

Sleepyhead Estate

Urban Design Statement

Prepared for Ambury Properties Limited
By Adapt Studio Ltd
5 December 2019



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Prepared by:	Jonathan Broekhuysen NZILA Registered Landscape Architect Director Adapt Studio Ltd	
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Cover photograph: Artists Impression looking north east over Tahuna Road / Expressway interchange

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Appendix 1: Sleepyhead Estate Masterplan

Appendix 2: Sleepyhead Estate Structure Plan

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1.0 Introduction

- 1.1 Sleepyhead Estate is a mixed use masterplanned community strategically located within the golden triangle with strong links to Auckland, Hamilton and Tauranga. The site is approximately 178 hectares in size and is located next to State Highway 1 and the North Island Main Trunk Railway line (NIMT). Sleepyhead Estate will act as an industrial hub for Huntly and will provide much needed social and economic support for the district and deliver high quality, healthy and affordable homes.
- 1.2 Ambury Properties Limited (APL), “the developer” is the property holding associate of the New Zealand Comfort Group Limited (NZCG), the manufacturer of Sleepyhead, Sleepmaker, Serta, Tattersfield and Design Mobel Beds, along with Dunlop Foams and Sleepyhead flooring underlay. It also produces a wide range of related products including pillows, mattresses, drapes, furniture and other soft furnishings. The manufacturing operations are currently based at several locations in Auckland. Ambury has been investigating options to consolidate all of its manufacturing operations onto one site. It has searched extensively in Auckland and the Waikato for a suitable site.
- 1.3 APL has found a suitable property on the corner of Lumsden Road and Tahuna Road, Ohinewai (Allotment 405, Lots 1 and 2 DPS 29288 and Lots 1-3 474347). The property is zoned Rural in the Operative and Proposed Waikato District Plans.
- 1.4 The proposed NZCG 100,000m² factory will be the major industrial anchor for the project. It will be accommodated in an approximately 63ha industrial hub with rail siding access from the NIMT railway. The project will also include approximately 8.5ha of commercial development including a service station, local convenience stores and factory outlet shops. 52 hectares of residential land for approximately 900-1100 new houses will also be provided, together with approximately 55ha of public open space. Long term the factory will employ up to 1,500 people and the new homes could house a community of approximately 2,500 people.
- 1.5 Sleepyhead Estate will become a major employer for the region, serve as an industrial hub for Huntly, improve social and economic outcomes for the district and provide much needed quality and affordable housing.
- 1.6 This report sets out the Urban Design Statement for Sleepyhead Estate and has been prepared in support of the rezoning request. It is one of a suite of technical reports that has been prepared to inform and support the preparation of the structure plan and request for the rezoning of the landholding.

2.0 Background

- 2.1 In August 2018, APL engaged a team of experts to undertake a masterplanning exercise for the subject landholding; the purpose of which was to explore options consistent with their overall vision that included:
- a new factory facility of approximately 100,000m² for their operational requirements;
 - an industrial area that could take advantage of the site's strategic location and access to proposed new railway siding;
 - a business/ commercial including factory outlet shopping area and supporting activities;
 - a supporting residential community that will help its staff to enter into affordable homes in close proximity to their workplace and also service the wider housing needs of the surrounding area; and
 - the development would be structured around a series of high amenity open spaces.
- 2.2 Through the masterplanning exercise, the "Consultant Team" consisting of Gaze Commercial (project management), Bloxam, Burnett & Olliver (planning and traffic engineers), Adapt Studio (masterplanning and urban design), Woods (civil engineering and three waters design), Mansergh Graham (Landscape Architecture), Initia (geotechnical engineering), Ecology NZ (ecology), Warren Gumbley (archaeology), Property Economics (economic assessment) and Robert Quigley (social impact assessment) have developed and tested a range of preliminary masterplan options.
- 2.3 The masterplanning exercise resulted in the establishment of a project vision and a series of principles which are outlined in more detail in section 4 of this assessment. The masterplan proposal is outlined in detail in section 6 of this assessment.
- 2.4 APL have been developing their vision for Sleepyhead Estate which will be a well-connected mixed-use community bringing together the social, cultural and working aspects of life and improving wellbeing for all. Key aspects of the vision are the integration of the employment and residential components of the masterplan with the provision of on-site open scape, commercial and community facilities for the workers and residents of Sleepyhead Estate.
- 2.5 To enable the development APL has lodged a submission on the proposed Waikato District Plan requesting that the land be rezoned to a mix of industrial, residential and business zone to accommodate the mixed-use community. To support the proposed rezoning, Ambury seek to embed a structure plan and zoning plan for Ohinewai within the District Plan.
- 2.6 The structure plan has been informed by the Masterplan and provides a framework for the development of the wider site, outlining the location of activities, the indicative road network and the general location of the green spaces that will provide for recreation and the management of stormwater. The Zoning Plan outlines the proposed land use zoning that will apply to the site.

3.0 Existing Context

Regional Context

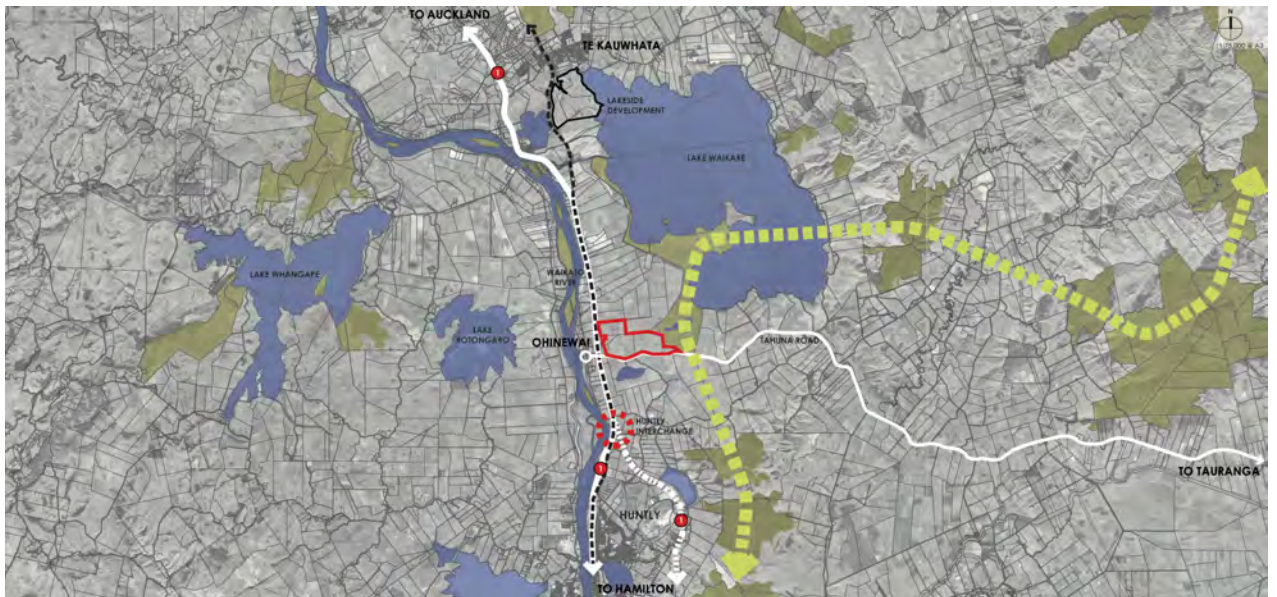
- 3.1 Sleepyhead Estate is strategically located within the golden triangle which is formed between the centres of Auckland, Hamilton and Tauranga. This region houses half of New Zealand's population and creates half of the country's economic output. Sleepyhead Estate is located on the main north-south infrastructure corridor with State Highway 1 and the NIMT railway directly to the west.
- 3.2 The new Huntly section of the Waikato Expressway is currently under construction and is scheduled for completion in early 2020. It will further reduce the time to travel south to Hamilton by approximately 15 minutes. The travel time is currently 35 minutes by car.
- 3.3 The Waikato is historically a farming region with dairy farming still forming the backbone of the economy. Its landscape is diverse with coastal, plains, wetlands, hills and mountain ranges being present. Sleepyhead Estate sits in a flat to gentle rolling landscape with multiple small to medium sized shallow water bodies scattered throughout the landscape.
- 3.4 Remnant stands of native bush and production forests form a potential ecological link through the site connecting the Hunua Ranges in the north to the Pirongia Forest in the south. There is also an existing network of wetlands including nationally significant Whangamarino Wetland.
- 3.5 Sleepyhead Estate is connected via rail to two of the country's largest international ports being Auckland and Tauranga. It is also connected via rail to current and planned inland ports of note being Wiri, Northgate and Ruakura inland ports.
- 3.6 Sleepyhead Estate is situated adjacent to the Waikato River which is the longest river in New Zealand traveling 425km from Mount Ruapehu to its river mouth at Port Waikato on the West coast.



