
Application ref:	PG/0069/20
Applicant:	Habitat For Humanity – Nathan Collins
Agent:	Boffa Miskell – Andrew Cumberpatch, Charlotte MacDonald Edwards White Architects – Daniel Smith, Will Weavers
Council Staff:	Hayley Thomas – Project Planner Simone Williams – Planner Richard Bax – Consultant Engineer Karl Tutty – Manager - Compliance Sharlene McGaughran - Development Engineering Team Leader
Meeting time and date:	1.00pm Tuesday 14 July 2020
Site address:	Block surrounded by Palmer Street, Vaile Street, Roche Street and Brady Street, Te Awamutu
Legal Description:	Lot 4 DP 528456 (RT 854963); Lot 2 DP 528456 (RT 854961); and Lot 1 DP 528456 (RT 810238)
Zone:	Residential
Policy Overlays:	Compact Housing, Heritage Point S15/456 (Dump)

Introduction

Mr Nathan Collins of Habitat For Humanity, and his team of planners and architects, attended a Pre-Application Meeting with Council staff to discuss the proposed multi-storey, multi building development of the site bounded by Palmer Street, Vaile Street, Roche Street and Brady Street, in Te Awamutu.

The Site

Habitat For Humanity currently occupy the site east of the Brady Street and Roche Street intersection which is known as ‘Freeman Court’. Freeman Court is an independent living facility for older people which has 44 single rooms available for both permanent and short term stay. The facility has 24 hour staff and services for their residents such as a hair dresser and podiatrist.

The eastern portion of the site contains 12 buildings, 11 of which are used for pensioner housing and one which is a communal lounge/library space. A total of 36 residents currently occupy these units. Refer to Figure 1.

Under the Waipā District Plan ('the District Plan'), the site is located within the Residential Zone and subject to the Compact Housing Policy Overlay. The District Plan also identifies the site as containing a Heritage Point which is recorded as a 'dump'. Council's Special Features map also indicates the middle portion of the site was a landfill, and is a potential HAIL Site. Refer to Figures 2 and 3 below.



Figure 1: Aerial photograph of site



Figure 2: District Zone and Policy Overlays Map

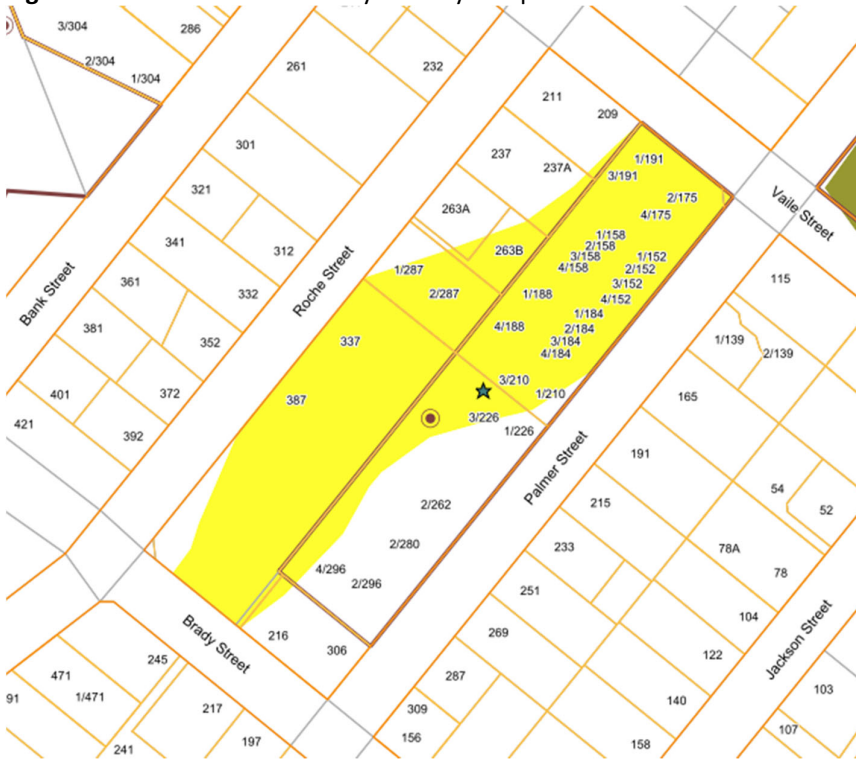


Figure 3: Council's Special Features Map and Arch Sites Map (Yellow indicates Landfill, Brown outline indicates potential HAIL site, star indicates ArchSite)

