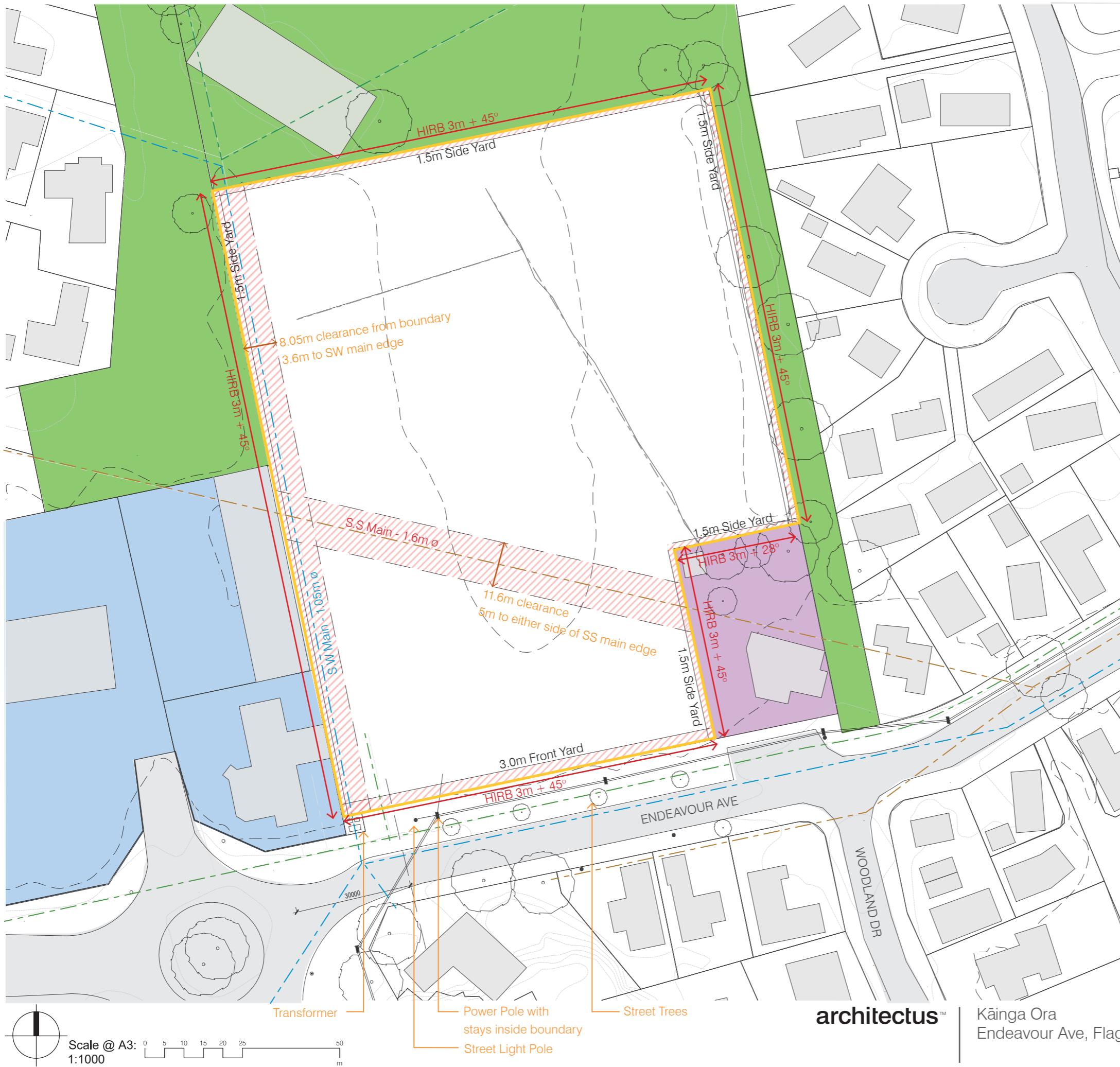
View from shared path to the right
Shared path



View from Flagstaff Park
Shared path Play-centre



View from reserve
Council reserve



Planning Controls & Constraints

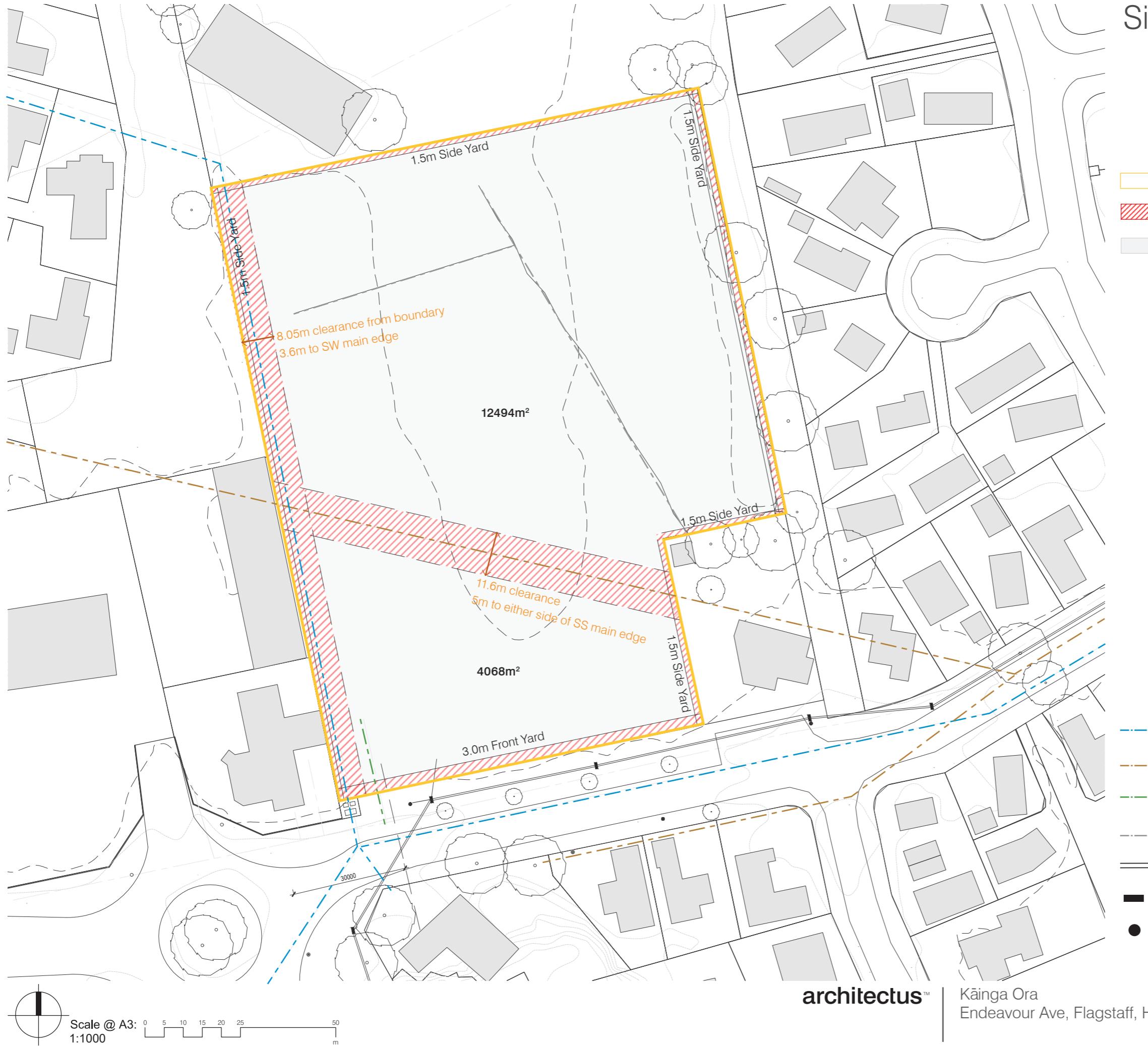
Zone	- General Residential Zone
Site Area	- $19,695\text{m}^2 = 1.97\text{ha}$
Max. Height	- 10m
HIRB	- 3m + 28° to southeast boundary to play-centre - 3m + 45° to all other boundaries
Yards	- 3m front yard setback from collector road - 1.5m side and rear yard setback
Building Coverage	- Max. 40% of net site area
Open Space	- Min. 60m^2 containing a 6m diameter circle and minimum dimension of 2.5m
Service Area	- Min. 20m^2 with min. 3m dimension
Density (General Residential Zone)	- 400m^2 per single unit - 400m^2 per duplex (200m^2 per unit)
Density (Integrated Residential Development)	- 300m^2 per single unit - 400m^2 per duplex (200m^2 per unit) - 150m^2 average net site area per residential unit for apartments
Zoning & Services Legend	
General Residential Zone	
Business 6 Zone - Neighbourhood Centre	
Community Facilities Zone	
Sports and Recreation Open Space Zone	
Stormwater Main	
Wastewater Main	
Water Main	
Stormwater Channel	
Power-line	
Power Pole	
Street Light Pole	

Drawing: Planning Controls & Constraints
Drawing no: SK00-01
Issue: Kāinga Ora TAG 2 Review
Date: April 23, 2020
Job no: 2001

Hamilton City Council Operative District Plan Assessment

Consent Requirements	Proposed Development Yield	Other Relevant Development Standards
<p>The proposal will require an Integrated Residential Development (IRD) land use consent approval from Hamilton City Council under the Hamilton City Council Operative District Plan.</p> <p>An IRD is a development that contains a mixture of residential units and is on a site that has design in a comprehensive way to function as an integrated development. The development is also required to include facilities such as open space, access, parking and manoeuvring and may have other community facilities.</p> <p>An IRD consent is assessed by Council as a restricted discretionary activity.</p> <p>The key performance standards for an IRD development are as follows:</p> <ul style="list-style-type: none">• Minimum site area of 2000m²• No more than 20% of the residential units shall be in the form of apartments• Density of development to be as follows:<ul style="list-style-type: none">• 300m² per single dwelling unit• 400m² per duplex (200m² per unit)• Apartments – Average net site of 150m² per residential unit• A Water Impact Assessment is required <p>A fee simple subdivision and a unit title subdivision consent will also be lodged concurrently to create individual certificates of title upon which each residential unit will be located.</p> <p>Unit titles will be used for the apartments to define the principle units, common areas and accessory units.</p>	<p>As demonstrated by this UDP presentation, the development of an IRD is an integrated design project with key inputs from architects, urban designers, landscape architects, planners and transport engineers.</p> <p>Kāinga Ora have engaged these services to help with the overall design and to ensure that a balance can be struck between an appropriate development density, good design, good connections, a variety of housing typologies and the provision for shared facilities.</p> <p>As part of that process, and having due regard to the site constraints and opportunities, a number of development layout and yield options have been considered, with the current design option providing for 70 residential units. This includes the following breakdown:</p> <ul style="list-style-type: none">• 32 duplex units (or 16 duplex's)• 9 standalone dwellings• 29 apartments <p>The volume of apartments sought exceeds the 20% threshold, being 41% of the residential units proposed. The IRD consent will be seeking a dispensation from compliance with the specified development yield for the site.</p>	<p>In addition to the volume of apartments that make up the development yield, there are several other development standards that are relevant that seek to ensure a suitable level of residential amenity is achieved. These include site coverage, building height, building setbacks, landscaping, parking and loading. The design generally responds to the prescribed development standards, however there are several that the site design cannot comply with. Those which we have identified as not being able to be complied with include:</p> <ul style="list-style-type: none">• Building setback from road boundaries:<ul style="list-style-type: none">• The development proposes that some of the units will be setback less than the 3m setback required from the new internal road. This includes the units along the western boundary and the apartments. These units are proposed to be setback 1.5m.• Height of buildings and height in relation to boundary:<ul style="list-style-type: none">• The apartments exceed the 10m height limit.• There is also internal non-compliance with the height in relation to boundary requirements and along the site's frontage with Endeavour Avenue.• Lot sizes:<ul style="list-style-type: none">• A number of the lot's sizes are less than the 300m² for single dwellings and the 400m² per duplex (200m² per unit). For example, the duplexes along the western boundary are proposed to be 185m² each and the single dwellings on the eastern boundary are proposed to be 293m². The exceedance is therefore between 7-15m².

Site-Developable Land



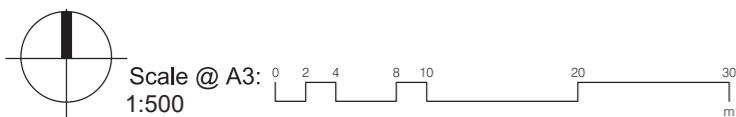
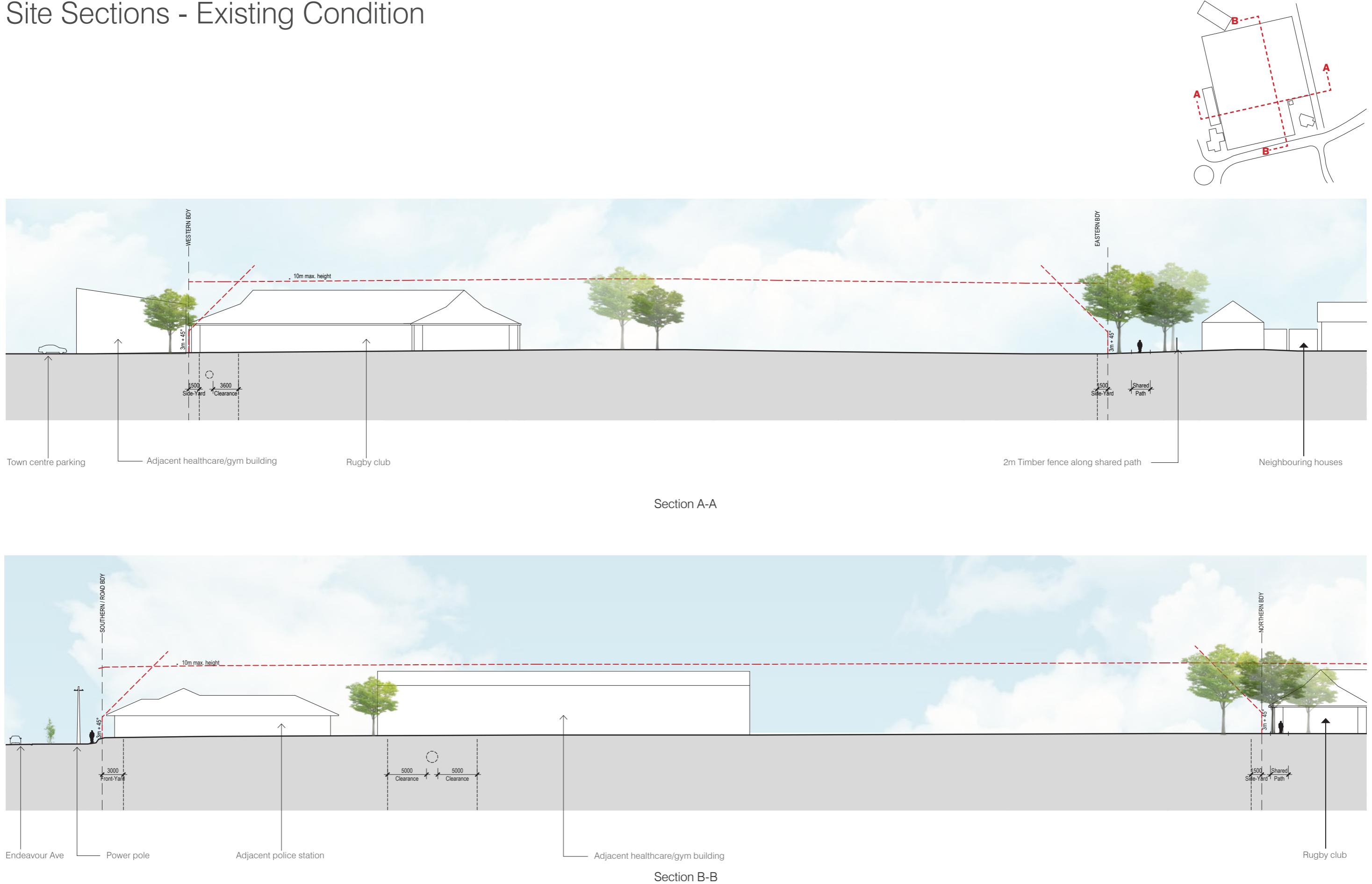
architectus

