

# Memo

08 November 2017

To: Panjama Ampanthong – Principal Planner – Auckland-wide Planning Unit

From: Diana Luong – Planning Technician

Subject: CIV-2016-404-002302 South Epsom Planning Group Incorporated

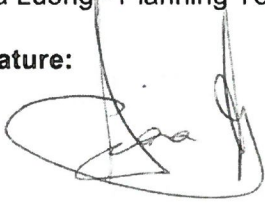
Please sign below once you have checked the following updates and have confirmed that all should be updated within the Auckland Unitary Plan Operative in part

Modification	Description	Text / GIS affected
CIV 404_2302	Amend GIS viewer due to appeal withdrawal for: [CIV-2016-404-002302: South Epsom Planning Group Incorporated]	The following sites: 10 Kimiora StreetTHREE KINGSAuckland 1024 1011 Mount Eden RoadThree KingsAuckland 1024 1025 Mount Eden RoadThree KingsAuckland 1024 12 Kimiora StreetTHREE KINGSAuckland 1024 14 Kimiora StreetTHREE KINGSAuckland 1024 16 Kimiora StreetTHREE KINGSAuckland 1024 18 Kimiora StreetTHREE KINGSAuckland 1024 2 Kimiora StreetTHREE KINGSAuckland 1024 20 Kimiora StreetTHREE KINGSAuckland 1024 22 Kimiora StreetTHREE KINGSAuckland 1024 23-25 Fyvie AvenueThree KingsAuckland 1042 24 Kimiora StreetTHREE KINGSAuckland 1024 26 Kimiora StreetTHREE KINGSAuckland 1024 28 Kimiora StreetTHREE KINGSAuckland 1024 30 Kimiora StreetTHREE KINGSAuckland 1024 32 Kimiora StreetTHREE KINGSAuckland 1024 34 Kimiora StreetTHREE KINGSAuckland 1024 36 Kimiora StreetTHREE KINGSAuckland 1024 4 Kimiora StreetTHREE KINGSAuckland 1024 47A Fyvie AvenueThree KingsAuckland 1042 6 Kimiora StreetTHREE KINGSAuckland 1024 7 Barrister AvenueThree KingsAuckland 1042 8 Kimiora StreetTHREE KINGSAuckland 1024 985 Mount Eden RoadTHREE KINGSAuckland 1024 987 Mount Eden RoadTHREE KINGSAuckland 1024 989 Mount Eden RoadTHREE KINGSAuckland 1024
CIV 404_2302	Amend text due to appeal withdrawal for: [CIV-2016-404-002302: South Epsom Planning Group Incorporated]	Whole of I333 Three Kings Precinct text

**Text changes prepared by:**

Diana Luong - Planning Technician

**Signature:**



**Signed off by:** Panjama Ampanthong –  
Principal Planner – Central/South Planning  
Unit

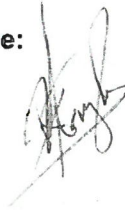
**Signature:**

*P Ampanthong - 9/11/17*

**Mapping changes prepared by:**

Aching Konyak – Geospatial Analyst

**Signature:**



**Signed off by:** Panjama Ampanthong –  
Principal Planner – Central/South Planning Unit

**Signature:**

*P Ampanthong - 9/11/17*

## **I333. Three Kings**

### **I333.1. Precinct description**

The Three Kings Precinct provides for the development of a vibrant, sustainable urban village on the former quarries and the adjacent land at Three Kings.

The zoning of the land within the precinct is Residential - Terrace Housing and Apartment Buildings Zone, Business - Town Centre Zone, Open Space - Informal Recreation Zone and Open Space - Sport and Active Recreation Zone. Refer to the planning maps for the location and extent of the precinct.

The purpose of the precinct 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.

The proposed urban village is the result of an extensive master planning process. This precinct has been prepared in order to ensure that development proceeds in accordance with the planning parameters established through the master planning process.

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 precinct are set out below:

- (1) 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, cascading apartments, and terrace housing. Cascading apartments are built above and cascade over the rock faces. Parking is subsumed within the building alongside the rock face with apartments sleeving the exterior of the car parking.
- (2) An open space network comprised of two 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.
- (3) Sightlines to Te Tātua o Riu-ki-uta (Big King). In addition the nature of development will offer distant views of Maungawhau (Mt Eden) and all of Maungakiekie (One Tree Hill) from two vantage points.
- (4) On-site management of all stormwater through the use of a series of green stormwater infrastructure such as (but not limited to) rain gardens, tree pits, swales, wetlands and soakage.
- (5) Reinforcement of public transport by providing direct connections from the new residential development to the major transport corridor of Mt Eden Road.

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- (6) Assist in achieving higher functionality of the emerging Three Kings town centre by integrating the residential development with the centre.
- (7) A high quality of urban design to ensure that the overall development provides an attractive and functional environment.

Three Kings: Precinct plan 1 illustrates the broad development patterns within the Precinct. 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).

