

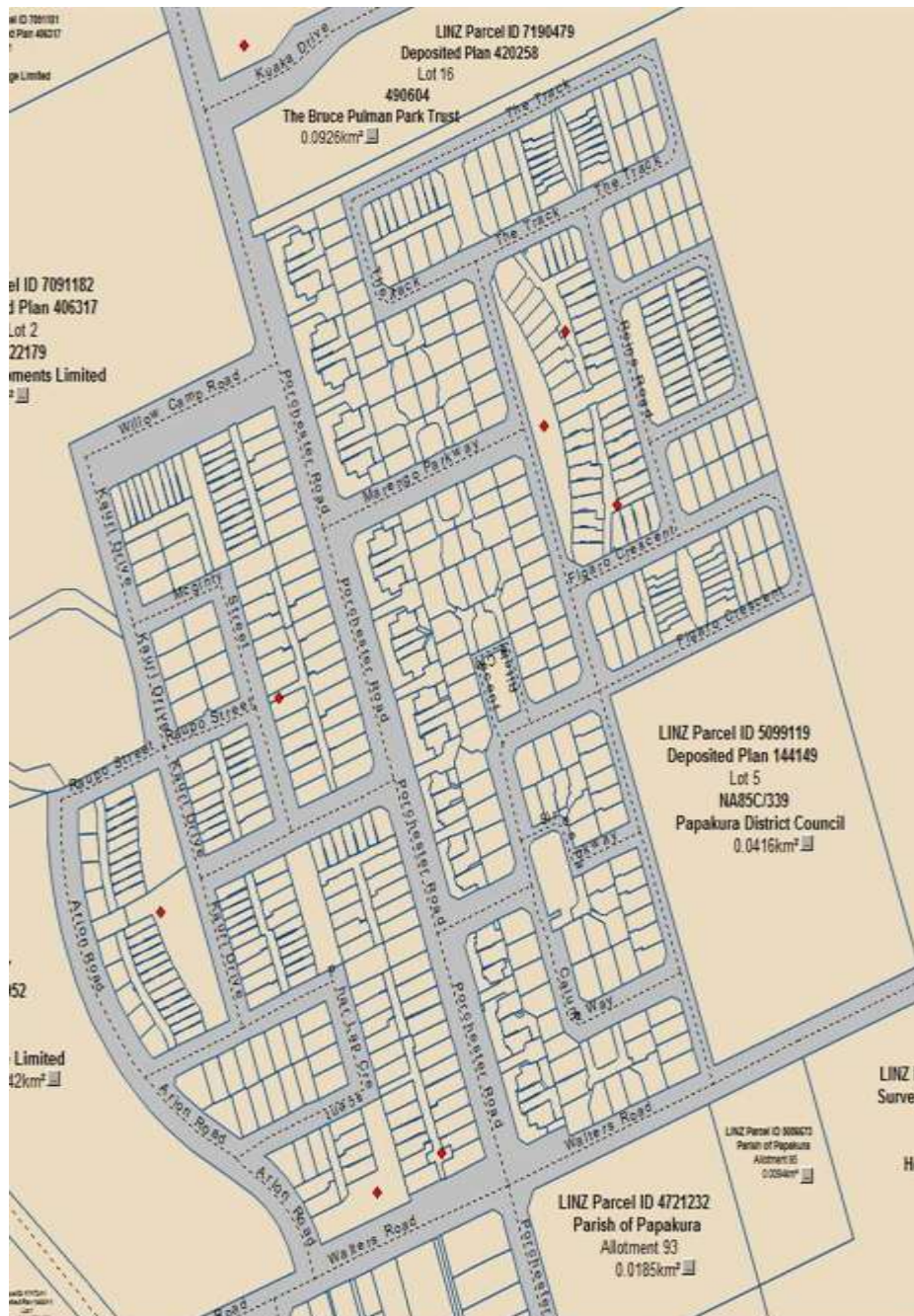
# Residential density

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      270m<sup>2</sup> - 400m<sup>2</sup>
- ▶ 35% terraces    120m<sup>2</sup> – 180m<sup>2</sup>