Figure 1 – Regional Context Plan

Local Context

- 3.7 Sleephead Estate is situated approximately 5km north of Huntly's northern edge or 5 minutes by car and 10 minutes by car from Te Kauwhata in the north. The site is located 500m due east from the existing Ohinewai town and approximately 800m from the banks of the Waikato River.
- 3.8 The new Huntly section of the Waikato Expressway forks about 2 km south of the site and will provide a direct expressway link to Hamilton via the Ohinewai interchange adjacent to the site. To the east of the site is an existing DOC reserve which includes Lake Rotokawau. Lake Rotokawau feeds into the larger Lake Waikare. Both lakes have water quality issues primarily due to the surrounding rural land use. Fertiliser and stock effluent run-off into these water bodies during rain events and also leach into the soils and contaminate ground water.
- 3.9 Tahuna Road runs along the south of the site and is used as an alternative route to Matamata, Tauranga and Rotorua. There is a substantial new residential development named Lakeside being undertaken at Te Kauwhata on the northern shores of Lake Waikare.



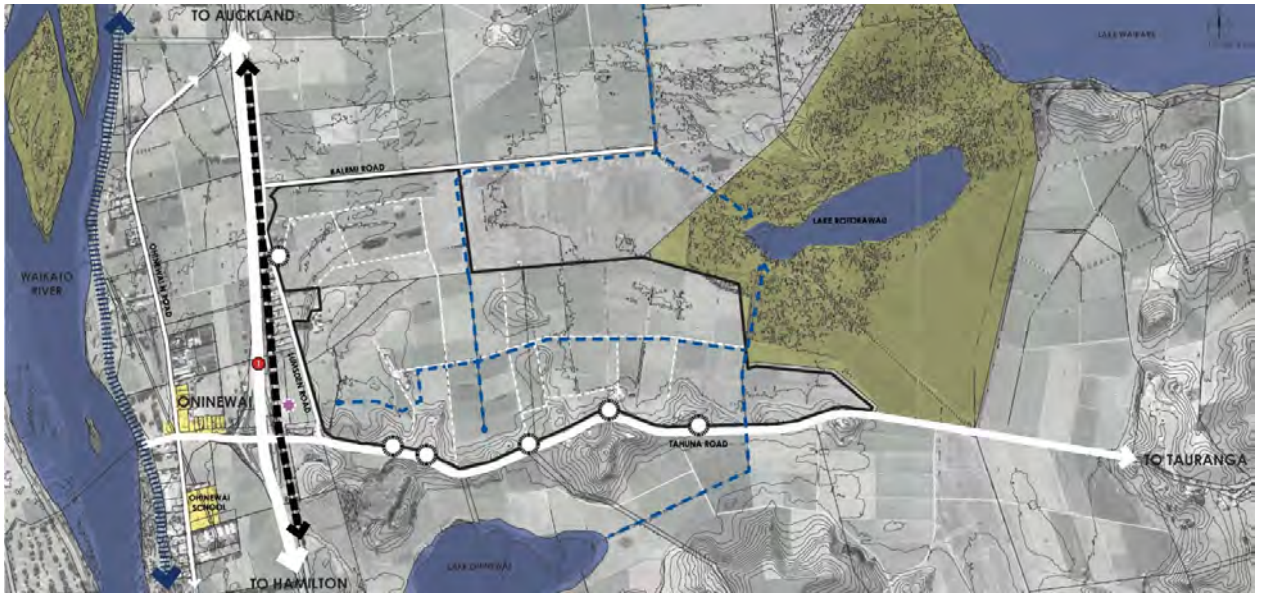
KEY

- SLEEPYHEAD ESTATE - THE SITE
- SIGNIFICANT TRANSPORT ROUTES
- FUTURE SIGNIFICANT TRANSPORT ROUTES
- NORTH ISLAND MAIN TRUNK LINE
- WAIKATO RIVER AND SIGNIFICANT WATER BODIES
- ECOLOGICAL LINKS
- SIGNIFICANT VEGETATION
- SH STATE HIGHWAYS

Figure 2 – Local Context Plan

Site Context

- 3.10 The Sleepyhead Estate site is 178 hectares in size and consists of multiple parcels controlled largely by a single entity with three smaller landholdings currently held by others. Tahuna Road runs along the southern boundary on a gentle ridge. The site is essentially flat except for the ridge along its southern boundary (Tahuna Road) and a smaller ridge running north-south through the central part of the site. The western side of the site is at approximately RL 9m and the eastern side is at approximately RL 6 giving it a fall of 3m over about 1800m towards Lake Rotokawau. Water run-off generally flows east through a series of existing farm drains terminating at Lake Rotokawau, and then into Lake Waikare.
- 3.11 The existing Ohinewai Village is immediately to its west, sandwiched between State Highway 1 and the Waikato River. The town contains a well maintained and managed town hall, tennis courts, rugby fields and a popular rural school catering to students from years 1 to 8. There is a sawmill to the north along Lumsden Road which is the closest commercial activity. There is a cluster of dilapidated commercial buildings located on the corner of Ohinewai Landing Road and Ohinewai North Road.
- 3.12 The DOC reserve to the east of the site is well covered in vegetation with a mix of native wetland vegetation and some pockets of invasive weeds. Both Lake Rotokawau and the larger Lake Waikare are shallow lakes with poor water quality. There are a series of farm tracks across the site which divide the pasture into rectangular fields. Vegetation on the site is limited with some mature exotic shelter belt tree species being the only notable vegetation.
- 3.13 The location of the historic Ohinewai train station is immediately to the west of the site. This station was opened on 13 August 1877 and continued to be utilised until it was closed to passengers in 1965 and closed entirely on 31 December 1978 and has been removed. While it ran, it connected Ohinewai to Auckland and to Hamilton and further south.



KEY














-  SLEEPYHEAD ESTATE - THE SITE
-  SIGNIFICANT TRANSPORT ROUTES
-  LOCAL TRANSPORT ROUTES
-  ON-SITE LOCAL FARM TRACKS
-  NORTH ISLAND MAIN TRUNK LINE
-  WAIKATO RIVER AND SIGNIFICANT WATER BODIES
-  EXISTING OHINEWAI TOWN
-  WAIKATO RIVER FLOOD BANK
-  ON-SITE LOCAL FARM DRAINS
-  SIGNIFICANT VEGETATION
-  EXISTING SITE ENTRY LOCATIONS
-  STATE HIGHWAYS
-  HISTORIC LOCATION OF OHINEWAI TRAIN STATION

Figure 3 – Site Context Plan

The Huntly Opportunity

- 3.14 Sleepyhead Estate will be an industrial hub for Huntly and will provide social and economic support for a town which has a high level of social deprivation. The Huntly section of the Waikato Expressway is on track to be completed by 2020 which will result in Auckland to Hamilton traffic bypassing Huntly and has the potential to further compounding the economic and social issues in the town.
- 3.15 Due to reduced traffic counts there is however an opportunity to improve the local connections from Ohinewai to Huntly by reconnecting Ohinewai South Road to Great South Road. There will be considerably less traffic on this route with the new expressway link which results in the opportunity for on street cycle paths and improved footpaths. This would be an excellent link for people who either live in Huntly and work at Ohinewai, or people who live at Ohinewai and shop at Huntly.
- 3.16 There is an opportunity for a recreational pedestrian and cycle path along the Waikato River which could connect into Sleepyhead Estate through the proposed shared path along Tahuna Road. Both the road and the shared path connections are approximately 5km from the two towns' northern and southern boundaries and would facilitate excellent connectivity between the two towns.