### **I333.2. Objectives**

- (1) Higher density residential development is enabled, which integrates with the town centre, surrounding open spaces and community facilities and which supports the vitality of the adjoining town centre.
- (2) The precinct is redeveloped in a way that respects the volcanic landscape of Te Tātua o Riu-ki-uta, the cultural heritage of the area and the history of the quarry lands.
- (3) Infrastructure and site works that are necessary to support development within the precinct that are effective, robust, sustainable in the long term and meet sound environmental practice are enabled.
- (4) New buildings are designed to apply good urban design principles and address the unique characteristics of the site, reflecting design qualities outlined in the residential design guide.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

### **I333.3. Policies**

#### *Comprehensive development*

- (1) Provide 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) Ensure development is integrated and provides the required open spaces and infrastructure.
- (3) Require that the finished contours of the land support intensive residential redevelopment and achieves integration between the redeveloped precinct area and surrounding land uses.
- (4) Enable apartments and other higher density residential activities along the Mt Eden Road frontage and in the southern portion of the precinct so as to provide easy access to public transport and the activities located within the town centre.



- (5) Enable 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 (including cascading apartments).
- (6) Require that the built form of development interacts positively with and improves the quality and safety of streets, public areas and open spaces.
- (7) Provide for quality open spaces which:
  - (a) include provision for active and passive recreation (including sports fields);
  - (b) create quality linkages and connections between the town centre, Te Tātua o Riu-ki-uta and the surrounding area;
  - (c) are designed to reinforce ecological values and linkages; and
  - (d) are designed and located to create a coherent network.
- (8) Require that Grahame Breed Drive is developed in a manner that will enable integration between the redeveloped precinct area and the town centre.
- (9) Provide for the works and activities necessary to facilitate the network of walkways, cycleways and connections and to ensure a high level of safety amenity and public enjoyment in the open space areas.
- (10) Enable 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.
- (11) Ensure that the layout and design of roads and connections are legible and permeable and include the following:
  - (a) a western route through to Mt Eden Road;
  - (b) a north south route that connects to the town centre; and
  - (c) a high quality street environment that promotes walking and cycling via direct, safe and well-designed pedestrian and cycle provisions.
- (12) Provide for an increase in permitted building height and number of storeys along Grahame Breed Drive where it has been demonstrated that the increased building form will be beneficial in terms of supporting and creating an attractive transition to the town centre.
- (13) Provide for a plaza which is integrated with the town centre and which provides outlook over the sports fields, sightlines to Te Tātua o Riu-ki-uta, and active uses at street level.
- (14) Provide for a high-quality shared space on the section of Grahame Breed Drive extension between the plaza and town centre, designed as a slow speed environment with equal priority given to vehicle and pedestrian movement.

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- (15) Ensure that new buildings are suitably designed and respond to the site and result in positive urban design outcomes.

#### *Culture and landscape*

- (16) Protect locally significant views through the location of roads, open space and restricting built development from identified sightlines.
- (17) Recognise the landmark of Te Tātua o Riu-ki-uta and opportunities for its restoration are central to the design of redevelopment.
- (18) Protect Te Tātua o Riu-ki-uta through the creation of an open space buffer and appropriate native planting.
- (19) Require that the design and form of the redevelopment integrates reference to and celebrates the following:
- (a) the cultural heritage of the area;
  - (b) the history of the quarry site;
  - (c) the character of the wider area; and
  - (d) the original volcanic form of the land.
- (20) Promote Te Aranga Māori Design Principles in the urban renewal of the area.

#### *Infrastructure [rp/dp]*

- (21) Provide for stormwater quality treatment through the introduction of a treatment train system using source control (in the form of inert roofing and building materials), swales and rain gardens prior to controlled access to the aquifer.
- (22) Ensure that the stormwater management systems are well maintained with appropriate legal mechanisms obligating owners of private devices (including body corporates) to maintain them and providing access for maintenance by Council in the event this does not occur (easements in gross). The stormwater management system must include the use of sediment treatment systems (including rain gardens and tree pits) to protect soakage.
- (23) Consider methods to manage water quality, including controls on roofing materials.
- (24) Require that any contaminated land and/or other hazards are made safe and suitable for urban renewal in accordance with the precinct.
- (25) Provide for rehabilitation and filling of the former quarry areas and ensuring that appropriate compaction standards for residential and open space areas are met.

The underlying zone, Auckland-wide and overlay policies apply in this precinct in addition to those specified above.

**I333.4. Activity table**

The provisions in any relevant overlays, Auckland-wide provisions and the underlying zone apply in this precinct unless otherwise specified below.

Tables I333.4.1 & I333.4.2 Activity tables specify the activity status of land use, development and subdivision activities in the Three Kings Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