Kāinga Ora
Endeavour Ave, Flagstaff, Hamilton

Drawing:
Drawing no:
Issue:
Date:
Job no:

Site Area Study
SK00-02
Kāinga Ora TAG 2 Review
April 17, 2020
2001

Site Sections - Existing Condition



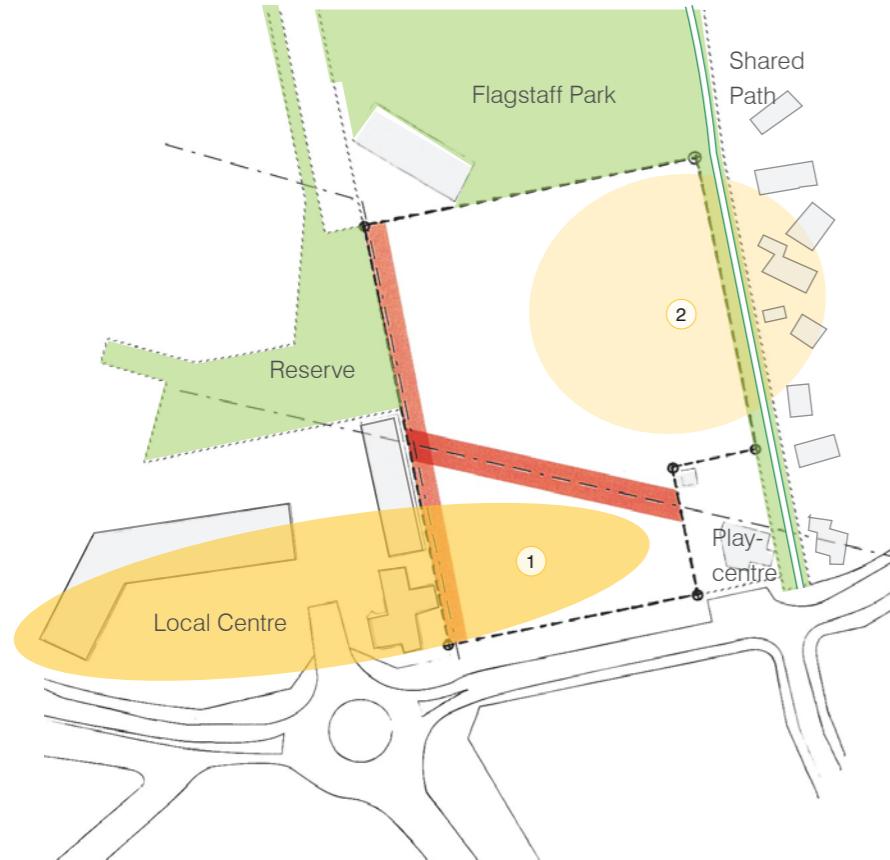
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Kāinga Ora
Endeavour Ave, Flagstaff, Hamilton

Drawing:
Drawing no:
Issue:
Date:
Job no:

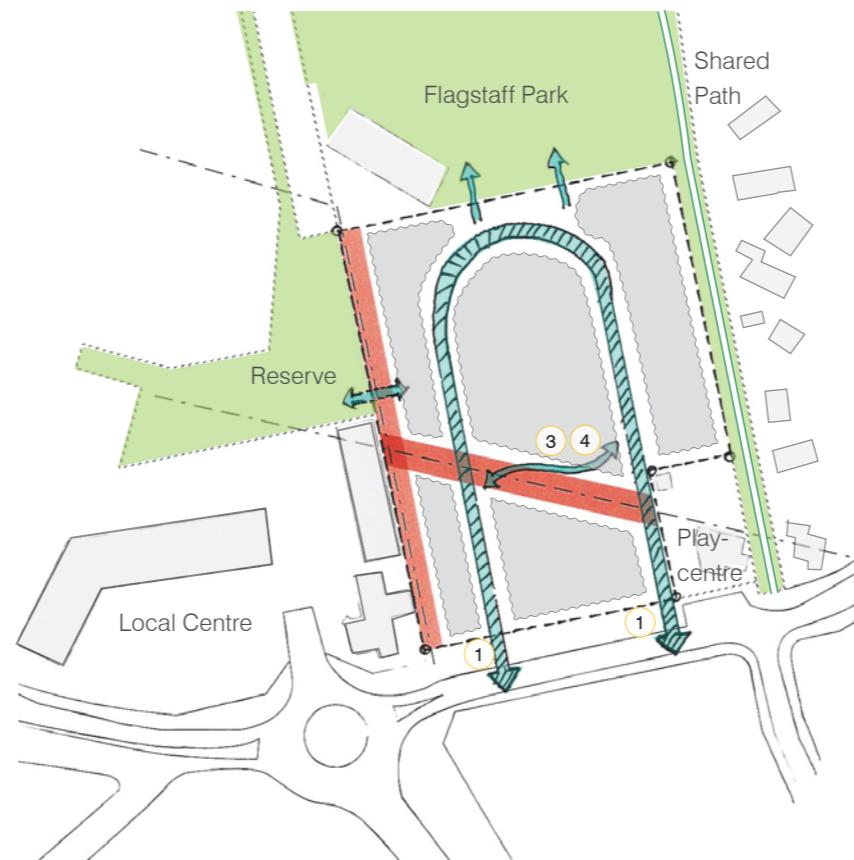
Existing Site Sections
SK00-21
HCC Urban Design Panel Review
April 23, 2020
2001

Masterplan Diagrams



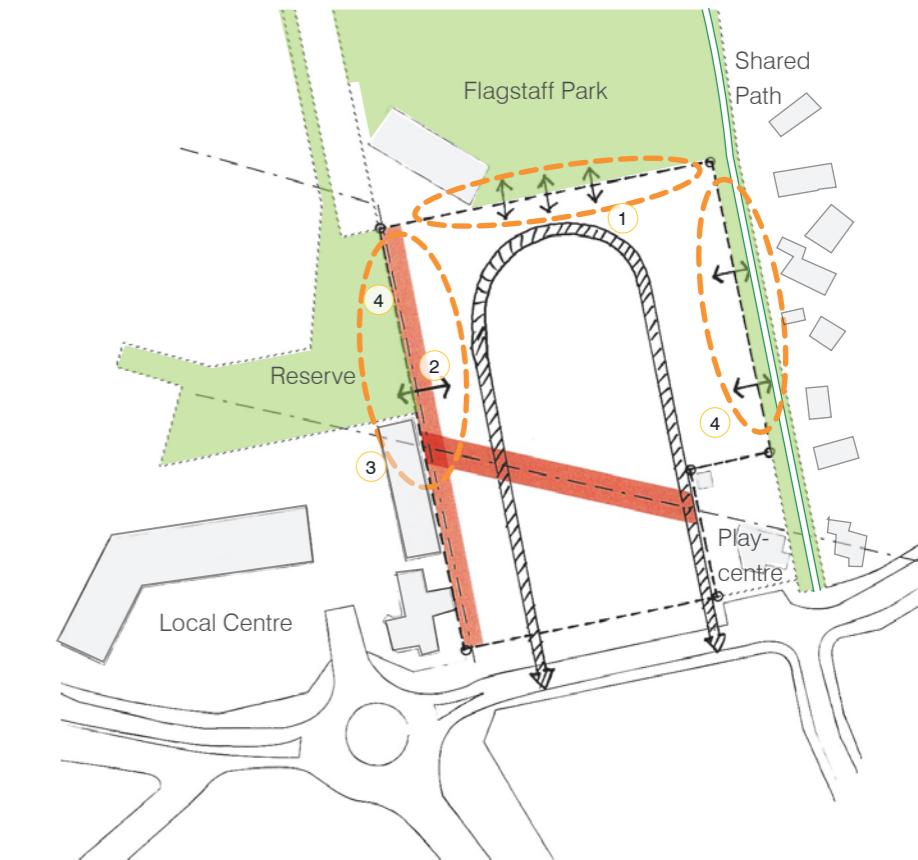
Principle 1
Relate to the local centre and residential neighbourhood

- ① 3-storey walk-ups along Endeavour Ave next to the shops would reinforce the local centre
- ② 2-storey dwellings along the eastern boundary next to the existing residential neighbourhood



Principle 2
Create a loop road and connection to Flagstaff Park

- ① A continuous loop with 2 entry/exit points is preferred the western entry point should be left in/out only
- ② The loop road should provide the address to the majority of the dwellings
- ③ An east-west pedestrian path between the two legs of the loop is desirable
- ④ The pedestrian path should be located over non-buildable (pipework) area to use the site efficiently



Principle 3
Manage the relationships at site boundaries

- ① Loop road should border the Flagstaff Park - this allows for bollards along boundary - rather than a boundary fence
- ② A pedestrian connection to the reserve is desirable
- ③ The blank boundary wall of the neighbouring Flagstaff healthcare/gym building should be screened by development
- ④ The dwellings on the eastern and western boundary should allow for passive surveillance over public path/reserve

Proposed Site Plan



Housing Type Legend



Total 70 units

Amenity Legend



Yield Schedule

UNIT TYPE	NO. UNITS	%
Single Detached House	9	13%
Duplex	32	46%
Walk-up	29	41%
Total	70	

Drawing: SK01 - 01
Drawing no: 2001
Issue: April 23, 2020
Date: Job no:

Proposed Site Plan
HCC Urban Design Panel Review
April 23, 2020
2001

architectus™

Kāinga Ora
Endeavour Ave, Flagstaff, Hamilton

Proposed Site Plan - with landscape



architectus

Kāinga Ora
Endeavour Ave, Flagstaff, Hamilton

Housing Type Legend

3 Bedroom House	32 units
4 Bedroom House	8 units
5 Bedroom House	1 units
2 Bedroom Walk-Ups (3 storey building, shared stair)	29 units
Total	70 units

Amenity Legend

Community Room	1 unit
Community Outdoor Space	
Bin Storage for Walk UPS	

Yield Schedule

UNIT TYPE	NO. UNITS	%
Single Detached House	9	13%
Duplex	32	46%
Walk-up	29	41%
Total	70	

Drawing:
Drawing no:
Issue:
Date:
Job no:

Proposed Site Plan - with landscape
SK01 - 02
HCC Urban Design Panel Review
April 23, 2020
2001

Proposed Ownership Model



Housing Type Legend



3 Bedroom House	32 units
4 Bedroom House	8 units
5 Bedroom House	1 units
2 Bedroom Walk-Ups (3 storey building, shared stair)	29 units
Total	70 units

Amenity Legend



Community Room	1 unit
Community Outdoor Space	
Bin Storage for Walk-ups	

Yield Schedule

UNIT TYPE	NO. UNITS	%
Single Detached House	9	13%
Duplex	32	46%
Walk-up	29	41%
Total	70	

