












Auckland City Operative District Plan (Isthmus 1999)

Private Plan Change: Three Kings Precinct

Under Part 2 of Schedule 1 of the Resource Management Act 1991

PA372

Part A: Amendments to planning map no.1 sheet no F07, F08, G07 and G08

The land shown		to be rezoned from Business 7 to Residential 8b
The land shown		to be rezoned from Business 7 to Open Space 2
The land shown		to be rezoned from Open Space 3 to Residential 8b
The land shown		to be rezoned from Open Space 3 to Open Space 2
The land shown		to be rezoned from Business 7 to Open Space 3
The land shown		to be rezoned from Open Space 4 to Business 2
The land shown		to be rezoned from Open Space 4 to Residential 8b
The land shown		to be rezoned from Open Space 3 to Business 2
The land shown		to be zoned Business 2
The land shown		Open Space 4 to be vested as Road
The land shown		to be rezoned from Residential 6a to Open Space 2

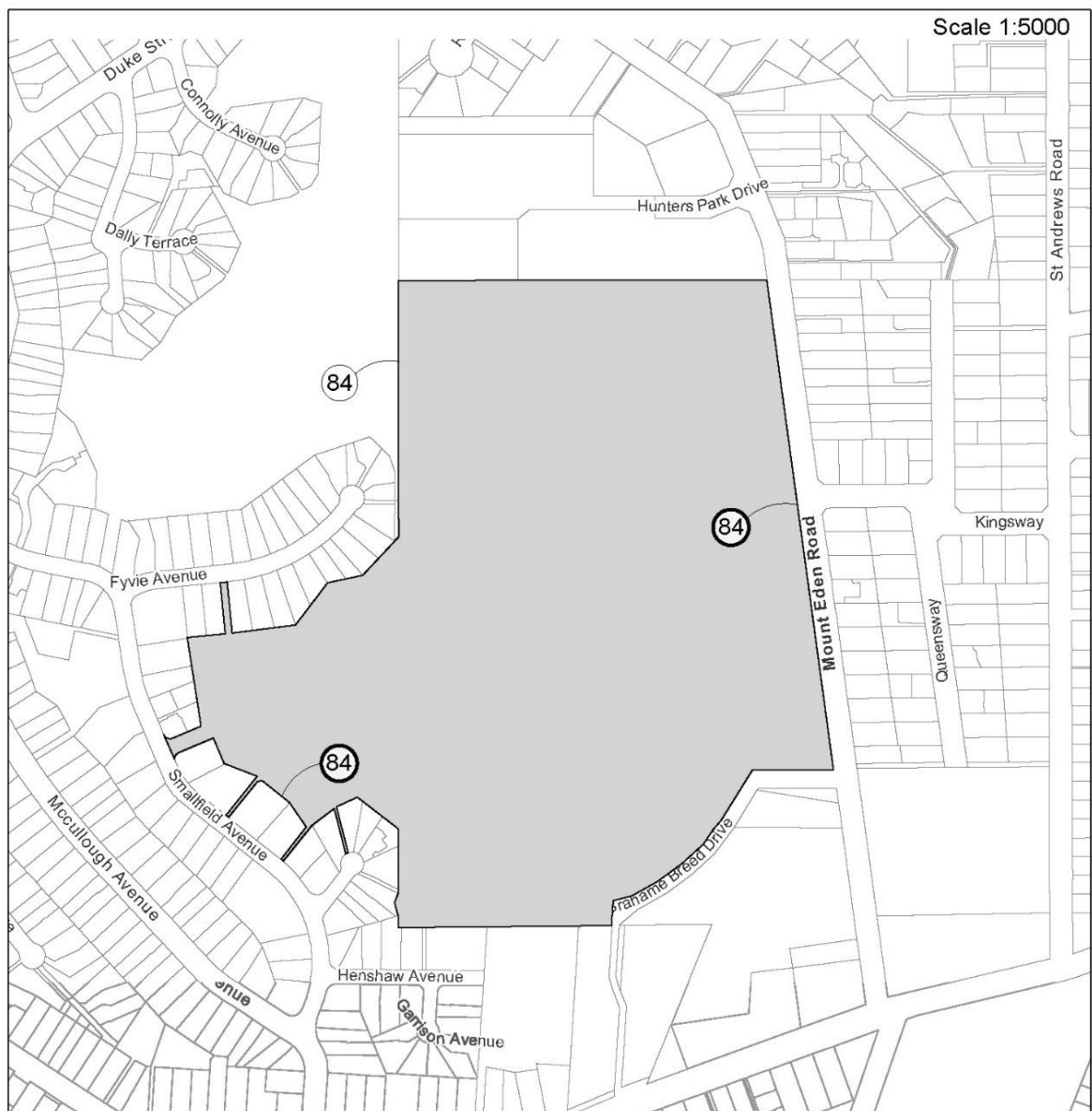


Part B: Amendments to planning map no.3 sheet no F07, F08, G07 and G08

The land shown



to be identified as F08-84
Concept Plan - Three Kings



Part C: Insert the following in Appendix A to the Planning Maps

F08-84 B Concept Plan – Three Kings Precinct (refer Appendix B)

Part D: Amendment to Appendix B to the Planning Maps

Insert the following diagrams and text into an appropriate location of Appendix B to the Planning Maps:

F08-84	Three Kings Precinct Concept Plan
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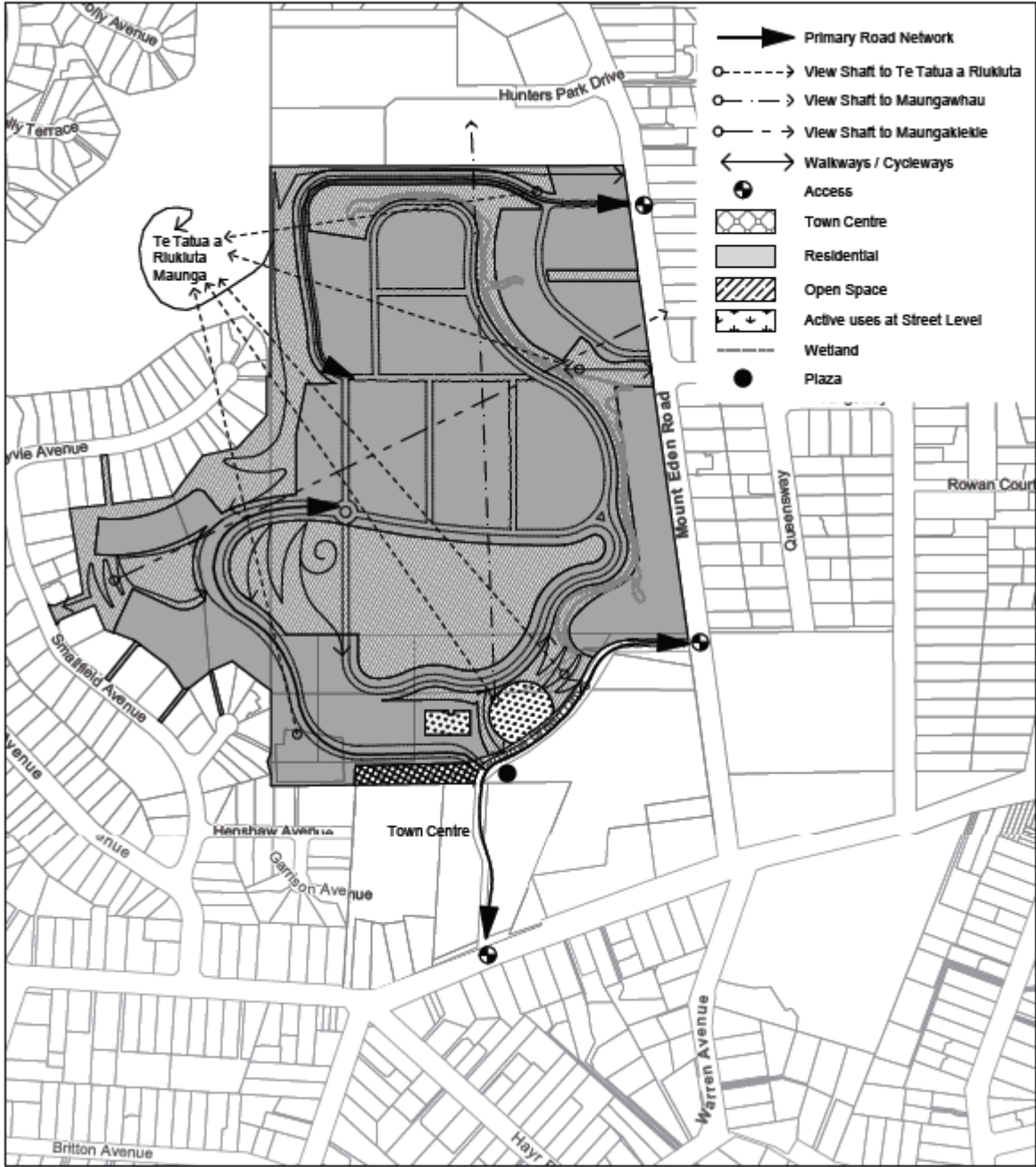
A. INTRODUCTION