**Table I333.4.1 Activity table**

<b>Activity</b>		<b>Activity status</b>
<b>Use</b>		
<b>Accommodation</b>		
(A1)	Dwellings	C
<b>Commerce</b>		
(A2)	Retail (including food and beverage) with a gross floor area under 250m <sup>2</sup> gross floor area per tenancy	RD
(A3)	Retail, restaurants, cafes and other eating places with a gross floor area under 250m <sup>2</sup> per tenancy within the area identified as Plaza (with residential above and below) shown on Three Kings: Precinct plan 1	P
<b>Development</b>		
(A4)	Alterations and additions to dwellings built after 30th September 2013	C
(A5)	Construction and/or relocation of residential units or any new building (including accessory buildings), including cascading apartments	C
(A6)	Minor cosmetic alterations to a building that does not change its external design and appearance	P
(A7)	Dwellings within the area identified as 'Plaza with active uses at Grahame Breed Drive level with residential above and below' on Three Kings: Precinct Plan 1	D
(A8)	Earthworks (to any level) greater than 2,500m <sup>2</sup> .	RD
(A9)	Earthworks associated with the creation of Public Open Space	RD
(A10)	Earthworks associated with the creation of roading and other infrastructure	RD
(A11)	Rehabilitation of land within the precinct	RD
(A12)	Educational and cultural facilities	RD
(A13)	Any roading related or in-ground infrastructure works or works on land that is consistent with Three Kings: Precinct plan 1	RD
(A14)	Any infrastructure works or works not provided for as a permitted activity	RD
(A15)	Any activity, development or subdivision not otherwise provided for in the Terrace Housing and Apartment Buildings Zone or in this precinct	D

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(A16)	Subdivision in accordance with Three Kings: Precinct plan 1	RD
(A17)	Subdivision not in accordance with Three Kings: Precinct plan 1	D
(A18)	Subdivision for the purpose of: <ul style="list-style-type: none"> <li>• Creating lots for infrastructure, including roading</li> <li>• Subdivision of zone boundaries</li> </ul>	RD

**Table I333.4.2 Public Open Space zones**

Activity		Activity status
<b>Use</b>		
<b>Community</b>		
(A19)	Education and Cultural Facilities	RD
<b>Development</b>		
(A20)	Rehabilitation of land within the precinct	RD
(A21)	Any infrastructure works or works on land	RD
<b>Subdivision</b>		
(A22)	Subdivision for the purpose of: <ul style="list-style-type: none"> <li>• Creating lots for infrastructure, including roading</li> <li>• Subdivision of different zones</li> </ul>	RD

**Note 1**

For the purposes of this precinct '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 open space uses as shown on the Three Kings Precinct plan 1;
- 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; and
- establishment of such roading and services suitable for future open space uses.

**Note 2**

For the purposes of this precinct 'cascading apartments' are built above and cascade over the rock faces. Parking is subsumed within the building alongside the rock face with

apartments sleeving the exterior of the car parking. The form of the cascading apartments means that habitable floor space is constructed below Mt Eden Road down to the Riu. But for the purposes of the height control, the maximum height measure is calculated from Mt Eden Road level and not from the finished level of the quarry floor.

#### **I333.5. Notification**

- (1) An application for resource consent for a controlled activity listed in Table I333.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Activity Tables I333.4.1 and I333.4.2 and which is not listed in I333.5.(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

#### **I333.6. Standards**

The overlay, Auckland-wide and underlying zone standards apply in this precinct in addition to the following standards.

All activities listed as permitted or controlled in Tables I333.4.1 & I333.4.2 must comply with the following standards.

##### **I333.6.1. General standards**

- (1) Development must comply with Three Kings: Precinct plan 1.
- (2) The construction and/or relocation of dwellings into the precinct must not exceed 1500 dwellings within the precinct.
- (3) The construction and/or relocation of dwellings in the 'Area subject to additional density control' shown on the Three Kings: Precinct plan 1 must not exceed 400 dwellings.
- (4) The total gross floor area for education and cultural facilities must not exceed 1000m<sup>2</sup> within the precinct and must be located in either of the locations identified on the Three Kings: Precinct plan 1 as 'Whare Manaaki'.
- (5) The total gross floor for retail must not exceed 1000m<sup>2</sup> within the precinct (excluding the area identified as Plaza with residential above and below on Three Kings: Precinct plan 1).

##### **I333.6.2. Height**

- (1) The maximum building height is as shown on 'Three Kings Precinct plan 2 - Building Height'. It is stated as a maximum height above the identified Reduced Level (RL).



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- (2) For the purpose of this control, ground level shall be deemed to be the RL level shown on 'Three Kings Precinct plan 2 - Building Height'.
- (3) For the purpose of determining ground level in the Height Sensitive Area referred to in Standard D14.6 (Volcanic Viewshafts and Height Sensitive Areas,) ground level is the RL level shown on 'Three Kings Precinct plan 2 - Building Height' or where no such RL is shown it is the height above the existing ground level.
- (4) The minimum finished ground level for residential development sites on land zoned Residential – Terrace Housing and Apartment Buildings Zone (excluding roads) in the 'area subject to additional density control' shown on the Three Kings: Precinct plan 1 shall be RL 64.

### **I333.6.3. Height in relation to boundary**

- (1) Where the external boundary of the precinct abuts land zoned residential or open space the Height in Relation to Boundary Rule applying in those zones shall apply to land within the precinct that abuts that part of the external boundary but otherwise does not apply to the internal boundaries within the precinct, including boundaries zoned Residential - Terrace Housing and Apartment Buildings, Open Space – Informal Recreation Zone, Open Space - Sport and Active Recreation Zone or Business - Town Centre zones.