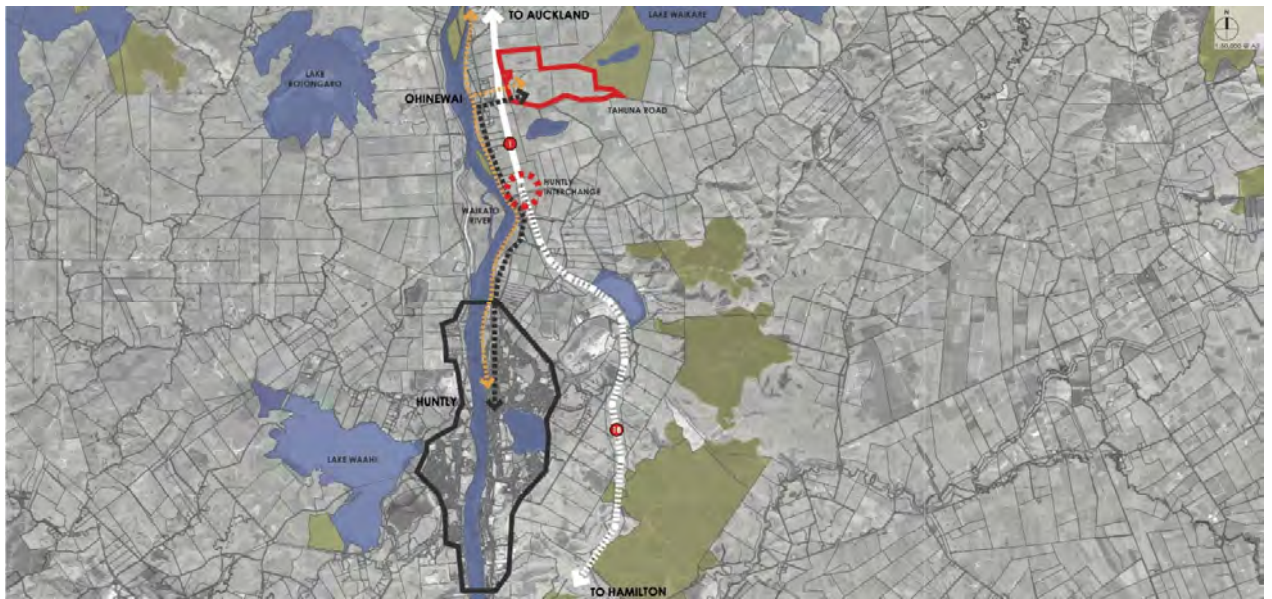


Figure 4 – Huntly Connection Plan

4.0 Design Principles

- 4.1 Sleepyhead Estate will support the existing township of Ohinewai and nearby Huntly by investing in the creation of an industrial hub, quality housing stock, social services and facilities, and a network of high-quality open spaces. It will be sensitive to the existing natural environment, mana whenua values and help to improve environmental outcomes for the district. As a place to live it will provide a viable alternative to city life with the charms of living in a rural setting. It will be a community supported by stable employment with onsite conveniences and retail support from nearby Huntly. It will facilitate economic and social improvements for the surrounding Huntly district and create a mixed-use community that New Zealander's want to live in. Conceptually it will offer land, house and job packages to people looking for new opportunities in the Waikato and provide much needed jobs for the existing residents of Huntly. Below are eight design principles which have informed the masterplan and will continue to inform future phases of the project.

Sustainable Mixed-Use Community

- 4.2 A sustainable community is one that cares for its people, cares for the land and endures. It balances social, economic, cultural and environmental needs. Sleepyhead Estate will provide employment, housing, recreational areas, social services and key conveniences for people to live, work and play here. It will improve environmental outcomes and create extensive restoration areas which will improve the water quality of run-off flowing into Lake Rotokawau and Lake Waikare and create recreational opportunities for residents and visitors.

Well Connected

- 4.3 A varied and robust transport network is critical for any new green-fields development. Sleepyhead Estate will provide daily necessities for residents, such as a corner shop, access to the local primary school, employment, a community hall, social services, emergency services and convenience retail on site. These facilities will be in close proximity to where people live and connected through a series of walking and cycling paths. Easy access to the Waikato Expressway is also available and the opportunity for inter-city bus and train connections will be strongly advocated for. A rail siding is proposed to connect the industrial hub to the international ports at Auckland and Tauranga via rail. Sleepyhead Estate will form strong connections to Huntly and assist in the re-vitalisation of this community.

Strong Identity

- 4.4 Sleepyhead Estate seeks to foster its own identity while respecting the identity, character and mana whenua values of the wider region. It will draw reference from working towns of the past which provided the facilities that workers and residents needed to live happy and productive lives. Mana whenua narratives will be evident in its public spaces and the region's history will be strongly represented. Mana Whenua will be involved in the creation of this place and specific facilities will be developed in collaboration with them to help train youth to improve their employment options.

Commercially Feasible

- 4.5 The project needs to be commercially feasible to deliver on any of these principles or on the project vision. Opportunities for effective and efficient use of resources must be explored but never at the cost of quality. There are opportunities to leverage economies of scale for a project of this size. Ongoing efficient use of resource, monetary and otherwise, is critical to seeing this project through to fruition. Development efficiencies will be passed on to the people buying houses or running businesses here and will ensure the long-term economic sustainability and success of the project.

Healthy Residents

- 4.6 Health and wellbeing of people living and working at Sleepyhead Estate is critical. Social and community services, active lifestyles, quality fresh produce, healthy homes and gainful employment, have all been considered and incorporated into this masterplan. A market garden to provide healthy fresh food, and a productive beekeeping and small-scale seedling planting initiative to provide honey and firewood are proposed as community led commercial activities.

Affordable and High-Quality Homes

- 4.7 High quality and affordable housing in conjunction with good employment opportunities are very important to the success of this place. Best practice approaches to housing affordability must be explored including non-traditional ownership models such as shared equity ownership, rent to buy or community led housing initiatives. Economies of scale will also assist as will the ability to explore the potential to prefabricate some house components in factories located on-site. Efficient use of land and a high proportion of attached housing will also help to ensure housing remains affordable. Large areas of public and semi-private open spaces will provide high amenity value and make up for the smaller lot size.

Choice

- 4.8 Choice has been integrated into every aspect of the masterplan. Neighbourhoods with differing densities and orientations, lots of different sizes, differing house typologies and varying functions of open space will create a robust community where people can choose how they live. Multiple commercial opportunities have also been proposed as have multiple transport modes to provide further choices for people living here.

Environmental Excellence

- 4.9 A key driver of this project is the commitment to improve water quality runoff and create a large wetland ecosystem to the east of the site. This land is naturally low lying and is very well suited to treating stormwater on-site and creating restored natural habitats. Environmental outcomes will be considered across the full project site including on private lots, public streets and across the open space network.

