Saint Marys Church, Gordonton

Gordonton Retirement Village

Consultation Document | 57 Piako Road, Gordonton | September 2024

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Prepared for:
Wayne Bishop & Cameron Smith

Prepared by:
Barker & Associates, Auckland

Document date:
September 2024

Contents

Barker & Associates Contacts

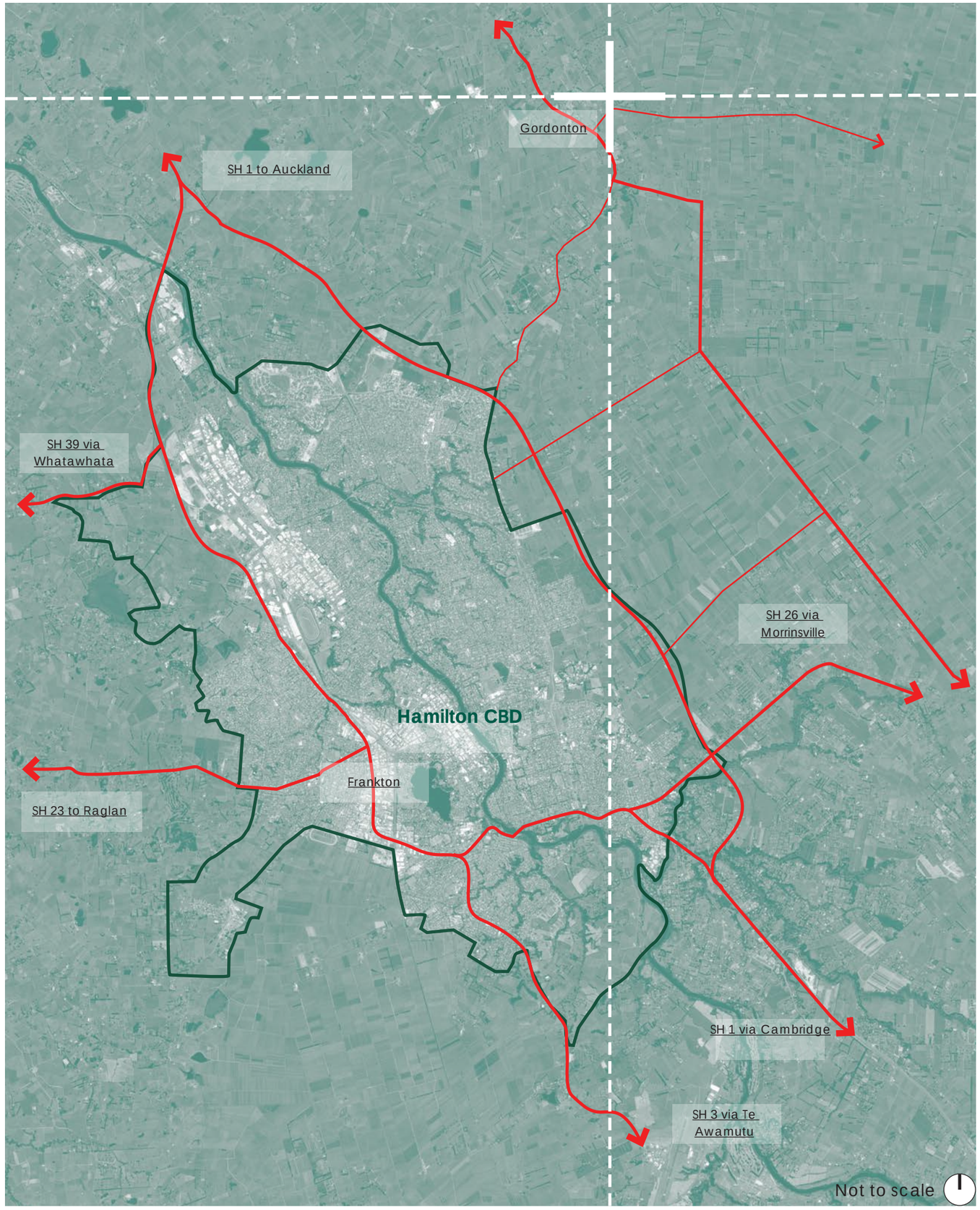
Kerikeri | Whangarei | Warkworth | Auckland | Tauranga | Cambridge | Hamilton | Napier | Wellington | Nelson | Christchurch | Queenstown | Wanaka

01
Introduction

1.1 Regional Context

The subject site is located approximately 17.5km / 20 minutes north of the Hamilton CBD by way of private motor vehicle. The site is also located approximately 10km / 8 minutes north of State Highway 1 providing access north to Auckland (approximately 113km / 1 hour 20 minutes from the site) and south to Cambridge (approximately 36km / 25 minutes from the site).