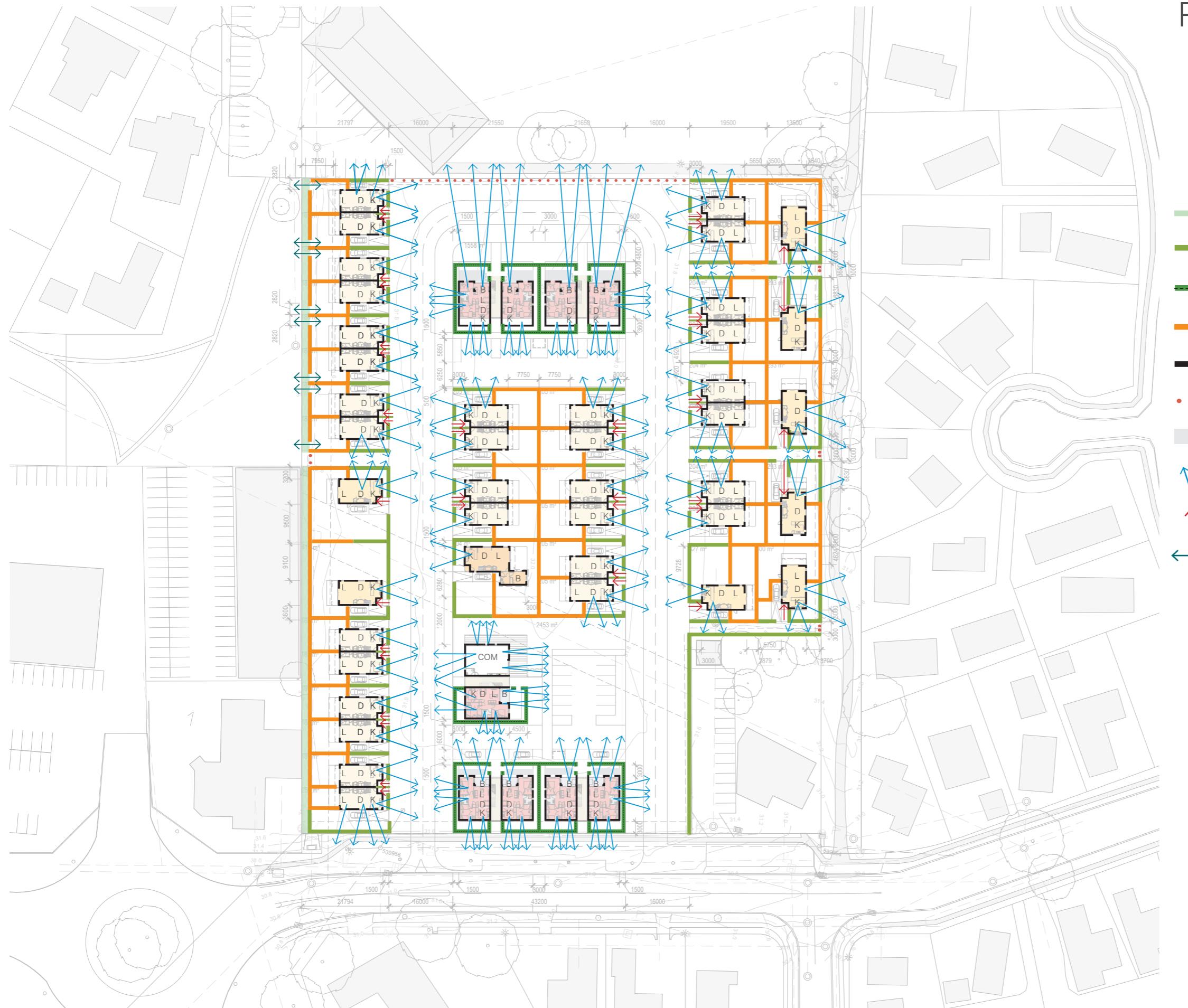
Ownership Plan

Market Units	34 units
KO Units	36 units

Drawing:
Drawing no:
Issue:
Date:
Job no:

Proposed Ownership Model
SK01 - 03
HCC Urban Design Panel Review
April 23, 2020
2001

Passive Surveillance



Scale @ A3: 0 5 10 15 20 25 50
1:1000

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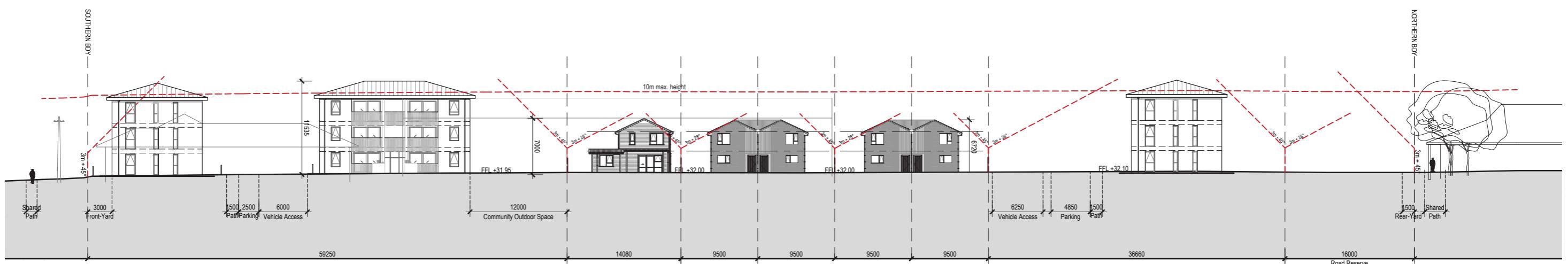
Drawing:
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Issue:
Date:
Job no:

Passive Surveillance
SK01 - 04
HCC Urban Design Panel Review
April 23, 2020
2001

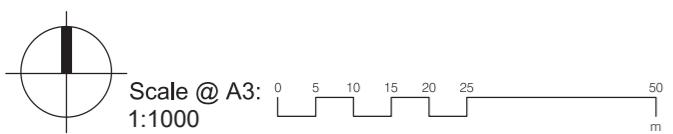
Proposed Site Sections



1 Section A



2 Section B



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Drawing:
Drawing no:
Issue:
Date:
Job no:

Proposed Site Sections
SK 02-01
HCC Urban Design Panel Review
April 23, 2020
2001

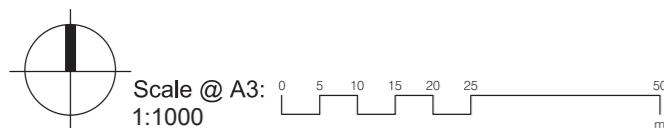
Proposed Site Elevations - North & South



① South Elevation - Endeavour Ave



② North Elevation - Flagstaff Park



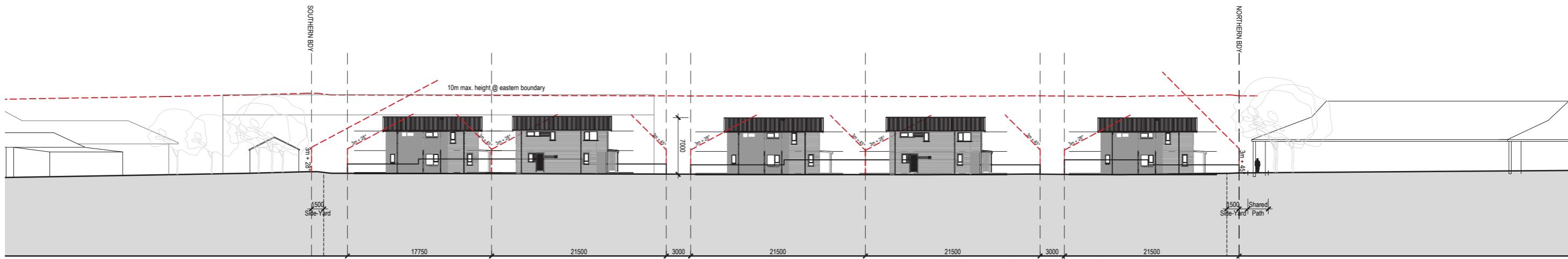
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Kāinga Ora
Endeavour Ave, Flagstaff, Hamilton

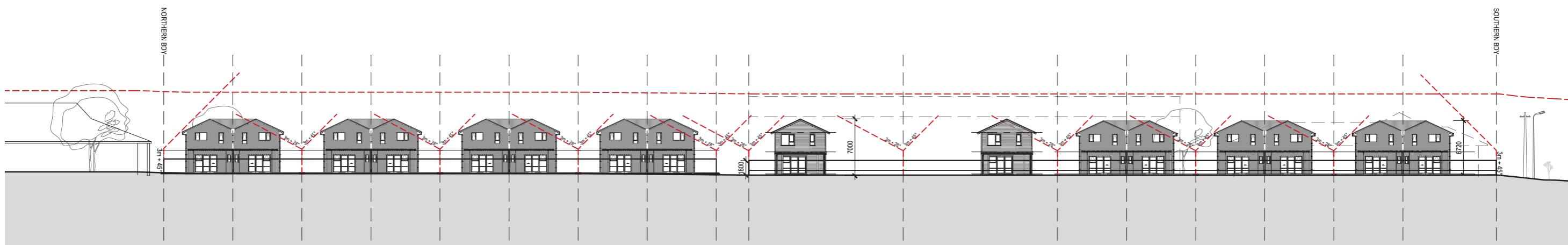
Drawing:
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Issue:
Date:
Job no:

Proposed Site Elevation - N&S
SK 03-01
HCC Urban Design Panel Review
April 23, 2020
2001

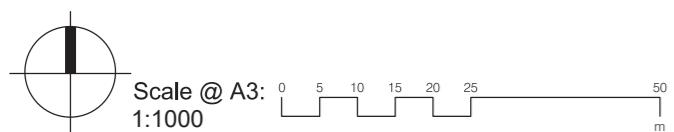
Proposed Site Elevations - East & West



① East Elevation - Shared Path



② West Elevation - Council Reserve



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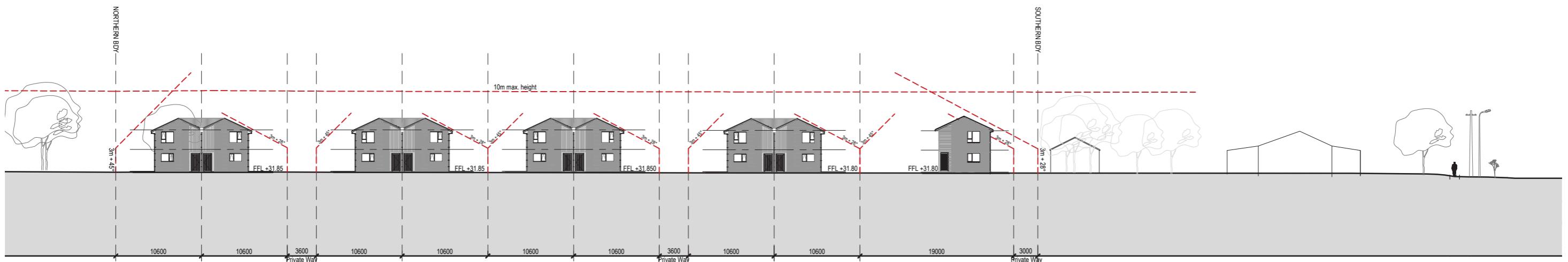
Drawing:
Drawing no:
Issue:
Date:
Job no:

Proposed Site Elevation - E&W
SK 03-02
HCC Urban Design Panel Review
April 23, 2020
2001

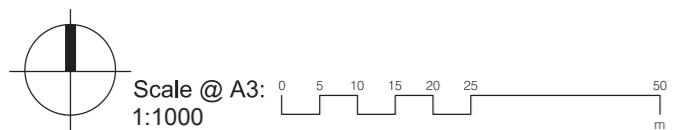
Proposed Internal Elevations - Loop Road East



① Loop Road East - Internal West Elevation



② Loop Road East - Internal East Elevation



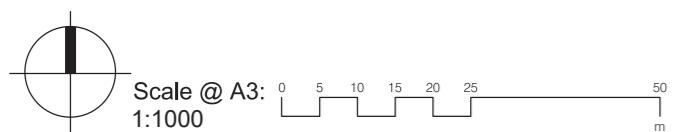
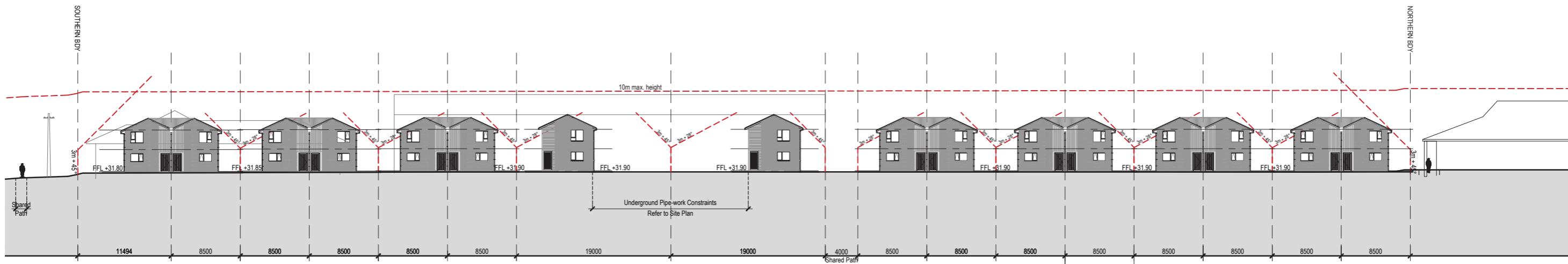
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Drawing:
Drawing no:
Issue:
Date:
Job no:

Proposed Int. Elevation
SK 03-03
HCC Urban Design Panel Review
April 23, 2020
2001

Proposed Internal Elevations - Loop Road West

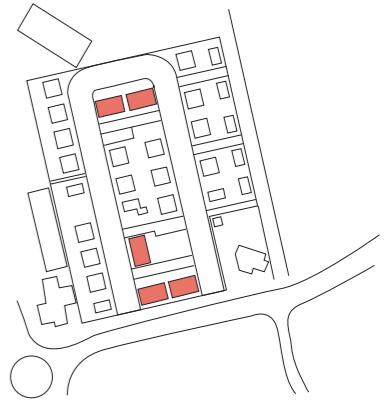


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Kāinga Ora
Endeavour Ave, Flagstaff, Hamilton

Drawing:
Drawing no:
Issue:
Date:
Job no:

Proposed Int. Elevation
SK 03-04
HCC Urban Design Panel Review
April 23, 2020
2001