1. This Concept Plan provides for the development of a vibrant, sustainable urban village on the former Winstone Aggregates and Mt Roskill Borough Council quarries and the adjacent land at Three Kings. The total land parcel within the Concept Plan is 21.6ha, of which 15.2ha is owned by Fletcher Concrete and Infrastructure Limited and the remainder by the Crown.
2. The purpose of the Concept Plan is to enable the integrated redevelopment of key sites within the Three Kings area in a way that will ensure high quality outcomes that support a compact city. It will promote legacy developments that support the viability of this emerging centre and integrate the Town Centre, residential, open space and community facilities.
3. The proposed urban village is the result of an extensive Master Planning process undertaken by Fletcher Residential. This Concept Plan has been prepared in order to ensure that development proceeds in accordance with the planning parameters established through the Master Planning process.
4. The overall development will offer residents a unique lifestyle choice; residential living on the doorstep of an existing town centre, connected to high quality recreational facilities on a major public transport route. The expected outcomes of the Concept Plan are set out below:
 - (i) High amenity residential areas that will provide 1,200 to 1,500 additional homes to Auckland. There will be a number of housing typologies, including apartments and terrace housing.
 - (ii) An open space network comprised of 2 high quality/high use sports fields and a broader network of walkways and cycleways. This network will provide for both

active and passive recreation and also achieve important connections between the residential development and the town centre and the broader community.

- (iii) Sightlines to Te Tātua a Riukiuta (Big King). In addition the nature of development will offer distant some views of Maungawhau (Mt Eden) and all of Maungakiekie (One Tree Hill) from two vantage points.
 - (iv) On-site management of all stormwater through the use of a series of wetlands and soakage.
 - (v) Reinforcement of public transport by providing direct connections from the new residential development to the major transport corridor of Mt Eden Road.
 - (vi) Assist in achieving higher functionality of the emerging Three Kings town centre by integrating the residential development with the centre.
 - (vii) A high quality of urban design to ensure that the overall development provides an attractive and functional environment.
5. Diagram F08-84(a) below illustrates the broad development patterns within the Concept Plan. In particular, the residential, open space and business areas are shown along with the transport network (comprised of the primary road network, the primary and secondary access points, bus connections and the walkways and cycleways). The sightlines to the volcanic cones are also shown.

Diagram F08-84(a) Concept Plan



B. OVERVIEW

The planning provisions that apply within this Concept Plan are summarised below:

1. The objectives and policies relating to the Concept Plan are set out in Section C below.
2. The residential areas within the Concept Plan are zoned Residential 8b and are therefore subject to the provisions of Part 7 – Residential except where identified in Sections D-G below.
3. The open space areas are zoned either Open Space 2 (Informal Recreation) or Open Space 3 (Organised Recreation) and are therefore subject to the provisions of Part 9 – Open Space except where identified in Sections D-G below.
4. The area of land immediately adjoining the Three Kings town centre is zoned Business 2 (Town Centre) and is therefore subject to the provisions of Part 8 - Business.
5. The land on the north western side of the Concept Plan is subject to the provisions of E05 29 View Protection – Volcanic Cones Affected Areas. The Concept Plan contains a site specific rule which establishes the relative level (RL) from which the height will apply. This is the natural ground level prior to quarrying.
6. In addition to the above provisions, the Concept Plan includes Particular Rules in order to ensure that development is appropriate to the characteristics of the site and also reflects the master plan that has been prepared. The Particular Rules are contained in Sections D-G below.

C. CONCEPT PLAN OBJECTIVES AND POLICIES

The following objectives and policies are in addition to the objectives and policies of the Residential 8b zone:

Objective

To enable higher density residential development which integrates with surrounding open spaces and community facilities and which supports the viability of the adjoining town centre.

Policies

1. By providing for a density of development which results in an efficient use of land and which makes a significant contribution to growth within the region.
2. By using Planned Unit Development(s) to ensure that development is integrated and provides the required open spaces and infrastructure.

3. By ensuring that the finished contours of the land supports intensive residential redevelopment and achieves integration between the redeveloped Concept Plan area and surrounding land uses.
4. By locating apartments and other higher density residential along the Mt Eden Road frontage and in the southern portion of the Concept Plan so as to provide easy access to public transport and the activities located within the Town Centre.
5. By enabling a range of housing types in order to create a variety of built form and diversity at the scales of the site, street and block, including terrace housing and apartments.
6. By ensuring that the built form of development interacts positively with and improves the quality and safety of streets, public areas and Open Spaces.
7. By enabling the provision of quality open spaces which:
 - a. Include provision for active, passive recreation (including sports fields)
 - b. Create quality linkages and connections between the Town Centre, Te Tātua a Riukiuta and the surrounding area.
 - c. Are designed to reinforce ecological values and linkages.
 - d. Are designed and located to create a coherent network.
8. By providing for the works and activities necessary to facilitate the network of walkways, cycleways and connections and to ensure a high level of amenity and public enjoyment in the open space areas.
9. By enabling high levels of walkability and pedestrian amenity with reduced reliance on private vehicles and greater use of alternative modes of transport such as walking, cycling and public transport.
10. By enabling the optimization of open space location and configuration through zoning and/or land exchange.
11. By ensuring that the layout and design of roads and connections is legible and permeable and includes the following:
 - A western route through to Mt Eden Road
 - A north south route that connects to the Town Centre
 - A high quality street environment that promotes walking and cycling via direct, safe and well-designed pedestrian and cycle provision.

Objective

To ensure that redevelopment within the concept plan respects the volcanic landscape of Te Tātua a Riukiuta, the cultural heritage of the area and the history of the quarry lands.