5.0 Site Opportunities and Challenges

Opportunities

- Locate Industrial land next to SH1 and rail line to allow for easier transport links and rail siding
- Locate rail siding to the north to access main Comfort Group factory and allow access for other industrial tenants / owners
- Locate residential land east to connect to DOC reserve and provide separation from Industrial land use
- Locate service centre on the corner for high visibility
- Create shared paths to existing Ohinewai township, rural primary school, Waikato River, Huntly, DOC Reserve and Lakes Rotokawau and Waikare
- Reinstate historic Ohinewai train station and advocate for stop on 2020 passenger rail service between Auckland and Hamilton
- Utilise existing vehicle entry points on Tahuna and Lumsden Roads if practical
- Separate north and south residential neighbourhoods by an open space which also conveys stormwater
- Create a large recreational and nature reserve in the low-lying land to the east

Challenges

- Poor ground conditions - Avoid development on areas of poor ground conditions in central north - south spine and to the east - use these for open space
- Buffer existing residential dwellings from industrial use on Lumsden Road
- Buffer Tahuna Road with a strip of linear open space
- Utilise a central open space to buffer residential land from employment land / industrial land use
- Water quality in lakes is very poor - moving from rural/ dairy farming land use to commercial and residential land use with water treatment will improve water quality
- Parts of the site is low lying and prone to flooding - Elevate all land that is to be developed where needed
- Industrial traffic could be in conflict with residential area - separate truck movements / industrial traffic from residential areas

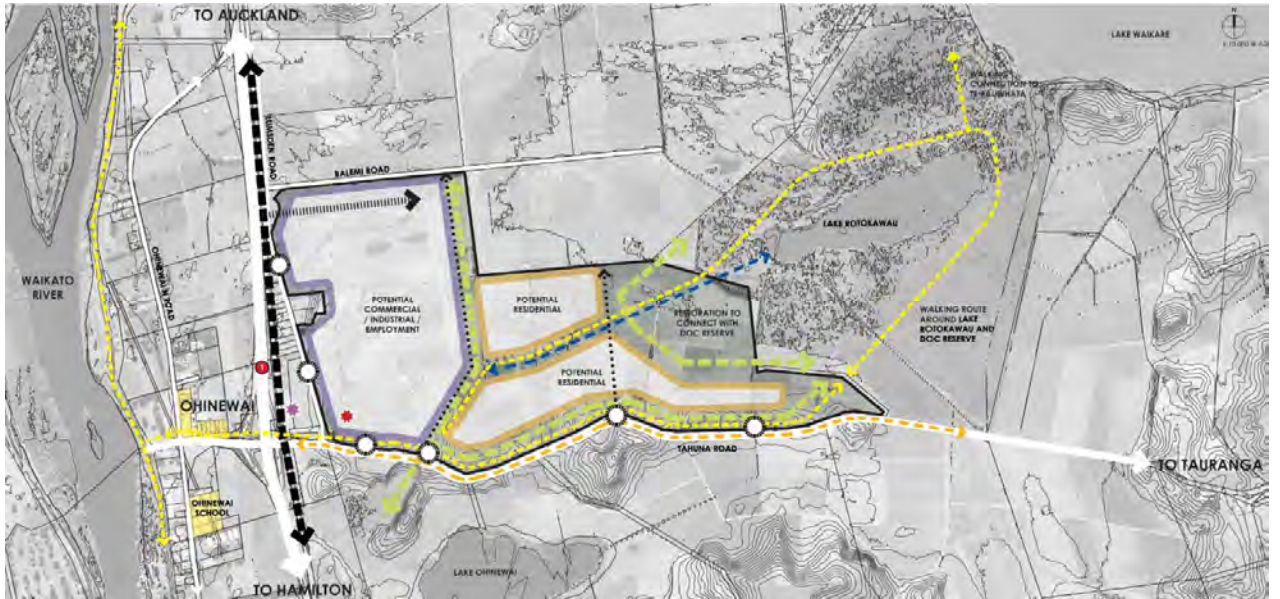


Figure 5 – Opportunities and Challenges Diagram

6.0 The Proposal

- 6.1 Sleepyhead Estate is a design led development which creates a new settlement adjoining the existing Ohinewai Village. The project will ultimately deliver an industrial hub of 62.7 hectares, 8.7ha of commercial development, 52 hectares of new housing and 55 hectares of public open space. This will equate to approximately 900-1100 new quality and affordable homes and up to 1,500 jobs for the district. A new rail siding will be constructed, and The Comfort Group will construct a 100,000m² factory that will be a major industrial anchor for the project.
- 6.2 The project is focussed around creating a comprehensive mixed-use development delivering stable jobs and quality compact homes in a beautiful rural setting.
- 6.3 The creation of a community is at the heart of the proposal and multiple community spaces and facilities are proposed. The street network is designed to be well connected and people friendly. Separate neighbourhoods have been organised to create a legible development pattern and contribute to a sense of place.
- 6.4 The mix of commercial and industrial development includes light industry, factory outlet stores, a service centre, community facilities, a corner shop, and market garden with cafe. Additional community spaces are located throughout the residential area to ensure that all residents have easy access to high amenity facilities and open spaces.
- 6.5 Shared path connections into the DOC reserve to the east will be established and potentially continue to Te Kauwhata along the shores of lake Waikare. To the west, connections will be made to the existing Ohinewai township, the Waikato River, the existing Ohinewai Primary School and to Huntly along the river.
- 6.6 A mix of land uses is proposed to help create a mixed-use resilient community. The area to the west is primarily about job creation while the area to the east is primarily homes and about living and community.
- 6.7 The living and working areas are separated by a central open space area to buffer the effects of the commercial land uses on the residential areas and to provide amenities for the residents. A large tract of open space is proposed on the eastern side to connect to the existing DOC reserve and create a significant nature area for residents. This land is also low lying and difficult to develop and therefore is better suited to stormwater treatment, open space and ecological restoration.
- 6.8 A mixture of lower density freestanding and higher density attached housing product is proposed to offer choice and varying levels of affordability. Larger areas of higher density homes will be designed comprehensively to create smaller discreet community nodes with additional semi-private open spaces.
- 6.9 Generally, the larger lots are located around the periphery of the site and the higher density lots are located internally focussed around areas of higher amenity.



- KEY**
- SITE BOUNDARY
 - MAIN ROAD
 - LOCAL ROAD
 - COMMERCIAL BUILDING
 - ATTACHED HOME
 - FREESTANDING HOME
 - COMMUNITY ACTIVITY NODE
 - COMMUNITY BUILDING
 - WETLAND PLANTING
 - RESTORATION PLANTING
 - PRODUCTIVE PLANTING
 - SHARED PATH

