

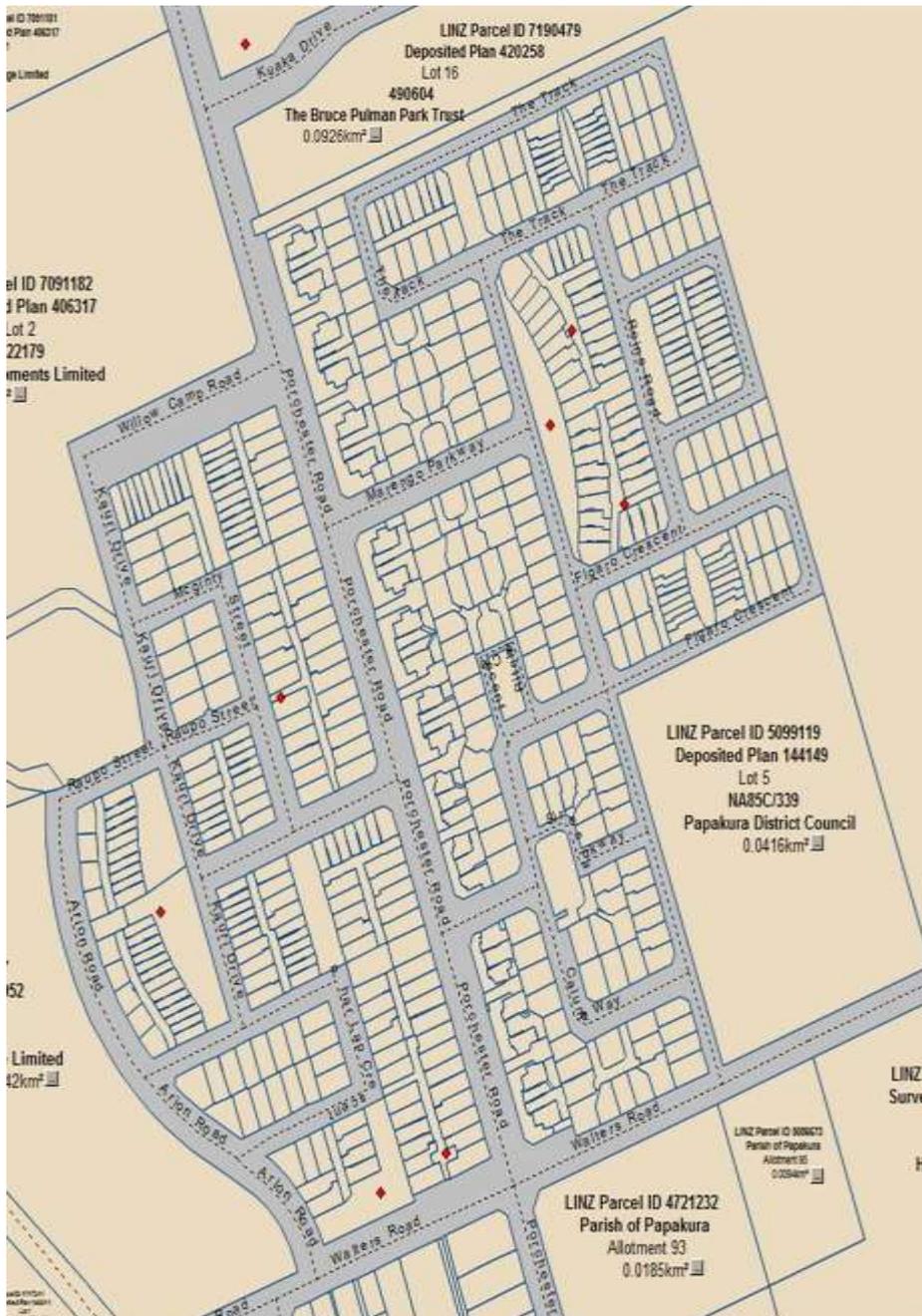
Residential density

In greenfield areas

Janet Reeves, Context Urban Design, 13 November 2013

Two examples of Master Planned developments in Auckland

- Addison
- Stonefields



Addison, Takanini, South Auckland

- ▶ 1500 homes planned
- ▶ All developed by McConnell Property
- ▶ 84 hectares
- ▶ Stage 1 c.15 hhs/ha
- ▶ Stage 3 c. 30 hh's/ha
- ▶ 65% detached 270m² - 400m²
- ▶ 35% terraces 120m² – 180m²