State Highway 23 provides access further west toward Raglan while State Highway 3 provides access further south toward Ohaupo and Te Awamutu, smaller settlements within the Waikato District. Piako Road also provides access to Morrinsville which is located approximately a 20km / 17 minute drive from the site.



The Site (57 Piako Road)

Major road connections

Hamilton City Boundary

Site location

1.2 Development Precedents

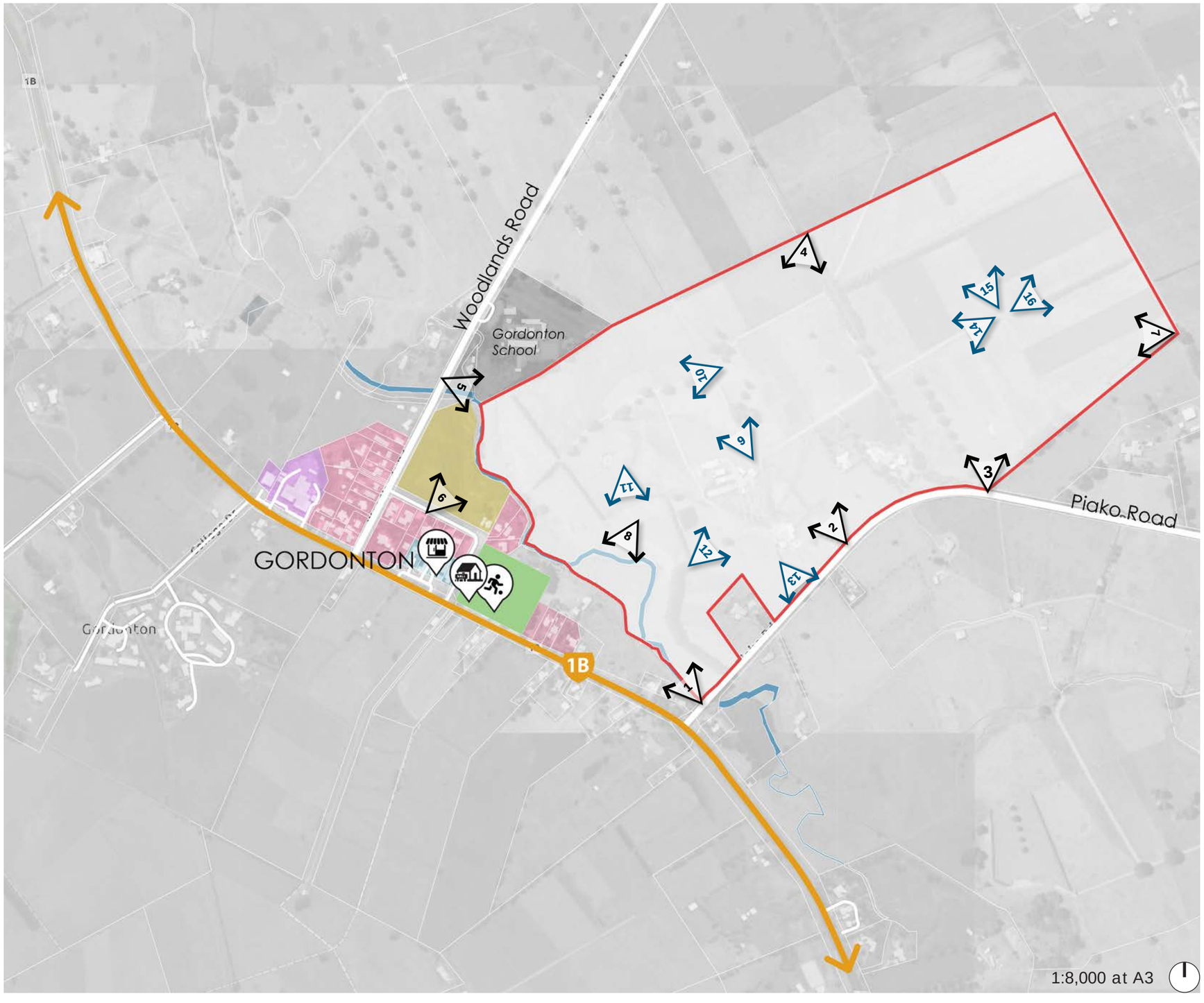
02
Site Context

2.1 Gordonton Context

The subject site is located at 57 Piako Road, Gordonton. The Komakorau Stream forms the south eastern boundary while Piako Road forms a large portion of the south eastern boundary. Gordonton (Primary) School is located directly north of the site.

The site currently comprises large open paddocks / pasture land, two residential dwellings and several ancillary farm buildings. A number of shelter belts and mature stand alone specimen trees are also located on site in varying conditions.

The Gordonton local shops are located directly south of the site and are currently accessed via Piako Road to Gordonton Road. These shops include a tyre shop, cafe, bakery, hair dressers, farming supply store and other niche stores. St Mary's Church is also located on the corner of Gordonton Road and Piako Road within walking distance from the subject site.



Legend

- The Site (57 Piako Road)
- Komakorau Stream
- Gordonton Local Shops
- Gordonton Hall
- Park/Open Space
- Viewpoints Jan 2023 - refer to page 8 for site photographs
- Viewpoints June 2024 - refer to page 9 for site photographs
- Light Industrial Zone
- Living Zone
- New Residential Zone
- Recreational

2.2 Site Conditions January 2023

Viewpoint 1:

Looking north west toward Komakorau Stream.

Viewpoint 2:

Looking north from Piako Road into the site.

Viewpoint 3:

Looking north east from Piako Road.

Viewpoint 4:

Looking south from the northern most boundary.

Viewpoint 5:

Looking south east along Komakorau Stream.

Viewpoint 6:

Looking north from Garfield Street.

Viewpoint 7:

Looking west from the eastern most boundary.

Viewpoint 8:

Looking south west toward Komakorau Stream.

2.3 Site Conditions June 2024

Viewpoint 9:
Looking north toward the existing Kahikateas

Viewpoint 10:
Looking west along an existing farm track

Viewpoint 11:
Looking south west toward Komakorau Stream

Viewpoint 12:
Looking east toward existing farm buildings.

Viewpoint 13:
Looking south toward Piako Road.

Viewpoint 14:
Looking west along an existing farm drain.

Viewpoint 15:
Looking north along an existing farm track.

Viewpoint 16:
Looking east along an existing farm drain.

03

Site Analysis

3.1 Accessibility Analysis

Legend

- Site Location
- Existing Destinations
- Pedestrian Connections
- 400m & 800m distances (5 min & 10 min walk)
- New Residential Zone
- Living Zone
- Light Industrial Zone
- Village Business Zone
- Reserve

Scale 1 : 20,000 at A3

Notes:

- This map was prepared using Google Maps
- 400m distance relates to a typical 5 minute walk
- 800m distance relates to a typical 10 minute walk
- This page should be read in conjunction with the following (page 12)

3.2 Accessibility Analysis Continued

The National Policy Statement for Urban Development (NPS-UD) aims to ensure towns and cities are developing in a way that responds to changing needs and diverse communities. In small towns, the NPS-UD focuses on development which is well connected to existing services and infrastructure rather than the purpose of intensification.

As a small rural town, Gordonton's existing services include local shops such as a superette, a hairdresser, a mechanic, and a number of cafes and shops. There are also a number of community facilities including a school/early childhood centre, Church and tennis club. Gordonton does not have any public transport connection within or to / from Hamilton City.

The site is located to the North East of the main shops on Gordonton Road. There is opportunity within the site for a connection to Gordonton's centre via Garfield Street to increase the accessibility of the site and promote safe walking and cycling for future residents.