Typical Floor Plan

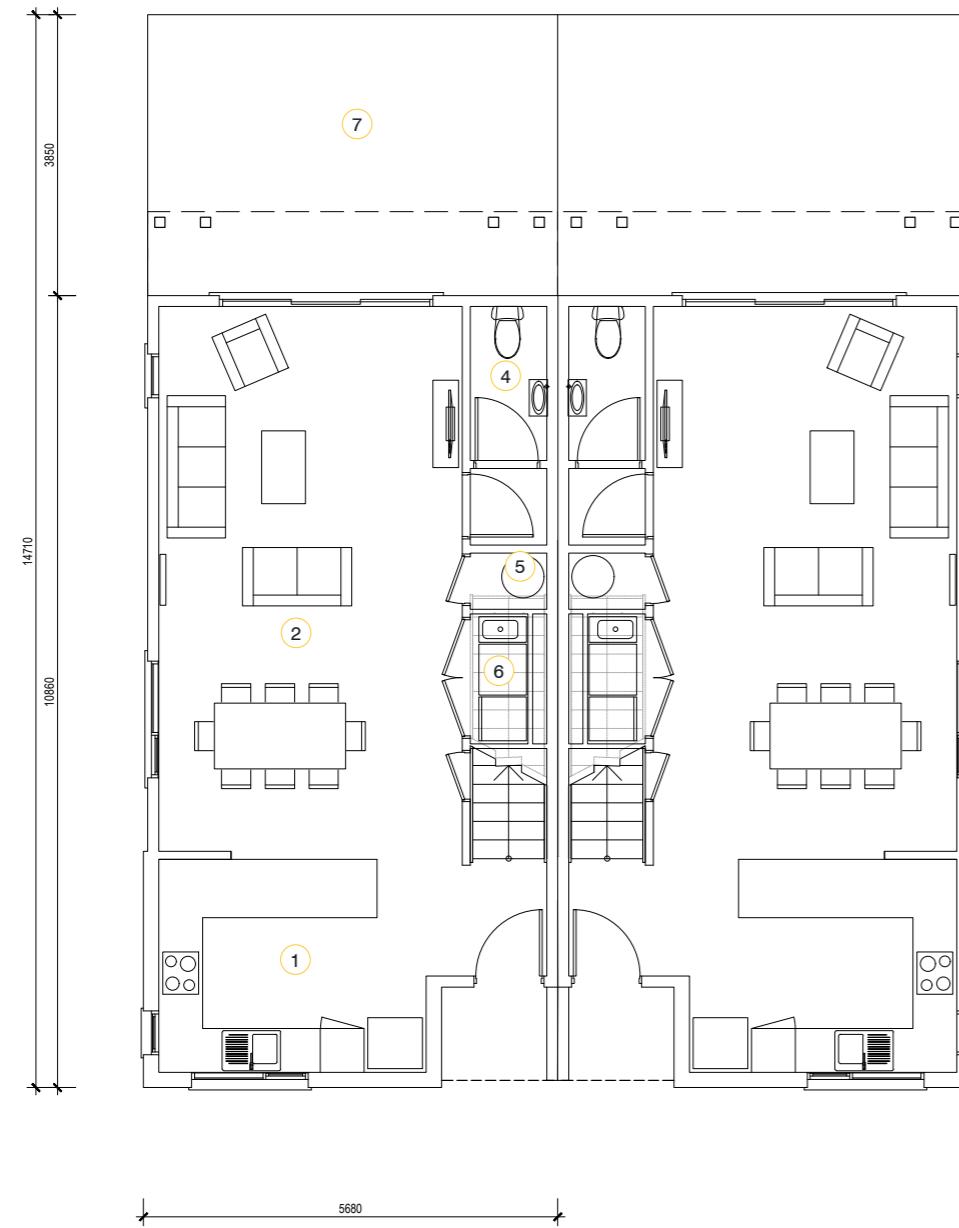
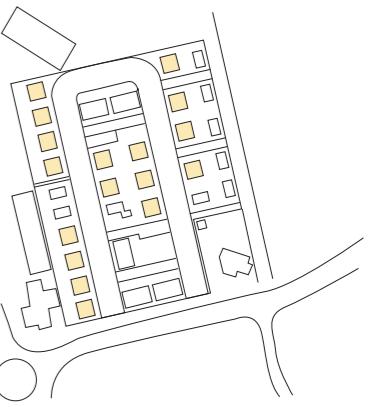
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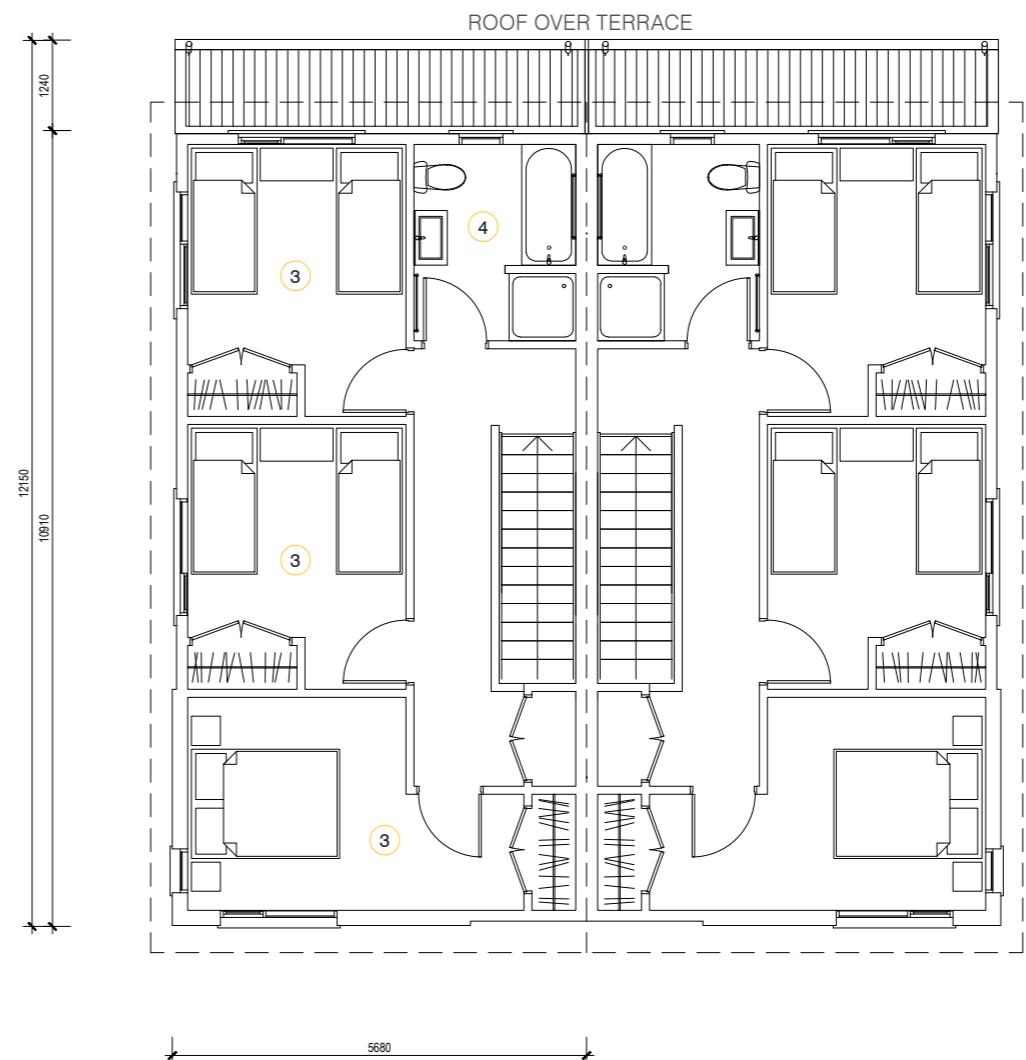
Kāinga Ora
Endeavour Ave, Flagstaff, Hamilton

Drawing: SK 01-21
Drawing no:
Issue:
Date:
Job no:
April 23, 2020
2001

Unit Plan - Walk-up Typical
HCC Urban Design Panel Review



Scale @ A3: 0 500 1000 1500 2000 2500 5000
1:100 mm



3 Bed - Duplex:

Unit Area: 116m²
Ground Floor: 57m²
First Floor: 59m²
Terrace: 22m²

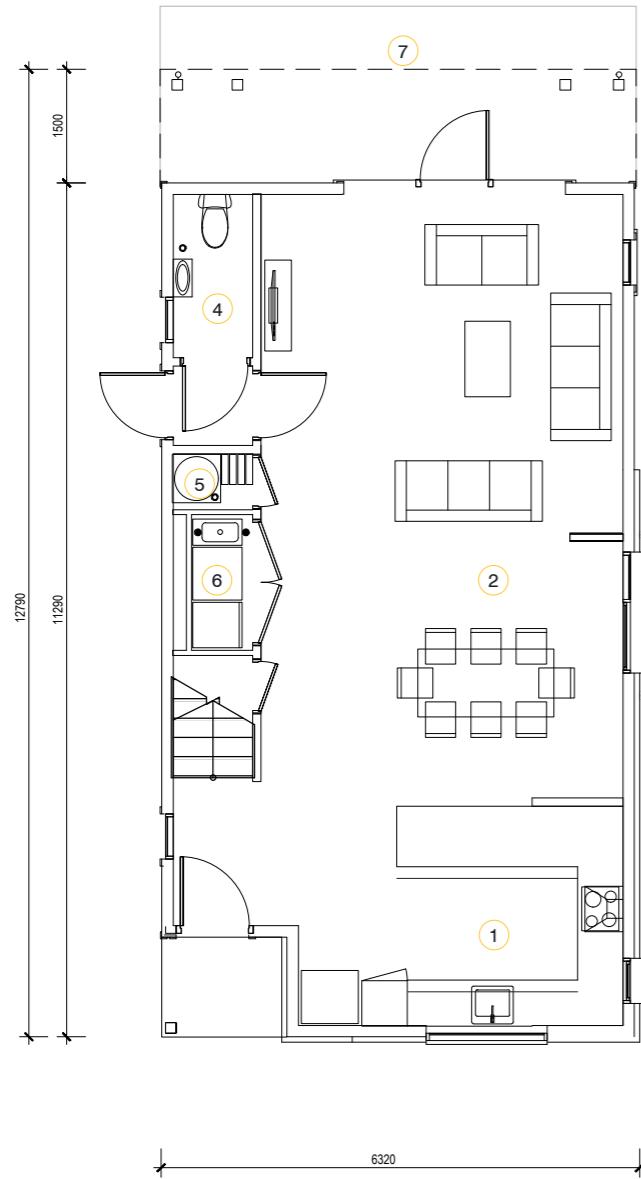
Legend

- 1 Kitchen
- 2 Living / Dining
- 3 Bedroom
- 4 Bathroom
- 5 HWC
- 6 Laundry
- 7 Terrace

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Endeavour Ave, Flagstaff, Hamilton

Drawing: SK 01-22
Drawing no: Unit Plan - 3 Bedroom Duplex
Issue: HCC Urban Design Panel Review
Date: April 23, 2020
Job no: 2001

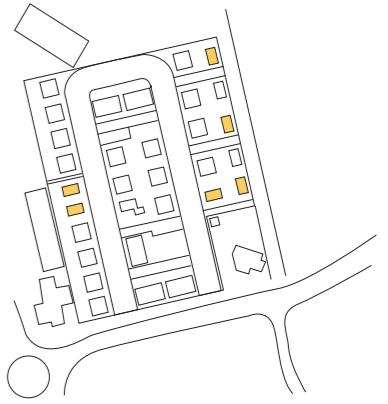


Ground Floor

Scale @ A3: 0 500 1000 1500 2000 2500 5000
1:100 mm



First Floor



4 Bed - House:

Unit Area: 138m²
Ground Floor: 79m²
First Floor: 59m²
Terrace: 23m²

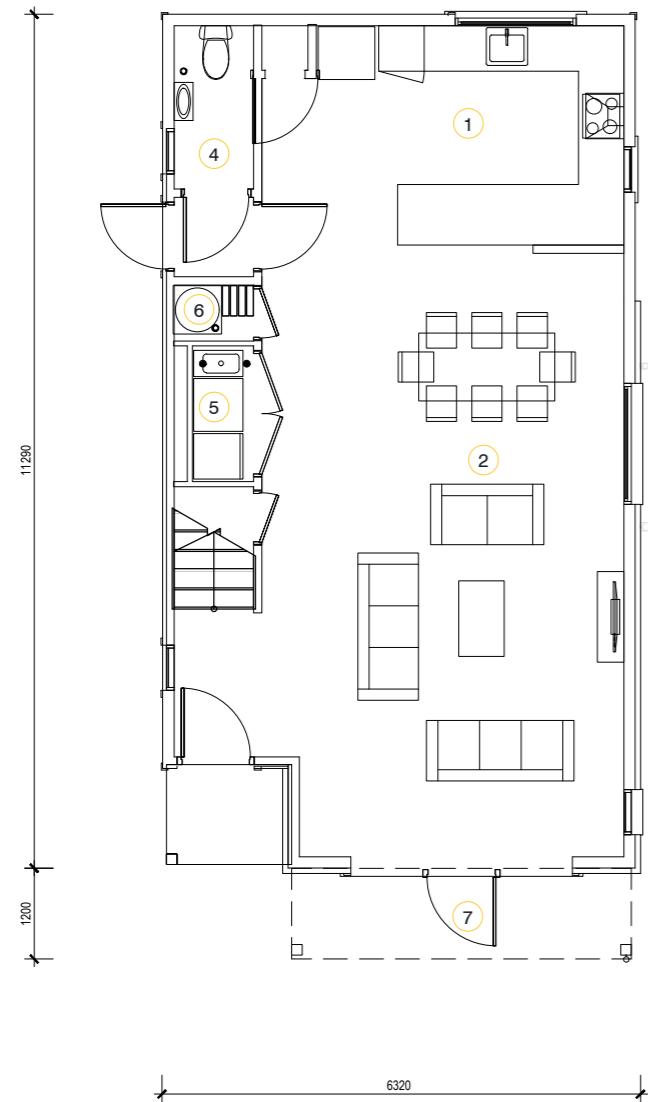
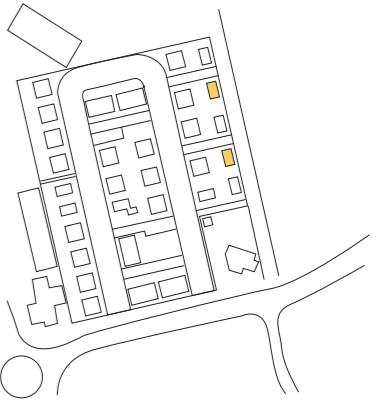
Legend

- 1 Kitchen
- 2 Living / Dining
- 3 Bedroom
- 4 Bathroom
- 5 HWC
- 6 Laundry
- 7 Terrace

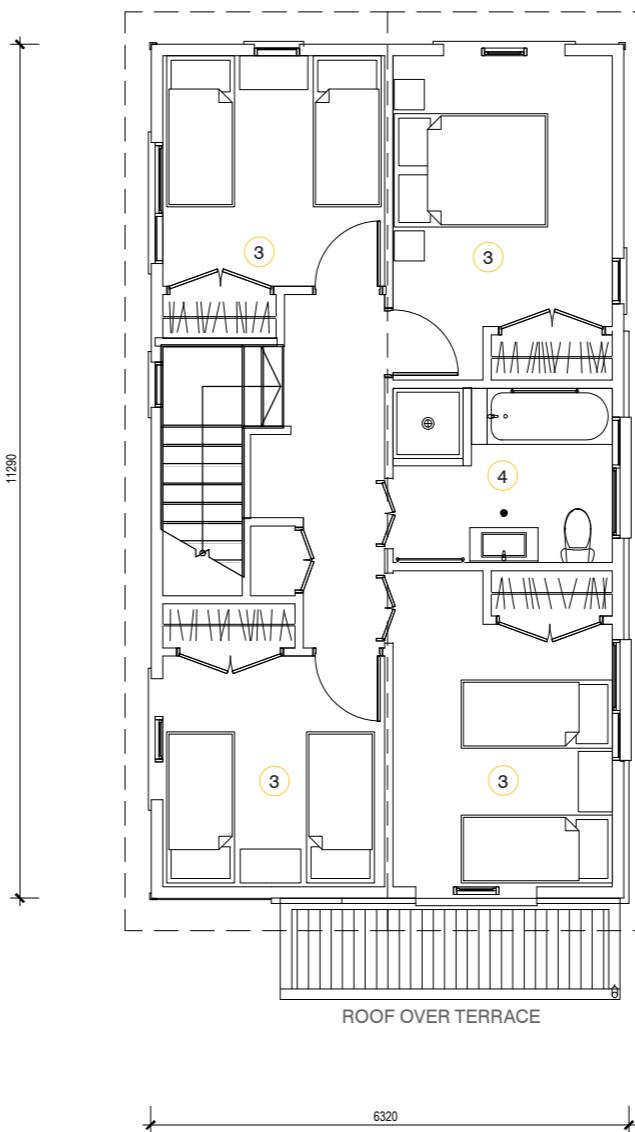
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Kāinga Ora
Endeavour Ave, Flagstaff, Hamilton