Proposal

Mr Collins explained Habitat For Humanity's vision is to create a modern higher density development which will provide accommodation for a larger number of older people in Te Awamutu. The proposal is to create a total of four new buildings as follows:

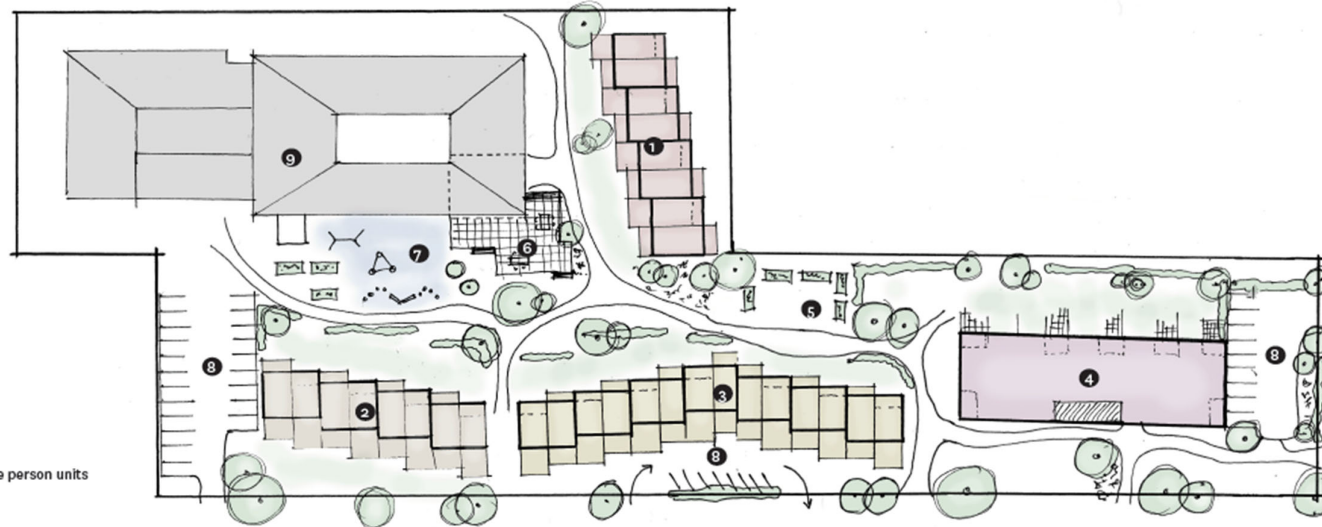
- Two new two storey blocks each accommodating 12 single person units;
- One new two storey building to accommodate 21 single person units; and
- One multi storey building to accommodate 30 to 45 apartments.

The buildings are proposed to be located around a central open space /court yard area which is intended to become the hub of the facility and include play spaces for families to use. Three new car parking areas are proposed which are anticipated to be used for staff and visitors to the site. Refer to Figure 4 below.

The proposal is to develop the site in stages with Stage 1 being required to be built first to accommodate the existing pensioner housing residents. Stages 2 and 3 will then be undertaken, with Stage 4 being a future possibility at this point. The anticipated timeframe for all four stages is approx. 10 years.

On completion the ownership of each unit will remain with Habitat for Humanity and it is not envisaged to subdivide or unit title the development.