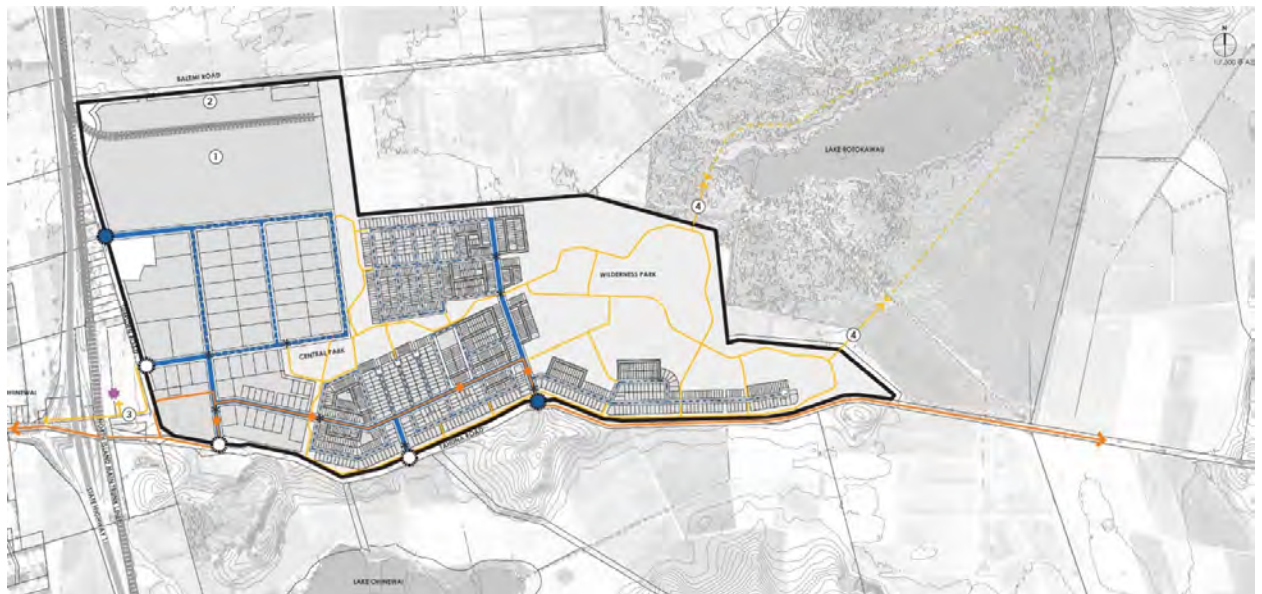
Figure 6 – The Masterplan

- ① REALIGNED LUMSDEN / BALEMI ROADS SO SIDING CROSSES AT 90 DEGREES
- ② CARGO / FREIGHT STORAGE AREA
- ③ PRIMARY INDUSTRIAL TENANT WITH DIRECT ACCESS TO RAIL SIDING, OFFICE AND CAR PARKING
- ④ ACCESS TO RAIL SIDING AND FACTORY SITE
- ⑤ LIFESTYLE LOTS TO REMAIN
- ⑥ MAIN LIGHT INDUSTRIAL AREA
- ⑦ SHARED PATH CONNECTION TO EXISTING OHINEWA, PRIMARY SCHOOL AND WAIKATO RIVER
- ⑧ SERVICE CENTRE WITH TRUCK STOP AND CONVENIENCE RETAIL
- ⑨ EMERGENCY SERVICE BUILDINGS AND BUS DEPOT
- ⑩ FACTORY OUTLET STORES
- ⑪ POTENTIAL FUTURE ROAD ACCESS IF ADJOINING FARM IS DEVELOPED
- ⑫ COMMUNITY FACILITY / HALL / COMMUNITY HUB
- ⑬ COMMUNITY CORNER SHOP
- ⑭ SPORTS FIELDS
- ⑮ MARKET GARDEN AND PROCESSING AREA / CAFE
- ⑯ SHARED PATH CONNECTIONS INTO DOC RESERVE
- ⑰ ORCHARD / BEE HIVES AND PROCESSING AREA
- ⑱ FULL THREE WAY INTERSECTION, DESIGN TBC
- ⑲ LEFT IN / LEFT OUT INTERSECTION, DESIGN IBC
- ⑳ REINSTATEMENT OF HISTORIC TRAIN STATION AND POSSIBLE SERVICE TO AUCKLAND / HAMILTON
- ㉑ UTILITIES AREA
- ㉒ POTENTIAL TRANSFORMER STATION LOCATION
- ㉓ OPPORTUNITY FOR MANA WHENUA GATEWAY POI OR ARTWORK



Movement Network

- 6.10 A multi-modal approach to the movement network is proposed which has considered the needs of walking, cycling, light / heavy commercial vehicles, rail and private motor cars. Walking and cycling networks are provided both for getting around the street network and throughout the open space network for a more recreational focussed use. Whether walking the dog, walking to a friend's house or cycling to Huntly, there is always a safe path to use. The design is conscious of the need for motor vehicles and allows for excellent vehicle connectivity utilising a grid street pattern.
- 6.11 A clear street hierarchy will ensure that local roads are not used as short cuts or through routes and are attractive places to live. Heavy vehicles using the industrial area have been split off from the residential areas to reduce the number of noisy and polluting trucks using the roads where people live.
- 6.12 Multiple connections into the site are proposed to diffuse the amount of traffic using any one intersection and reduce congestion. This project hopes to be a catalyst for the reinstatement of the existing Ohinewai train station so that any future intercity rail services can be connected to it. There is currently a proposal for a Hamilton to Auckland service in that will commence in 2020. Walking and cycling connections east into the DOC reserve and to Lakes Rotokawau and Waikare are proposed. To the west, paths and pedestrian bridges are proposed to the existing Ohinewai township, to the Waikato River, to the existing Ohinewai school and to Huntly.



KEY	NOTES
SITE BOUNDARY	① FACTORY SITE WITH RAIL SIDING
NORTH ISLAND MAIN TRUNK LINE	② INDUSTRIAL SITE WITH RAIL SIDING
PRIMARY VEHICLE CIRCULATION	③ WALKING / CYCLING CONNECTION TO OHINEWAI, WAIKATO RIVER AND TO HUNTLY INCLUDING TWO NEW PEDESTRIAN / CYCLE BRIDGES ACROSS THE RAIL TRACKS AND EXPRESSWAY
SECONDARY VEHICLE CIRCULATION	④ WALKING / CYCLING CONNECTION TO LAKE ROTOKAWAU, LAKE WAIKARE AND TE KAIWHATA
LOCAL RESIDENTIAL STREET CIRCULATION	SHARED PATH / CYCLE NETWORK TO BE INCORPORATED INTO THE ROAD WIDTH
WALKWAY NETWORK	
INTERCITY & LOCAL BUS ROUTE / STOPS	
PROPOSED ROUNDABOUTS	
EXTERNAL VEHICLE ENTRY	
KEY PEDESTRIAN CROSSING THRESHOLDS	
REINSTATEMENT OF EXISTING OHINEWAI TRAIN STATION - POTENTIAL INTER-CITY SERVICES	

Figure 7 – Movement Network Diagram

Open Space Network

- 6.13 Over 55 hectares of public open space will be created as part of the Sleepyhead Estate project. There will be a combination of larger regional type parks, active and passive recreational spaces, more urban plazas, productive community-led commercial operations within open space. Smaller scale intimate semiprivate open spaces will also be provided in some of the higher density areas.
- 6.14 This variety produces choice and different experiences of the outdoors for residents and visitors. One of the underlying design principles of Sleepyhead Estate is to deliver affordable housing. This is inherently connected to smaller land parcels which means that access to nearby high-quality open spaces to provided amenity is critical to the success of this place.
- 6.15 Beyond the provision of large amounts of open space, specific community / social spaces have been planned so that they are well connected to the residents' homes and areas of public activity (such as the factory outlet area) and provide a wide range of activities. The open spaces are to be high performing open spaces meaning that they are multi layered in their functions. Stormwater, recreation and community facilities are all overlapped which creates rich designs which make the most of the space available.