## Master Plan

August 2011  
Scale 1:6000 at A3



-  Small Lot Detached  
Ages 40+ housing
-  Terraced and Duplex  
Ages 40+ housing
-  2-3 Storey Terraced or  
Apartments  
Ages 10-20 housing
-  3 Storey Terraced or  
Apartments  
Ages 10+ housing
-  Multi-Storey (3-6 Storey)  
Ages 40+ housing
-  Neighbourhood Centre  
Includes open workspace
-  Business 7 - To be finished
-  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 200m<sup>2</sup> – 450m<sup>2</sup>





# 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 m<sup>2</sup> –  
900m<sup>2</sup>









# Longhurst, Halswell West

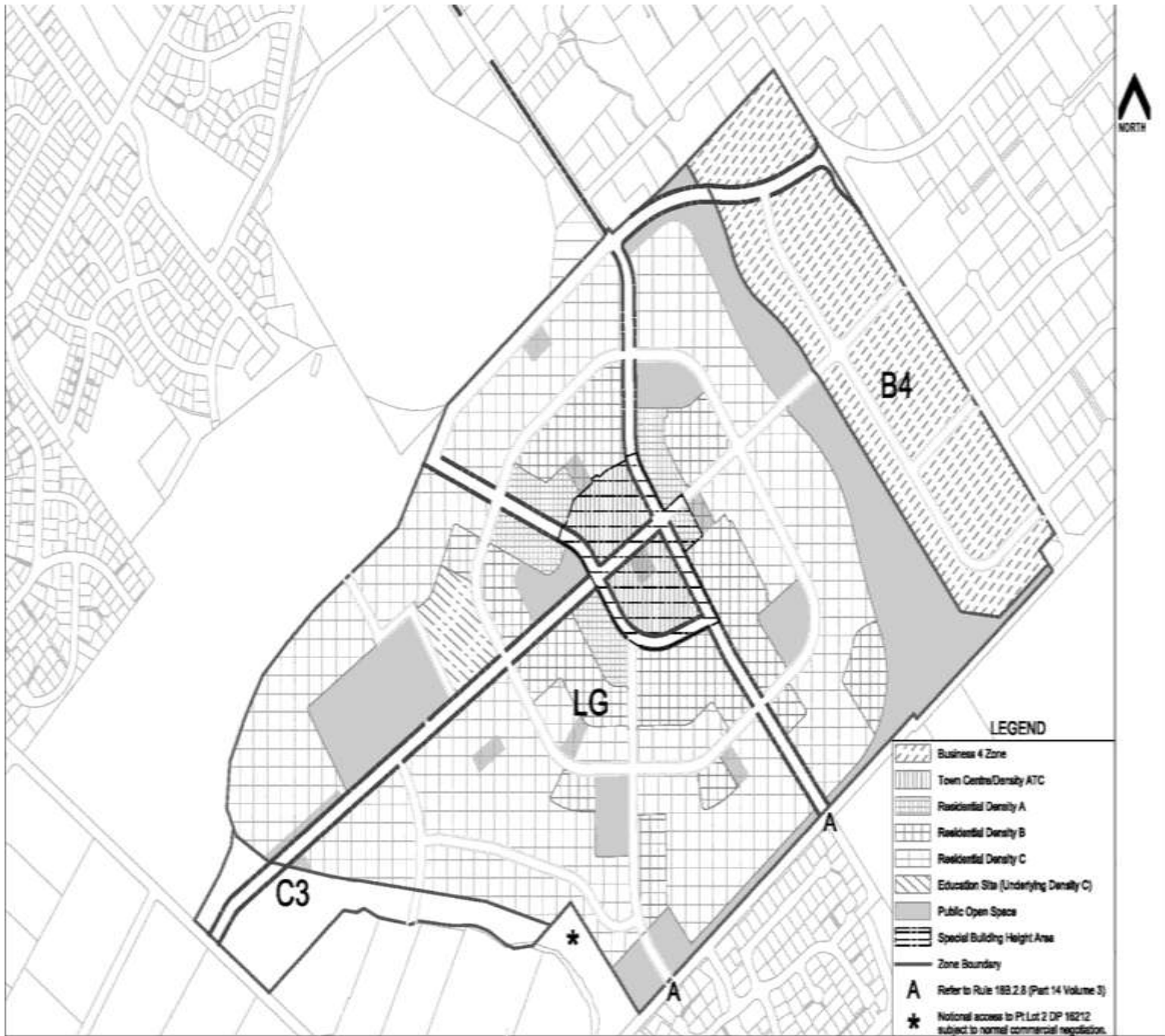
- Development of individual lots by small builders