DESIGN PROPOSAL FOR
HABITAT - PALMER STREET



- 1 Stage 1 housing - 12 single person units
- 2 Stage 2 housing - 12 single person units
- 3 Stage 3 housing - 21 single person units
- 4 Stage 4 multi-unit apartment - 30 - 45 units
Total proposed - 75 - 90 units
- 5 Planted gardens
- 6 Outdoor communal area
- 7 Public playground
- 8 Proposed carparks
- 9 Existing Freeman Court



MASTERPLAN OPTION 3

JUNE 2020

Figure 4:
 Proposed
 scheme
 plan



EDWARDSWHITE
 REGISTERED ARCHITECTS

DESIGN PROPOSAL FOR
HABITAT - PALMER STREET



ROCHE STREET PERSPECTIVE

JUNE 2020



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Figure 5: Perspective view from Roche Street of Stage 1 building

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HABITAT - PALMER STREET



SOUTH WEST PERSPECTIVE

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REGISTERED ARCHITECTS

Figure 6: Perspective view north of Stage 1 Building and central courtyard area

Planning Comments

Council's Project Planner, Ms Hayley Thomas, and Planner, Ms Simone Williams, were both present at the meeting. From a planning perspective the proposed development aligns with the District Plan intent of having higher density residential development in the close proximity to the main centres. This is supported by the Compact Housing Policy Overlay which covers the entire site.

It is noted the proposed development also aligns with the objectives and policies of the District Plan regarding variety of housing options and retirement care facilities. Refer Objective 2.3.4 and associated policies.

At the meeting the Rule 2.4.2.43 – Compact Housing was discussed in terms of the anticipated non-compliances with the various components of this provision. Ms Thomas reflected that the provision in the District Plan is a catch all provision (i.e. designed with all age groups in mind from young families to people living on their own, right through to elderly), and the proposal is for a very defined type of resident. With this in mind, the non-compliances with this provision should be discussed and justified in any application, to reflect the practical requirements for the intended resident (i.e. reductions in outdoor living space per unit).

The applicant team noted that the District Plan requires a high number of car parking spaces based on the total floor area of each building, however the intention for the proposal is to supply a limited number of parking spaces. At the meeting it was outlined that the residents of this type of development did not have the need for cars and primarily used scooters as their mode of vehicle. For this reason, a future application is likely to request dispensation for parking requirements. Ms Thomas suggested that a reduction may be supported however an application should include a Transportation Assessment and further justification. This should include a description of the existing situation (i.e. it was explained of the existing 36 residents only four had cars with most having scooters as their primary form of vehicle).

It is recommended further planning advice is sought from Council as the design of the buildings is finalised (i.e. solar access, building façade material, glazing, urban design). A review of the design by an urban designer may be required.

Council's consideration and assessment of affected parties was not discussed at time of the meeting. For completeness it is noted a final decision on notification and any written approvals that may be required will be determined once the consent has been lodged.

Infrastructure Development Comments

Council's Consultant Engineer, Mr Richard Bax, and Development Engineering Team Leader, Ms Sharlene McGaughan, were both present at the meeting. Mr Bax noted there are a number of existing pipelines dissecting the site and work has been undertaken regarding the state of these. It was acknowledged that the stormwater network is requiring works and there is the ability to

reroute this infrastructure to a more accommodating location. Mr Bax noted where pipes are rerouted for the benefit of the development the cost of these works fall with the developer. With regard to the existing wastewater pipelines no work is required.

In terms of the three waters (i.e. water supply, stormwater disposal and wastewater disposal), the site has existing connections to all three services which can be used for the new development.

With regard to vehicle access to the site, Ms McGaughan commented that access to Vaile Street is not desirable and Council's preference would be to have the car parks accessed from Palmer Street. This is due to the road alignment, traffic volumes and topography along Vaile Street.