Drawing: SK 01-23
Drawing no: Unit Plan - 4 Bedroom House
Issue: HCC Urban Design Panel Review
Date: April 23, 2020
Job no: 2001



Ground Floor



First Floor

Scale @ A3: 0 500 1000 1500 2000 2500 5000
1:100 mm

4 Bed - House (north-loaded):

Unit Area: **138m²**
Ground Floor: **79m²**
First Floor: **59m²**
Terrace: **23m²**

Legend

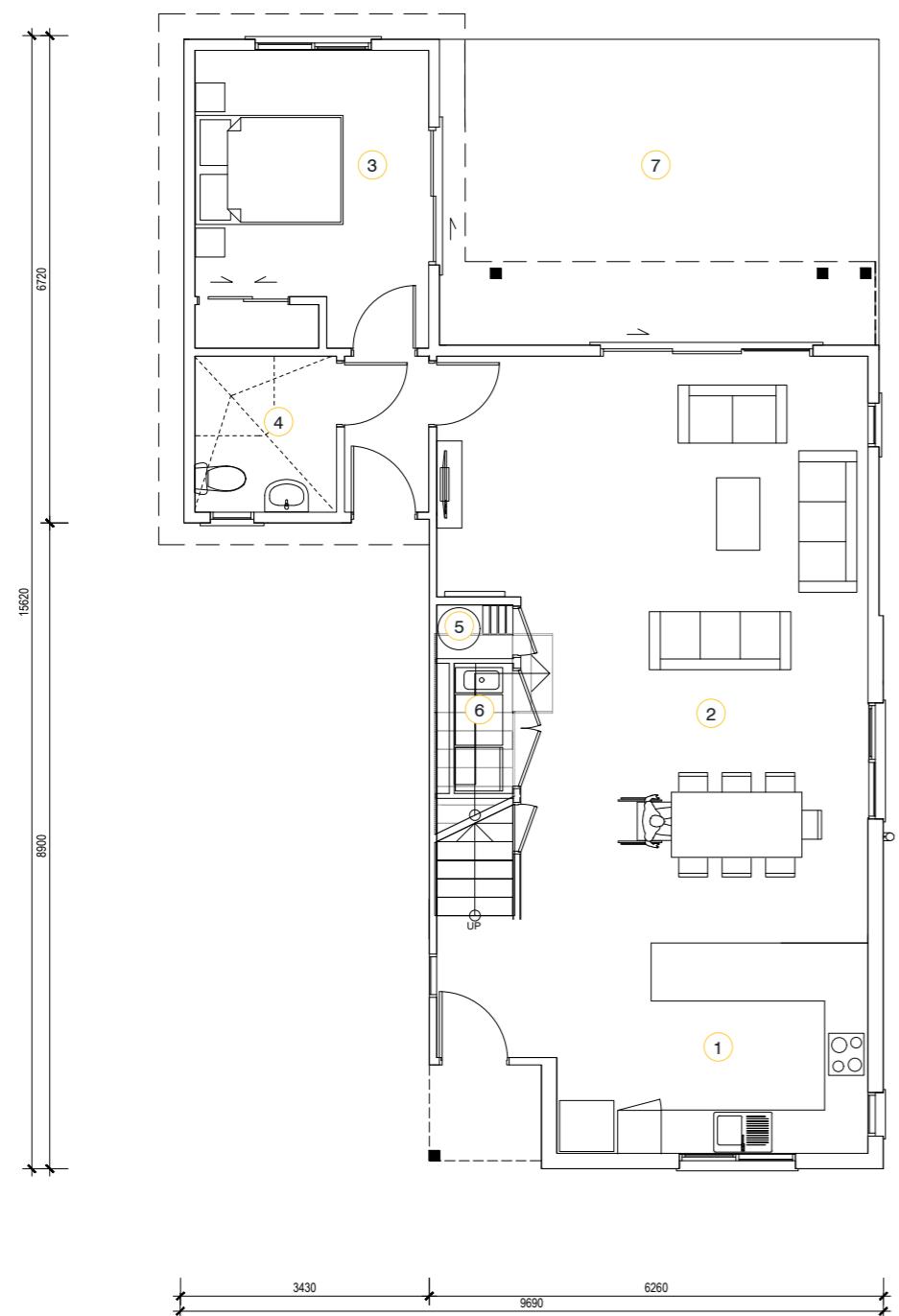
- 1 Kitchen
- 2 Living / Dining
- 3 Bedroom
- 4 Bathroom
- 5 HWC
- 6 Laundry
- 7 Terrace

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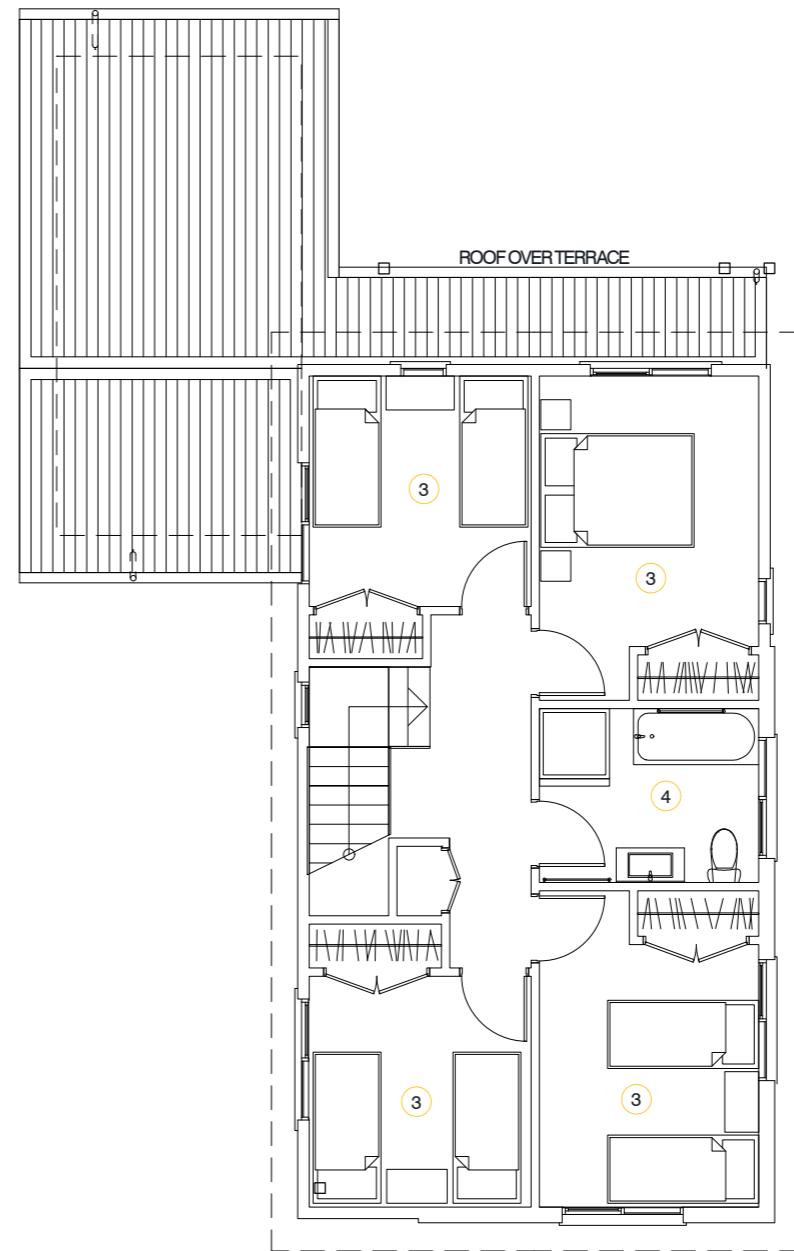
Kāinga Ora
Endeavour Ave, Flagstaff, Hamilton

Drawing:
Drawing no:
Issue:
Date:
Job no:

SK 01-24
Unit Plan - 4 Bedroom House North
HCC Urban Design Panel Review
April 23, 2020
2001



Scale @ A3: 0 500 1000 1500 2000 2500 5000
1:100 mm



5 Bed - House::

Unit Area: 158m²
Ground Floor: 89m²
First Floor: 69m²
Terrace: 26m²

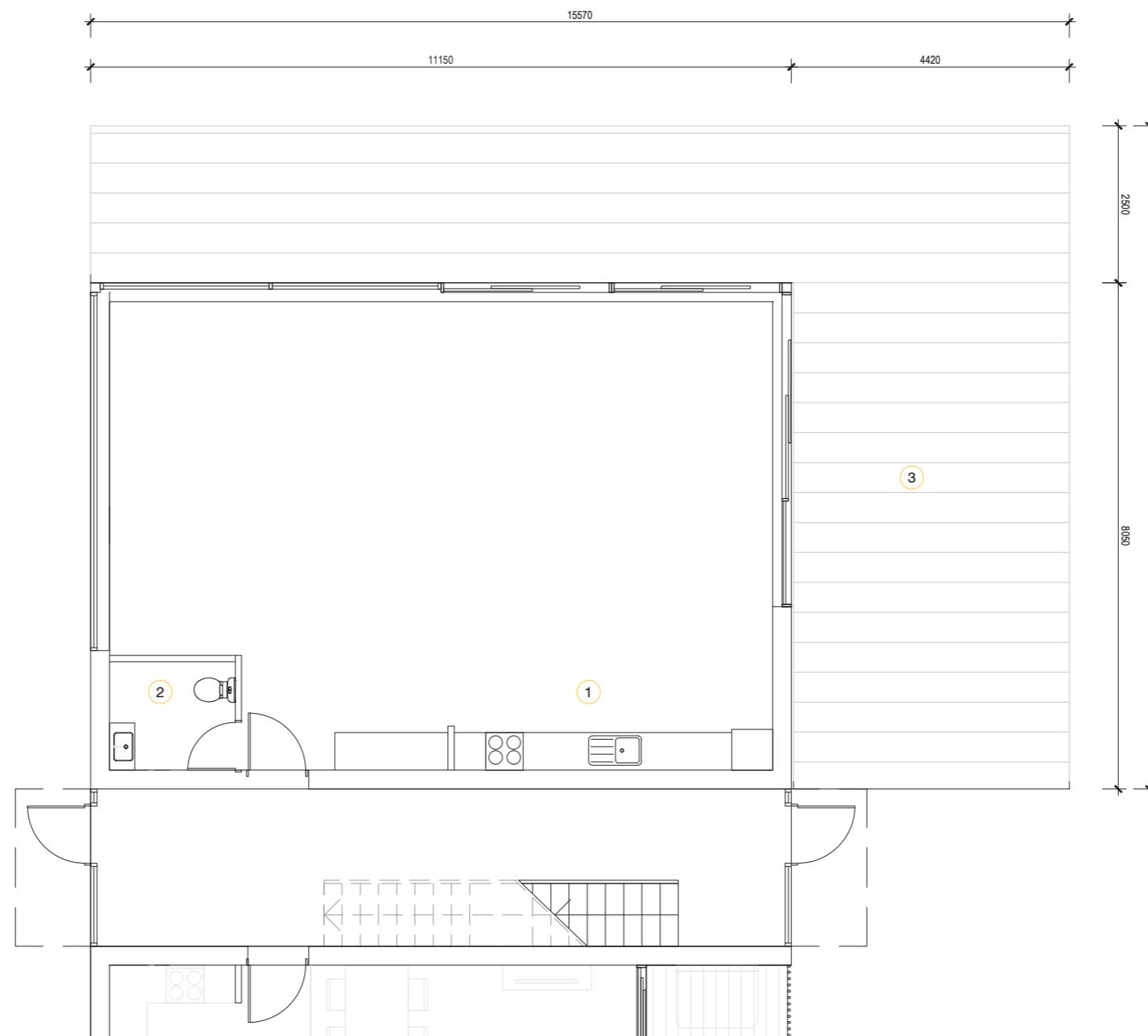
Legend

- 1 Kitchen
- 2 Living / Dining
- 3 Bedroom
- 4 Bathroom
- 5 HWC
- 6 Laundry
- 7 Terrace

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Endeavour Ave, Flagstaff, Hamilton

Drawing: SK 01-25
Drawing no: Unit Plan - 5 Bedroom House
Issue: HCC Urban Design Panel Review
Date: April 23, 2020
Job no: 2001

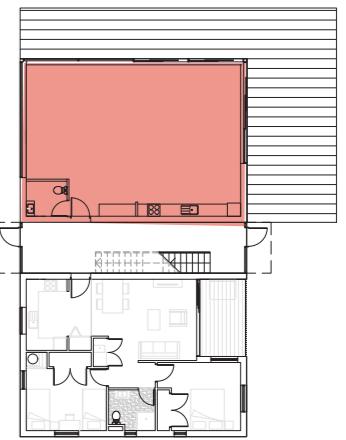
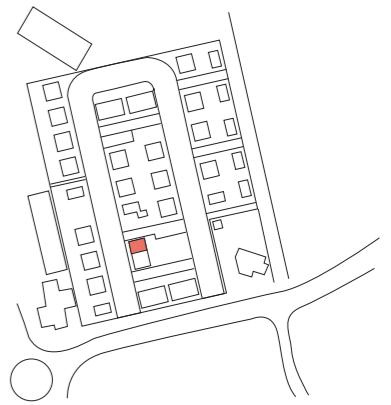


