

Before Waipa District Council

In the Matter of the Resource Management Act 1991 (**Act**)

And

In the Matter of an application for resource consent to for Compact Housing Development at 3 Kelly Road, Cambridge.

Council Reference Resource consent – LU/0125/23

Evidence of Stanley Edward Kingma on behalf of Kelly Road Investments Limited

Dated 1 March 2024

Introduction

1. My full name is Stanley Edward Kingma and I am a director of Sekta Architects Ltd located in Claudelands Hamilton.
2. I hold a New Zealand Certificate in Architectural Drafting from WINTEC 1984, a Bachelor's degree in Architecture from Auckland University 1987 and a Post Graduate degree in Project Management from Queensland University of Technology, Brisbane Queensland 1998. I am registered with New Zealand Registered Architects Board as a registered Architect (NZRAB 2536) and I am a registered architect in Queensland Australia with the Board of Architects Queensland (BOAQ 2767).
3. I have 43 years' experience in the architecture industry having worked in Hamilton, Auckland, Cairns Australia and Brisbane Australia designing a wide variety of projects from larger scale commercial, industrial and inner-city residential projects in Australia and New Zealand as well as significant projects like the Hamilton Casino project while working for AECOM.
4. I started Sekta Architects in 2004 and have undertaken a wide variety of projects in New Zealand, Australia, the Pacific Islands and Saudi Arabia. We have undertaken multi-unit housing developments in Hamilton and currently have an inner-city mixed-use apartment development in the design stages in Wellington.
5. Sekta Architects Ltd have won several local awards from the NZIA most notably for Kakariki House in Hamilton, the first 4-star green refurbishment in NZ and the 7th Greenstar building in NZ.
6. I have been provided with a copy of the Code of Conduct for Expert Witnesses contained in the Environment Court's 2023 Practice Note. I have read and agree to comply with that Code. This evidence is within my area of expertise, except where I state that I rely upon the evidence of other expert witnesses as presented to this hearing. I have not to my knowledge omitted to consider any material facts known to me that might alter or

detract from the opinions expressed.

Project Design Brief

7. To design a medium density residential development consisting of 6x 3-bedroom units with a shared driveway to the southern side of the building. Each unit is a generous 140 sqm with living spaces and a single garage located at ground level with direct access to outdoor yard spaces to the north.

8. Upstairs consists of 3 generous bedrooms, a separate study area and common bathroom as well as an ensuite to the master bedroom. The development is designed to appeal to those wanting:
 - A more compact low maintenance home and garden.
 - A property within walking / cycling distance of the town centre and close to essential services like the recently completed medical centre, pharmacy and foodmarket located on Hamilton Road adjacent to the existing Kelly Road motel complex.
 - A property of high quality, low maintenance finish with a contemporary architectural aesthetic.

Site Layout

9. The development has been designed to ensure the following.
 - Sufficient space surrounds the dwelling to enable vehicle access into the site and manoeuvring in and out of the garages.
 - The driveway and footpath crossing width has been kept to the minimum with the material variation to the driveway surface identifying the driveway space as a shared pedestrian / vehicle zone. Differing materials help to identify designated pedestrian access zones to each unit.
 - All dwellings have a single garage accessed from the southern shared pedestrian / vehicular accessway.
 - Outdoor living areas are provided to each dwelling to the north with a combination

of timber decks, lawn, and landscaped garden areas. Each is screened off from the adjacent dwelling painted timber screen fences 1800mm high.

Building Design

10. The development has been designed to ensure the following:
 - The appearance of the buildings and landscape is cohesive and with the articulation of the roofline presents a variation in the exterior envelope suggesting 4 building forms instead of a single monolithic development.
 - The building mass has been developed to fall below the max building height for the site as well as the height to boundary restrictions to all boundaries.
 - All outdoor living spaces are located with a northerly aspect and sufficiently screened through the use of fences and landscaping from adjacent dwellings and properties to the north.

Building Materiality

11. The exterior design has been developed with several materials and features which help to break down the mass of the development while providing an overall cohesiveness. Materials have been specifically selected for their maintenance free properties.
12. A wide trough coloursteel cladding is the primary cladding and roofing material and provides a modern appearance to the dwellings. This is broken up with the 500mm deep bay feature windows to the bedrooms which are clad with Abodo timber feature cladding. Abodo is utilised as a wall cladding at ground level as well to the rear yard spaces to provide a softer contrast to the metal cladding.
13. The bedroom bay windows articulate the overall façade at level one while at ground floor, a rendered painted brick feature cladding to the GL living spaces help further articulate the overall mass of the development.
14. Adobo timber cladding also features on the western façade of unit 1, along with

rendered brick and metal cladding helping to break down the mass of the facade and providing a modern aesthetic to the street.

15. The roof line of units 2 and 5 have differing pitches to the other units results in a height variation of the ridge of almost 950mm

RESPONSE TO THE RAISED ISSUES.

Glazing to the front unit for passive observation

16. Additional windows have been located to the kitchen and living spaces of the front unit which increases the potential for passive observation of the Kelly Road frontage. The result is an increase in the percentage window to façade area of 43.28% exceeding the minimum requirement.

Specimen Trees

17. Specimen deciduous trees have been located to the frontage landscape area of unit one (2 trees) with further trees located to the northern outdoor living courts of each unit with an additional tree located to the end of the driveway adjacent unit 6. The trees when planted will have a pot size of 45 litres with a potential height of 4-5m (maintained). Being deciduous they provide screening and shading of the courtyard areas during the summer months while providing good solar access to the courtyards during winter.

Driveway

18. Variations in materiality have been applied to the driveway to suggest shared pedestrian / vehicle zone. The materials consisting of a stamped brick paver pattern, broomed finish concrete slab and exposed aggregate help identity pedestrian access to each dwelling.

Ridgeline Variation

19. The ridgeline to units 2 and 5 has been varied through adjustment of the roof pitch to 15 degrees from the northern building façade facing 5 Kelly. This provides a significant height variation of the ridge of 920mm. The result provides a visual break in the continuity of the ridge and roof height and results in the identification of 4 distinct elements to the overall building mass especially to the northern façade.

Dated 1 March 2024



Stanley Kingma