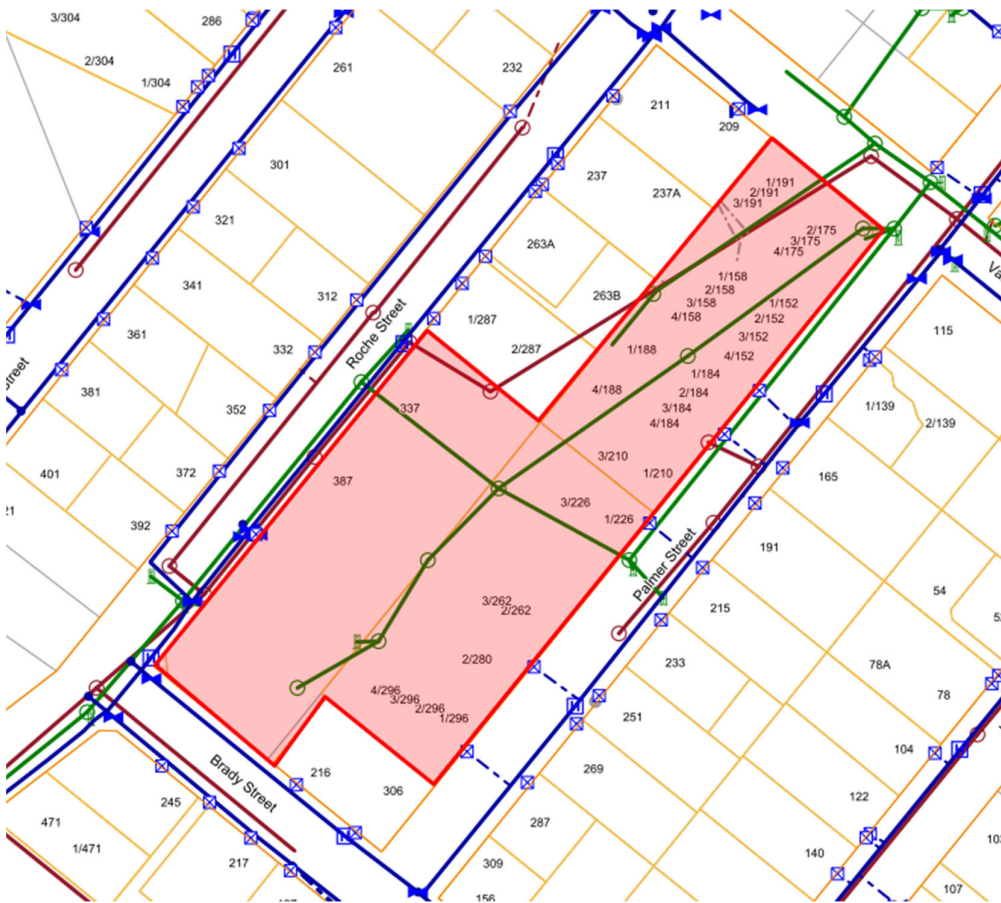


Figure 7: Council's Utilities Map

Environmental Health Comments

Council's Manager – Compliance, Mr Karl Tutty, was present at the meeting and was aware of the site's identification as a historic landfill and potential HAIL site. Mr Cumberpatch confirmed the applicant team have the contamination assessments for the site previously undertaken by Council (as the prior owner). Depending on the recommendations within these reports, further testing may be required to determine whether the site requires consent under the Resource Management (National Environmental Standard for Assessing and Managing Contaminants in Soil to Protect Human Health) Regulations 2011.

In terms of the historic landfill it was noted due to its 'heritage' status further investigation is required to determine if an Archaeological Authority under the Heritage New Zealand Pouhere Taonga Act 2014 is also required.

Development Contributions

Mr Bax noted under the Development Contributions Policy units under 70m² in size would attract a ½ HEU while those over 70m² would attract a full HEU contribution. In terms of the existing site, Mr Bax confirmed there would be credits for the existing units that would apply.

Communication

In order to establish clear lines of communication, all correspondence shall be directed through Council's Project Planner, Hayley Thomas (Hayley.Thomas@waipadc.govt.nz).

Notes:

- 1. Please note that all the information provided in this form is available to the public.**
- 2. Pre-application meetings are intended to provide initial advice on specific issues identified for discussion by the applicant and any major issues. It cannot replace the in-depth investigation associated with the formal assessment of an application (and where relevant, consideration of public submissions). Advice provided by Council Staff is given in good faith and in no way binds a decision by the Council.**