Floor Plan

Scale @ A3: 0 500 1000 1500 2000 2500 5000
1:100 mm

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Endeavour Ave, Flagstaff, Hamilton



Community Room:

Floor Area: 80m²

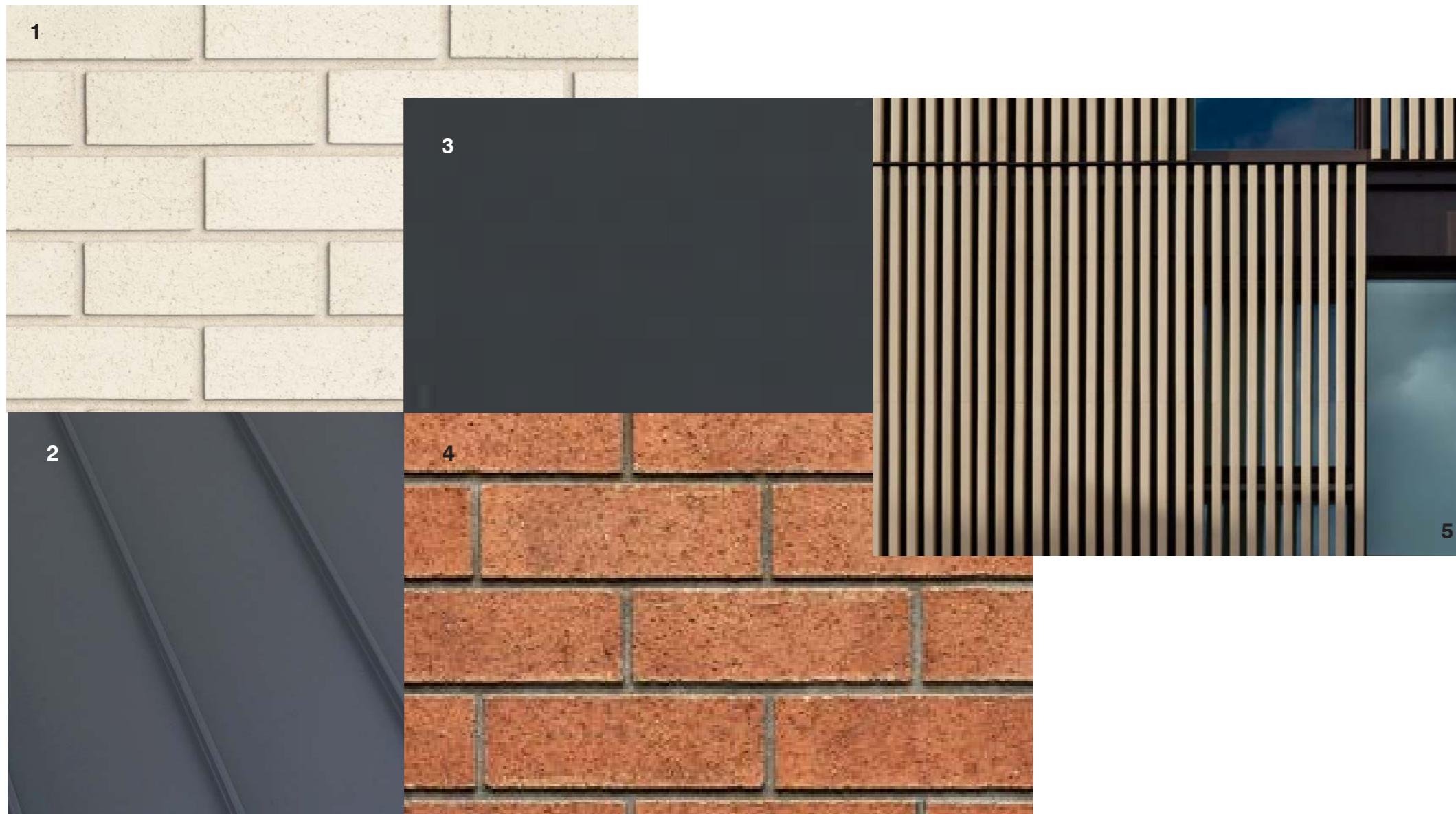
Legend

- 1 Kitchen
- 2 Bathroom
- 3 Outdoor Deck

Drawing:
Drawing no:
Issue:
Date:
Job no:

SK 01-26
Unit Plan - Community Room
HCC Urban Design Panel Review
April 23, 2020
2001

Material palette for walk-ups



Legend

1. **External Cladding**
Brick Veneer Type A
2. **Profile Metal Roof**
Dark Grey
3. **Aluminium Window and Door Joinery**
Powder-coated Dark Grey
4. **External Cladding**
Brick Veneer Type B
5. **Screen Options:**
 - Accoya Timber
 - Innowood (Composite Timber Product)
 - Aluminium Profiles (Powder-coated)

Material palette for houses



Legend

1. **External Cladding**
Brick Veneer Type A
2. **Profile Metal Roof**
Dark Grey
3. **Aluminium Window and Door Joinery**
Powder-coated Dark Grey
4. **External Cladding**
Brick Veneer Type B
5. **External Cladding**
Brick Veneer Type C
6. **Timber Weatherboard Cladding**

Landscape Concept

- landscape plan



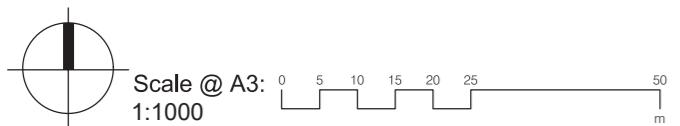
KEY

- ① Shared Space
- ② Drop Off Parking
- ③ Shared Path (3.0m)
- ④ Shared Path (2.0m)
- ⑤ Road Reserve (6m)
- ⑥ Carpark
- ⑦ Communal Orchard / Recreational Gardens

The three-storey walk-up buildings that will front the proposed looped road development will give a sense of place along Endeavour Avenue by providing height and definition along the street front. This will help the development separate itself from the public road and provides a semi-public atmosphere for users who do not live in the development. Massing along the entrance will also provide a sense of arrival as you approach the two entrances along Endeavour Avenue.

The design will provide a safe connection route to Endeavour Avenue, flagstaff park and the wider network. A three meter wide share path on the outer edge footpath within the development allows ample room for cyclists and pedestrians to move around the site, providing connection to the wider cycle network and promoting healthy and active wellbeing.

The finer-grain network will foster permeability and walkability, while the streetscape design enhances amenity and identity for the new neighbourhood.



Landscape Concept

- proposed site typologies



TYPOLOGY KEY

Typology A - 3 Bedroom House

Typology B - 4 Bedroom House

Typology C - 5 Bedroom House

Typology D - 2 Bedroom Walk Ups

Communal Recreation / Public Gardens

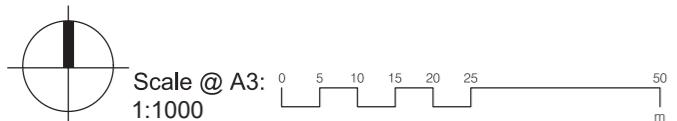
Future Home Zone / Car park

Indicative Carpark Locations

The proposed street layout provides good opportunity for open space recreation and community events. The 16m wide road reserve allows for the implementation of street typologies that would further strengthen the development.

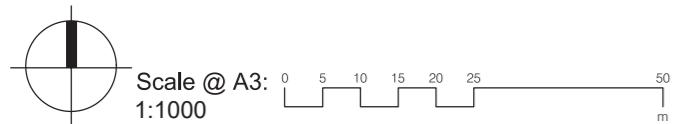
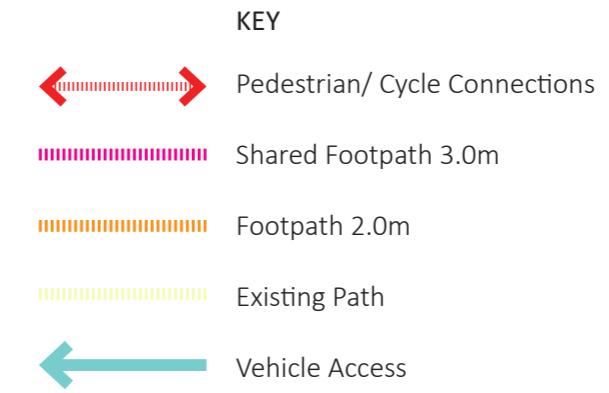
Street typologies include:

1. Typical street w parallel parking and bio/retention raingardens with high level of amenity and function.
2. Shared space zone interfacing with the adjacent park
Streets include broad shared paths that connect to the existing pedestrian and cycle network, generous WSUD elements (raingardens) and linear open spaces and visitor parking



Landscape Concept

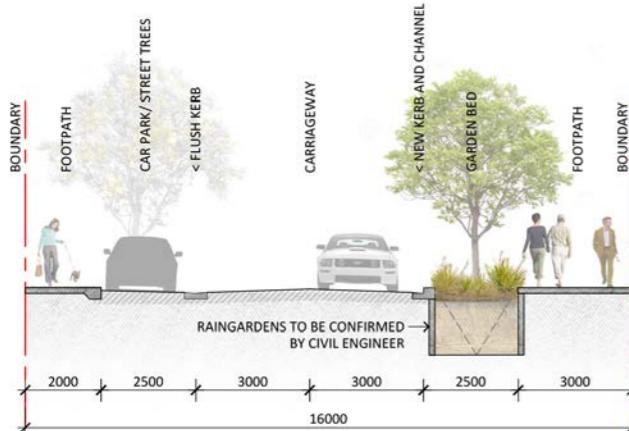
- proposed site circulation & access



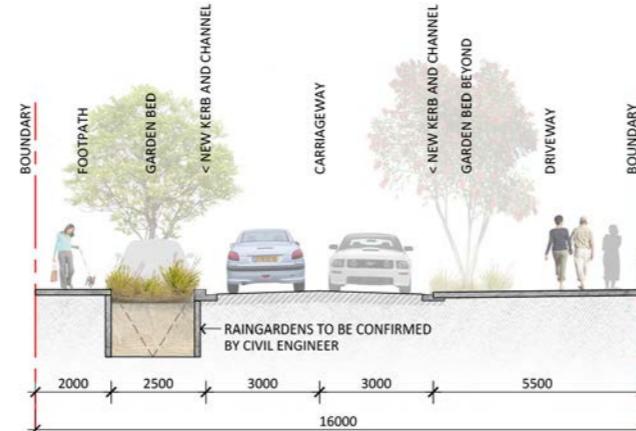
Landscape Concept

- proposed typical street sections & typologies

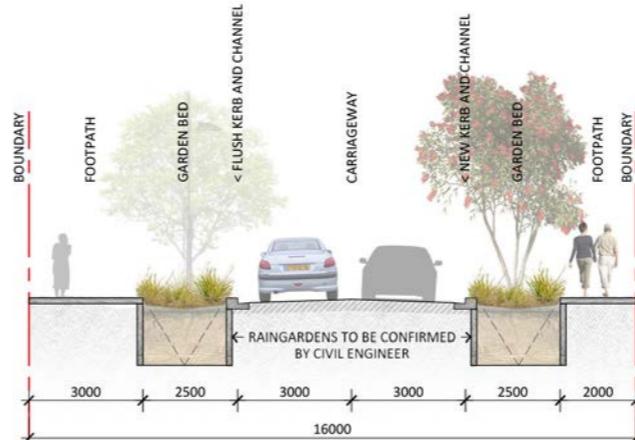
KEY PLAN | NTS



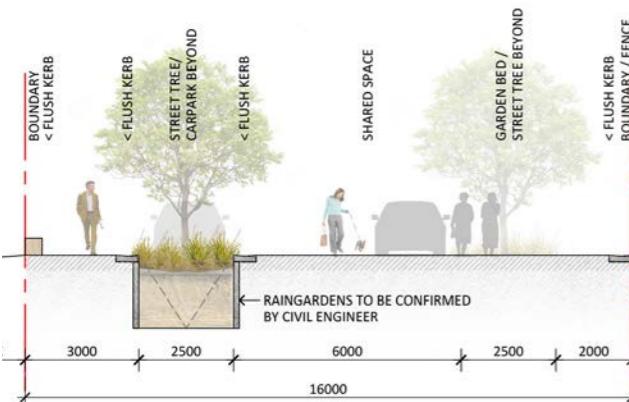
SECTION AA - SHARED PATH TYPOLOGY [GARDEN BED]



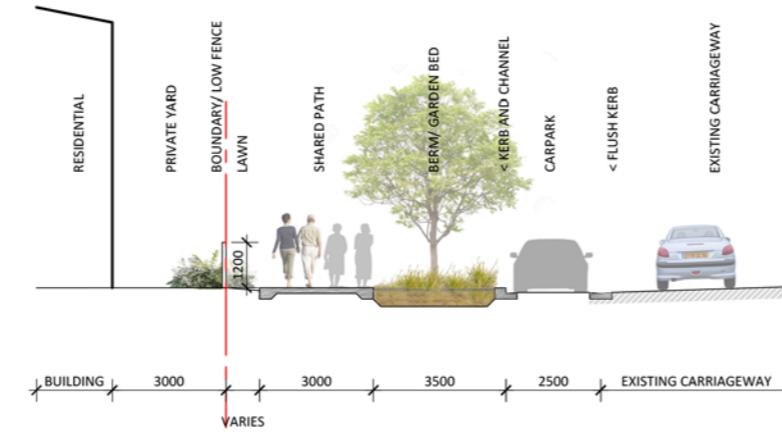
SECTION BB - SHARED PATH TYPOLOGY [CARPARK]



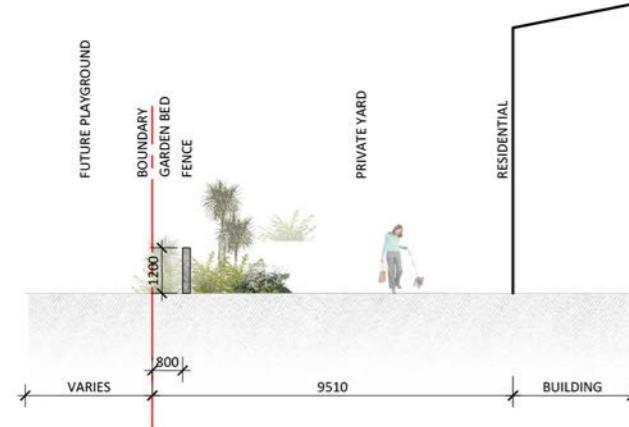
SECTION CC - STREET TYPOLOGY [GARDEN BED]



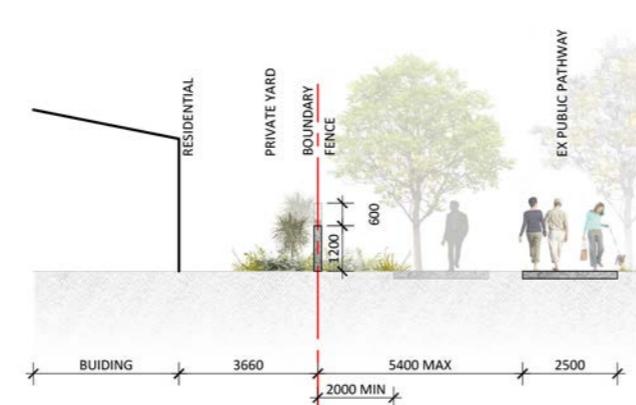
SECTION DD - PARKSIDE TYPOLOGY [RAISED TABLE]



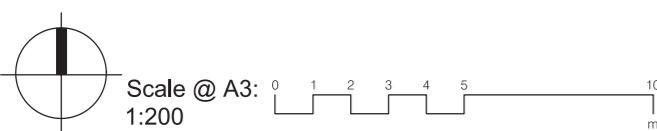
SECTION EE - SHARED PATH TYPOLOGY [EX STREET EDGE]



SECTION FF - WESTERN INTERFACE



SECTION GG - EASTERN INTERFACE



STREETS & LANES

The Endeavour Avenue development layout is structured around a 16 meter road reserve that affords a high level of amenity including: ample room for rain gardens/ bio retention gardens, specimen tree-lined shared pathways and a road carriageway. The proposed streets integrate effectively with the broader network and will create a well-connected local hierarchy within the site, as well as through to Flag staff park and wider River road cycle network.

