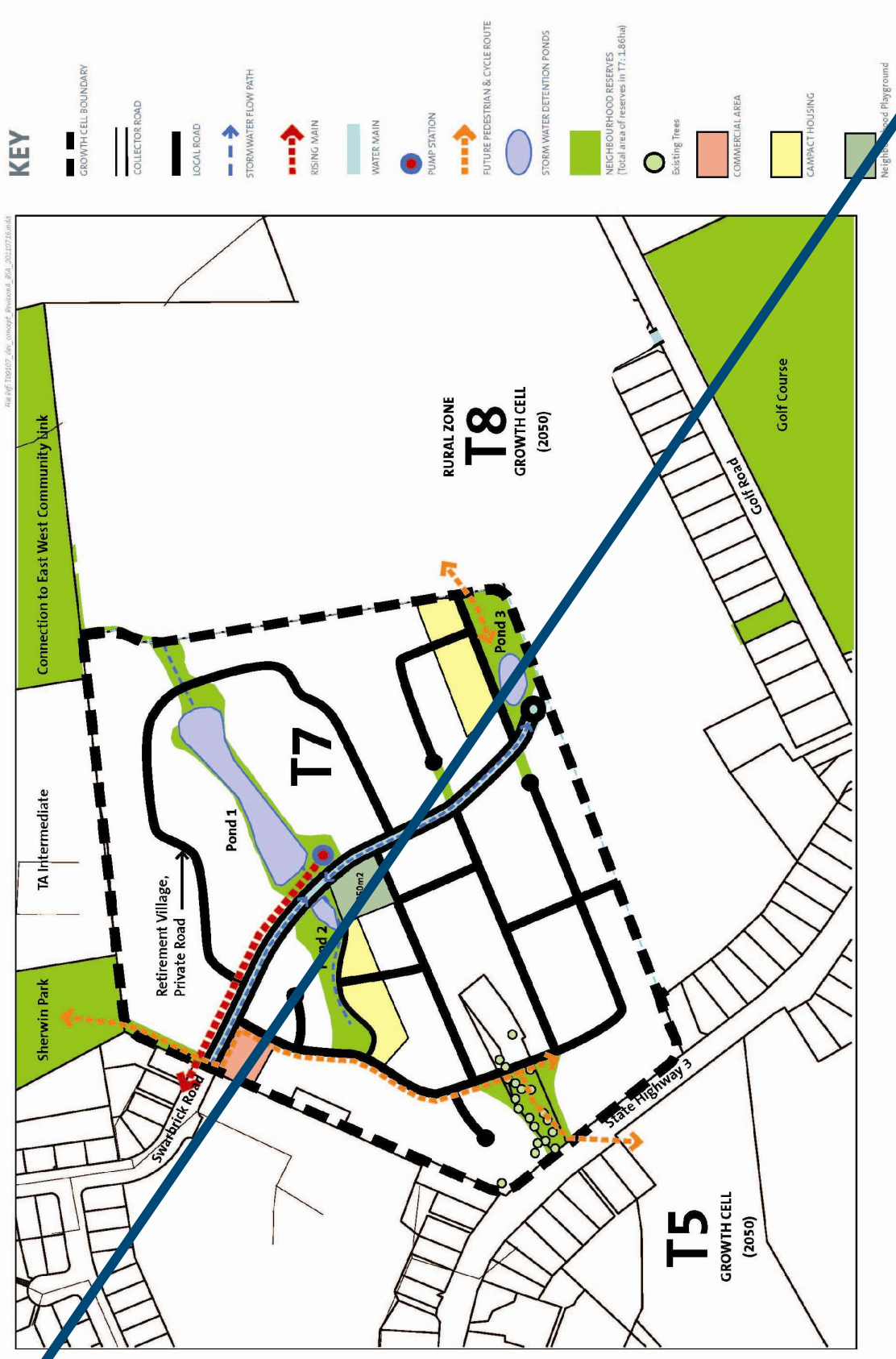


Appendix S14 – Te Awamutu South Structure Plan and Design Guidelines

S14.1 Te Awamutu South Structure Plan



HIGHFIELD TRUST PLANNING CHANGE
Structure Plan
 Date: 19 August 2011 | Revision 1
 Plan prepared for Highfield Trust by Boffa Miskell Limited
 Author: richard.coles@boffamiskell.co.nz | Checked: GMW