Destination		Starting point 1 within the site			Starting point 2 within the site			Starting point 3 within the site		
		Distance (m)			Distance (m)			Distance (m)		
1	Local Shops & Superette	870m	10 minutes	2 minutes	220m	2 minutes	1 minute	1500m	17 minutes	4 minutes
2	Cafe Shops & Mechanic	1100m	13 minutes	3 minutes	700m	8 minutes	2 minutes	1800m	21 minutes	5 minutes
3	Community Hall	830m	9 minutes	2 minutes	290m	3 minutes	1 minutes	1400m	16 minutes	4 minutes
4	Saint Marys Church & Cemetery	890m	10 minutes	2 minute	770m	9 minutes	2 minute	1500m	17 minutes	4 minutes
5	Willow Glen Cafe	1300m	15 minutes	4 minutes	1100m	13 minutes	3 minutes	1600m	19 minutes	4 minutes
6	Woodlands Garden Grove Cafe & Bar	4000m	47 minutes	12 minutes	3300m	39 minutes	9 minutes	4600m	54 minutes	13 minutes
7	Gordonton Vet	1800m	21 minutes	5 minutes	1300m	15 minutes	4 minutes	2400m	28 minutes	7 minutes
8	WEC International (mission organisation)	1600m	19 minutes	19 minutes	1100m	13 minutes	3 minutes	2200m	26 minutes	6 minutes
9	Gordonton School	1500m	17 minutes	4 minutes	1000m	11 minutes	3 minutes	2100m	25 minutes	6 minutes
10	Gordonton Early Learning Centre	1600m	19 minutes	4 minutes	1000m	11 minutes	3 minutes	2200m	26 minutes	6 minutes
11	Gordonton Tennis Club	1300m	15 minutes	4 minutes	800m	9 minutes	2 minutes	1800m	21 minutes	5 minutes

Pedestrian speed = 84 metres per minute

Cyclist speed = 333 metres per minute

Notes:

- All distances and travel times for both pedestrians and cyclists have been taken from Google Maps
- This page should be read in conjunction with the previous (page 6).