### **I333.6.4. Maximum impervious area, maximum building coverage, minimum landscaped area and stormwater permeable area**

- (1) The impervious area must not exceed 70 per cent of the net site area.
- (2) The building coverage must not exceed 70 per cent of the net site area for buildings up to three storeys and must not exceed 65 per cent of the net site area for buildings of four stories or more.
- (3) The landscaped area of the site must not be less than 30 per cent of the net site area.
- (4) Increased maximum impervious area and reduced minimum required landscaping area may be achieved through open space areas in alternative parts of the precinct provided they are to an equivalent area as set out above.
- (5) Standards (1) to (4) above apply once a stormwater management plan has been approved which demonstrates that development up to the maximum permitted building coverage and impervious areas allowed by these standards can meet the requirements for the management of stormwater in this precinct.
- (6) Development standards (1) to (4) above do not apply to the cascading apartments.
- (7) The minimum stormwater permeable area is 50 per cent of all land forming part of the precinct.

#### **I333.6.5. Yards**

- (1) A front yard depth of no less than 2 metres is required (excluding basement space below the RL of the adjacent street level).
- (2) In addition to the above, a yard depth of no less than 3 metres is required along the external boundaries of the precinct where it abuts or faces residential or open space zoned land. Provided that balconies 3 metres or more above ground level, may protrude into the yard for distances no greater than 1 metre. For the avoidance of doubt, this 3m yard does not apply to internal boundaries within the precinct including street frontages and land adjoining open space zoned land.

#### **I333.6.6. Outlook space and outdoor living space**

- (1) Residential - Terrace Housing and Apartment Buildings Zone Standard H6.6.13 Outlook Space and H6.6.15 Outdoor Living Space shall apply except:
  - (a) that any development which has a balcony with an area of 8m<sup>2</sup> and a minimum width of 2 metres which has convenient access from the living room shall be deemed to meet the requirements of Residential - Terrace Housing and Apartment Buildings Zone Standard H6.6.15 (1); and
  - (b) The minimum exclusive area for dwellings and housing developments for the elderly and disabled shall be 18m<sup>2</sup>.

#### **I333.6.7. Volcanic Viewshafts: Height Sensitive Areas**

- (1) For the purposes of determining whether the Height Sensitive Area height limits are exceeded under Standard D14.6, ground level on the western terrace shall be deemed to be RL 78 and RL 82 as shown on 'Three Kings: Precinct plan 2 - Building height' or where no RL is shown it is the height above existing ground level. Height for the purpose of Standard D14.6 must be measured from the identified RL using the rolling height method.

#### **I333.6.8. Te Tātua o Riu-ki-uta sightlines**

- (1) Buildings must not protrude into the sightlines shown on 'Three Kings: Precinct plan 3 - Te Tātua o Riu-ki-uta Sightlines'.

#### **I333.6.9. Roading-related and in-ground infrastructure**

- (1) Roading adjacent to the town centre and plaza must provide frontage to the Business - Town Centre Zone and Plaza (with residential above and below) shown on the 'Three Kings: Precinct plan 1'.
- (2) The area shown on 'Three Kings: Precinct plan 1' as 'Shared space' must be formed to create a high amenity shared space area providing slow speed vehicle access, cycleways and pedestrian movements through the plaza and to the residential areas to the north.

**I333.6.10. Minimum apartment size**

- (1) Dwellings must have a minimum net internal floor area as follows, except as provided for in Standard (21) below:
  - (a) 40m<sup>2</sup> for studio dwellings;
  - (b) 45m<sup>2</sup> for one or more bedroom dwellings.
- (2) Dwellings that have a minimum net internal floor area of 30m<sup>2</sup> must not exceed more than five per cent of the total number of dwellings within the precinct.

**I333.6.11. Parking Standards**

- (1) Parking within the precinct must be provided in accordance with the following requirements:
  - (a) not more than one parking space per studio or one bedroom dwelling unit shall be provided;
  - (b) not more than two parking spaces per dwelling unit containing two or more bedrooms shall be provided;
  - (c) parking for visitors shall be provided at a rate of not less than 0.2 parking spaces per dwelling;
  - (d) at least one cycle parking space shall be provided for each dwelling unit that does not have a dedicated garage; and
  - (e) visitor cycle parking shall be provided at a rate of one for every 20 dwellings within a single building.

**I333.6.12. Subdivision and infrastructure consent standards**

- (1) A resource consent application for subdivision or application for infrastructure consent must:
  - (a) Comprise land forming:
    - (i) the entire precinct; or
    - (ii) a minimum area of 2 hectares.
  - (b) Seek consent or illustrate how the subdivision will ensure integrated development of the following:
    - (i) the roading network;
    - (ii) infrastructure; and
    - (iii) earthworks.

