

Appendix N - Examples of Development Densities

The purpose of this documents is to assist readers of the Henley Downs Plan Change Request to understand what the development outcomes in Henley Downs may be like. Examples, drawn from Auckland and Queenstown, show housing densities comparable to what may occur under the proposed Henley Downs Zone.

The table below provides a summary of the maximum densities proposed in different parts of the Henley Downs Zone.

Table – Summary of Maximum Densities Provided for by Proposed Henley Down Zone

Development Area (as shown on Henley Downs Structure Plan)	Approximate Size	Maximum Number of Residential Units	Dwellings per hectare	Notes on form
A	5.5 ha	4	0.7	Two houses already exist
B	5.5 ha	85	15.5	450 m2 Average lot size (assuming 30% is used for roads, reserves etc)
C	17 ha	255	15	466 m2 Average lot size (assuming 30% is used for roads, reserves etc)
D	18 ha	325	18	387 m2 Average lot size (assuming 30% is used for roads, reserves etc)
E	25 ha	450	18	389 m2 Average lot size (assuming 30% is used for roads, reserves etc)
F	30 ha	540	18	389 m2 Average lot size (assuming 30% is used for roads, reserves etc)
G	23 ha	800	35	201 m2 of land per unit (assuming 30% is used for roads, reserves etc). Note, this is calculated to be similar to what the District Plan currently enables in the Village in Henley Downs (albeit at a lower density due to Activity Area G covering a

				larger area than the current Village area).
H	1 ha	1	1	
I	3 ha	7	2.3	
J	9 ha	100	11	630 m2 Average lot size (assuming 30% is used for roads, reserves etc)
K	4 ha	4	1	

Hobsonville Point

Hobsonville Point is a 167ha greenfield development site in West Auckland. Some 2,500 homes (ranging from apartments to detached homes) are intended to be built as well as a commercial village area, parks and a marine industry precinct.

The first stages of development are achieving relatively high densities with a mix of detached housing on small lots and terraced housing.

The image below¹ shows how part of the first stage of development (currently under construction) is expected to look when complete:



The next image (below²), is an aerial photo showing part of the first stage of Hobsonville Development. The sections are mostly between 230m² and 300m².

¹ Retrieved from <http://skyscraper.talkwhat.com/view/MnlEmNEmNQgAQgAMnlzRy.html> on 20 February 2012

² Retrieved from Auckland Council GIS



This is higher than the maximum density provided for in all of the proposed Development Areas in Henley Downs, except for Development Area G. If the maximum densities are to be achieved in some of the development areas of Henley Downs, it is however possible that some housing of this nature will be built, with a balance of larger lots.

The following image³ is taken at street level within the same development:

³ Retrieved from Google Street View



Addison

Addison is a greenfield area being developed toward the southeast of Auckland. The image below⁴ shows a mix of small lot detached houses and terraced homes.



The yellow arrow points towards detached houses on 200-250 m² lots. The same view at street level⁵ is shown below:

⁴ Retrieved from Auckland Council GIS

⁵ Retrieved from Google Street View



The purple arrow is the following view (detached houses on section sizes of approximately 325 m²).



Again this mix of density would be higher than that achievable in any Development Area in Henley Downs except for Development Area G. However, given the desire to achieve some diversity in lot sizes and housing types, some housing of this nature and scale may eventuate in Henley Downs.

Stonefields

Another example from Auckland, Stonefields is a development on the former Mt Wellington Quarry. 2500 dwellings are proposed across 110 hectares (this is a similar size to the urban area in Henley Downs, and the number of dwellings proposed there). Again a mix of densities and housing typologies are being developed, as well as a town centre, school and parks. The following⁶ is an example of detached housing on sections around 350m².



The following is an aerial view of part of the Stonefields neighbourhood⁷:

⁶ Retrieved from Google Street View

⁷ Retrieved from Auckland Council GIS



The image below⁸ shows houses on approximately 350 m2 sections in Stonefields Auckland (the yellow arrow shows approximate location of the photo).



⁸ Retrieved from Google Street view

The view following the purple arrow is shown below⁹. These are terraced houses on approximately 250m² sections.

