

## **HAWEA SPECIAL HOUSING AREA**

### **INTEGRATION WITH EXISTING TOWNSHIP**

#### **Pedestrians/Cyclists**

- An existing formed pedestrian and cycle path runs along the unformed section of Capell Avenue and provides connection from the existing township to Cemetery Road. As part of Stage 1 of the SHA the pedestrian and cycle path will be extended along the alignment of the future road within the SHA to the proposed playground. Therefore ensuring an immediate pedestrian and cycle connection from the township to the new playground and SHA development.
- The grid pattern of proposed streets within the SHA will accommodate footpaths and promote slow speed environments supporting cyclists and convenient connections to Cemetery Road opposite existing streets (Sentinel Drive, Grandview Road etc). This is confirmed via the EOI and Master Plan.

#### **Vehicles**

- Stage 1 of the SHA development as confirmed in the EOI will see the formation of a road directly opposite Sentinel Drive.
- Sentinel Drive will connect to Moraine Place via a new road being constructed as part of RM170773 thereby, ensuring a vehicle connection between the SHA and existing township irrespective of when Capell Avenue is formed. Figure 1 and 2 below.



**Figure 1: RM170773 Site**

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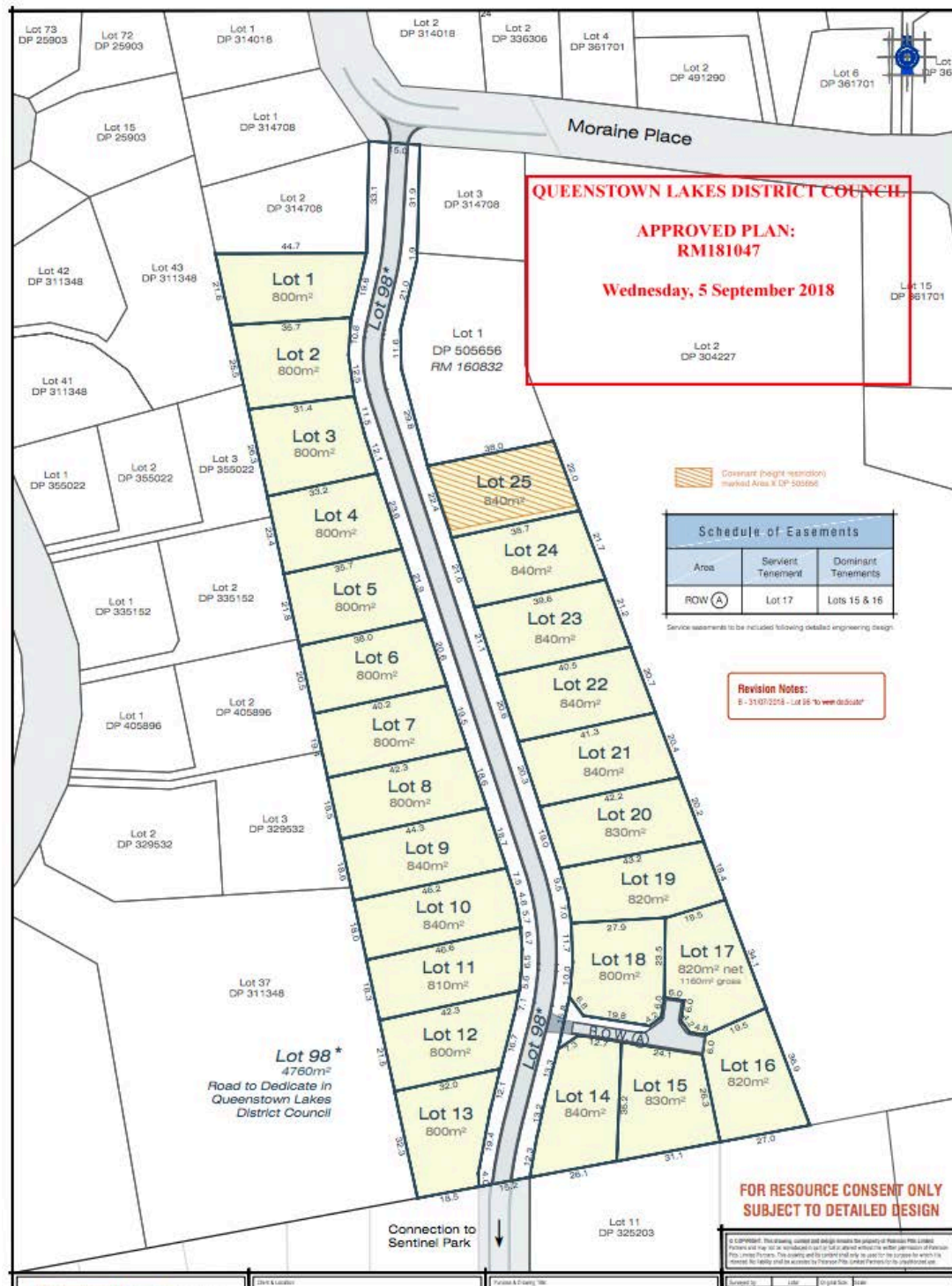


Figure 2: Approved Roading Connection

- The Stage 1 roading will also provide a direct connection to the Playground/Reserve as identified in the EOI and discussed further below.
- A new road within the SHA is proposed opposite Capell Avenue so that when Capell Avenue is formed it will provide further connectivity into the existing township. Given pedestrian and cycle access along this alignment already exists and the Sentinel Drive to Moraine Place connection provides for vehicles, forming Capell Avenue is not considered fundamental to providing connectivity.

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### **Playground/Reserve**

- As confirmed in the EOI a playground and associated reserve will be formed as part of Stage 1 of the SHA.
- As noted above the Stage 1 roading will provide a direct connection from Cemetery Road to the playground/reserve and with the connection via Sentinel Drive to Moraine Place will ensure the playground and reserve is well integrated with the wider environment of Hawea.
- The playground/reserve has also been located adjacent to the Community Hub and primary street network to ensure it is integrated within the future SHA development and wider Hawea environs.

### **Community Hub**

- The Community Hub has been strategically located opposite Capell Avenue to ensure immediate pedestrian and cycle connectivity with the existing township via the formed path on Capell Avenue.
- The vehicle connection via Sentinel Drive to Moraine Avenue will ensure convenient vehicle access.
- Given the primary residential growth in Hawea is occurring around Cemetery Road the Community Hub is also considered conveniently located to serve this growing residential catchment.
- The Community Hub will also complement the existing Hawea Local Shopping Zone (LSZ) by accommodating activities requiring a larger footprint. The LSZ limits individual business floor areas, Retail to 300m<sup>2</sup> and Offices 200m<sup>2</sup>.
- The Community Hub being flat land and specifically design to accommodate community use will also be able to integrate parking that is often required with uses such as a Church or Daycare Centre and can be challenging to integrate within an existing LSZ. This illustrates the opportunity the Community Hub has to compliment the LSZ by providing for a wider range of activities to establish in Hawea.