### **I333.7. Assessment – controlled activities**

#### **I333.7.1. Matters of control**

In addition to the matters specified for the relevant controlled activities in the zone, Auckland-wide, or overlay provisions, the Council will reserve its control to the following matters when assessing a controlled activity resource consent application for:

- (1) Alterations and additions to dwellings built after 30 September 2013; construction and/or relocation of residential units; and, any new building (including accessory buildings):
  - (a) design and appearance:
    - (i) the effects of the design, appearance and impact of all buildings and structures including elements of height, architectural treatment of building facade and overall scale on the amenity values of the natural and physical landscape;
  - (b) building interface with public spaces:
    - (i) the effects of the interface of buildings with open space, roads and other elements of the public realm;
  - (c) potential contamination of stormwater from roofing materials:
    - (i) the effects of potential contamination of stormwater and ground water arising from discharges from roofing materials;
  - (d) views of the rock face:
    - (i) the visual effects of major buildings on retention of views of the rock face which acknowledge the quarrying origins of the site;
  - (e) landscaping and building design:
    - (i) the effect of landscaping and design of the development related to its impact on the site and on abutting or facing residential or open space land;
  - (f) daylight and sunlight access:
    - (i) the effects of shadowing and loss of access to daylight and sunlight;
  - (g) observance of Te Tātua o Riu-ki-uta sightlines:
    - (i) the effects of proposed buildings on the retention or otherwise of the views identified on 'Three Kings Precinct plan 3 - Te Tātua o Riu-ki-uta Sightlines' across public roads and open space, between buildings and above buildings in the Riu;
  - (h) active use at street level of plaza:



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- (i) the effects of any building located on the 'active use at street level' area shown on the Three Kings Precinct plan 1, on the intended quality publicly accessible plaza integrated to the town centre;
- (i) outlook to Te Tātua o Riu-ki-uta from northern face of plaza:
  - (i) The effects of the design of the northern face of the plaza building on the provision of outlook to Te Tātua o Riu-ki-uta;
- (j) reverse sensitivity for dwellings facing sports fields:
  - (i) the reverse sensitivity of effects of dwellings facing sports fields including regard to any internal noise attenuation provided;
- (k) urban design matters:
  - (i) the effects of the urban design of the development on the visual and amenity values of the people who live, work or play in the Three Kings Precinct or those who visit it.
- (2) Cascading apartments:
  - (a) residential frontages:
    - (i) the effect of residential frontages (such as balconies, terraces or other habitable spaces) on the amenity of public spaces, including the potential for mitigating such effects by ground level setback from the street frontage to accommodate front yards and outdoor living spaces;
  - (b) solar amenity:
    - (i) the effectiveness of the design of dwellings to optimise daylight access to internal spaces having regard to the orientation of the site;
    - (ii) the effects of the extent of sunlight access to the dwellings on the amenity of residents having regard to the orientation of the site;
  - (c) natural ventilation:
    - (i) the effects of building design on the provision of natural ventilation to dwellings;
  - (d) overshadowing impacts:
    - (i) the effects of overshadowing on the amenity values of those who inhabit or use affected buildings or open spaces;
  - (e) traffic and car parking:
    - (i) the potential visual and other adverse effects arising from large areas of on-site car parking exposed to views from the street and from public spaces;
    - (ii) the effects of location of car parking on diffusing traffic flow through the high and low streets and through the existing street network;



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- (iii) the effects of providing car parking in locations which are not the most easily and directly accessed by residents;

### (f) heights and setbacks:

- (i) the provision of setbacks to avoid adverse effects on the users of both the high (Mt Eden Road and Grahame Breed Drive) and low streets (streets in the Riu);
- (ii) the visual effects of the bulk of the cascading apartments and the management of those effects through the use of setbacks and variation in setbacks;

### (g) building coverage:

- (i) The effects of building coverage beyond 65 per cent and 70 per cent having regard to:
  - the benefit to overall resident amenity if encapsulated car parking is sleeved between the lower level apartments and the cliff face;
  - the objectives of the zone relating to enabling higher density residential development;
  - the overall open space within the precinct; and
  - the extent of landscaping adjacent to the specific development;

### (h) building frontage:

- (i) the effects of the design and location of residential activities and spaces within residential frontages that adjoin public spaces including public roads, on the vitality and amenity of those using the public spaces; and
- (ii) the effects of excessively long building frontages along the Grahame Breed Drive and Mt Eden Road frontages and the visual effects that arise as well as the effects on obscuring the views towards the maunga;

### (i) housing mix:

- (i) the effects of the mixture of housing types within the development having regard to the benefits of providing for a diverse range of residents and family types that could occupy the proposed development.

### (j) safety and visual privacy:

- (i) the effects of the design of ground level apartments in the development having regard to the extent of passive surveillance and the need for visual privacy for the residents of these apartments;

### (k) CPTED principles:

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- (i) the effects of building design and layout on the safety of residents and visitors to the precinct having regard to CPTED principles;
- (l) urban design and landscaping:
  - (i) the effects on amenity values of residents and visitors to the precinct arising from the development of the precinct having regard to the opportunities to mitigate any such effects and/or enhance amenity values through the application of good urban and landscape design.