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S14.2 Te Awamutu South Design Guidelines

S14.2.1 The Te Awamutu South Design Guidelines, alongside the Te Awamutu South Structure Plan, have been developed to assist the assessment of the development and subdivision applications in this 18ha growth area. The Guidelines outline key design outcomes that individual subdivision and development applications are expected to achieve. Some of these outcomes have been identified in the Te Awamutu Concept Plan, June 2010.



S14.3 Background description

S14.3.1 The Te Awamutu South Greenfield development area is 18ha to be developed for future residential living between now and 2025. The area is bounded by the existing southern development of Te Awamutu town being the Swarbrick Drive area, Sherwin Park and the Te Awamutu Intermediate School. To the west is State Highway 3 (Kihikihi Road) and to the south of the site are Golf Road and the Te Awamutu Golf Course. Rural farmland to the east falls gently to the Mangaohoi Stream.

S14.3.2 The land is gently rolling and requires some earthworks to establish ground contours suitable for development. There will be minor changes to the landform resulting from urban development. Existing mature trees adjacent to State Highway 3 will be retained to soften the development and to maintain a visual landmark for the area. The site has views to nearby mountains including Pirongia, Kakepuku and Maungatautari.

S14.4 Key elements that link Te Awamutu and Te Awamutu South

- S14.4.1 The attributes that contribute to the character of the residential area and the expansion of the edge of the urban area are:
- (a) A logical and safe road connection from Swarbrick Drive to the T7 growth cell.
 - (b) Pedestrian and cycle ways that link to the strategic network.
 - (c) Embedding stormwater ponds within reserve open space to maximise residential amenity and the efficient use of the land resource.
 - (d) Provide a range of housing types that provide for the needs of the Te Awamutu community and contribute positively to the existing character of the southern gateway to Te Awamutu.
 - (e) Where possible, preserve tree clusters where these can be incorporated into open space design and streetscapes.
 - (f) Locate denser residential development adjacent to or opposite areas of public open space.
 - (g) Where practical, design road layouts and open space to provide views to the rural landscape and ranges surrounding the Te Awamutu basin.
 - (h) Ensure that landform modification is sympathetic to the original topography and adjacent land.

S14.5 Desired future character of Te Awamutu South

- S14.5.1 The future character of Te Awamutu South will reflect many of the attributes identified above. The land is situated on the edge of the existing urban area and may eventually extend to Golf Road and towards the Mangaohoi Stream. Te Awamutu South is within walking distance to the Town Centre and will have pedestrian and cycle linkages to passive and active open space reserve areas.
- S14.5.2 The Te Awamutu Town Concept Plan promotes a vision for Te Awamutu including an East to West community link which includes connecting existing and future reserve space to form a continuous green network. This incorporates the Mangaohoi Stream. The structure plan design has included these connections as well as providing new local reserves within the structure plan area.
- S14.5.3 The main difference to the existing residential areas in Te Awamutu is that the development yield is higher at between 12 and 13.5 dwellings per hectare. This requires more careful subdivision design and architectural design of dwellings. This will be achieved through a range of residential lot sizes and residential building typologies.
- S14.5.4 The Town Concept Plan identifies an area suitable for medium density housing. Resource consent for a retirement village and hospital has been granted within the T7 cell in this area and is expected to develop starting in late 2011.
- S14.5.5 Stormwater reserves and neighbourhood park areas will be positioned strategically to ensure the development of the growth area is legible and clusters of higher density residential development can occur adjacent to these open spaces.
- S14.5.6 A small neighbourhood commercial area is proposed on the northern portion of the T7 cell which will also service the nearby existing residential area of Te Awamutu.