Policies

1. By protecting locally significant views through the location of roads and open space.
2. By ensuring the landmark of Te Tātua a Riukiuta and opportunities for its restoration are central to the design of redevelopment.
3. By protecting Te Tātua a Riukiuta through the creation of an Open Space buffer and appropriate native planting.
4. By ensuring that the design and form of the redevelopment integrates reference to and celebrates the following:
 - The cultural heritage of the area
 - The history of the quarry site
 - The character of the wider area
 - The original volcanic form of the land.
5. By promoting the principles of Te Aranga in the urban renewal of the area.

Objective

To enable the infrastructure and siteworks that are necessary to support development within the Concept Plan and to ensure that such infrastructure is effective, robust, sustainable in the long term and meets sound environmental practice

1. By providing for additional stormwater and wastewater capacity through the introduction of a wetland system and controlled access to the aquifer.
2. By providing for a high level of flood protection to the 100 year ARI rainfall event, in particular the provision of greater than standard heights of freeboard between flood levels and habitable floors.
3. By ensuring that the stormwater management system is well maintained and includes the use of sediment treatment systems (including rain gardens and tree pits) to protect soakage.
4. By putting in place methods to manage water quality, including controls on roofing materials.
5. By ensuring any contaminated land and / or other hazards are made safe and suitable for urban renewal in accordance with the Concept Plan.
6. By providing for rehabilitation and filling of the former Quarry areas and ensuring that appropriate compaction standards for residential and open space areas are met.

D. ACTIVITIES

1. Activity Table Residential 8b

In addition to the activities provided for in the Residential 8b zone the following applies. Where an activity status is different in this Concept Plan to that in clause 7.7.5, then the provisions of this Concept Plan take precedence.

Activity	Status
Construction and/or relocation of residential units or any new building (including accessory building)	C*
Alterations and additions to residential units built after September 2013	C*
Residential units within an area identified as “active use at street level” on Concept Plan F08 84(a)	D
Development that does not comply with the density control in 3 below	D
Planned unit development	RD*
Park and ride	RD*
Earthworks and/or filling associated with a development which has been granted a resource consent (including subdivision consent)	P
Earthworks of up to 500m ² and 250m ³ where they are not part of a planned unit development	P
Earthworks (to any level) as part of a planned unit development	RD*
Earthworks associated with the creation of open space	RD*
Earthworks associated with the creation of roading and other infrastructure	P
Rehabilitation of land within the Concept Plan area.#	RD*
Dairy with a gross floor area under 250m ² per individual facility, provided that the total gross floor area within the Concept Plan area (excluding the area subject to the “active uses at street level” control) does not exceed a total of 500m ² gross floor area.	P
Retail with a gross floor area under 250m ² per individual facility, provided that the total gross floor area within the Concept Plan area (excluding the area subject to the “active uses at street level” control) does not exceed a total of 1500m ² gross floor area.	P
Educational and cultural facilities	RD*
Restaurants, cafés and other eating places with a gross floor area under 250m ² , provided that the total gross floor area within the Concept Plan area (excluding the area subject to the “active uses at street level” control) does not exceed a total of 1500m ² gross floor area.	P
Health care facilities with a gross floor area under 250m ² per individual facility.	RD*
Domestic storage within apartment buildings	P
Subdivision for the purpose of: <ul style="list-style-type: none"> • Subdivision of different areas within the Concept Plan • Subdivision for the creation of superlots Which are consistent with the concept plan shown in F08-84(a).	RD*

Subdivision for the purpose of creating lots for infrastructure, including roading	C*
Subdivision of land consistent with an approved planned unit development or the provisions of Part 11	C*
Any roading related or in-ground infrastructure works or works on land that is consistent with the concept plan shown in F08-84(a) or is part of an approved 'Planned Unit Development'.	P
Any infrastructure works or works not provided for as a permitted activity	RD*
Any activity, development or subdivision not otherwise provided for in the Residential 8b zone or in this Concept Plan	D

* Restricted controlled or restricted discretionary activities may be considered without the need for notification.

For the purposes of this Concept Plan "rehabilitation" means the process to prepare the land for future alternate land uses and includes:

- Necessary operations, works and extraction to modify rock faces and to re-contour land to ensure it is suitable for future uses.
- The extraction, processing and removal of rock, earth or other material as part of the process of finalising ground levels and rock faces and contours.
- Fill operations including earthworks, compaction and storage of material.
- Necessary temporary and permanent drainage, stormwater and roading services to enable rehabilitation.
- Protection of future soakage areas from sedimentation during earthworks.
- Establishment of such roading and services suitable for future long term uses.

The permitted activities identified in the above tables are allowed without resource consent where they comply in all respects with the relevant development controls.

The controlled and restricted discretionary activities in the above tables must comply with the density control set out in (3) below, the subdivision controls set out in (E) below and will be assessed against the criteria in (H) below.

2. Activity Table Open Space 2 and Open Space 3

In addition to the activities provided for in the Open Space 2 and Open Space 3 zones the following applies. Where an activity status is different in this Concept Plan to that in clause 9.7.1, then the provisions of this concept plan take precedence.

Activity	Status
Earthworks and/or filling associated with a development which has already been granted a resource consent (including subdivision consent)	P
Earthworks associated with the creation of open space	RD*

Earthworks associated with the creation of roading and other infrastructure	P
Rehabilitation of land within the Concept Plan area#	RD*
Accessory buildings for any permitted activity	P
Educational and cultural facilities for kaitiaki purposes	RD*
Buildings used for recreational or community purposes	RD*
Carparking areas associated with open space activities	RD*
Community gardens	RD*
Information centres	C*
Restaurants, cafés, kiosks and other eating places with a gross floor area under 250m ²	RD*
Subdivision for the purpose of: <ul style="list-style-type: none"> • Creating lots for infrastructure, including roading • Subdivision of different zones Which are consistent with the concept plan shown in F08-84(a).	RD*
Any infrastructure works or works on land that is consistent with the concept plan shown in F08-84(a)	P
Any activity, development or subdivision not otherwise provided for in this Concept Plan	D
Stormwater retention ponds	C*

* Restricted controlled or restricted discretionary activities may be considered without the need for notification (refer 4.2.3.5).

For the purposes of this Concept Plan “rehabilitation” means the process to prepare the land for future alternate land uses and includes:

- Necessary operations, works and extraction to modify rock faces and to re-contour land to ensure it is suitable for future uses.
- The extraction, processing and removal of rock, earth or other material as part of the process of finalising ground levels and rock faces and contours.
- Fill operations including earthworks, compaction and storage of material.
- Necessary temporary and permanent drainage, stormwater and roading services to enable rehabilitation.
- Protection of future soakage areas from sedimentation during earthworks.
- Establishment of such roading and services suitable for future long term uses.

The permitted activities identified in the above tables are allowed without resource consent where they comply in all respects with the relevant development controls.

3. Density

The construction and/or relocation of residential dwellings and planned unit developments must not exceed 1500 dwellings within the Concept Plan area. Development in excess of this is a discretionary activity.

E SUBDIVISION

1. The subdivision controls in Part 11 apply in the Concept Plan area unless otherwise specified below.
2. Subdivision and redevelopment shall take place in accordance with a planned unit development for each site. Subdivision not in accordance with a planned unit development is deemed to be a Discretionary Activity.

