

Thursday, 18 July 2024

*Te Hui o Te Kaunihera ā-Rohe o Heretaunga*  
**Hastings District Council**  
**Hearings Committee Meeting**

*Kaupapataka*

# Attachments - Volume 2

**(Oderings Nurseries CHCH Limited - 55 and 57 Brookvale Road, H Nth)**

*Te Rā Hui:*  
Meeting date: **Thursday, 18 July 2024**

*Te Wā:*  
Time: **9.30am**

*Te Wāhi:*  
Venue: **Council Chamber  
Ground Floor  
Civic Administration Building  
Lyndon Road East  
Hastings**

ITEM	SUBJECT	PAGE
2.	<b>ORDERINGS NURSERIES CHCH LIMITED - RESOURCE CONSENT APPLICATION FOR RESIDENTIAL DEVELOPMENT OF 55 AND 57 BROOKVALE ROAD, HAVELOCK NORTH (RMA20230145)</b>	
	<b><u>Document 2</u></b> Containing these attachments	
	<b>Attachment A</b> Urban Design Statement	<b>Pg 3</b>
	<b>Attachment B</b> Soil Assessment	<b>Pg 11</b>
	<b>Attachment C</b> Economic Impact Assessment	<b>Pg 23</b>
	<b>Attachment D</b> Masterplan	<b>Pg 35</b>
	<b>Attachment E</b> Architectural Drawings	<b>Pg 49</b>
	<b>Attachment F</b> Landscape Concept	<b>Pg 77</b>





# Urban Design Statement

## Oderings Havelock North Comprehensive Residential Development

*55 and 57 Brookvale Road, Havelock North*

The following Urban Design Statement in support of an application for resource consent is based on the following documentation:

- Urban Design Masterplan prepared by Saddleback Planning.
- Architectural plans prepared by Saddleback Planning.
- Landscape concept plans prepared by Oderings Nurseries.
- Engineering plans prepared by Envelope Engineering.

We can confirm that Saddleback has led the design of the proposed development with due regard given to achieving positive urban design outcomes and minimizing any effects on the external environment.

This statement addresses how the proposed development aligns with the design guidance contained in the *Hastings Residential Intensification Design Guide 2020*. Although the site is zoned Plains Production Zone, as the site is within the Havelock North urban boundary and is surrounded by residential development, the performance standards for the Havelock North General Residential Zone also provide useful guidance as to the built form that might be anticipated in the area.

### Proposal

#### Site and Context

The site is located in the northern suburbs of Havelock North, and is surrounded to the south and east by existing residential development and to the north and west by Guthrie Park (occupied by sports fields and a BMZ track).

Surrounding residential development is characterized by single storey detached dwellings on landscaped lots with evidence of infill development and newer dwellings up to two storeys.

In terms of natural features, the Karituhenua Stream runs along the eastern and northern boundary of the site before continuing on through Guthrie Park and discharging into the Karamu Stream.

The site itself is relatively flat, and at present the site is occupied by a garden centre (on the south-eastern part of the site) and a detached dwelling fronting Brookvale Road. The balance of the site is in hardstand, having previously been occupied by a plant nursery which has been removed from the site. There is some existing planting on the perimeter of the site.



Figure 1. Site context.

A 400m walkable catchment has been marked up on Figure 1 (Refer Masterplan). Although there are no notable commercial areas within walking distance, there is extensive open space provided by Guthrie Park. Havelock North Intermediate and Havelock North High School are also within walking distance.



Figure 2. Subject Site.

















































































































































































