S14.5.7 An asset to this growth area is the adjacent rural landscape and mountains surrounding the Te Awamutu basin. Design of future subdivisions can provide views to these through careful orientation of road layouts and location of open space.

S14.6 Streetscape design

S14.6.1 The future development of Te Awamutu South has an important role to play as it interfaces directly with State Highway 3 and forms part of the southern gateway into town. It is important that new lots and dwellings are designed so they do not turn their backs on the State Highway frontage. This will be achieved by designing dwellings that have windows that face the State Highway and avoid large windowless areas.

S14.6.2 This growth area also forms part of a network of pedestrian and cycle linkages proposed for Te Awamutu so it is important that the design of these networks is efficient, legible and safe.

S14.6.3 Council's Growth Strategy identifies the T8 growth cell which is planned to be developed on or about 2050.

S14.7 Design Objectives

Objective 1 – Role and identity

S14.7.1 Create a Greenfield residential area which connects to the existing urban area of Te Awamutu in a seamless and sequential order.

S14.7.2 Provide for a range of housing types including higher density developments located adjacent to public open space.

S14.7.3 Ensure the residential development adjoining State Highway 3 is designed sympathetically to the existing residential character that will enhance the southern gateway to Te Awamutu while avoiding reverse sensitivity effects on the continued operation of the State Highway.

Objective 2 – Built form

S14.7.4 While many of the residential buildings will be single storey and similar in built form to the existing housing stock of Te Awamutu, there is opportunity to provide more compact residential development. This may include duplex housing, terrace housing and a small number of compact detached housing located adjoining or facing public open space. Compact housing developments will be comprehensively designed and consist of a range of building typologies. Examples of building forms are attached to these guidelines.

S14.7.5 Design to address the street and provide for passive surveillance to ensure a safe community is established. For example: Fences adjacent to open space and pedestrian/cycle links will be kept at a low level. A height of 1200mm high allows for passive observation of the street when standing within dwellings.

S14.7.6 Outdoor living areas will be located to ensure exposure to the sun and indoor living areas to ensure passive solar gain is achieved.

Objective 3 – Traffic and parking

- S14.7.7 Continue to enhance pedestrian, cycle and other sustainable movement modes to minimise vehicle movement and parking.
- S14.7.8 Design a well connected street pattern that provides for future connection into adjacent growth cells.