F DEVELOPMENT CONTROLS

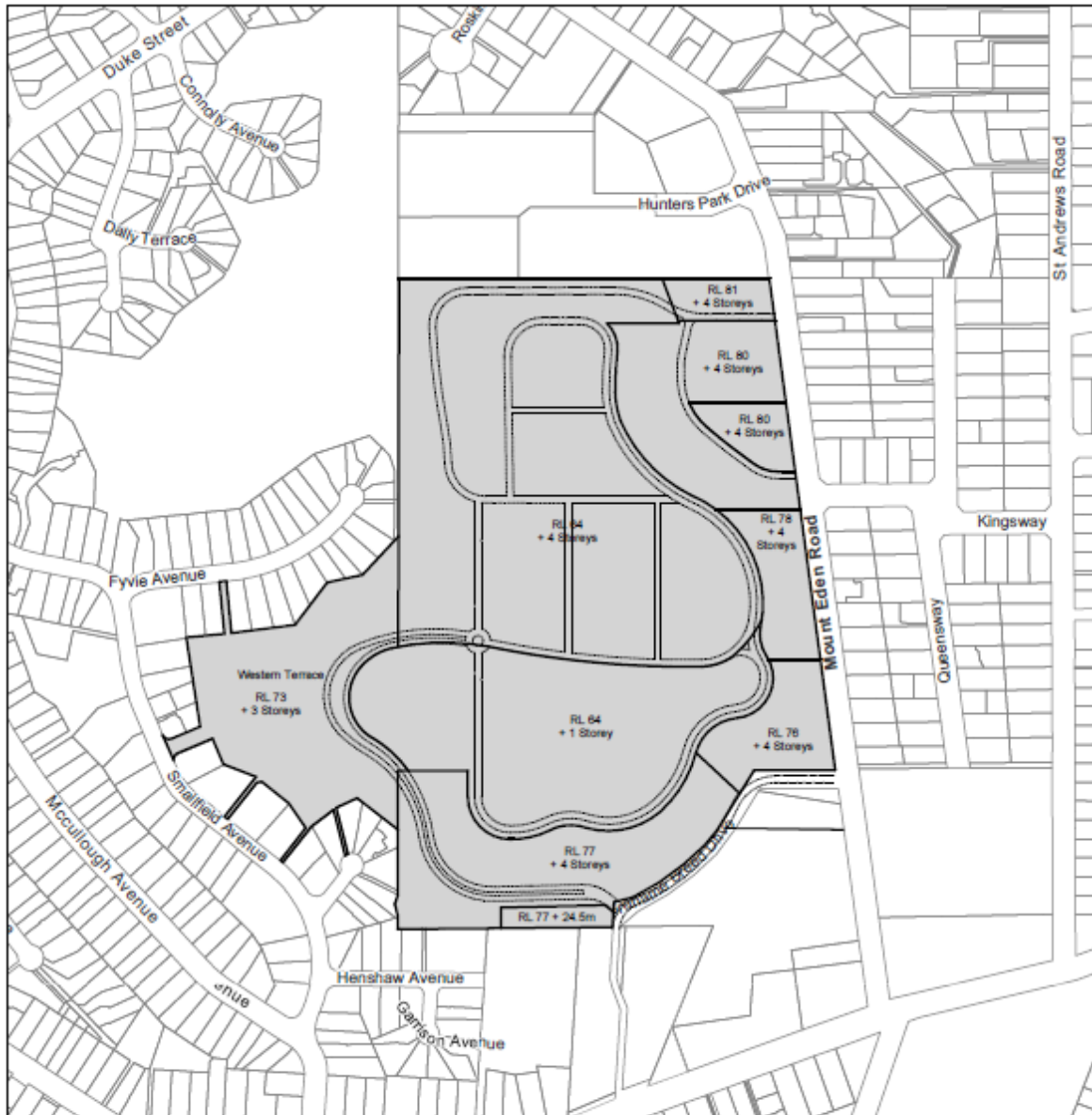
1. The development controls set out in the Residential 8b zone (Clause 7.8.2) apply except for the following:
 - 7.8.2.3 Maximum Height
 - 7.8.2.4 Height in Relation to Boundary
 - 7.8.2.7 Maximum Building Coverage and Impermeable Surface
 - 7.8.2.8 Minimum Stormwater Permeable Surface
 - 7.8.2.9 Yards
 - 7.8.2.10A Private Open Space Residential Units
 - 7.8.2.15 Driveways and Carparking (d) amount of Road Frontage Taken Up by Accessways
 - 7.8.2.17 Integrated Housing Developments Communal Open Space
 - 7.8.2.5 Daylight
2. The controls set out below apply in place of the above. For the purpose of these controls the Concept Plan Area is defined as all that land contained within the Concept Plan (Residential 8b and Open Space 2 and Open Space 3) being 21.6ha.

2.1 Height

- (i) The maximum building height (storeys) above deemed ground level is as shown on Diagram F08 84(b). It is stated as a maximum number of storeys (as defined in Part 13) above the identified RL. For the purpose of this control deemed ground level is the RL shown on Diagram F08 84(b).
- (ii) For the purpose of this control, ground level shall be deemed to be the RL level shown in Figure F08-84(b) Building Height below.

The Height control above replaces the Height control in the Residential 8 zone in its entirety.

Figure F08 84(b): Building Height



Planning Map
Amendments

Height Diagram



2.2 Impervious area, Building Coverage and Landscaping: Approved Planned Unit Development

- (i) The following control applies to that area of land approved as a Planned Unit Development.

Max Impervious area	Max building coverage	Minimum landscaping
70%	65% for buildings of four or more storeys 70% for buildings 1-3 storeys	30%

- (ii) Provided that increased maximum impervious area and reduced minimum required landscaping area may be achieved through Open Space Areas in alternative parts of the 21.6 ha Concept Plan Area provided they are to an equivalent area as set out above.
- (iii) The above percentages are applied once a stormwater management plan has been approved which demonstrates that the development can meet the requirements of clause 7.8.2.8b.
- (iv) This control does not apply to the cascading apartments. Cascading apartments are assessed as controlled activity under Part H 1.2 Assessment Criteria for Cascading Apartments.

2.3 Height in Relation to Boundary

- (i) Rule 7.8.2.4 shall only apply to the external boundary of the Concept Plan Area where that land abuts or faces land zoned Residential or Open Space.
- (ii) For the avoidance of doubt this control shall not apply to the internal boundaries within the site, including land to boundaries zoned Residential 8b, Open Space 2, Open Space 3 or Business 2 or 4.

2.4 Minimum stormwater permeable area: Concept Plan Area

- (i) The minimum stormwater permeable area is 50% as applied to all land forming part of the Concept Plan Area.
- (ii) The minimum stormwater permeable surface control under clause 7.8.2.8(b) shall apply.

2.5 Yards

- (i) A 3m minimum yard shall only be provided along the external boundaries of the Concept Plan where it abuts or faces land zoned Residential or Open Space. Provided that balconies 3 metres or more above ground level, may protrude into the yard for distances no greater than 1 metre.
- (ii) For the avoidance of doubt this control shall not apply to the internal boundaries within the site including street frontages and land adjoining land zoned Open Space.