### **I333.7.2. Assessment criteria**

The Council will consider the relevant policies identified below for controlled activities, in addition to the assessment criteria or policies specified for assessment of the relevant controlled activities in the zone, Auckland wide or overlay provisions:

- (1) New Buildings except Cascading Apartments:
  - (a) design and appearance – refer to Policy I333.3 (15);
  - (b) building Interface with public spaces - refer to Policy I333.3 (6);
  - (c) potential contamination of stormwater from roofing materials - refer to Policy I333.3 (21);
  - (d) views of the rock face - refer to Policy I333.3 (19);
  - (e) landscaping and building design - refer to Policy I333.3 (15);
  - (f) daylight and sunlight access - refer to Policy I333.3 (15) and Residential - Terrace Housing and Apartment Buildings Zone Policy H6.3(4);
  - (g) observance of Te Tātua o Riu-ki-uta Sightlines - refer to Policies I333.3 (16), (17) &(19);
  - (h) active use at street level of plaza - refer to Policy I333.3 (13);
  - (i) outlook to Te Tātua o Riu-ki-uta from northern face of plaza - refer to Policy I333.3 (13);
  - (j) reverse sensitivity for dwellings facing sportsfields - refer to Policy I333.3 (6); and
  - (k) urban design matters - refer to Policy I333.3 (15).
- (2) Cascading Apartments:
  - (a) Residential Frontages - refer to Policy I333.3 (6);
  - (b) Solar Amenity - refer to Policy I333.3 (15) and Residential - Terrace Housing and Apartment Buildings Zone Policy H6.3(5);

- (c) Natural Ventilation - refer to Policy I333.3 (15);
- (d) Overshadowing Impacts - refer to Policy I333.3 (15) and Residential - Terrace Housing and Apartment Buildings Zone Policy H6.3(5);
- (e) Traffic & Car parking - refer to Policies I333.3 (6) & (15);
- (f) Heights and Setbacks - refer to Policies I333.3 (4), (6) ,(12) & (15);
- (g) Building Coverage - refer to Policies I333.3 (4) & (12);
- (h) Building Frontage - refer to Policy I333.3 (6);
- (i) Housing Mix - refer to Policy I333.3 (5);
- (j) Safety and Visual Privacy - refer to Policy I333.3 (6) and Residential - Terrace Housing and Apartment Buildings Zone Policy H6.3(5);
- (k) CPTED Principles - refer to Policy I333.3 (6); and
- (l) Urban Design and Landscaping - refer to Policy I333.3 (15).

### **I333.8. Assessment – restricted discretionary activities**

#### **I333.8.1. Matters of discretion**

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) Retail activities:
  - (a) the effects on the neighbourhood character, residential amenity of residential spaces on the same and adjoining sites and in the surrounding residential area from all of the following:
    - (i) The location, form and appearance of the retail premises;
    - (ii) design of parking and access; and
    - (iii) noise, lighting and hours of operation.
- (2) Educational and Cultural Facilities:
  - (a) the provisions made to ensure protection of the amenity values of the Open Space zones and the particular relationships with Te Tātua o Riu-ki-uta including its landmark status and the protection of viewshafts to and from the Maunga;
  - (b) the manner in which Te Aranga Maori Design Principles are observed.
- (3) Rehabilitation of land including rock removal, earthworks and fill operations

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- (a) operations, works and extraction of material to modify rock faces and to re-contour land having regard to the suitability of the resultant land form for future open space uses as shown on the Three Kings Precinct plan 1;
  - (b) extraction, processing and removal of rock, earth or other material having regard to consistency with the Precinct plan 2 proposals for final ground levels and contours;
  - (c) the nature and manner of fill operations including earthworks, compaction and storage of material;
  - (d) provisions for temporary and permanent drainage, stormwater and roading services to enable rehabilitation;
  - (e) the manner of protection of future soakage areas from sedimentation during earthworks;
  - (f) measures to enable establishment of roading and services suitable for future open space uses;
  - (g) any potential for noise arising from rehabilitation works to have significant adverse effects on amenity values having regard to:
    - (i) hours of operation;
    - (ii) noise levels, location of noise source, frequency, duration or other special characteristics of noise; and
    - (iii) mitigation measures
  - (h) any potential for vibration and blasting associated with rehabilitation works to have significant adverse effects on amenity values having regard to location of blasting, frequency, duration and time of day.
- (4) Subdivision including roading and associated earthworks and infrastructure:
- (a) the matters applying to urban subdivision for residential purposes will apply;
  - (b) the consistency of the design and method of implementation of the subdivision with precinct plans 1 to 4, including the provision for roads, walkways, stormwater management and other infrastructure; and
  - (c) the manner in which Te Aranga Maori Design Principles are observed.
- (5) Subdivision creating lots along zone boundaries:
- (a) the alignment of the cadastral boundaries created with Precinct plan 1 structure and zones.
- (6) The proposal provides for the effective development and management of the wastewater network including:

- (a) provision for a minimum of eight hours holding capacity at any pump station;
  - (b) diversion of stormwater from the existing public wastewater network to provide additional capacity for wastewater;
  - (c) the location and design of the pump station and connections to the wastewater network;
  - (d) sufficient capacity for the wastewater network to receive flows from the development;
  - (e) for any pump station emergency overflow area; its location, size, screening; and
  - (f) public access, information, management, maintenance and clean-up protocols.
- (7) The extent to which the proposal provides for the successful application of the principles of Te Aranga as embodied within the precinct, including:
- (a) bush landscaping of the boundary to the Te Tātua o Riu-ki-uta to successfully create an interface between the Maunga and the adjacent residential community;
  - (b) the development of green stormwater infrastructure planted with suitable native vegetation to serve as a functional stormwater management system which has high amenity;
  - (c) the use of culturally appropriate public art to celebrate the history and cultural dimensions of the area;
  - (d) the use of stone walls and other landscape forms that reflect early Maori occupation of the area;
  - (e) the use of native planting specific to the area;
  - (f) the acknowledgement of the four Maunga that were previously quarried through signage, landscaping and other appropriate forms; and
  - (g) the use of cultural narrative and names to celebrate the history and culture of the site and its people.
- (8) Management of stormwater, including groundwater levels, overland flow paths, design and implementation of a treatment train, soakage capacity and monitoring and maintenance requirements with reference to the following matters:
- (a) the development gives effect to the 'Three Kings: Precinct plan 4 – Stormwater Management Concept Plan' or such other management plan that will achieve a similar or better water quality outcome;