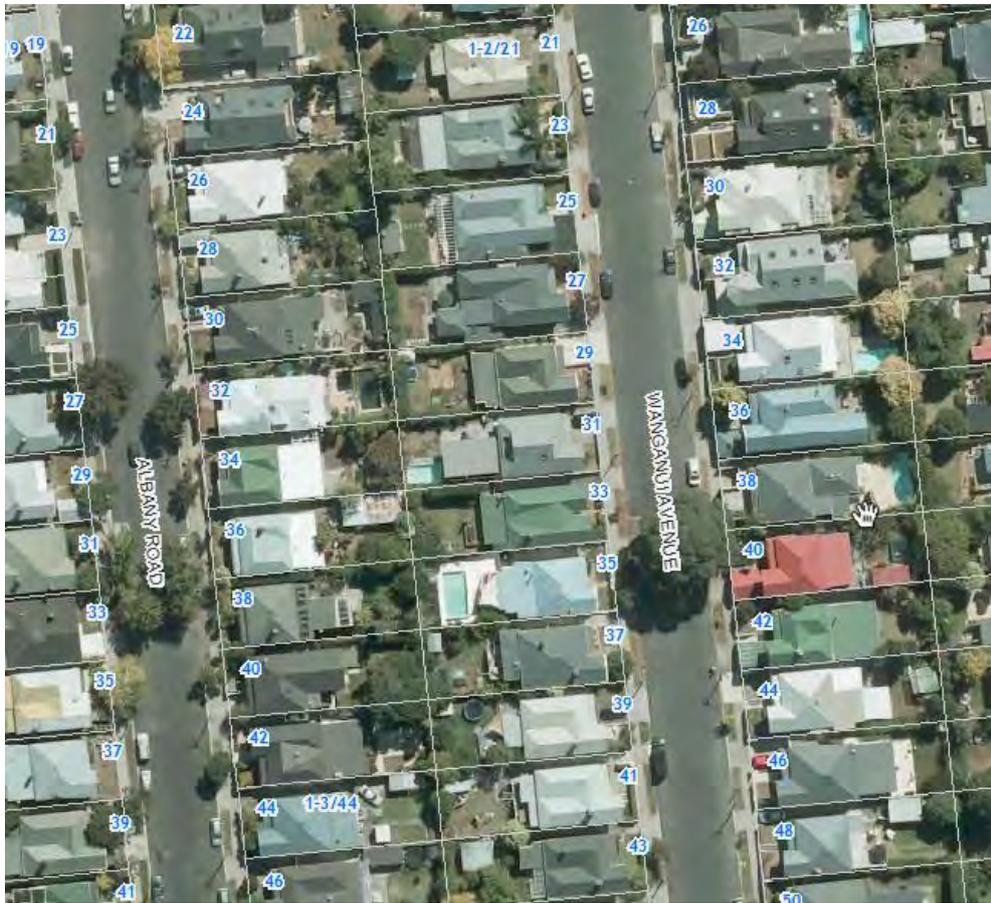


Again, developing an entire Development Area in Henley Downs to this density would conflict with the rules of the proposed Plan Change (except for in Development Area G). However, some areas of density similar to this may be expected.

⁹ Retrieved from Google Street View

Ponsoby

Ponsoby is an historic suburb in Central Auckland. The sections in the image below¹⁰ range from 400 to 450 m2:



Below is a google street view image of the same area:



¹⁰ Retrieved from Auckland Council GIS

Lake Hayes Estate

Locally, development by the Queenstown Lakes Housing Trust in Lake Hayes Estate has seen attached and semi-detached units built on sections between 250 and 350 m²¹¹:



A view at street level is shown below¹²:



¹¹ Image retrieved from Queenstown Lakes District Council GIS viewer

¹² Image retrieved from <http://www.dravitzkibrown.co.nz> website

Queenstown High Density Development

Development Area G is anticipated to have a maximum density of around 35 dwellings per hectare. The height limit (10 meters) could be expected to accommodate 3 storey development. This density (which, depending on the context, may be described as 'urban' as opposed to 'suburban') is often able to support a mix of uses, such as corner stores at street level, as well as frequent public transport.

The development below¹³ (on Hallenstein Street in Queenstown) provides 21 units on an approximately 2900m² site. This equates to around 140 m² of land per unit, and around 50 gross dwellings per hectare.



The form of development approved in medium density housing areas in Henley Downs may differ to some extent. For example all units would be expected to have road frontage, which may result in slightly lower dwelling densities. It is thought that this type of development intensity may be anticipated in some areas such as Development Area G.

A street level view¹⁴ of the same development is shown below:

¹³ Image retrieved from Queenstown Lakes District Council GIS viewer

¹⁴ Retrieved from Google Street View



The following Queenstown example¹⁵, at the corner of Thomson Street and Lomond Crescent, includes 11 units across a 1400m² site. This equates to around 55 gross dwellings per hectare. Again, this is substantially higher density than the average density provided for in all of the development areas in Henley Downs. This type of intensity of development may however be expected within parts of Development Areas, raising the overall average density and providing a range of housing choices in neighbourhoods.



¹⁵ Image retrieved from Queenstown Lakes District Council GIS

Below¹⁶ is a street level view looking over the top of the buildings.



¹⁶ Image retrieved from Google Street View