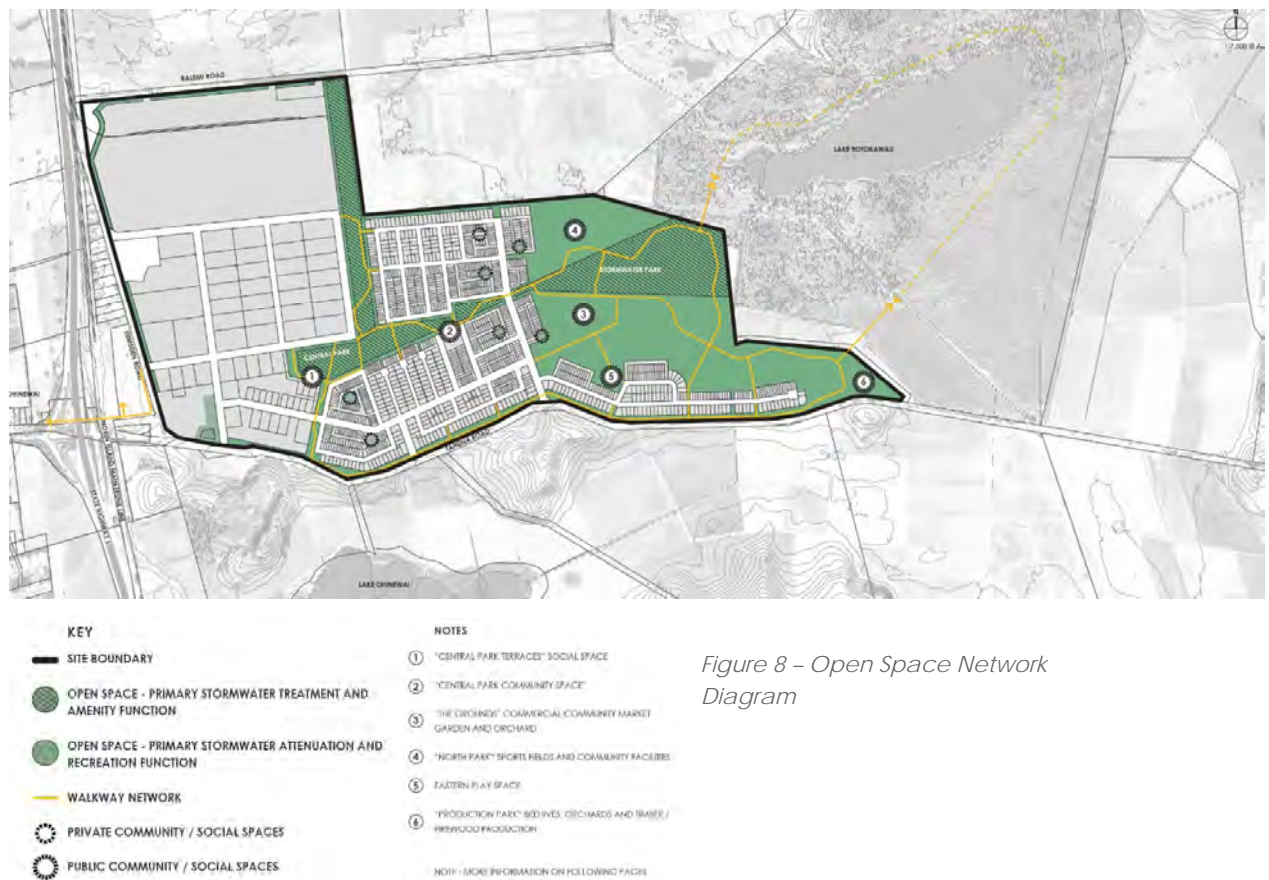


Figure 8 – Open Space Network Diagram

Perspective Imagery



- ① NEW 100,000M² COMFORT GROUP FACTORY EMPLOYING UP TO 1000 WORKERS
- ② NEW RAIL SIDING WITH CONTAINER STORAGE, LOADING AND UNLOADING AREAS
- ③ REINSTATED OHINEWAI TRAIN STATION WITH POTENTIAL SERVICE TO AUCKLAND AND HAMILTON
- ④ SERVICE CENTRE WITH TRUCK STOP, CONVENIENCE RETAIL AND EMERGENCY SERVICES
- ⑤ FACTORY OUTLET SHOPS
- ⑥ MAIN LIGHT INDUSTRIAL AREA
- ⑦ CENTRAL PARK TO PROVIDE A BUFFER BETWEEN LAND USES AND ACTIVE AND PASSIVE RECREATIONAL AREAS
- ⑧ UP TO 1100 NEW QUALITY AND AFFORDABLE HOMES
- ⑨ COMMUNITY BUILDING AND COMMUNITY FACILITIES
- ⑩ LAKE ROTOKAWAU AND EXISTING DOC RESERVE
- ⑪ LAKE WAIKARE
- ⑫ PEDESTRIAN AND CYCLE BRIDGE OVER RAIL AND EXPRESSWAY
- ⑬ SHARED PATH TO CONNECT TO OHINEWAI AND WAIKATO RIVER

Figure 9 – Artists impression viewed towards the northwest from the existing Tahuna Road interchange



Figure 10 – Artists impression viewed towards the south west from the proposed rail siding

- ① NEW 100,000M² COMFORT GROUP FACTORY EMPLOYING UP TO 1000 WORKERS
- ② NEW RAIL SIDING WITH CONTAINER STORAGE, LOADING AND UNLOADING AREAS
- ③ REINSTATED OHINEWAI TRAIN STATION WITH POTENTIAL SERVICE TO AUCKLAND AND HAMILTON
- ④ SERVICE CENTRE WITH TRUCK STOP, CONVENIENCE RETAIL AND EMERGENCY SERVICES
- ⑤ FACTORY OUTLET SHOPS
- ⑥ MAIN LIGHT INDUSTRIAL AREA
- ⑦ CENTRAL PARK TO PROVIDE A BUFFER BETWEEN LAND USES AND ACTIVE AND PASSIVE RECREATIONAL AREAS
- ⑧ UP TO 1100 NEW QUALITY AND AFFORDABLE HOMES
- ⑨ COMMUNITY BUILDING AND COMMUNITY FACILITIES
- ⑩ LAKE ROTOKAWAU AND EXISTING DOC RESERVE
- ⑪ LAKE OHINEWAI

7.0 Relevant Planning Context

- 7.1 A full description of the statutory planning context for this proposal is set out in the Rezoning AEE and s32 documentation. However, a summary of the proposal is included with reference to Waikato Urban Design Guidelines – Town Centres 2018 and the New Zealand Urban Design Protocol (NZUDP) below.
- 7.2 The Waikato Urban Design Guidelines were produced in 2018 to provide direction for the community, landowners, developers and Council on how to achieve land use development that responds to, and promotes, Council and community aspirations for vibrant and attractive centres that build upon and enhance existing character values. These guidelines are focussed on town centre development (i.e. within the Business Town Centre Zone).
- 7.3 The guidelines rely heavily on the seven “C’s” as outlined in the NZUDP of which Waikato District Council is a signatory. In order to ensure applicability of this assessment to the full mix of uses proposed within Sleepyhead Estate, and not just the aspects relating to town centres, an assessment against the seven “C’s” as outlined in the NZUDP follows.

Context

- 7.4 Ohinewai Estate is situated directly to the east of the existing settlement at Ohinewai and will be connected to Ohinewai Village and Huntly by both roads and pedestrian and cycle paths. The project responds to the natural topography of the site, with development being focussed on the higher, and drier land to the west of the site. The areas to the east will be turned into restored natural habitats to relate to the existing DOC reserve. Focussing the development to the west will also integrate the proposal with existing and any future developments within Ohinewai while successfully transitioning to a more natural setting with Lake Rotokawau and Lake Wairere to the east.
- 7.5 The internal layout in the masterplan responds to the infrastructural context of the site with the industrial / employment area being located closer to the Expressway and rail infrastructure. The business uses are located to relate to the higher profile corner of Tahuna and Lumsden Roads. The residential areas are buffered from the industrial areas by a significant central park area and relate to the context of the natural parks and restored wilderness areas to the west.

Character

- 7.6 Sleepyhead Estate recognises the distinctive wetland and peat lake character of the area. It seeks to retire a significant area of pastoral farmland and turn it into naturalised wetland and vegetated environments. A working group has been established with Mana Whenua and the various open spaces proposed throughout the masterplan will offer multiple opportunities for Mana Whenua values to be incorporated into future design stages of the project.

- 7.7 Successful New Zealand small towns of the past had industries at their heart. The main factory will provide this employment anchor. The character of these places was that of a close-knit community, good jobs, local amenities and homes in close proximity to where you work. Sleepyhead Estate provides this small-town character. It will provide employment and housing for those who wish to live in a close-knit community close to where they work. The Comfort Group has a long track record of providing good jobs for communities and this facility will employ up to 1,500 people in the longer-term.