2.6 Private Open Space

7.8.2.10 Private Open Space shall apply except:

- (i) that any development which has a balcony with an area of 8m² and a minimum width of 1.6 metres which has convenient access from the living room shall be deemed to meet the requirements of this clause.
- (ii) The minimum exclusive area for residential units and housing developments for the elderly and disabled shall be 18m²

2.7 Road Frontage taken up by accessways

For the purposes of clause 7.8.2.15(d) the "amount of road frontage taken up by accessways" is limited to a maximum of 50% where the total road frontage is 20m or less.

2.8 Daylight

For the purposes of control 7.8.2.5 Daylight, "principle habitable room" is deemed to mean the primary living room within a dwelling.

2.9 Communal Open Space

The provisions of Clause 7.8.2.17 shall not apply

2.10 Special Height Limit: Volcanic Cones

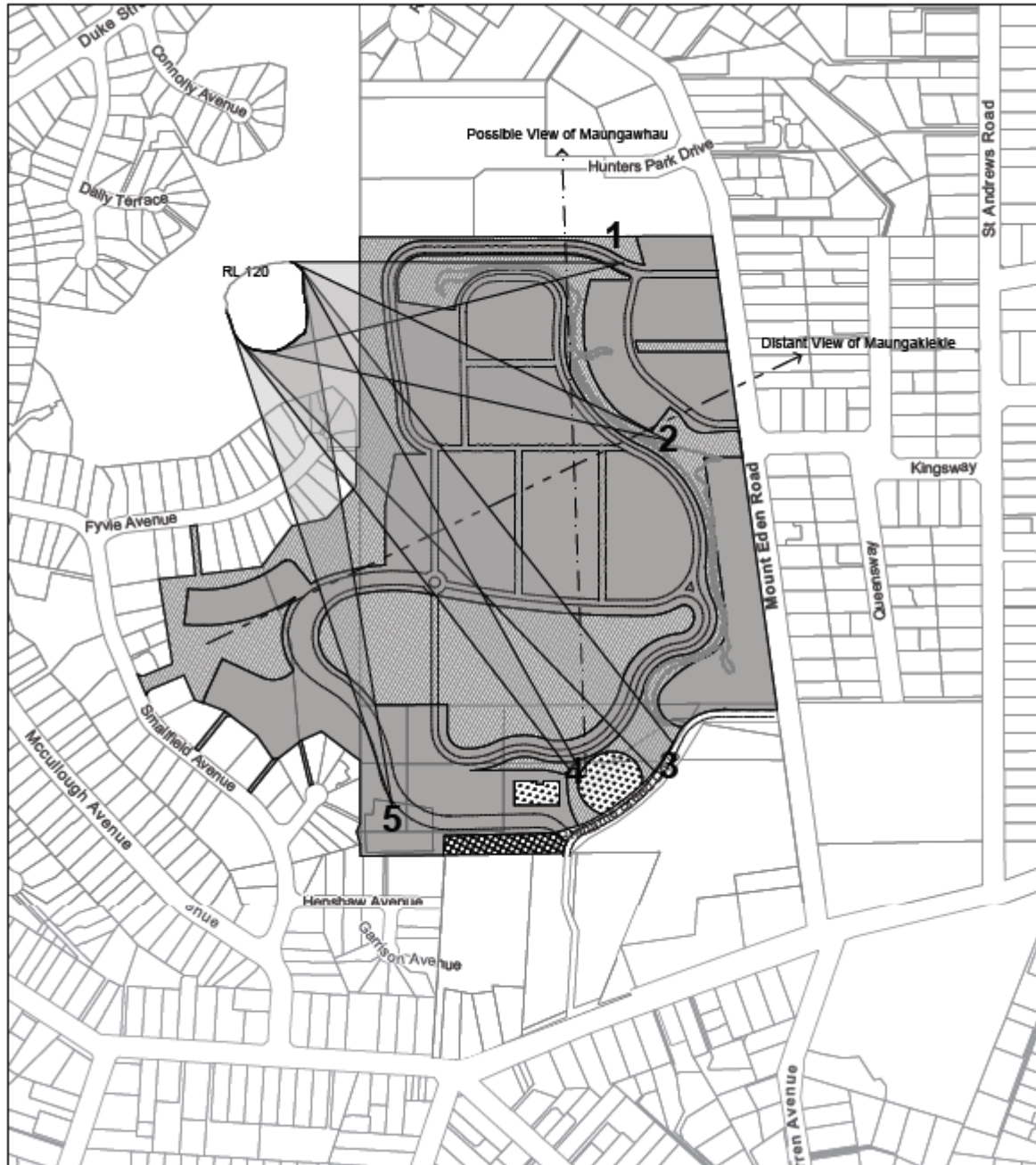
For the purposes of determining whether the volcanic sight lines special height limits are exceeded under Rule 5C.7.6.5, ground level on the western terrace shall be deemed to be RL 78 as shown in Figure F08-84(b) and height for the purpose of Rule 5C7.6.5 shall be measured from RL 78 using the rolling height method.

2.11 Te Tatua a Riukiuta Sightlines

No building shall protrude into the Te Tatua Riukiuta sightlines shown on Figure F08 84(c)

Any building which intrudes into these sightlines shall be considered a discretionary activity.

Figure F08 84(c): Te Tatua a Riukiuta Sightlines



Planning Map
Amendments

View Shafts



2.12 Roothing Related and In-ground Infrastructure

- a) Any roading related works as a permitted activity shall satisfy the Auckland transport standards for roading or such other standard as approved by Auckland Transport
- b) Any in ground infrastructure shall comply with the controls of Part 4A as if the roading identified on the Concept Plan was vested as road.

G MATTERS FOR DISCRETION

For the Controlled and Restricted Discretionary activities in the Residential 8b and Open Space zones, the Council will restrict its discretion to the following matters as specified for the relevant activity below:

Residential 8

	Stormwater	Wastewater	Transport	Urban Design	Landscaping	Te Aranga	Earthworks	Buildings	Reverse Sensitivity	Consistency with PUD	Consistency with Concept Plan	Rehabilitation
Rehabilitation	*						*				*	*
Planned Unit Development	*	*	*	*	*	*	*	*			*	
New Residential building				*	*			*			*	
Additions and Alterations				*	*			*				
Park and Ride	*		*	*							*	
Earthworks	*						*					
Education and Cultural Facilities			*	*	*	*		*				
Healthcare			*	*	*			*				
Subdivision associated with (i) PUD (ii) Lots										*	*	

Open Space

	Stormwater	Wastewater	Transport	Urban Design	Landscaping	Te Aranga	Earthworks	Buildings	Reverse Sensitivity	Consistency with PUD	Consistency with Concept Plan	Rehabilitation
Earthworks	*						*			*	*	
Rehabilitation	*						*				*	*

Education and Cultural Facilities			*	*	*	*		*				
Buildings for Recreation			*	*	*		*	*		*		
Carparking	*		*	*								
Information Centre			*	*	*			*				
Subdivision	*	*		*	*	*	*			*	*	
Stormwater Ponds	*			*			*				*	

H ASSESSMENT CRITERIA : RESIDENTIAL 8B ZONED LAND

The assessment criteria for activities/development within the Concept Plan that require resource consent, are set out below. The assessment criteria relevant to each activity/development are identified in the tables set out in G Matters of Discretion above.

1.0 New Buildings

All new buildings shall be assessed against:

- (i) Concept plan criteria for buildings set out in 1.1
- (ii) The additional criteria relating to cascading apartments set out in 1.2
- (iii) The specific criteria of the “Residential Design Guide in Residential zones in the Strategic Growth Management Areas’(refer Appendix 10 to the operative Plan text) set out in 1.3 below. The development control rules set out in Appendix 10 do not apply.