Master Plan

August 2011
Scale 1:6000 at A3



- Small Lot Detached
Ages 40-60 dwelling
- Terraced and Duplex
Ages 40-60 dwelling
- 2-3 Storey Terraced or
Apartments
Ages 18-25 dwelling
- 3 Storey Terraced or
Apartments
Ages 18-25 dwelling
- Multi-Storey (3-6 Storey)
Ages 40-60 dwelling
- Neighbourhood Centre
Includes ages 40-60 dwelling
- Business 7 - To be Finalised
- Commercial
- Stonefields School
- Open Space
- Neighbourhood Park



Stonefields, Mt Wellington, Auckland

- ▶ 2500 homes planned
- ▶ All developed by Todd Property Group
- ▶ 110 hectares
- ▶ 22.7 hhs/ha (gross)
- ▶ Lot sizes
- ▶ Mainly 200m² – 450m²



What are the models for designing for higher densities?

- Smaller lots across the board - possible to achieve 15 to the hectare, but can be monotonous and leads to a lack of choice of housing size and type
- Totally masterplanned model with developer also building houses— not the capacity in New Zealand to work in this way on a large scale
- A masterplanned model with rigorously applied guidelines
- A hybrid model of mainly traditional standalone houses but some pockets or concentrations of comprehensive housing



Delamain, Yaldhurst

19 ha's

230 houses

12 per hectare

Lot size
250 m² –
900m²





Longhurst, Halswell West

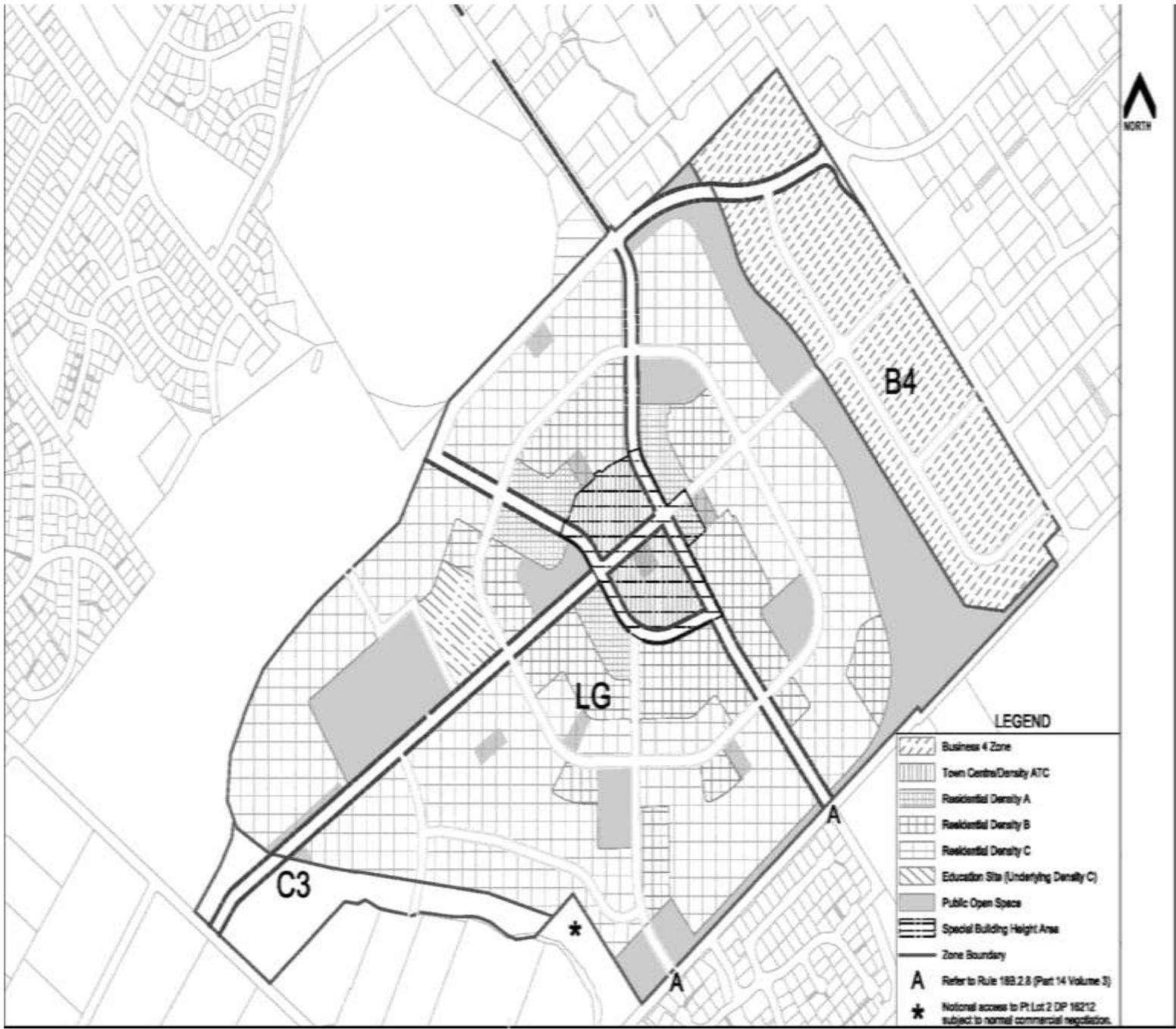
- Development of individual lots by small builders