- (b) the proposal mitigates flooding effects on people and property by ensuring adequate, flood storage, soakage capacity and freeboard is provided. The habitable floor levels; must be 750mm above the 1% AEP flood level in catchment B, or 500mm above the 1% AEP flood levels in catchment C. The 1% AEP flood level shall be set based on the assumption that no soakage occurs from the sports field soakage areas in a 100yr ARI storm;
  - (c) 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;
  - (d) development provides for on-site management of all stormwater through the use of a series of green stormwater infrastructure such as (but not limited to) rain gardens, tree pits, swales, wetlands and soakage;
  - (e) stormwater treatment is provided for high contaminant load generating activities, such as uncovered car parking, roads with 5,000 Vehicle Movements Per Day (VMPD) and high contaminant generating building materials such as exposed zinc or copper roofing;
  - (f) the ongoing maintenance of private stormwater devices has been provided for and the appropriateness of mechanisms to ensure monitoring and maintenance occurs to prevent soakage inlets from blocking (e.g. body corporate agreements, easements).
- (9) The stormwater management approach and wetland design including the following matters:
- (a) options for meeting mana whenua's desire to see direct physical connection between the aquifer water and the surface, supporting the principles of Kaitiakitanga (Mauri tu, Taiao, Ahikaa);
  - (b) where there is permanently ponded water, the issues of eutrophication, insects, odour and avian botulism.
- (10) Development within the Riu:
- (a) the design and implementation of development within the Riu having regard to the manner in which it provides for integrated development within the Precinct. In particular:
    - (i) how the road layout within the Riu provides for an integrated network of connected roads which service the area;
    - (ii) how public walkways connect the access points to the town centre and Mt Eden Road bus stop;
    - (iii) the provision of infrastructure in accordance with the stormwater management plan; and

(iv) how finished ground levels enable consistency with the rules of the Precinct and provide for the outcomes of the stormwater management plan and infrastructure requirements.

(b) where the Riu is developed in stages, demonstration that all infrastructure has sufficient capacity to service future stages.

(11) Infrastructure works:

(a) the consistency of the design and method of implementation of infrastructure works with Precinct plan 1 and Precinct plan 4 - Stormwater management concept plan.

(12) Transport:

(a) the effect on the safe and efficient functioning of the surrounding road network from the expected traffic generated by the activity;

(b) the road layout provision for local traffic and traffic using the site, and discourages use of the network as a bypass from Mt Albert Road to Mt Eden Road;

(c) entry and exit points to the site are designed to suitably accommodate all pedestrians, cyclists, and traffic movements, and in doing so, limit as much as possible disruption to traffic flows on the adjoining road network;

(d) provision for adequate pedestrian connections to public transport nodes and cycleways and walkways to the Town Centre, Te Tātua o Riu-ki-uta, Mt Eden Road and residential areas to the west and north;

(e) any building fronting Mt Eden Road has a single, direct access from Mt Eden Road;

(f) the location of activity on a major public transport route, and traffic demand management measures, enable a reduced level of required on-site parking;

(g) any car parking 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;

(h) 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;

(i) the proposal includes appropriate traffic management and safe pedestrian access at the intersection of Mt Eden Road and Grahame Breed Drive;

(j) the proposed road design and cross sections are appropriate to the function of the road in terms of the network, and provide for appropriate amenity. In assessing any resource consent, regard will be had to the

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cross section of the road with different cross sections applying to primary access roads, roads which service residential lots and laneways;

- (k) the provision of public lifts within the locations shown on the Three Kings Precinct plan 1; and
- (l) the shared space identified on the Three Kings Precinct plan 1 provides for a high amenity, pedestrian and cycle friendly environment characterised by low vehicle speeds.

### **I333.8.2. Assessment criteria**

The Council will consider the relevant policies and/or criteria identified below for restricted discretionary activities, in addition to the assessment criteria or policies specified for assessment of the relevant restricted discretionary activities in the zone, Auckland wide or overlay provisions:

- (1) Retail activities - refer to Policies I333.3(6), (11)(c), (15);
- (2) Educational and Cultural Facilities - refer to Policies I333.3(15) – (20);
- (3) Rehabilitation of land including rock removal, earthworks and fill operations - - refer to Policies I333.3(3),(16), (19), (20) – (25);
- (4) Subdivision including roading and associated earthworks and infrastructure - - refer to Policies I333.3(2) – (4),(7), (8), (10), (11), (16) – (25);
- (5) Subdivision creating lots along zone boundaries. Criterion – the extent to which the cadastral boundaries created are aligned with the zone boundaries;
- (6) Development within the Riu - refer to Policies I333.3(3),(5), (7), (9) – (11) & (15) –(22); and
- (7) Infrastructure works - refer to Policies I333.3(21) – (25).