Choice

- 7.8 Choice is a significant component of the Sleepyhead Estate masterplan. There are multiple employment options with the factory, industrial area, factory outlets shops, community shops and community enterprises all offering employment choice. Different neighbourhoods are created, separated by open spaces, main roads and block layouts all of which include a selection of housing types at varying densities to ensure there is a house type that suits a range of different people's needs. The mix of uses proposed offers variety in built form and variety in how people can use the various spaces and places and encourages a diversity of uses.
- 7.9 Roads and open space networks are well-connected and offer travel mode choice and allow one to easily get around the site. There is a mix of lots which front onto open space, and some that are more internally orientated. There is a variety of lot sizes and densities to encourage varying price points and levels of affordability. All homes have easy access to high quality open spaces, offering people choice in how they spend their time outdoors.
- 7.10 The masterplan advocates for re-instatement of the Ohinewai train station which could see the option of catching a train to Auckland in the north or Hamilton in the south and further on to Tauranga. Bus networks and facilities have been included in the masterplan and would offer further transport choices.

Connections

- 7.11 Sleepyhead Estate is situated directly to the east of the existing settlement of Ohinewai. It will be connected to Ohinewai Village and Huntly by both roads and walking/cycling paths. There is also the opportunity to provide a higher level of connectivity to the DOC reserve and Lake Rotokawau to the east, providing for recreational walking and cycling. The network of roads, walking/cycling paths, and open spaces creates a very well-connected development.

Creativity

- 7.12 Ohinewai Estate creatively seeks to bring back the concept of a working town. A place where people work where they live. The masterplan responds creatively to how to integrate where people work with where people live, through the creation of an open space network between the two areas. Providing a range of housing types and land

uses, Ohinewai Estate will integrate with the existing Ohinewai community. Creative approaches to on-site treatment of water will ensure that water quality leaving the site is excellent. There are many different sizes and types of open spaces proposed, all of which offer opportunities for creative expressions and creative spaces to be implemented.

- 7.13 APL / NZCG is looking to build and install a top of the line factory which will create long term employment for the region. Its creativity of thinking outside of the box and looking to improve the lives of its employees, by offering affordable houses is a key driver of this project.
- 7.14 Over 55 hectares of public open space will be created as part of the Sleepyhead Estate project. There will be a combination of larger regional type parks, active and passive recreational spaces, more urban plazas and productive, community-led commercial operations within open space areas. Smaller scale intimate semiprivate open spaces will also be provided in some of the higher density areas.

Custodianship

- 7.15 Stormwater quality is a key driver of Ohinewai Estate. The peat lakes of Rotokawau and Lake Waikare suffer from very poor water quality primarily from adjoining long term agricultural land use. Retiring the farming operations and installing full stormwater management systems will improve the quality of the water reaching these water bodies. Stormwater flow, attenuation and treatment is an integral component of Sleepyhead Estate. A considered “treatment train” approach has been adopted with raingardens, water tanks, swales, wetlands, ponds and pipes being proposed.
- 7.16 Ecological enhancement will include the creation of habitat for birds, insects and possibly mammals while increasing the biodiversity of native flora on site through extensive and varied plantings and re-vegetation. The stormwater and ecological systems will be paired so that habitat for aquatic species is also created and improved upon.

Collaboration

Ohinewai Estate is seeking further collaboration with other land developers in the general area and is championing an integrated approach. APL has been in discussions with Mana Whenua and is currently employing members of the local Iwi to progress various aspects of the project. An ongoing collaboration between Mana Whenua and APL is envisaged.

8.0 Conclusion

- 8.1 This Urban Design Statement outlines the vision and structure for the development of Sleepyhead Estate. Sleepyhead Estate will act as an industrial hub for Huntly and will provide much needed social and economic support for the district and deliver high quality, healthy and affordable homes. Sleepyhead Estate is envisaged as a place where people can truly live, work and play. It is reminiscent of factory towns of yesteryear however, it incorporates modern urban design principles and is built on industry that is more diversified and resilient and less likely to suffer down-turns or move out of town.
- 8.2 Being in the golden triangle between Auckland, Hamilton and Tauranga is a great locational advantage making Ohinewai well connected to half of New Zealand's population. It will be a community of people who are looking for an affordable, quality home, a stable job, and a strong community to be a part of. It will attract high quality industrial users and serve as an industrial hub for the Huntly district.
- 8.3 Sleepyhead Estate has great infrastructural connections with links to State Highway 1, the North Island Main Trunk Railway line and the Waikato River on its doorstep. With a proposed commuter rail service between Auckland and Hamilton to commence in 2020, there is a possibility of re-establishing the existing Ohinewai train station and have regular public transport links to Auckland and Hamilton.
- 8.4 Sleepyhead Estate is an exciting project for the district and for the existing settlements of Ohinewai and Huntly. It will re-invigorate these two towns and offer employment opportunities for the wider region and create much needed affordable and quality homes.
- 8.5 Sleepyhead Estate has been designed utilising best practice urban design principles and is in alignment with the New Zealand Urban Design Protocol.