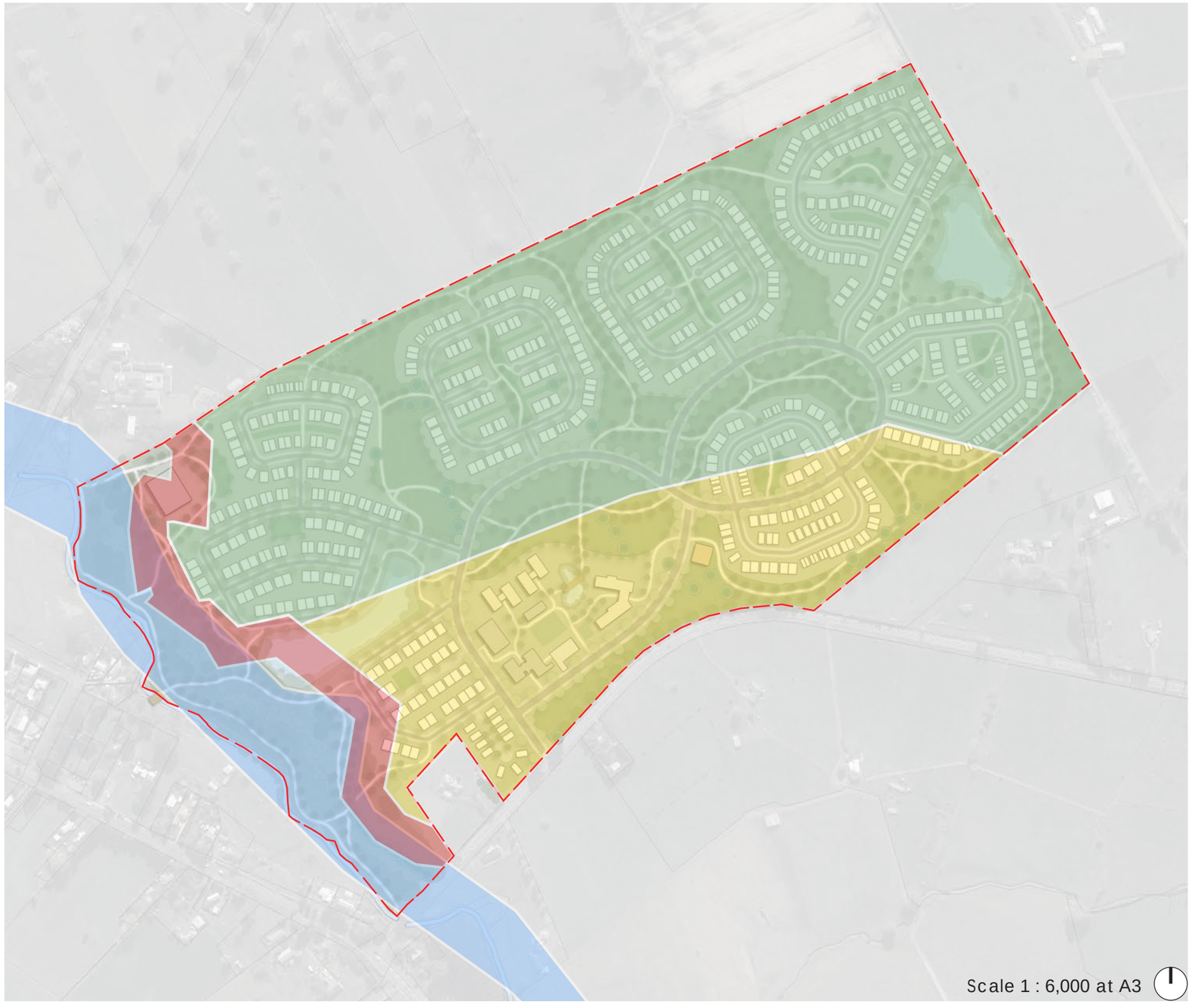
3.3 Existing Hazards

With reference to the Preliminary Geotechnical Review prepared by GWE Consulting Engineers, the author concludes that:

"The preliminary findings of our Stage 1 Investigation indicate the site is suitable for the proposed retirement village but has some geotechnical challenges to solve in order to develop the site.

Liquefaction and lateral spread are significant issues affecting the site, our preliminary assessment has used the as drilled groundwater levels rather than stabilised groundwater levels. This has the potential to be refined further with detailed analysis of the groundwater scheme across the site.

Therefore, we recommend the installation of six groundwater monitoring wells with level loggers for continuous monitoring at strategic locations across the site. This data will be captured and will allow more accurate groundwater information to be used in a refined seismic model. This can be included in our Stage 2 testing".



3.4 Infrastructure

Stormwater drainage can be provided through wetlands, ground water recharge and piped stormwater networks. Overland flow paths will be managed through the development, and it will reduce any potential flooding risks.

Wastewater drainage can be provided though piped networks that will drain to the onsite MBR plant for wastewater treatment. Treated greywater will discharge to the stormwater wetland and the treated sludge will be removed and disposed at the nearest landfill periodically.

Potable water supply has two possible delivery methods:

1. Roof and hard surface water tank collection for residential, commercial activities and for Firefighting supply.

2. Utilise existing and create new water bores for raw water supply. Bore water supply could provide for a portion of the site or for the entire site. The bore water would require onsite water treatment, if the intended water use is for portable water supply for this development.