1.1 Buildings

The degree to which:

- (i) The building(s) ensure that the design, appearance and impact of all buildings and structures will be compatible in terms of the Concept Plan and zoning, including elements of height, architectural treatment of building facade and overall scale with the natural and physical landscape.
- (ii) The building(s) complies with the development controls of the Concept Plan
- (iii) The building(s) is designed in a manner which creates a positive interface with open space, roads and other elements of the public realm.
- (iv) The proposed building utilises “low contaminant” yielding roofing materials
- (v) Views of the rock face between the major buildings are retained in order to acknowledge the quarrying origins of the site.

- (vi) The proposed non-residential activity will have adverse effects on the amenity values of
 - other activities on the site and
 - the surrounding neighbourhood
 (This will include consideration of the scale and operation of the proposal, numbers of people involved in the proposed activity, the traffic generated and the hours of the activity).
- (vii) The development is landscaped and designed to minimise its impact on the site and abutting or facing residential or open space land.
- (viii) Access to sunlight and daylight
- (ix) Facilities are created to enable people to enjoy the open space.
- (x) The site is geotechnically appropriate for the proposed structure.
- (xi) The proposed building(s) are located so as to enable the views identified on F08 84(a) Concept Plan across public roads and open space, between buildings and above buildings in the Riu.

For the purposes of this criteria assessment, low contaminant load roofing is treated, sealed or painted roofing material, except that untreated, sealed or painted architectural features or roofing or spouting material of up to 25m² can be incorporated within the site.

1.2 Cascading Apartments

The cascading apartment typology is designed to respond to the unique topography of the site. The apartment design makes use of the height difference on the quarry slope to accommodate on-site carparking, whilst providing activated residential frontages to both the high and low streets.

The extent to which:

(i) Residential Frontages

Activated residential frontages (such as balconies, terraces or other habitable spaces) address public spaces, including ground level dwellings being setback from the street frontage to accommodate frontyards and outdoor living spaces.

(ii) Solar Amenity

- Residential units are designed to take advantage of northerly, or east/westerly aspects to optimise daylight access to internal spaces.
- Units with solely south-facing aspect are minimised.
- Cascading apartments located against Grahame Breed Drive on the southern portion of the site are designed with apartments that orientate north as much as possible.
- Cascading apartments along Mt Eden Road should maximise east and west orientations.

(iii) Natural Ventilation

Habitable spaces are designed with direct access to fresh air and to assist in providing thermal comfort to occupants. Where possible, corner apartments or units with double-frontages should be encouraged. These apartment types take advantage of natural breezes to allow the building to respond more appropriately to the local climate.

(iv) Overshadowing Impacts

Overshadowing impacts onto adjoining dwellings and open spaces are minimised through the placement of these apartments. These apartment buildings are not placed to the north of other low rise dwellings to prevent overshadowing onto private open spaces.

(v) Traffic & Carparking

- On-site carparking is provided in the form of sleeved carparking levels built against the quarry slope.
- Carparks are sleeved by residential units facing the street.
- Carparks are accessed on both high and low streets to diffuse traffic through the proposed development and the existing street network.
- Apartment buildings against Mt Eden Road have primary carpark access off Mt Eden Road because this is the most direct path of access for vehicles arriving at the development.

(vi) Heights and Setbacks

- Appropriate (2-3m) setbacks are provided from both the high and low street.
- The upper portion (Level 6-9) of the cascading apartment are set further back from the podium (Level 1-5) to reduce the bulk of the building when viewed from the low side.
- Consideration has been given to an additional setback on the top levels of some of these apartments to present a recessive element on the topmost storey to reduce the overall bulk.

(vii) Building Coverage

The plan contemplates significant additional building coverage for cascading apartments beyond the 65% and 70% contemplated for other typologies. The following criteria ensure appropriate amenity, and recognises the benefit of encapsulating parking within the building structure behind sleeved apartments.

Building coverage is appropriate given:

- The objectives of the zone relating to enabling higher density residential development.
- The overall open space within the concept plan area.
- The extent of landscaping adjacent to the specific development.

- The benefits of creating parking incorporated within the building and not seen from public spaces, recognising that this significantly increases building coverage.

(viii) Building Frontage

- Activated residential frontages are presented onto all facades against public spaces. This can be achieved by having habitable spaces or outdoor terraces onto streets, laneways and parks.
- Excessively long building frontages are avoided to allow ‘gaps’ in the built form that would afford views through Grahame Breed Drive and Mt Eden Road frontages. These gaps are located in line with the proposed key view shafts to maximise opportunities of views towards the maunga.

(ix) Housing Mix

Each apartment building contains a mixture of unit sizes depending on the local housing market demand and demography. This would encourage the opportunity for a diverse range of residents and family types that would occupy the proposed development.

(x) Safety and Visual Privacy

- Ground level apartments have frontyards that orientate onto adjacent streets and laneways to provide passive surveillance to these spaces.
- Visual privacy to units within the development as well as adjoining dwellings is considered in the façade design of these apartment buildings.
- A degree of user control of any screening elements is enabled to suit a variety of lifestyles and user preferences.

1.3 Residential Design Guide Criteria

The extent to which developments address the following criteria from the “Residential Design Guide for Developments in Residential Zones in the Strategic Growth Management Areas” (Refer Appendix 10).

Element 1 Neighbourhood Character

Criteria C4-C11 (refer Appendix 10).

Element 2 Site Layout

Criteria C1-C3 and C7 – C10 (refer Appendix 10).

Element 3 Density

Criteria C1- C3 (refer Appendix 10).

Element 4 Energy Efficiency

Criteria C1-C5 (refer Appendix 10).

Element 5 Building Envelop

Criteria C1, C3, C5, C7, C12, C13 (refer Appendix 10).

Element 6 Visual Privacy

Criteria C1-C3 (refer Appendix 10).

Element 7 Acoustic Privacy

Criteria C1-C3 (refer Appendix 10).

Element 8 Landscaping

Criteria C1, C3-C7 (refer Appendix 10).

Element 9 Driveways & Carparking

Criteria C1, C3-C7 (refer Appendix 10).

Element 10 Private Open Space

Criteria C3, C5, C6 (refer Appendix 10).

Element 11 Site Facilities

Criteria C1-C8 (refer Appendix 10).

Crime Prevention through Environmental Design

(a) Whether the main entrances and exits of buildings are clearly visible from the street.

(b) Whether potential concealment and entrapment areas (where people can hide) are avoided, or illuminated if they are unable to be removed.

(c) Whether buildings are designed to overlook public spaces and streets to provide passive surveillance of these areas.

(d) Whether the site layout, buildings, fences, landscaping and other features clearly define territory and ownership of all public, semi-private, and private space (e.g. dwellings and private open space) to discourage illegitimate entry and use of these spaces

(e) Whether appropriate lighting is provided to all pedestrian paths between public and shared areas, parking areas and building entrances.

(f) Whether site access and car parking are clearly defined, appropriately lit, and visible.

(g) Whether landscaping, fencing and other structures present a security risk by screening doors, windows and pedestrian routes.

(h) Whether individual buildings are clearly identifiable by visitors and emergency vehicles.

Where these criteria conflict with the criteria in 1.1 and 1.2 above, the criteria in 1.1 and 1.2 prevail.

