

# IONA

## Working Group

### NEWSLETTER

#### PROPOSED IONA RESIDENTIAL DEVELOPMENT UPDATE



The Iona Working Group has been set up to encourage discussions between the parties involved in the Environment Court Process. This newsletter provides an update from this group about the progress made over the first quarter of 2017.

## What progress have we made so far?

The Iona Working Group has met frequently since our last update in December 2016. The aim of these sessions was to come up with a design-led draft plan for residential development of the area.

#### THE WORKING GROUP'S OBJECTIVES ARE THAT:

- the Iona Growth Area develops into a place that adds value to Havelock North, providing an opportunity to create innovative land development responses to this unique environment;
- the quality of the environment created within the Iona Growth Area – both urban and rural residential – reflects best practice urban design outcomes and the NZ Urban Design Protocol;
- the development provisions that shape the Iona Growth Area seek to achieve the objectives of HPUDS in terms of development that uses land efficiently, while creating a high quality residential community; and
- a structure plan for the Iona Growth Area is developed in a collaborative manner that reflects the objectives outlined above, and meets the Council's timeframes for public notification of a variation to the District Plan in May 2017.

*Note: The Working Group acknowledges that the above timeframe to notify a variation to the District Plan will not be met. However significant progress towards this goal has been made.*

**Gavin Lister** (Urban Designer; Isthmus Group Ltd) and **Mark Radford** (Landscape Architect, Isthmus Group Ltd) have led the design process with input from the working group.

#### THE WORKING GROUP MEETINGS TO DATE HAVE INCLUDED:

- Gavin and Mark presented a recommended design process (see diagram below);
- discussion of the features that contribute to the character of the area;
- discussion of local developments that that have retained landscape or residential character, or have specific features that contribute to pleasant amenity;
- a walk-over of the Lowe land;
- discussion and decision to exclude the Margaret Avenue HPUDS area from the study area due to significant natural hazard and stormwater constraints;
- Gavin and Mark presented design principles or concepts that might underpin a design of the area; feedback and refinement of these from the group;
- Gavin and Mark presented a design concept for the area including the specific design elements and principles;
- discussion around appropriate densities in each of the three proposed neighbourhood areas within the development site;
- presentation of the design concepts for the discrete Breadalbane Avenue area;
- discussion around the alignment options and design treatment for the main spine road; and
- feedback on the overall design concepts from both the landowner and 274 group representatives.



## Concepts contributing to the Iona design

To assist in the design process, examples from existing residential areas and subdivision developments were utilised to determine what characteristics would be appropriate for a new residential area at Iona. These included:

- a range of densities;
- Havelock North character;
- responsive to landform;
- maintaining rural character;
- a tree-lined landscape; and
- gracious and quiet.

### FURTHER WORK AND DISCUSSION MEANT THE FOLLOWING, MORE DETAILED CONCEPTS EMERGED:

- retention of the central ridge (unplanted) and valley to divide the area into 'neighbourhoods';
- stormwater neutrality;
- location of any potential spine road to service the hill area – in the saddle of the central ridge to reduce visibility;
- means of achieving buffer areas between existing residences and new development;
- a loop connection for recreational purposes;
- scarps landscaped;
- walking track circuit through reserves with pedestrian access to Lane Road;
- three residential neighbourhood areas – Triangle (including lower hill area), Middle Hill and Upper Hill;
- placement or location of building platforms provides the basis of density in the Upper Hill neighbourhood;
- a range of lot sizes and a mixed layout of lots so they are not uniform – i.e. avoidance of cookie cutter development
- street frontages that enable an open feel to the development; and
- treatment of the main spine road to provide rural character – no parking, footpath on one side only, informal groups of street trees, sloping grassed berms, no kerb and channel.



## Where to from here?

- More work will be undertaken to determine how stormwater from the development is best managed;
- Council will start formulating a draft structure plan for consultation;
- Informal consultation – neighbourhood group meetings, one-on-one meetings if requested, and a drop in open day session for small group and/or one-on-one discussion;
- Following informal consultation, amendments to the draft structure plan may be made and a variation to the provisions of the Proposed District Plan will be prepared and taken to Council for approval as a variation to the District Plan; and
- The formal RMA process will begin following notification of the variation, allowing submissions to be made and submitters to speak at a hearing.

## Stay tuned for more info...

We anticipate to issue our next newsletter in early July 2017, which will outline Council's draft structure plan for the area, depending on the outcomes of the stormwater investigations. This newsletter will also include information and a timetable for neighbourhood group meetings and open days. This forum will enable you to raise questions, discuss concerns and provide feedback to Council officers on the draft structure plan.

In the meantime, if you have any questions about the process, please feel free to contact one of Council's representatives on the working group: Rowan Wallis ([rowanw@hdc.govt.nz](mailto:rowanw@hdc.govt.nz)), Anna Sanders ([annaajs@hdc.govt.nz](mailto:annaajs@hdc.govt.nz)) or Anna Summerfield ([annaes@hdc.govt.nz](mailto:annaes@hdc.govt.nz)).