Objective 4 – Public space, streets and reserves

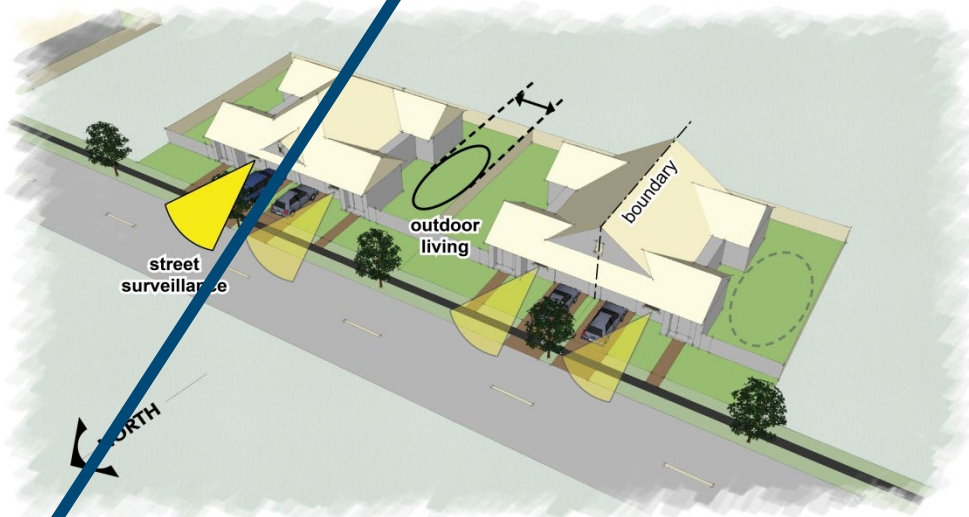
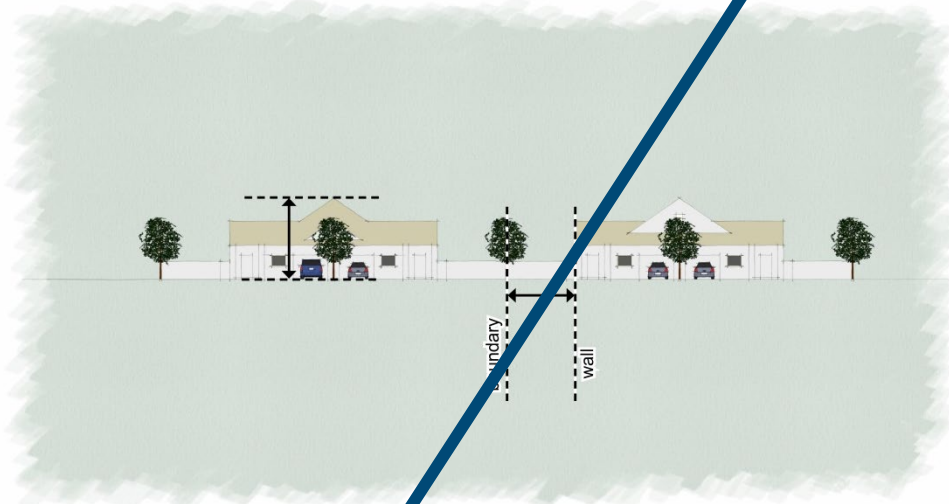
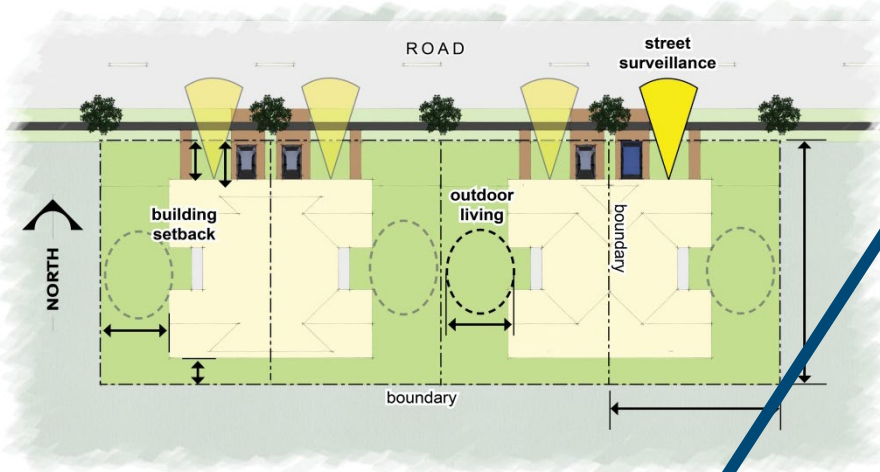
- S14.7.9 Provide a hierarchy of streets with different street widths and berm treatments that distinguish minor roads from other local roads.
- S14.7.10 Maintain and enhance public streets and reserves, by providing amenity landscaping, passive surveillance, and well designed reserve space.
- S14.7.11 Ensure that pedestrian walkways are not closed off with high visually impermeable fences and that adjacent dwellings are designed to provide passive surveillance.
- S14.7.12 Provide for pedestrian and cycle links in subdivision design that connect to existing and future urban areas including linkages to recreational facilities such as Sherwin Park, Te Awamutu Golf Course and the planned East West Community Link¹ (a green corridor) through the town.
- S14.7.13 Establish focal points such as neighbourhood parks and retention of existing landscape trees to assist in providing legibility and character to the area.