- Is not designed to integrate design



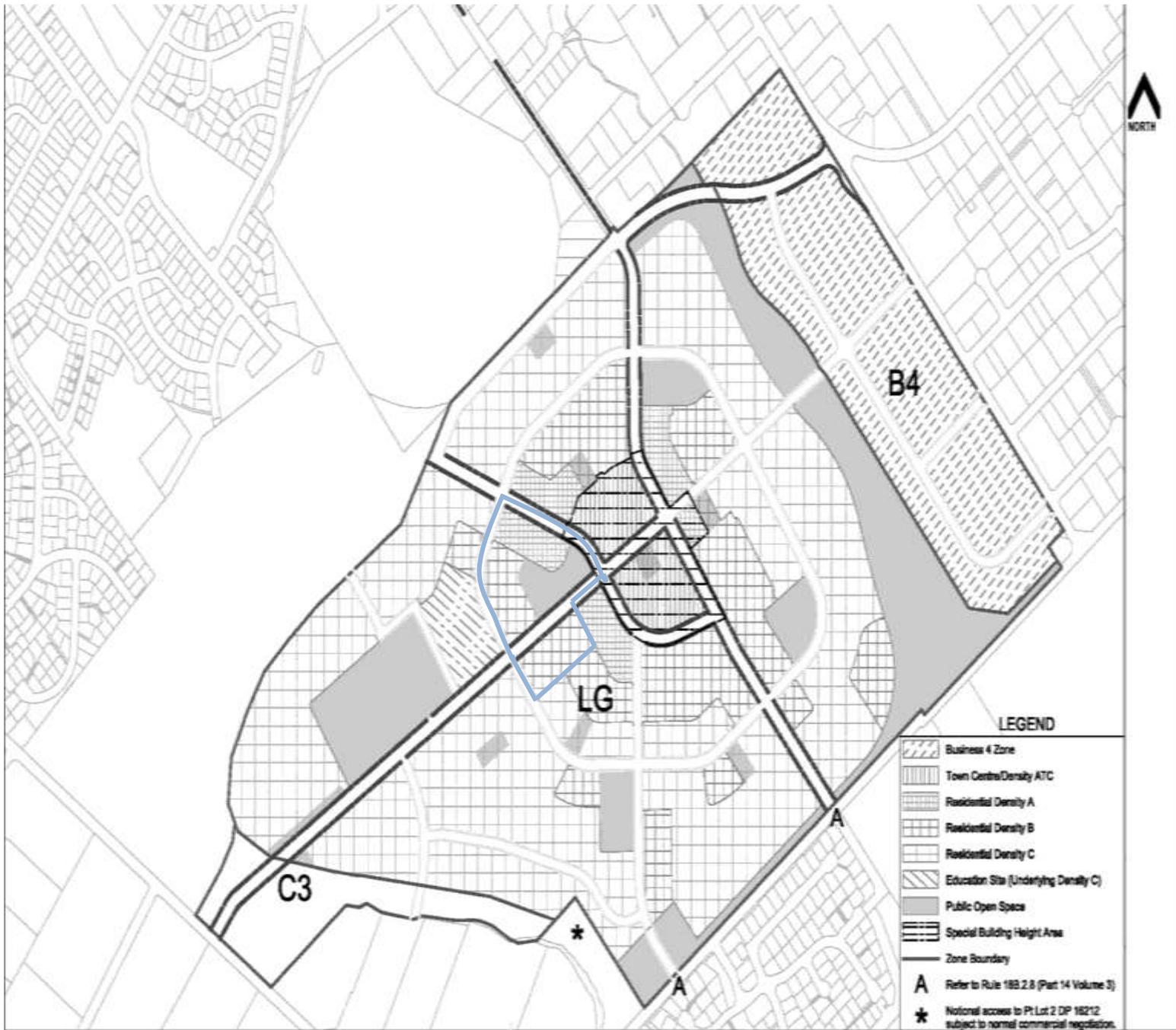
envisaged by



Wigram

LEGEND

-  Business 4 Zone
-  Town Centre/Density ATC
-  Residential Density A
-  Residential Density B
-  Residential Density C
-  Education Site (Underlying Density C)
-  Public Open Space
-  Special Building Height Area
-  Zone Boundary
- A** Refer to Rule 18B.2.8 (Part 14 Volume 3)
- *** Notional access to Pt Lot 2 DP 16212 subject to normal commercial negotiation.