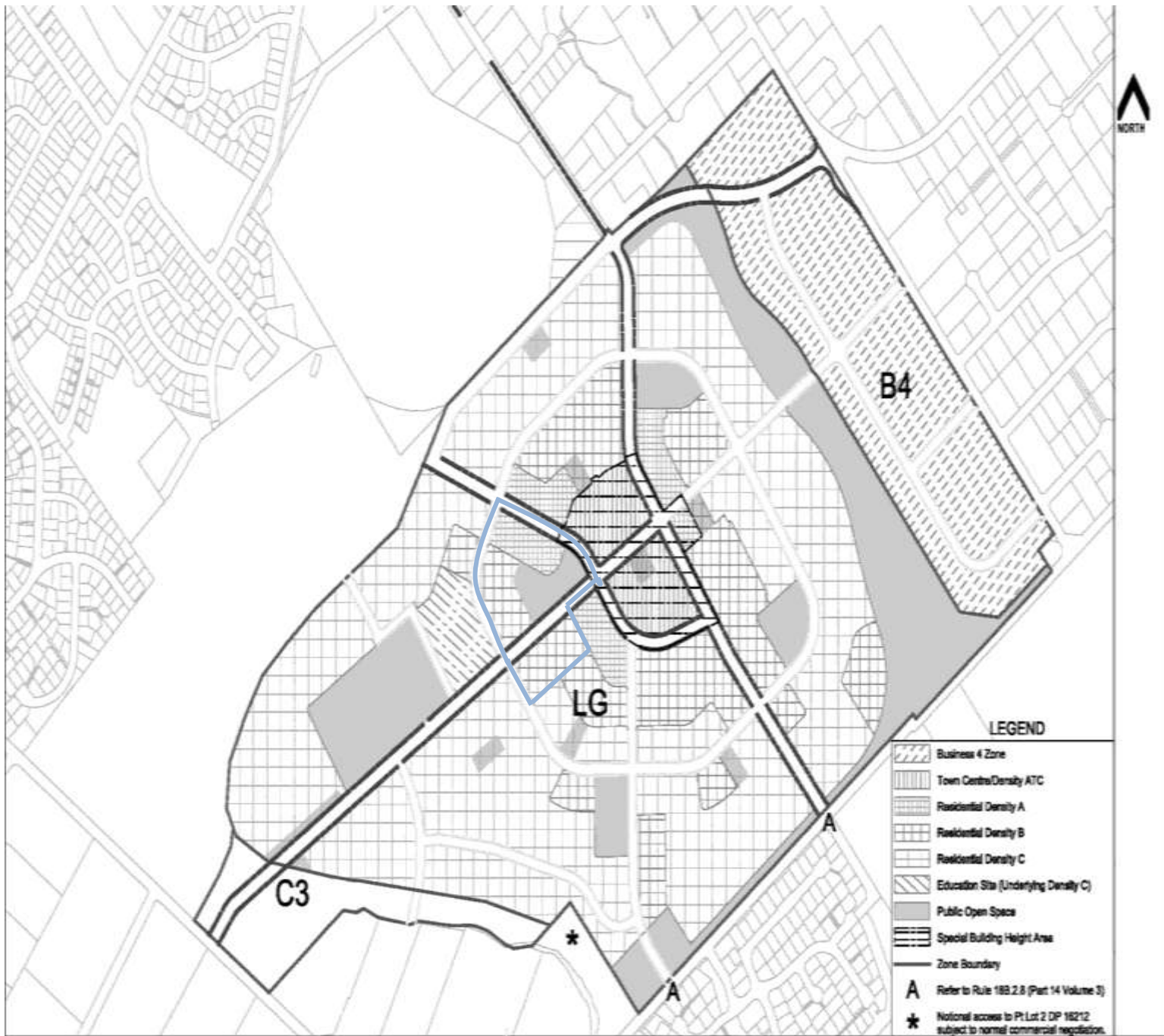
- Is not designed to integrate design



envisaged by



# Wigram







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

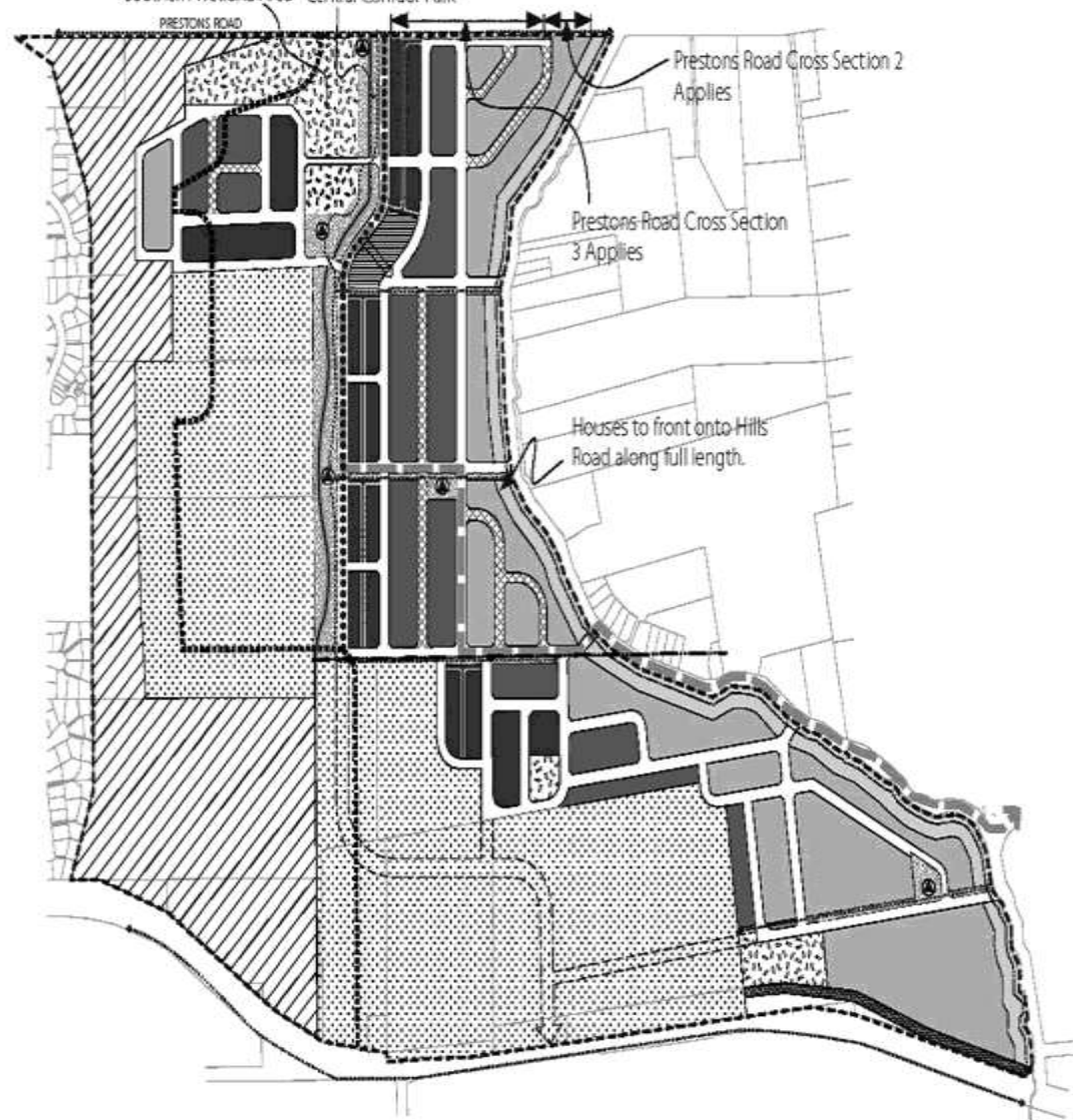
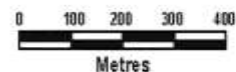
## Key

### 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
-  Horner's 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



- Existing Housing
- The Ambassador  
4 Bedroom House
- The Lauriston  
3 Bedroom House
- The Modbury  
4 Bedroom House
- The Glasheim  
3 Bedroom House
- The Packwood  
4 Bedroom House
- The Portland  
4 Bedroom House
- The Sevington  
4 Bedroom House
- The Tisbury  
4 Bedroom House
- The Regalia  
3 Bedroom House



Layout  
designed  
using selected  
housetypes