Objective 5 – Views and landmarks

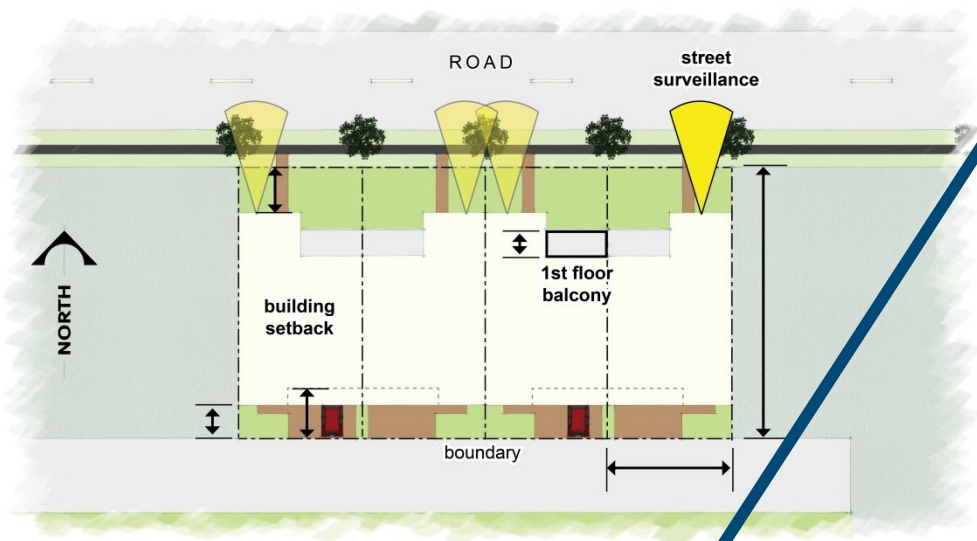
- S14.7.14 Protect and enhance vistas of the rural backdrop and natural landscape features that surround Te Awamutu including the view shafts to the three prominent mountains that are visible from the site, including Mt Pirongia, Mt Kaitapuku and Maungatautari.