Legend

- Site boundary
- Wastewater Treatment Plant
- Wastewater Pump Station

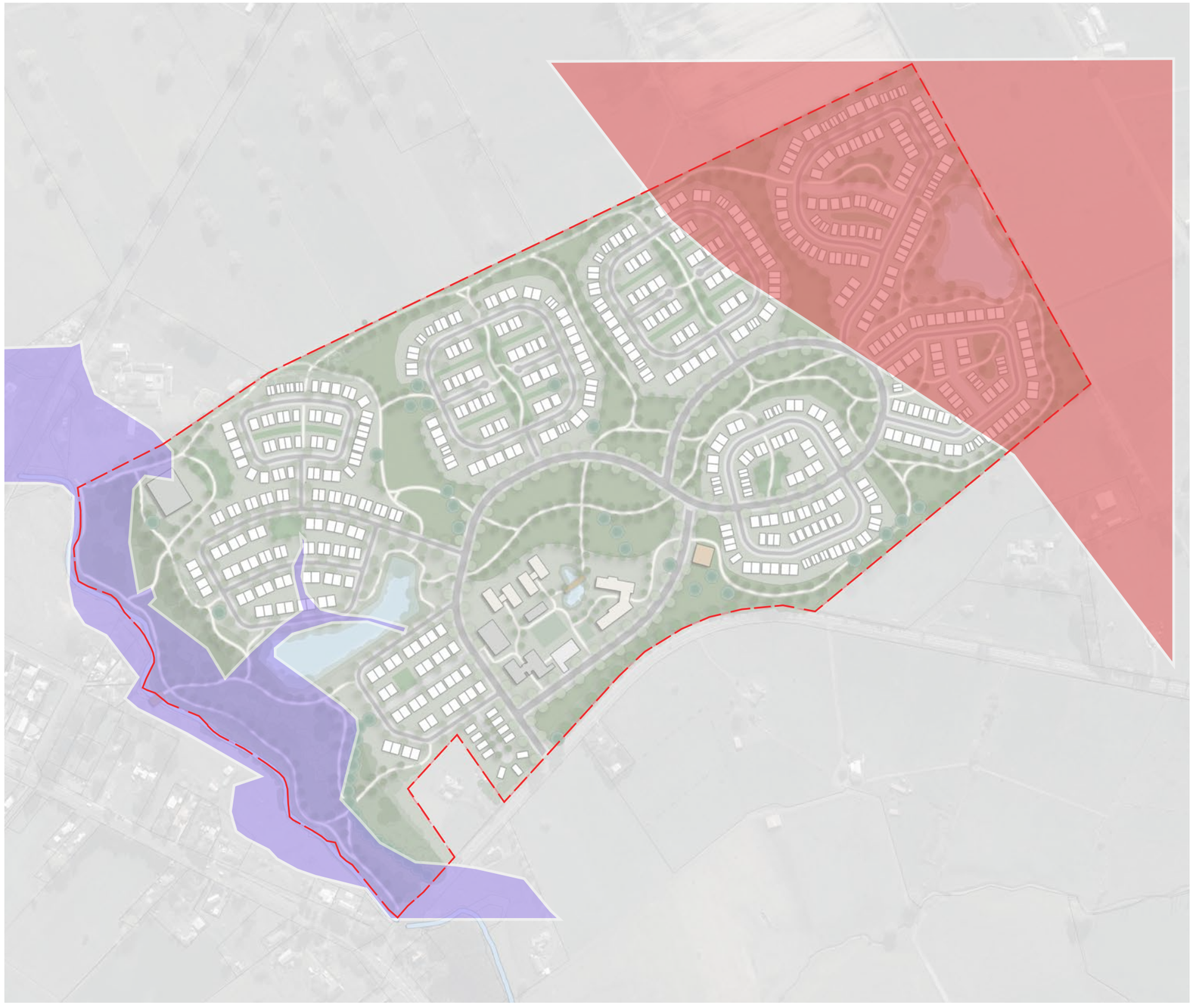
3.5 Soil

The subsurface soils encountered within the upper 1-2m of the site can generally be categorized into three main areas as follows:

1. Silt (Loam) over Hinuera formation moderate to high density sand with interbedded silt lenses, these soils are consistent with a high energy depositional environment.

2. Recent Alluvium, as slack water deposits consistent with a low energy deposit, which in turn overlies low to moderate Hinuera formation sands with interbedded silts.

3. Peat, a swamp deposit underlain by recent Alluvium with the denser Hinuera soils at a greater depth.



Legend

- Site boundary
- Holocene Swamp Deposits
- Holocene Alluvial and Colluvial Soils

3.6 Ecology & Biodiversity

With reference to the memo prepared by Eco Logical Solutions dated 18 June, 2024 the following summary was provided:

"The site was surveyed in June 2024 to classify watercourses, determine the presence or absence of black mudfish and undertake an assessment of whether there were NPS-FM qualifying wetlands on site and their extent. In addition, observations were made to determine the likelihood of the presence of birds, bats and lizards and the extent of likely habitat.

Key constraints of the proposal are the presence of potential NPS-FM (2020) qualifying wetlands, a potential SNA area, bat habitat and foraging features, and consideration of the modified and permanent watercourses on the site. Wetlands, potential SNA's and birds, bats and lizards should be assessed against the relevant policies and legalisation (i.e. NPS-FM, NES-F and the NPS-IB)".

During the masterplanning process, careful consideration was undertaken to ensure the key ecological elements were integrated and celebrated within the development. For example, buildings and road alignments have avoided clusters of native Kahikatea trees and the possible SNA areas. It is also proposed to retain a number of existing mature specimen trees where appropriate.