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Size & shape of superlots

Distance between houses facing each other across right of way

Location of private outdoor space

Appendix 3Y(b)- Outline Development Plan (Highfield Park) - South

Southern Wetland Area Central Corridor Park

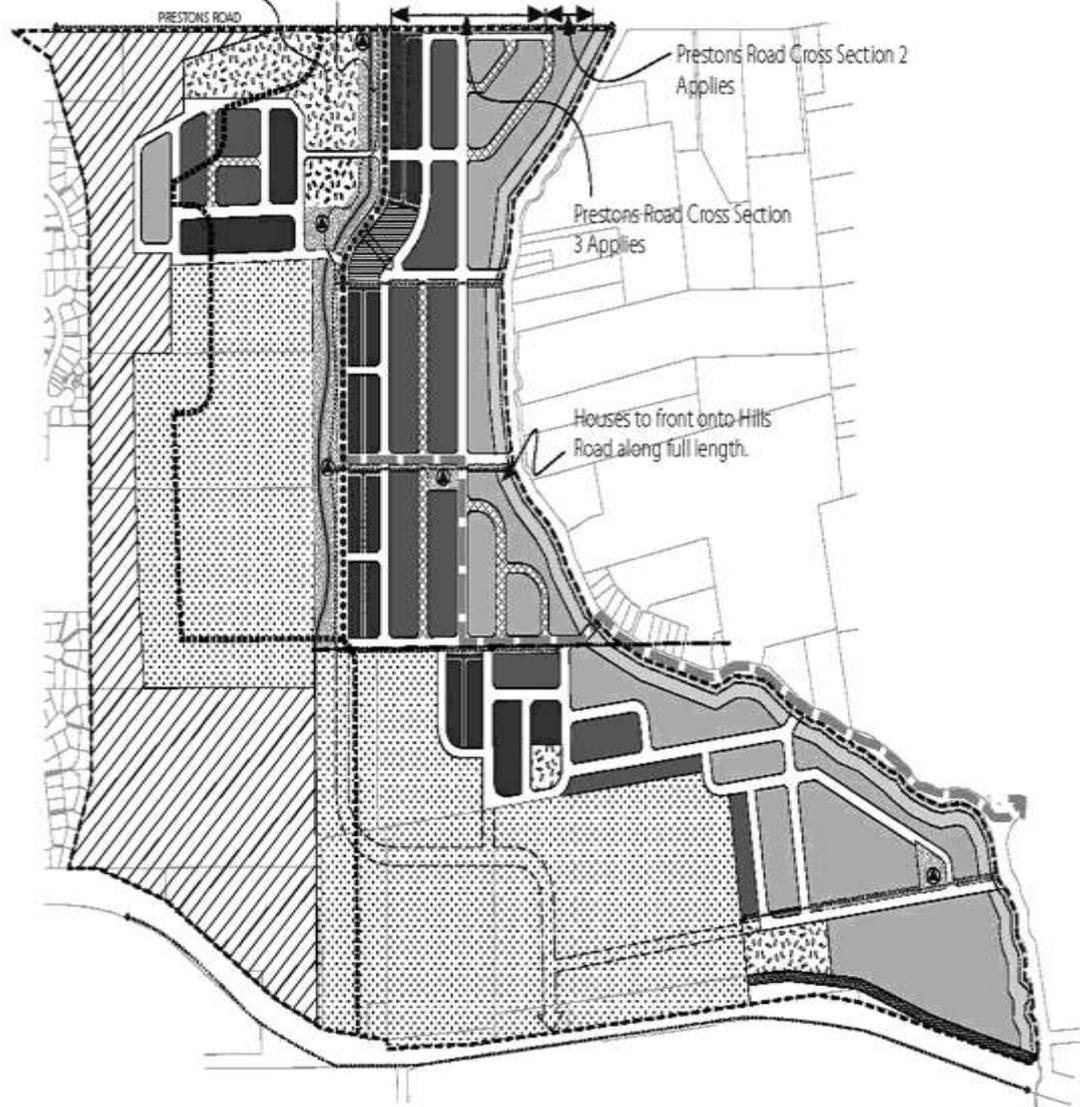
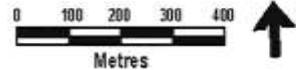
Key

LAND USE

-  Residential Density Area A
-  Residential Density Area B
-  Residential Density Area C
-  Residential Density Area D
-  Neighbourhood Centre / Business Node (Business 1)
-  Open Space Reserve
-  Future Stormwater Management Area
-  Drainage Reserve Associated with Development
-  Reserve Feature / Activity Node - Indicative Location
-  Horners Stream - Indicative Alignment & Associated Drainage Reserve
-  10m Building Setback
-  Planted Bund
-  80m Special Setback Provisions - Refer Rule 13.5.3
-  Transport Monitoring Line

MOVEMENT

-  Northern Arterial Designation
-  Central Boulevard
-  Road
-  Road - Indicative Location
-  Indicative Alignment of Potential Road Connections
-  Possible Private Laneway
-  Off Road Pedestrian and Cycle Route - minimum width 4m in Central Corridor Park & 3m elsewhere
-  Possible Bus Route



Conclusions

There are problems with how the higher density development is manifesting itself.

Living G zoning too rigid.

With higher density housing need to think carefully at the subdivision stage about how lots will be developed.

Need to provide for a variety of higher density housing forms – not just long terraces

Some European examples.....



Ireland

Hollan
d





German
y



Englan
d



England