¹ Green corridor identified in Te Awamutu & Kihikihi Town Concept Plan June 2010

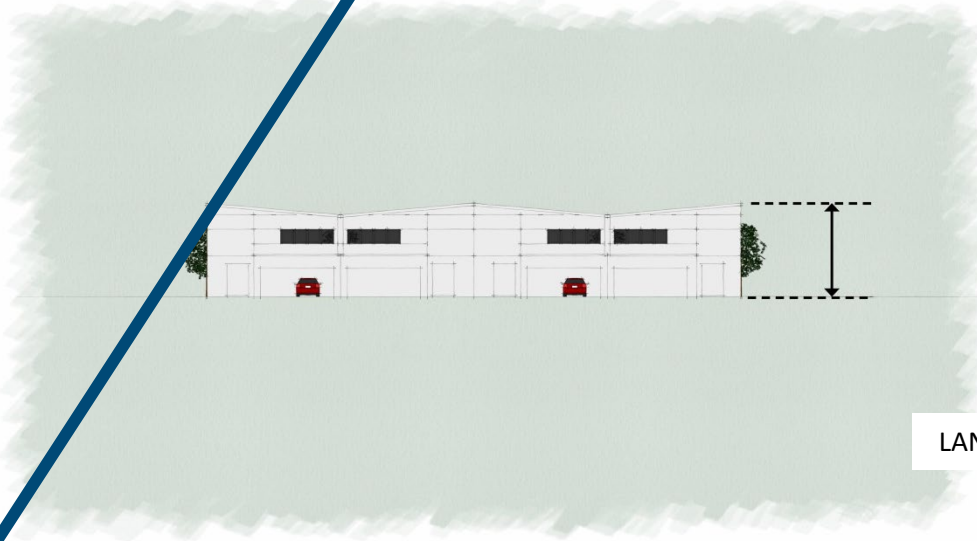
COMPACT DUPLEX



COMPACT TERRACE

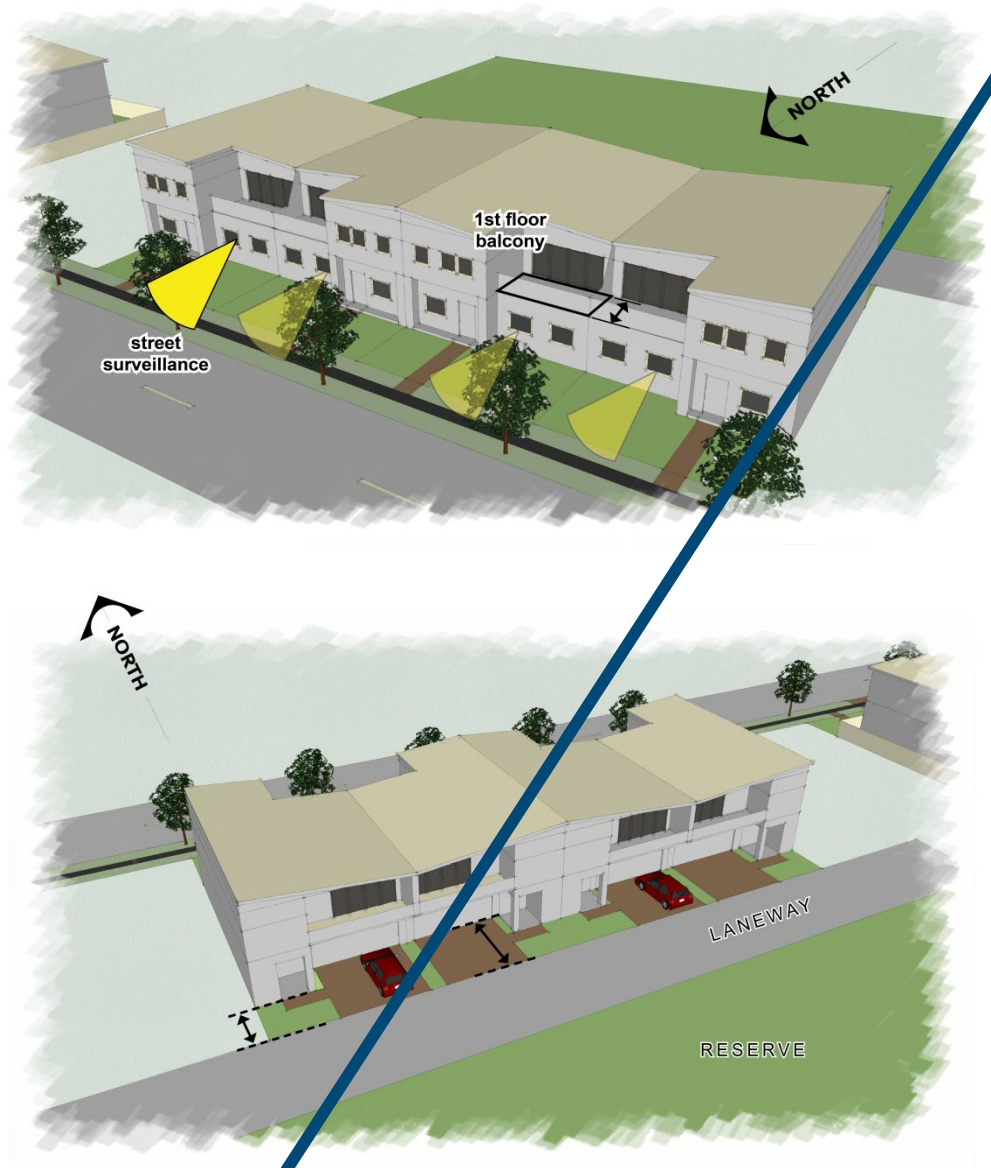