Appendix 1: Sleepyhead Estate Masterplan

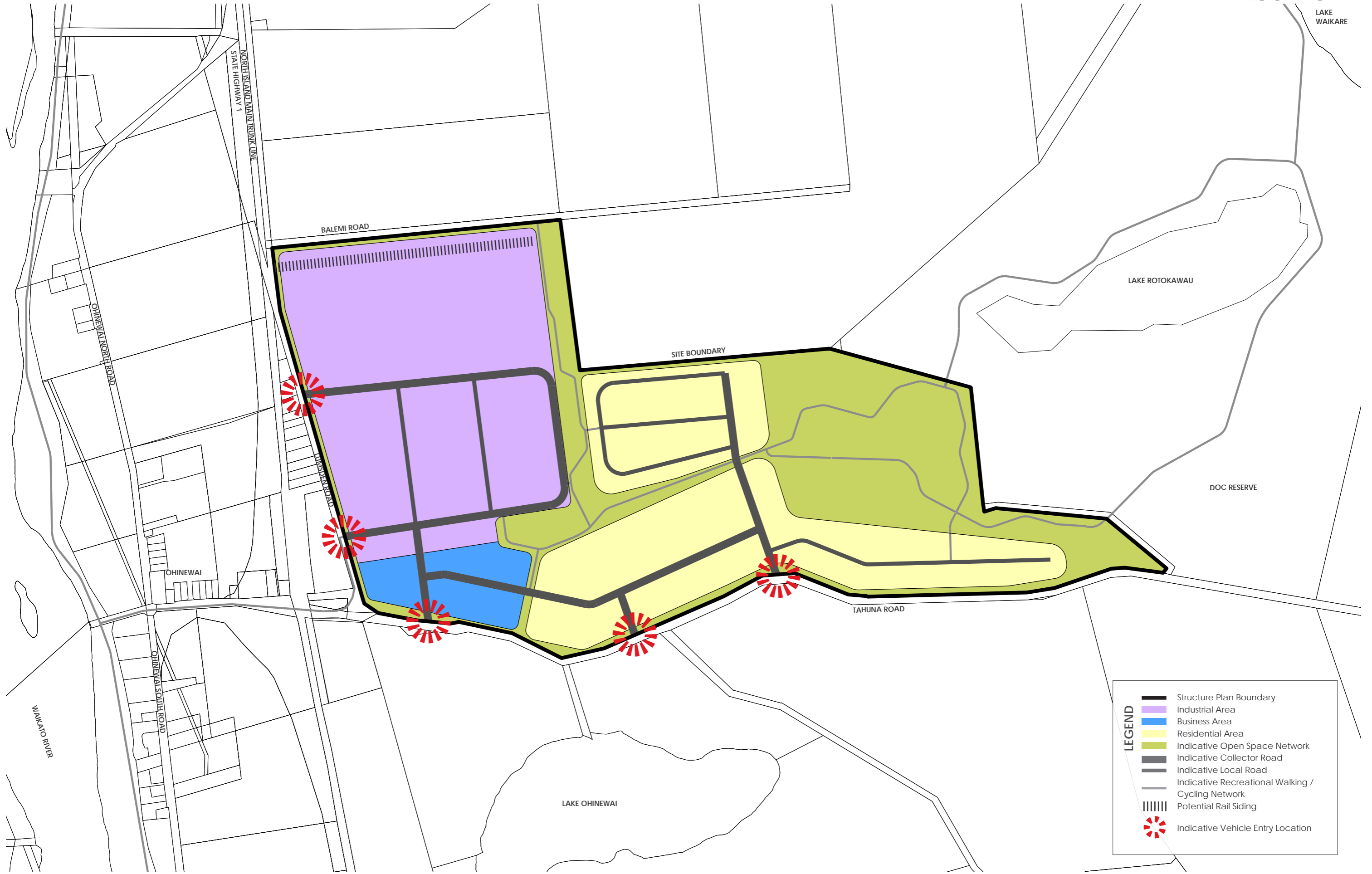




- SITE BOUNDARY
- MAIN ROAD
- LOCAL ROAD
- COMMERCIAL BUILDING
- ATTACHED HOME
- FREESTANDING HOME
- COMMUNITY ACTIVITY NODE
- COMMUNITY BUILDING
- WETLAND PLANTING
- RESTORATION PLANTING
- PRODUCTIVE PLANTING
- SHARED PATH

1. REALIGNED LUMSDEN / BALEMI ROADS SO SIDING CROSSES AT 90 DEGREES
2. CARGO / FREIGHT STORAGE AREA
3. PRIMARY INDUSTRIAL TENANT WITH DIRECT ACCESS TO RAIL SIDING, OFFICE AND CAR PARKING
4. ACCESS TO RAIL SIDING AND FACTORY SITE
5. LIFESTYLE LOTS TO REMAIN
6. MAIN LIGHT INDUSTRIAL AREA
7. SHARED PATH CONNECTION TO EXISTING OHINEWAI PRIMARY SCHOOL AND WAIKATO RIVER
8. SERVICE CENTRE WITH TRUCK STOP AND CONVENIENCE RETAIL
9. EMERGENCY SERVICE BUILDINGS AND BUS DEPOT
10. FACTORY OUTLET STORES
11. POTENTIAL FUTURE ROAD ACCESS IF ADJOINING FARM IS DEVELOPED
12. COMMUNITY FACILITY / HALL / COMMUNITY HUB
13. COMMUNITY CORNER SHOP
14. SPORTS FIELDS
15. MARKET GARDEN AND PROCESSING AREA / CAFE
16. SHARED PATH CONNECTIONS INTO DOC RESERVE
17. ORCHARD / BEE HIVES AND PROCESSING AREA
18. FULL THREE WAY INTERSECTION. DESIGN TBC
19. LEFT IN / LEFT OUT INTERSECTION. DESIGN TBC
20. REINSTATEMENT OF HISTORIC TRAIN STATION AND POSSIBLE SERVICE TO AUCKLAND / HAMILTON
21. UTILITIES AREA
22. POTENTIAL TRANSFORMER STATION LOCATION
23. OPPORTUNITY FOR MANA WHENUA GATEWAY POU OR ARTWORK

Appendix 2: Sleepyhead Estate Structure Plan

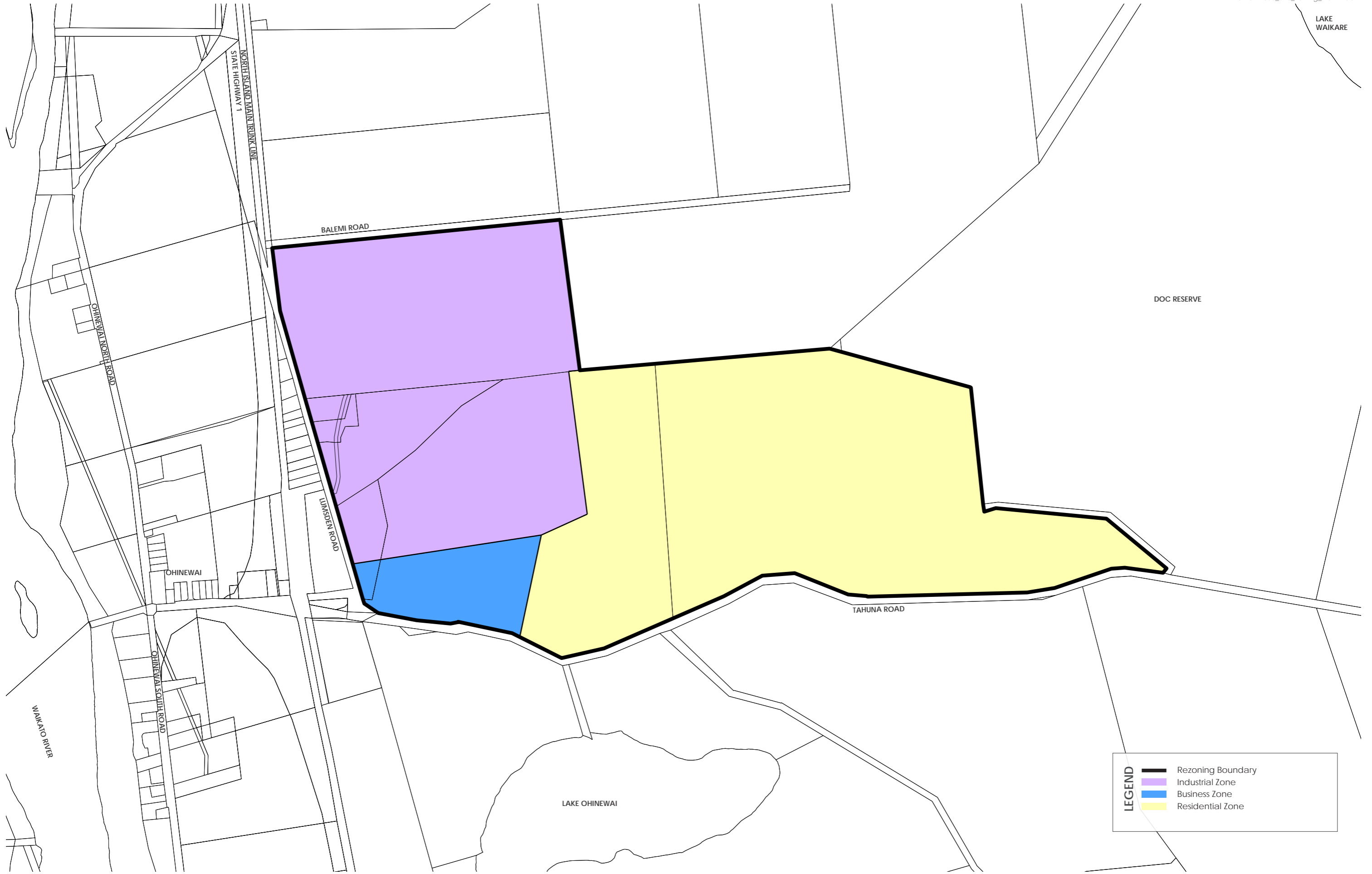


LEGEND

- Structure Plan Boundary
- Industrial Area
- Business Area
- Residential Area
- Indicative Open Space Network
- Indicative Collector Road
- Indicative Local Road
- Indicative Recreational Walking / Cycling Network
- Potential Rail Siding
- Indicative Vehicle Entry Location

Appendix 3: Sleepyhead Estate Zoning Plan





LEGEND

- Rezoning Boundary
- Industrial Zone
- Business Zone
- Residential Zone