For the avoidance of doubt, the Development Controls in Appendix 10 do not apply.

2. Urban Design and Landscaping

The extent to which the proposal provides for the following elements where appropriate:

- (i) An integrated comprehensive development of land which provides for quality residential development that integrates with the Maunga, Town Centre, Open Space network and the surrounding residential area.
- (ii) Consistency with the Concept Plan in F08 84(a).
- (iii) Connections from the Riu (valley floor) to the Town Centre.

- (iv) A plaza which integrates with the Town Centre.
- (v) A series of views from key public places as generally shown on F08 84(a) Concept Plan. These views are across roads and open space linkages and above development within the Riu.
- (vi) Quality pedestrian walkways and cycleways throughout the concept plan area and connecting public transport routes, Mt Eden Road and residential areas to the west and north.
- (vii) Bush landscaping and fencing at the toe of remnant quarry faces within the redevelopment areas.
- (viii) The planting of native vegetation on the slope adjoining the eastern side of Te Tatua a Riukiuta to enhance the cultural and visual amenity of the Maunga.
- (ix) Landscaping and sculptural elements in line with the Te Aranga principles below.
- (x) A network of connections through the Concept Plan area which makes the area accessible to residents and visitors.
- (xi) The location of high intensity housing along the public transport corridor of Mt Eden Road and the Town Centre.
- (xii) To create a mix of high intensity terrace housing and apartment typologies with the larger apartment buildings focussed on the western and southern parts of the Concept Plan area.
- (xiii) The use of innovative housing typologies such as the “cascading apartments” which provide for a housing form which responds to the specific circumstances of the site and provides quality development.
- (xiv) Measures to successfully integrate the different relative level from the Town Centre and Mt Eden Road to the sports fields and lower levels of the development.

3. Te Aranga

The extent to which the proposal provides for the successful application of the principles of Te Aranga as embodied within the Concept Plan, including:

- (i) Bush landscaping of the boundary to the Te Tatua a Riukiuta to successfully create an interface between the Maunga and the adjacent residential community.
- (ii) The development of wetlands to serve as a functional stormwater management device and also to create a high amenity with native planting within the area.
- (iii) The use of culturally appropriate public art to celebrate the history and cultural dimensions of the area.
- (iv) The use of stone walls and other landscape forms that reflect early Maori occupation of the area.
- (v) The use of native planting specific to the area.
- (vi) The acknowledgement of the four Maunga that were previously quarried through signage, landscaping and other appropriate forms.
- (vii) The use of cultural narrative and names to celebrate the history and culture of the site and its people.

4. Active use at street level

For the area identified on Concept Plan “F08.84(a), the extent to which the proposal provides for the provision of active uses at street level. Including:

- (i) the location of retail, restaurants, cafes and other eating places within the defined street level floor space;
- (ii) the integration of these activities with the street and public spaces including outdoor seating and dining areas;
- (iii) the degree to which the activities provide visibility into the business activity and give a sense of connection with the street;
- (iv) the creation of outdoor dining and plaza areas which enable outlook of the street, public spaces and views;
- (v) the extent to which lobby and other access spaces to the upper and lower floors within buildings has been successfully integrated with retail and food and beverage activities;
- (vi) the degree to which access to parking is managed so as to prevent parking spaces being visible from street level and only the required access to parking decks below street level provided;
- (vii) the provision of loading facilities on street so as to minimise the non-retail activity at street level.

For the purposes of this assessment control, active uses at street level include:

- dairies,
- retail,
- restaurants, cafes and other eating places,
- lobby access to the upper and lower floors of buildings
- necessary vehicle access to parking decks in other parts of the building,
- public through site links,
- outdoor dining, eating and viewing area(s).”

5 Rehabilitation of Former Quarry Land

The extent to which:

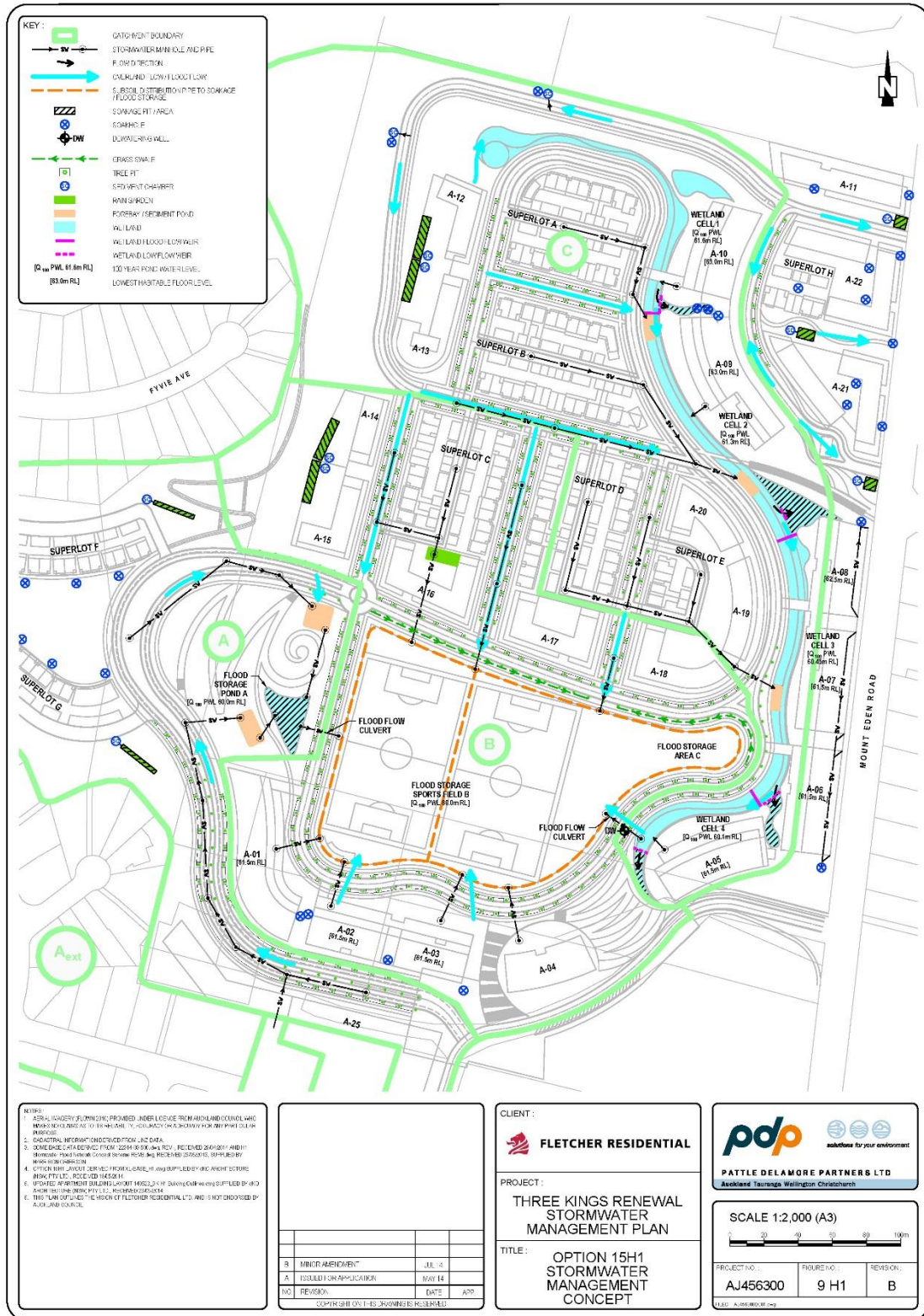
- (i) Noise, lighting and hours of quarry operation comply with the existing hours of operation and noise and vibration control as approved for the site through previous quarrying or filling resource consents.
- (ii) Any matters of reverse sensitivity recognise the finite life of quarrying operations.
- (iii) Any adverse visual amenity effects are mitigated through the use of screening and landscaping.
- (iv) The bund along Mt Eden Road is removed at a time when redevelopment of that part of the land is ready to proceed.
- (v) Any buildings associated with the quarry are designed to enable removal on completion of quarrying activity.
- (vi) Quarry slopes and batters during construction and in finished state, local stability treatments for cut slopes, engineering filling criteria and foundation criteria for structure design have been adequately addressed.
- (vii) Treatment of the toe of remnant quarry faces within the redevelopment area in terms of landscaping, use and public access.
- (viii) Permitted infrastructure provided as part of the rehabilitation should meet the criteria outlined in 6. Stormwater and 7. Wastewater below.