STREET VIEW



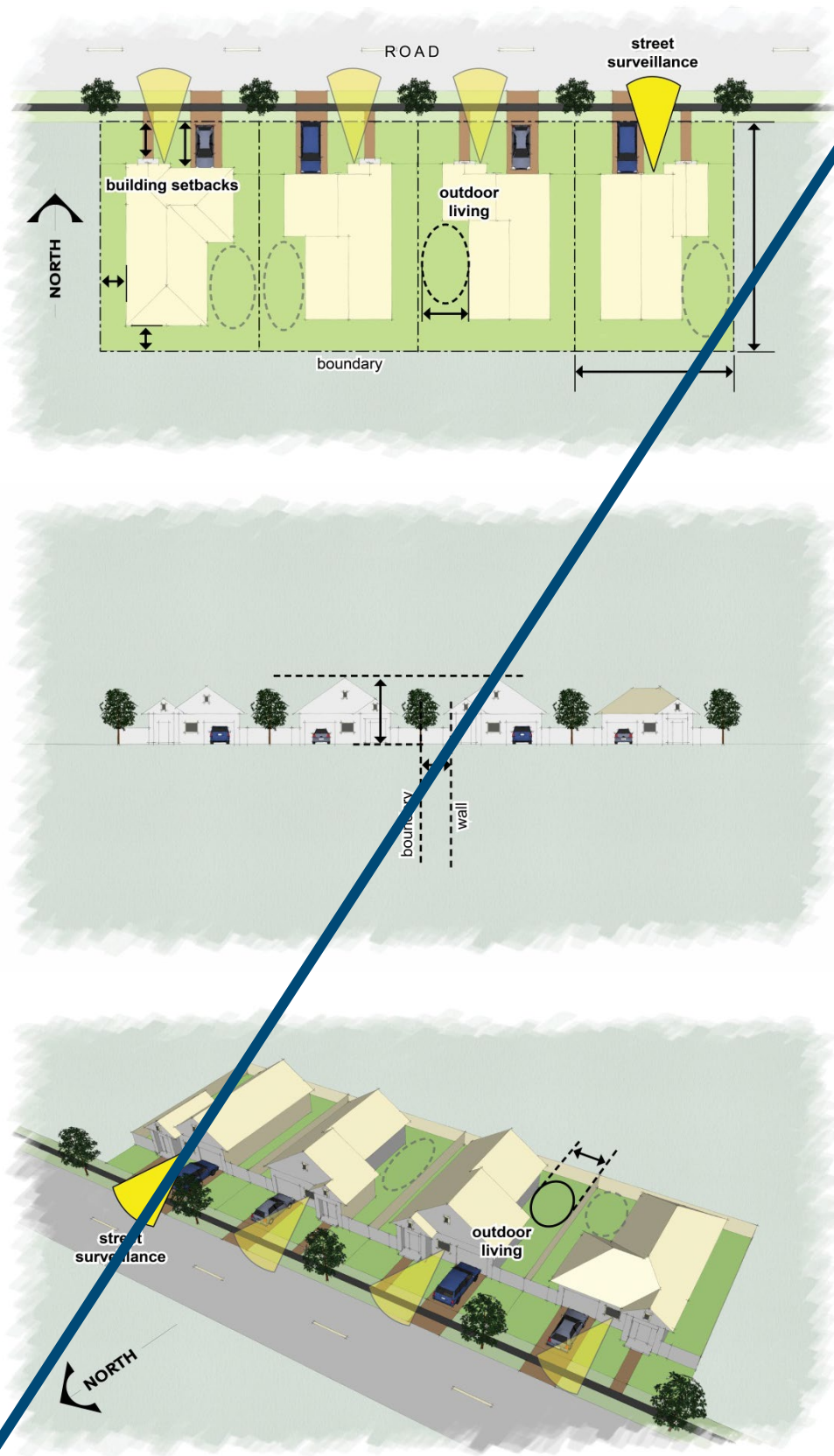
LANEWAY VIEW

COMPACT TERRACE



- LANEWAY VIEW

COMPACT DETACHED – SINGLE STOREY



COMPACT DETACHED – DOUBLE STOREY

