

Appendix N – Urban Design Panel Feedback





HAMILTON URBAN DESIGN ADVISORY PANEL

Meeting Date: 24 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 manouvering 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.



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.