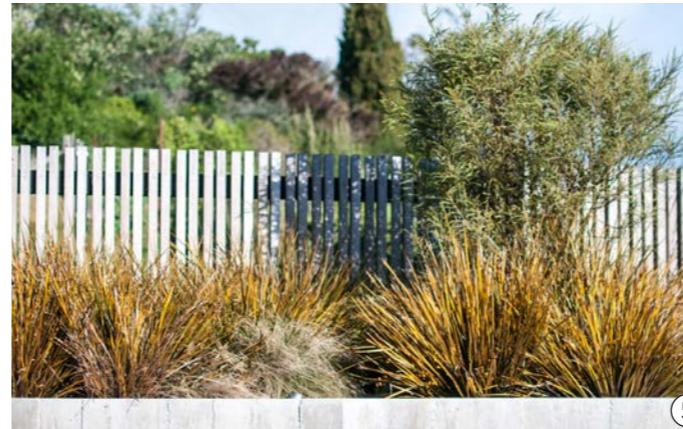
Landscape Concept

- proposed materials, fences and site furniture

PAVING, KERBS & EDGING



FENCES & SCREENS



GEOLOGY- TRANSITIONS



GARDENS



KEY FEATURES

- Complementary to rural Hamilton context
- Timber, steel, and stone
- Robust and functional
- Sustainable
- Precast and repeatable
- Light + visually permeable

KEY

① Asphalt Carriageway	④ Stone Inlay Paving
② Local Aggregate Footpaths	⑤ Permeable Fencing
③ Basalt Setts - Vehicle Thresholds	⑥ Simple robust bollards with integrated seating

⑦ Garden Beds with native planting
⑧ Linear Parks
⑨ Permeable Kerbs on raingardens

Landscape Concept

- proposed fences typologies



FENCE TYPES OPTIONS

Fence Type 01 - Timber Horizontal Railing [1200mm high]

Low front fencing



Posts: Proprietary Timber
Palings: Horizontal Timber Slats, 25mm (W) x 50mm (D) with 20mm gaps
Height: 1200mm
Colour: Timber stained or painted

Fence Type 01 B - Timber Horizontal Railing [1800mm high]

High back fencing, mixed slat spacings



Posts: Proprietary Timber
Palings: Horizontal Timber slats, 25mm (W) x 50mm (D) with 20mm gaps
Height: 1800mm
Colour: Timber stained or painted

.....

Timber Bollards



Fence Type 02 - Aluminium Vertical Slat [1200mm high typical]

Semi visually-permeable vertical slat; solid panel



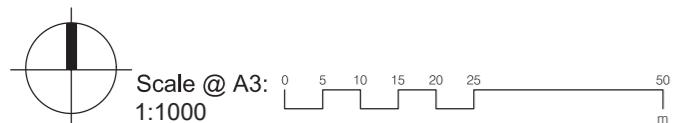
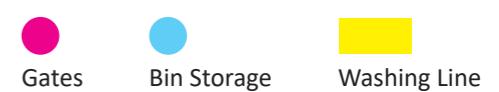
Posts: Proprietary aluminium
Palings: Vertical aluminium slats, 55mm with 25mm gaps.
Height: 1200mm
Colour: Charcoal grey aluminium slats

Fence Type 02 B - Aluminium Vertical Slat [1800mm high]

Semi visually-permeable vertical slat; solid panel



Posts: Proprietary aluminium
Palings: Vertical aluminium slats, 55mm with 25mm gaps.
Height: 1800mm typical
Colour: Charcoal grey aluminium slats



Landscape Concept

- tree matrix

INDICATIVE NATIVE TREE SELECTION

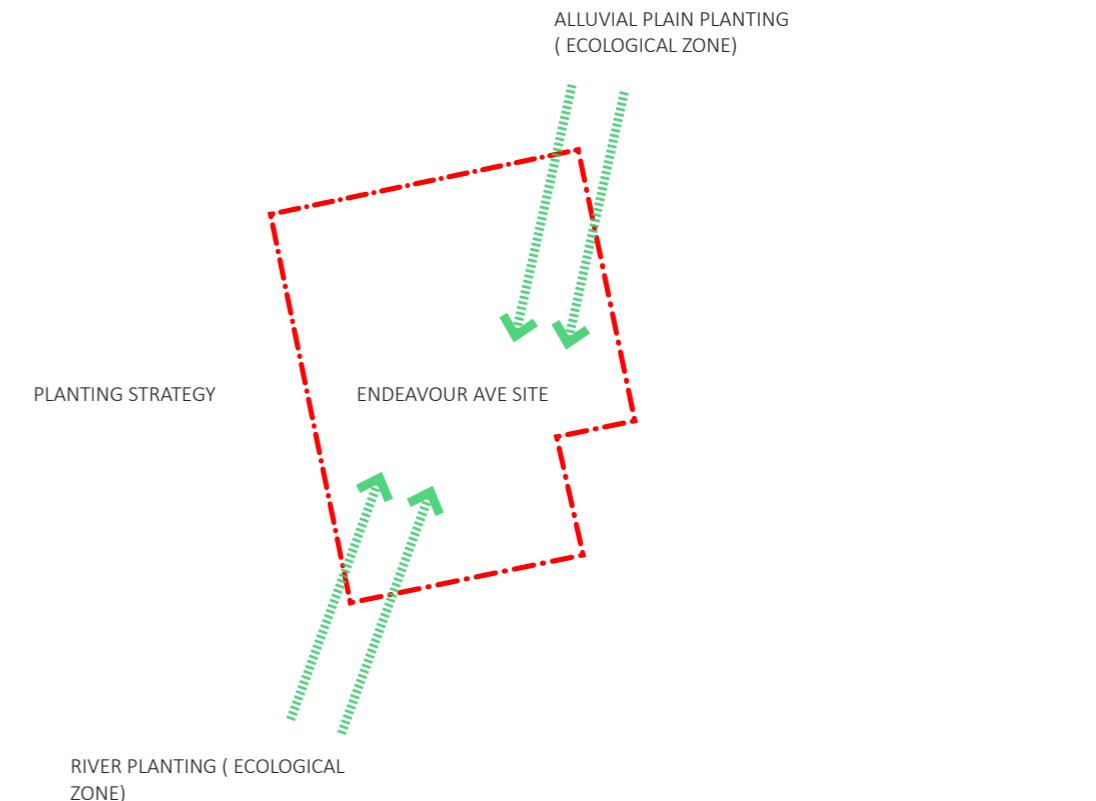


PLANT & TREE SPECIES SELECTION NOTES:

Endeavour Avenue is located on an alluvial plain. Hamilton's alluvial plains would have hosted a Kahikatea dominated forest ecology. Moist areas of the alluvial plain would have supported the growth of Kahikatea, Rewarewa, Totara, Titoki, and Nikau. Dry areas would have supported Kowhai and Miro.

KEY FEATURES

- Enhanced mix of native planting. Selected from historic forest types that were dominant in the region
- Use of refined / limited palette to help create & enhance streetscape
- Street trees to have clear stem trunks to 2m with ground cover understory and no shrub layer to ensure good sightlines.



Landscape Concept

- tree plan



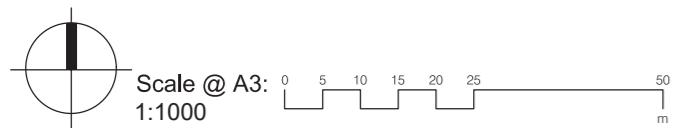
TREES KEY

Note: not depicted to scale, exact numbers + location

PROPOSED TREES		
Alectryon excelsus	Titoki	Al.e
Sophora microphylla	Kowhai	So.m
Knightia excelsa	Rewarewa	Kn.e
Cordyline australis	Tī Kōuka	Co.a
Plagianthus regius	Ribbonwood	Pl.r
Melicytus ramiflorus	Mahoe	Me.r
Leptospermum scoparium	Manuka	Le.s
Rhopalostylis sapida	Nikau	Rh.s
Pseudopanax crassifolius	Lancewood/ Horoeka	Ps.c
Fruit Trees		

PLANTING NOTES:

- Street planting possibilities to be discussed with Hamilton City Council and Kaingaora, tree species and location to be confirmed.
- The planting palette is intended to create a distinctive identity, reflective of the local environment and character.
- Native species to be eco-sourced and suited to this environment. Plants to thrive, not just survive.
- The planting will use a diverse range of species to provide a high level of resilience across the Endeavour development.
- The range of species will support and enhance a range of landscape experiences, planting will provide shade and shelter, visual filtering/screening/layering, amenity and will be adaptive to seasonal change.
- Raingardens will be strategically placed to treat and store stormwater
- The final selection of plants will be designed with maintenance and operational requirements in mind
- Existing planting to be inspected by arborist to determine health and quality.



Landscape Concept

- garden bed planting palette



Scale @ A3: 0 5 10 15 20 25 50
m
1:1000

RAINGARDEN | BIORRETENTION MIX



*Apodasmia similis,
Astelia gradis,
Blechnum minus,
Carex secta,
Coprosma propinqua,
Juncus spp,
Selliera radicans.*

AMENITY STREET PLANTING MIX



*Astelia grandis,
Blechnum novae zelandiae,
Carex virgata,
Coprosma areolata,
Lobelia angulata,
Muehlenbeckia complexa.*

RESIDENTIAL YARD PLANTING MIX



*Blechnum novae zelandiae,
Dianella nigra
Carex virgata,
Coprosma propinqua,
Libertia ixoides
Lobelia angulata,
Muehlenbeckia complexa.*

Aerial View 01



Aerial View 02



Aerial View 03

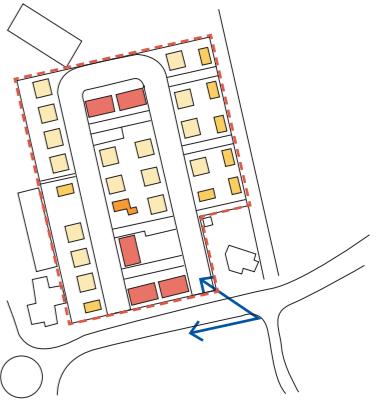


Perspective View - from Endeavour Ave



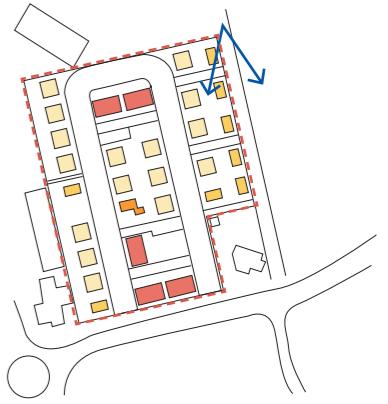
View along Endeavour Ave

Perspective View -
from Endeavour Ave eastern entrance

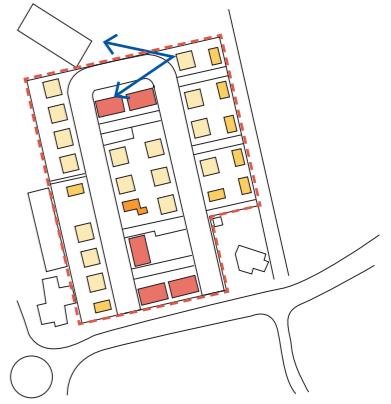


View towards eastern entrance

Perspective View - shared path

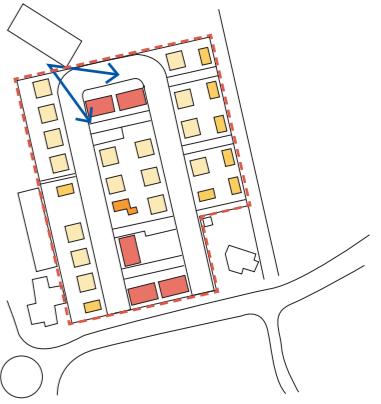


Perspective View - Flagstaff Park border



View at Flagstaff park border

Perspective View - from Suburbs Rugby Club



View from rugby club

Perspective View - Council reserve



View from council reserve

Perspective View - shared path



View along shared path

VISTA Design Guide Response

design quality

1 - Buildings and spaces should be appropriate to their purpose and setting, contributing to a coherent city form.

The proposed scheme is located in an area zoned 'General Residential' under the current Hamilton City Operative District Plan. The site is adjacent to the Flagstaff shops in the West, Flagstaff Park to the North and residential houses to the East. The project aims to develop the vacant site owned by Kainga Ora with mixed tenure housing; this will comprise a choice of housing types and complement the local centre as well as the existing residential neighbourhood.

2 - Development should articulate a clear and integrated concept or vision.

The intent is to create a connected community which relates well to its context. A loop street (to be vested) extends the existing street network and provides public access to Flagstaff Park from Endeavour Avenue.