04

Opportunities & Constraints

4.1 Development Opportunities and Constraints

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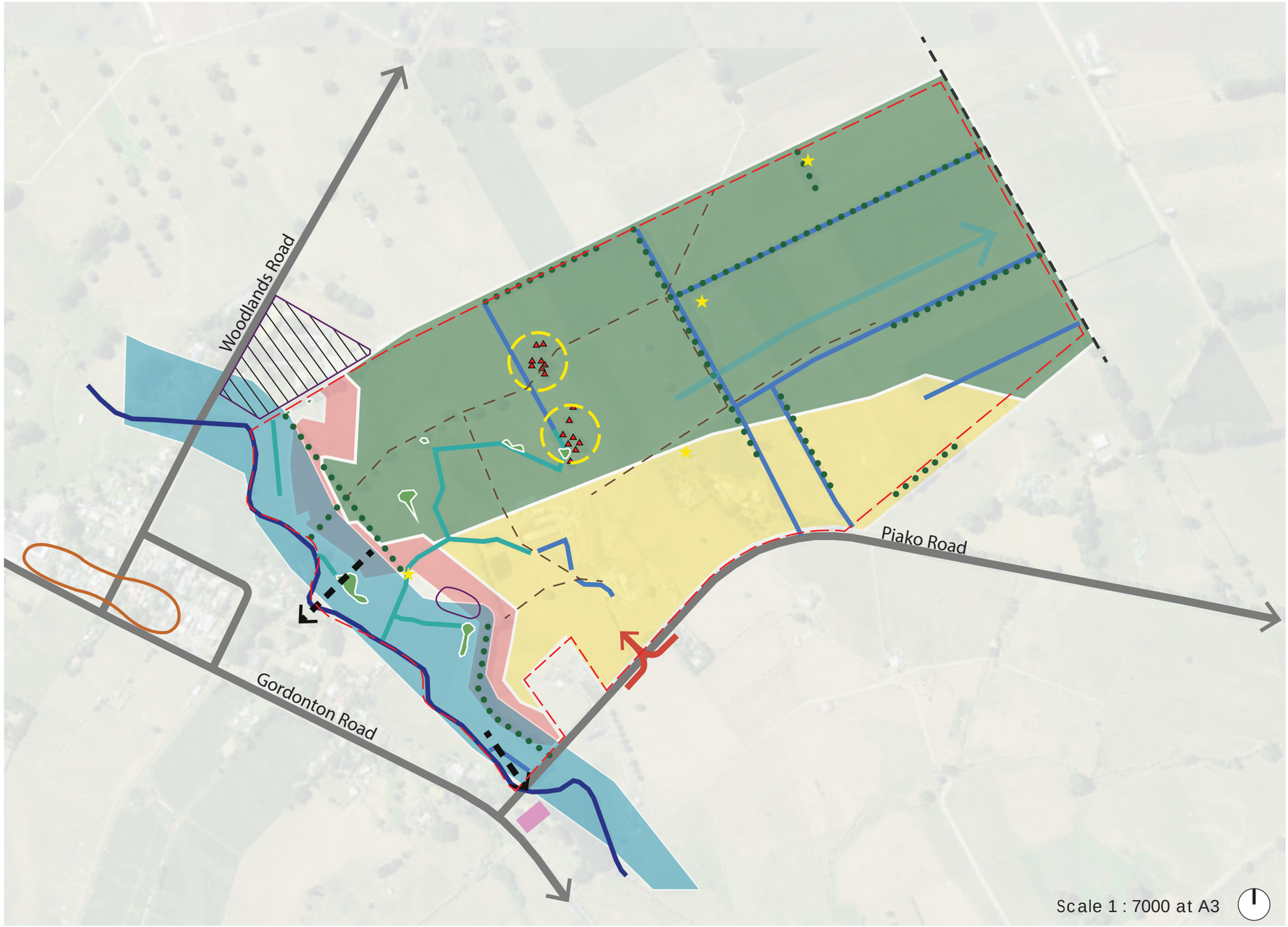

Legend

- Site boundary
- Existing roads
- Komakorau Stream
- Existing exotic shelter belts
- Possible Significant Natural Area (SNA)
- Existing Kahikatea trees
- Potential NPS-FM wetland (TBC)
- Existing modified watercourse
- Existing artificial watercourse
- Possible lizard habitat
- Area subject to >25mm but <100mm of liquefaction induced settlement
- Area subject to >100mm liquefaction induced settlement
- Area subject to lateral spread
- Possible future connections
- Potential vehicular access points
- Drainage direction
- Council managed stormwater drain
- Existing farm tracks
- St Mary's Anglican Church
- Existing school (Gordonton School)
- Maori Site of Significance (s14/211)
- Gordonton Centre