6. Stormwater

The extent to which:

- (i) The proposal provides for the effective management of stormwater, including groundwater levels, overland flow paths, design and implementation of the wetland, soakage capacity and monitoring and maintenance requirements.
- (ii) The development gives effect to the stormwater management concept plan shown in FO8 84(d) or such other management concept that will achieve a similar or better water quality outcome.
- (iii) The proposal avoids flooding by addressing issues relating to flood levels, flood storage, groundwater levels, soakage capacity and required freeboard above the 100 year ARI flood level to habitable floor levels; 75mm above the flood level in the main storage areas, or 500mm above flood levels in the eastern wetland.
- (iv) The proposal includes an effective monitoring and maintenance programme which addresses sediment loads, treatment required for the protection of long term soakage capacity and the monitoring and maintenance required to maintain soakage capacity.
- (v) Development provides for stormwater treatment through the use of rain gardens and tree pits in appropriate circumstances.
- (vi) Stormwater treatment is provided for higher contaminant load generating activities.
- (vii) Development provides for stormwater treatment through the use of rain gardens and tree pits in appropriate circumstances.
- (viii) Any proposal which is in accordance with the overall stormwater management plan set out in FO8 84(d) shall be deemed to comply with these criteria.

FO8 84(d) – Stormwater Management Concept



7. Wastewater

The extent to which the proposal provides for the effective development and management of the wastewater network including:

- (i) Provision for a minimum of eight hours holding capacity at any pump station.
- (ii) Diversion of stormwater from the existing public wastewater network to provide additional capacity for wastewater.
- (iii) The location and design of the pump station and connections to the wastewater network.

8. Transport

The extent to which:

- (i) The expected traffic generated by the activity has an effect on the safe and efficient functioning of the surrounding road network.
- (ii) The road layout provides for local traffic and traffic using the site, but discourages use of the network as a bypass from Mt Albert Road to Mt Eden Road.
- (iii) Entry and exit points to the site are designed to suitably accommodate all traffic movements, and in doing so, limit as much as possible disruption to traffic flows on the adjoining road network.
- (iv) The proposal includes adequate pedestrian connections to public transport nodes and cycleways and walkways to the Town Centre, Te Tatua a Riukiuta, Mt Eden Road and residential areas to the west and north.
- (v) Any building fronting Mt Eden Road has a single, direct access from Mt Eden Road
- (vi) The location of activity on a major public transport route, and traffic demand management measures, enable a reduced level of required on-site parking.
- (vii) Any carparking associated with the cascading apartment typology is provided within buildings below Mt Eden Road / Grahame Breed Drive street level and is screened from other parts of the site.
- (viii) The proposal includes the creation of two new roads serving the site; the primary access to Grahame Breed Drive with a second access at the northern end of the site.
- (ix) The proposal includes the creation of a light controlled intersection at Grahame Breed Drive which provides vehicle and pedestrian access.

I ASSESSMENT CRITERIA : OPEN SPACE ZONED LAND

For activities/development that are zoned open space and are restricted controlled or restricted discretionary activity in the Concept Plan area, the assessment criteria set out in clauses 9.7.1.2 and 9.7.1.4 (criteria for controlled activities and discretionary activities) shall apply with the exception of the following criteria set out in 3.1 and 3.2 below:

1 Earthworks

- (i) In considering any application for a restricted discretionary activity, the proposal will be considered against the following criteria:

The degree to which the earthworks:

- Enable the creation of connections through the site.
- Provide for the creation of paths, cycleways and linkages.
- Enable the creation of sportsfields.
- Enable the sculpturing of the landform to create areas of open space amenity and evoke the historic and current landscape forms.
- Enable applicant's to undertake the earthworks in order to allow for proper functioning of the dominant activity of the site.

- (ii) Appropriate conditions may be imposed in relation to these matters including the preparation and management of the site in accordance with an "erosion and sediment control plan".

2 Rehabilitation of Land Within the Concept Plan Area

The assessment criteria set out in H5 above shall apply.

3 Educational and Cultural Facilities

- (i) The building(s) is designed in a manner which creates a positive interface with open space, roads and other elements of the public realm.
- (ii) The proposed building utilises "low contaminant" yielding roofing materials
- (iii) The development is landscaped and designed to minimise its impact on the site and abutting or facing residential or open space land.

J. SPECIAL INFORMATION REQUIREMENTS

1. An application for a Planned Unit Development must be accompanied by the following supporting documents. These are in addition to what would otherwise be required for a planned unit development:
 - (i) Outline of any particular infrastructure requirements that are unique to the Concept Plan area including the detailed assessment of stormwater, flooding, wastewater and transport.
 - (ii) Cultural assessment and integration of the development to Te Tātua a Riukiuta.
 - (iii) Geotechnical assessment to include details of cut slope assessments during construction, development of specific local stability treatments for cut slopes, engineering filling criteria, and foundation criteria for structure design.
 - (iv) Landscape assessment and proposals to integrate aspects with the volcanic landscape.
 - (v) Contamination assessment if not previously provided. This assessment shall be at PSI level. However if the Preliminary Site Investigation demonstrates a probable presence of contaminated material then a detailed site investigation report is required.

Part E: Amendments to Text: Part 7 – Residential:

1. Add the following underlined words below the final paragraph in clause 7.6.8.2 Strategy for the Residential 8 zone:

“Discrete sections of Residential 8 zoned land may be subject to a concept plan, a growth area structure plan or another similar mechanism identified in the planning maps. These plans may set additional or modified planning provisions in the form of objectives and policies, activities, rules, development controls and the like.”
2. Amend the description in the strategy section of height in the Residential 8b zone “multi-unit development in this zone can reach 3-4 storeys high, or greater heights as specified in a concept plan, consistent with existing Town Centre commercial buildings”.
3. Amend 7.7.5.2B Density by adding the words “or such density limits specified in an approved Concept Plan outlined in the appendix to the planning maps” below the table.
4. Add the following underlined words to the introductory clause in 7.8.2 Development Controls for the Residential 8a, 8b and 8c zones:

“The following shall be the development controls for permitted activities in the Residential 8a, 8b and 8c zones, except where development controls are set out within a concept plan, growth area structure plan or other similar mechanism applying to particular sites zoned Residential 8”