3 - The expression of buildings and spaces should possess timeless qualities of proportion, harmony, scale and rhythm appropriate to the context.

The masterplan for the site provides a legible layout for the site, based on a loop street which will provide the address for the majority of the dwellings. Housing types range from two to five bedroom houses and are two-storeys, either freestanding or semi-detached. Apartments are accommodated in three storey walk-up typologies. Each walk-up contains six apartments to achieve a building scale

appropriate for the neighbourhood.

4 - The scale and proportion of buildings and spaces should consider the surrounding development and recognise the "grain" of the neighbourhood.

Two groups of three storey walk-up typologies book-end the development to the North and South; In the South walk-ups front Endeavour Avenue and strengthen the importance of the local centre, in the North walk-ups overlook Flagstaff Park and provide for passive surveillance. Two storey houses address the newly formed loop street and relate to the neighbouring houses to the East.

5 - Buildings and spaces should provide inspiration and delight for those who use them or pass by.

The new street with generous footpaths and planting provides two public connections and vistas between Endeavour Avenue and Flagstaff Park. JOALs and pedestrian pathways connect to the public shared path along the eastern boundary and to the Council reserve to the West. Along the northern boundary the loop street is designed as a shared space and provides a public edge to Flagstaff Park. The houses and walk-ups overlook the streets, neighbouring pathways and the park, contributing to a safe environment. Public and private spaces are clearly defined to foster a sense of community whilst also providing for individual privacy.

sense of space

1 - Development should seek to celebrate Hamilton's unique sense of place and special features.

Flagstaff is a leafy suburb along the eastern bank of the Waikato River. Contextual planting - with a preference for native species - forms an integral part of the masterplan for the site.

2 - Development should respond to local context - natural and built.

The development's tree-lined loop street will offer a pedestrian friendly connection from Endeavour Avenue to Flagstaff Park. The proposed houses and walk-ups are positioned to relate well to its residential neighbours as well as the local centre.

3 - Development should respond to special character precincts.

Although not located within a special character precinct, the proposed development positively contributes to its surroundings by the way it extends the existing neighbourhood in a sympathetic form.

4 - Development should be of appropriate scale and intensity for its setting.

The proposed built form - three storey walk-ups and two-storey houses - is positioned to relate appropriately to Endeavour Avenue, the local centre, Flagstaff Park and residential neighbours.

5 - Corners and special sites should provide landmarks to improve the distinctiveness of the city.

The positioning of walk-ups along Endeavour Avenue strengthens the importance of the local centre by locating density and height on the street frontage close to the round-about.

6 - Artworks and design features which reflect local stories or features are encouraged.

The landscaped open spaces including the playground provide opportunities to incorporate local narratives in their design. The geology of Endeavour will influence the nature of planting/ paving pattern. The Taupo geology formation contains deposits of charcoal, peat, gravel, and swamp. These elements could be reflected in the materials used throughout the site.

VISTA Design Guide Response

access

1 - Pedestrian circulation should be safe and accessible to all ages and physical abilities.

The proposed loop street with a 16m wide road reserve includes footpaths on both sides and is designed to give pedestrians priority over vehicles. The nearly flat topography of the site allows for all gradients to be accessible.

2 - Integration of vehicles and pedestrians should be carefully considered with priority given to pedestrians.

At the two entry points to the site vehicle crossings are raised to indicate pedestrian priority. The new loop street includes surface changes and a raised table on the northern end along the park edge to encourage a low speed environment.

3 - New street linkages should connect to provide safe pedestrian and service access.

The proposed loop street connects at two entry points to Endeavour Avenue. The western entry point is left in/left out only with a median in Endeavour Avenue due to the proximity to the round-about. The loop street will be designed to Hamilton City Council standards and is proposed to be vested to council.

4 - Site and building design should encourage the use of public transport, walking and cycling.

Bus stops are within 400m walking distance from the site - accessible via the new loop street. A shared path for pedestrians

and cyclists runs along the eastern site boundary - accessible via JOALs from within the site or via the footpath on Endeavour Avenue or the existing pathway along the edge of Flagstaff Park. A shared path within the development also allows ample room for cyclists and pedestrians to move around the site, providing connection to the wider cycle network and promoting healthy and active wellbeing.

5 - Pedestrian activity and quality pedestrian amenity should predominate at street level.

Footpaths on either side of the proposed loop street connect to the majority of front doors, encouraging residents to meet in a quality public realm. Semi private open space including a playground, JOALs and pedestrian pathways provide east-west pedestrian linkages and connect the new community to the existing neighbourhood.

6 - Vehicle access should be integrated so that pedestrian and public spaces are not compromised.

All vehicle crossings on Endeavour Avenue, to car parking areas for walk-ups and to individual houses are designed for pedestrian priority. Vehicle crossings to individual houses are combined (paired) to minimise interruption of the footpaths.

7 - Streets should be designed to create a pleasant thoroughfare and reflect Hamilton's special character.

The proposed loop street will be lined with trees and feature bio-retention and rain gardens. The orientation and design of

houses, their fences and hedges allow for passive surveillance of the street.

public space

1 - Open spaces should be defined by buildings, with logical movement routes and congregation spaces.

The proposed loop street provides a legible extension to the existing street network and sets up a clear development pattern for the site. The street connects Endeavour Avenue in the south to Flagstaff Park in the North. East-West linkages are provided by JOALs and pedestrian pathways. The group of three walk-ups in the southern part of the site includes a communal room on ground floor which opens out to a landscaped open space and playground.

2 - Public open space should be thoughtfully designed for the climate and appropriate to the anticipated use.

The public open space has been designed to be simple to maintain and be suitable for use by a range of ages and abilities. A mix of evergreen and deciduous specimen street trees will line the public spaces to provide sunshade in summer and allow sun light in for the winter months.

3 - There should be clear definition between public and private spaces.

Street frontages will incorporate a combination of a planted edge and low level boundary treatments. Dwellings are designed with their front doors facing the street to provide a clear address and encourage neighbours to talk to each other. Private spaces are located at the rear of the houses and will be screened with higher fencing in appropriate locations.

4 - Development should encourage street-level activity, surveillance and enhance the sense of community stewardship.

The houses and walk-ups have been orientated and designed to overlook the public realm. Building entries face the street and public and private areas are clearly defined. Car park areas are clearly defined and the public realm design avoids opportunities for casual parking.

5 - The quality of landscape design, planting and materials should reflect the importance of the space.

The selected planting species and materials would suit Hamilton's historic ecologies and typologies. This includes the alluvial gully plant species that the site sits within. Material selections will be locally sourced where possible and will be sustainable. The landscape design will celebrate Hamilton's unique culture by providing garden lined wide shared paths for visual amenity, recreation and healthy well being.

6 - Development should embrace best practice crime prevention principles and incorporate clear view lines and avoidance of entrapment spaces.

Public realm and built form have been designed in accordance with CPTED principles. The loop street allows for clear view lines and is well overlooked by adjoining houses. Three JOALs on the eastern side have a pedestrian connection to the adjacent shared path along the eastern boundary. Street trees will have a raised stem, maintained canopy crown to

allow for open surveillance across the site.

7 - Maintenance and renewal should be considered at the design stage.

A focus on durability and ongoing maintenance is the basis for the project's long term affordability. Materials will be long lasting and have low maintenance requirements. The site will be managed and responsibilities will include maintenance and repairs of landscaping, gardens and property within the communal areas.

8 - Integrated approach to land use planning is necessary to ensure public spaces are appropriate, meaningful and supportive of community activity.

The community spaces front the street and will provide accessible urban amenity for the future residents.

VISTA Design Guide Response

lifestyle

1 - Streets and districts should accommodate a variety of uses, integrating areas of business, retail and housing.

The proposed development is a mixed tenure residential development. The adjacent local centre and nearby bus stops with good connections to the city centre will serve the future residential community well.

2 - Different activities should be designed to work well together and minimise disruptions.

On the eastern boundary the proposed development continues existing residential development - separated by a shared path. Kainga Ora will contact the adjacent child care facility to discuss any potential improvements to their vehicular access. On the western boundary the proposed development borders the local centre. An existing two storey commercial building is built on the boundary and presents a blank wall to our site. The development will be serviced by a new loop street accessed from Endeavour Avenue.

3 - Places should offer a high quality of urban amenity and work at all hours of the day and night, for users and passers-by.

Appropriate lighting will increase safety to the street and community spaces, as well as enhancing the amenity value of the spaces. Kitchen and living spaces facing the streets will also increase security of the development into the evening via passive surveillance. Street trees will have a raised stem, maintained canopy crown to also

allow for light to get through and open surveillance across the site.

4 - Spaces should be flexible to appeal to all types of people and accommodate special occasions.

This criteria is considered not applicable to the proposed scheme.

5 - There should be an appropriate and sufficient density of occupants to support local services and passenger transport.

The development proposes 70 dwellings with a variety of housing choices - providing a residential density appropriate for the proximity to the local centre and park.

6 - Housing should be adaptable to accommodate a range of household types, abilities and ages.

The development will offer housing choices: House types include 2, 3, 4 and 5 bedroom houses. The walk-ups will accommodate 2 bedroom apartments. Houses and ground floor apartments will be accessible.

7 - Development should reflect and celebrate Hamilton's cultural diversity.

The proposed mixed tenure development will provide a range of housing typologies within a quality public realm with opportunities to foster social interaction between residents.

sustainable environments

1 - New buildings should seek to incorporate 'green building' measures to reduce energy, water consumption and waste production.

All new Kainga Ora developments are designed to a minimum NZGBC Homestar 6 standard.

2 - Buildings, public spaces, and carparks should incorporate low impact urban design practices.

The three-storey walk-up buildings that will front the proposed looped road development will give a sense of place along Endeavour Avenue by providing height and definition along the street front. Massing along the entrance will also provide a sense of arrival as you approach the two entrances along Endeavour Avenue. Carparks within the development are set to the Hamilton City parking standards and will have planting and different surface treatments for visual amenity, traffic control and privacy screening for residents living in the walk-ups. Public spaces are generous with wide footpaths lined with garden beds and open surveillance across the site.

3 - Development should take into account the underlying ecology and landscape features.

The development features an enhanced mix of native planting selected from historic forest types that were dominant in the region. This includes Alluvial gully mix. Underlying geology consists of large amounts of pumice (sands, silts, gravels). The soils near the site are primarily alluvial.

This geology will influence the nature of planting/ paving pattern. These elements will be reflected in the materials used throughout the site.

4 - Buildings and spaces should be designed to be adaptable to future uses, particularly in town centres and the City Heart.

The freestanding and duplex houses as well as ground floor walk-up units will be designed to be accessible. Some houses have a bedroom and adjacent accessible bathroom located on ground floor - suited to a family member with impaired physical mobility.

5 - The conversion of existing buildings and redevelopment of inner urban sites is encouraged.

The site is vacant.

6 - Efficient refuse management should be considered for both construction and operation of buildings.

A waste management plan will be developed for the construction of the development with the aim to divert construction waste from landfill. Bin stores will be provided for residential waste; its collection will be by council. The loop street is designed to accommodate waste truck manoeuvring.



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HAMILTON URBAN DESIGN ADVISORY PANEL

Meeting Date:	23 April 2020
Project:	Social Housing - Flagstaff
Client:	Kainga Ora
Architects:	Architectus
Client Team:	Kathryn Drew; Severin Soder; Sue Evans; Nick Howcroft; Hugh Smith; Jimmy Atkin; Maggie Xu
Panel Members:	Les Matthews (chair); Margi Moore; Judith Makinson; Brian White; Brian Squair; Richard Douch; Ben Inger
Apologies from:	

Background:

Kainga Ora are proposing the construction of 70 units within a comprehensively designed scheme. The site is in Flagstaff on Endeavour Avenue, is held by the Crown, with the land use, as gazetted set apart for social housing.

GENERAL

The Panel thanks the Applicant for bringing this key project to the Panel. The project is an important one for Hamilton as an exploration of residential intensification - including social housing - in a relatively high-profile gateway location. The submission document is well put together, covering the design rationale, thorough to visualisation and analysis - complete with VISTA principles - making this one of the most comprehensive submissions received by the Panel to date.

Most of the Panel's observations/comments/suggestions fall within 2 categories, namely edge treatments, and on-site design elements.

EDGE TREATMENT

Overall the development is well integrated - with good connectivity - to its urban context. Road and path designs relate well to surrounding networks, open space, through-site linkages, and neighbouring amenities.

The Panel supports the northern edge connection with Flagstaff Park is visually open via bollards and accessible to pedestrians. In fact, the Panel would be supportive of this edge being made even more permeable, with even greater integration with the park through planting extending into the park edge, thereby softening or blurring this edge. Two of the units on the NE corner may be able to be reconfigured to take greater advantage of park views; and the space between the development and the rugby clubroom could be made less constrained.

The eastern edge embraces the shared path rather than closing it off, thereby visually extending the site, and addressing CPTED through passive surveillance of the shared path. The Panel suggest checking that JOALS are suitably designed to accommodate vehicle manouevring as well as pedestrians and cyclists. One further suggestion is to accommodate drop-off / pick-up traffic associated with the day care facility adjoining the site.

The southern edge borders Endeavour Ave, with built form helping to define the street edge, as well as providing legibility for access. Building bulk and location is considered appropriate given the adjacency to Flagstaff commercial development, as well as precedent developments on River Road.

The western edge interfaces well with the reserve - again, providing for passive surveillance and engagement with the neighbouring public space.

ON SITE DESIGN ELEMENTS

NW and NE corner treatment suggestions were noted; as well as a minor discrepancy between plans and renders of the northern edge treatment.



vista

The design of the 3-storey walk-up blocks appear very slab-like. The Panel suggested mitigating this effect by breaking down the facades into smaller elements, and using contrasting materiality as indicated in the proposed material palette in the submission.

Some discussion was held concerning the loop road - particularly the provision of shared paths, service berms, bin collection space, and rain gardens. The Panel recommends close collaboration with HCC at the more detailed stages of design in order to resolve these elements, as the loop access is intended to be vested as a public road.

CONCLUSIONS

Overall, the Panel commends the care and attention given to considering the context of the proposed development. With some suggested minor improvements, the Panel is supportive of the non-compliances associated with this very high quality submission.

Please note that the above comments are advisory only and do not constitute a decision by Council. Recommendations from the panel will be incorporated into the officer's planning report, where applicable. All information before the panel is deemed to be confidential unless it is already part of the resource consent process.