05
Masterplan

5.1 Gordonton Retirement Village Concept Plan

Legend

1. Komakorau Stream
2. Proposed communal facilities
3. Proposed primary loop road
4. Proposed secondary roads
5. Proposed laneways / mews
6. Proposed grazing / farming areas
7. Proposed wastewater treatment plant
8. Proposed serviced apartments
9. Proposed stormwater facilities
10. Proposed pedestrian and cycle connections
11. Possible future bridge connection
12. Archaeological Sites (incl. Māori site of significance (s14/211)
13. Amenity / open space areas

Existing trees to be retained

Yield (excluding serviced apartments):

1 bed attached - 92
2 bed - 314
3 bed - 253

Total: 659

5.2 Proposed Movement and Connectivity

One of the key development drivers has been to create a series of character clusters which will eventually result in a series of smaller communities within the wider Gordonton community.

A 16m primary loop road provides the primary point of access into the site and will enable heavy vehicles through key areas of the development. The primary and centralised communal facilities are serviced directly from this loop.

A series of secondary road connections provide access to the relevant clusters. These are intended to be slow speed and will comprise extensive landscaping for amenity and traffic calming purposes.

A comprehensive pedestrian and cycle network is also proposed throughout the site. This extends from the western riparian / stream edge where residents have the ability to walk through a native bush environment, out toward the larger grazing areas and through to each of the relevant character nodes. This extensive network is designed to promote physical activity, a sense of community and connectivity across the wider development. It is also proposed to connect out to the wider network in 2 x locations as shown in the adjoining diagram ‘potential key access points’.

Legend

- Site boundary
- Primary ‘Loop Road’ 16m
- Secondary roads 12m
- Living lanes / mews 8m
- Pedestrian / cycle connections
- Potential key access points

5.3 Proposed Open Space Network

A range of character open space areas have been proposed throughout the development area, reflective of their anticipated use, location and landscape characteristics.

Where the site adjoins Komakorau Stream, extensive native re-vegetation is anticipated which will form the 'riparian / stream edge planting and trail network zone'. This area will comprise a series of bush trails for residents and will provide a visual buffer between existing residential development further west and the proposal.

A key design driver has been to retain a strong rural vernacular. This has manifested in an extensive network of 'grazing open space amenity zones'. It is anticipated that some livestock could be kept in these areas for grazing to strengthen the rural character of the development. The pedestrian network also intersects these areas enabling residents to get 'up close' to livestock if desired. These areas also provide a high quality rural outlook from dwellings located within each cluster.

Each cluster has been provided with 'communal garden zones' which could accommodate interactive vegetable or amenity gardening facilities for residents. These spaces also provide a quality outlook from dwellings and will promote a sense of community and wellbeing for future residents.

The primary amenity and communal buildings are located toward the centre of the site and have been highlighted as the 'central communal facilities zone'. This area comprises an indoor pool facility, communal putting green and bowling green along with various indoor dining / lounge facilities.

Two large stormwater ponds are also proposed which will be designed in a naturalistic manner. These areas will be planted and provide a quality outlook within the development.

Legend

- Site boundary
- Riparian / stream edge planting and trail network zone
- Grazing open space amenity zone
- Communal garden zones
- Stormwater pond amenity zones
- Central communal facilities zone

06
Staging

6.1 Development Staging Strategy

6.1 Development Staging Strategy

The staging across the development is anticipated to follow each of the development nodes. Stage 1 will comprise the cluster located closest to Piako Road. Following completion of Stage 1, the communal and amenity buildings will be developed. From that point, the staging largely follows the proposed clusters in a clockwise manner.

Legend

- Site boundary
- Indicative Stage 1
- Indicative Stage 2
- Indicative Stage 3
- Indicative Stage 4
- Indicative Stage 5
- Indicative Stage 6
- Indicative Stage 7
- Indicative Stage 8

09 375 0900 | admin@barker.co.nz | barker.co.nz
PO Box 1986, Shortland Street, Auckland 1140
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