### **I333.9. Special information requirements**

The special information requirements in the underlying zone and Auckland-wide provisions apply in this precinct, together with the following:

- (1) An application for a subdivision must be accompanied by the following supporting documents (unless these issues have been addressed through a previous subdivision consent):
  - (a) Outline of any particular infrastructure requirements that are unique to the precinct including the detailed assessment of stormwater, flooding, wastewater and transport;
  - (b) Cultural assessment and integration of the development to Te Tātua o Riu-ki-uta;
  - (c) 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;

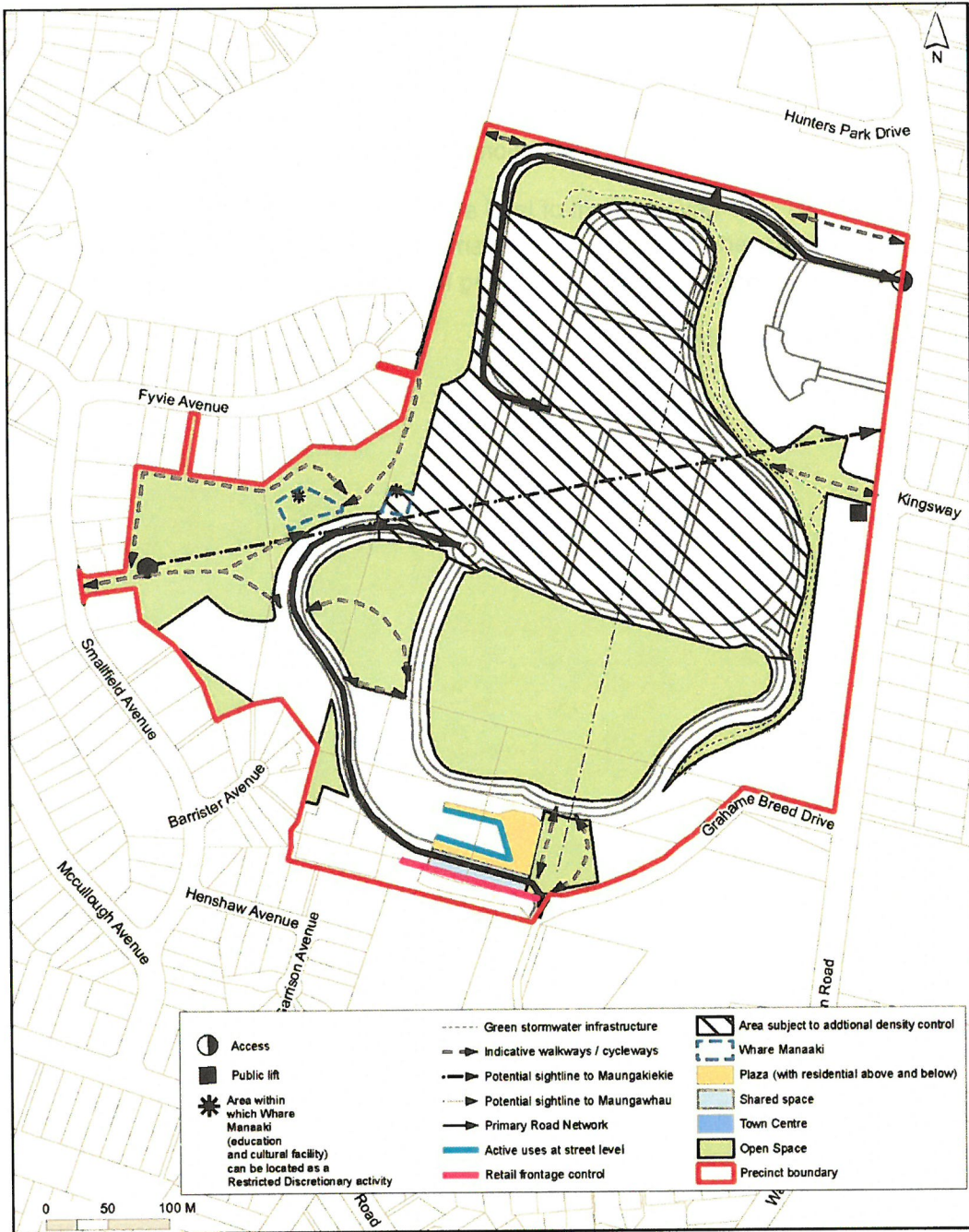
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- (d) Landscape assessment and proposals to integrate aspects with the volcanic landscape;
- (e) Contamination assessment if not previously provided. This assessment shall be at Preliminary Site Investigation (PSI) level. However if the PSA demonstrates a probable presence of contaminated material then a detailed site investigation report is required; and
- (f) For development of land adjacent to the external boundaries of the precinct, a context assessment demonstrating how the development interfaces with surrounding land uses.

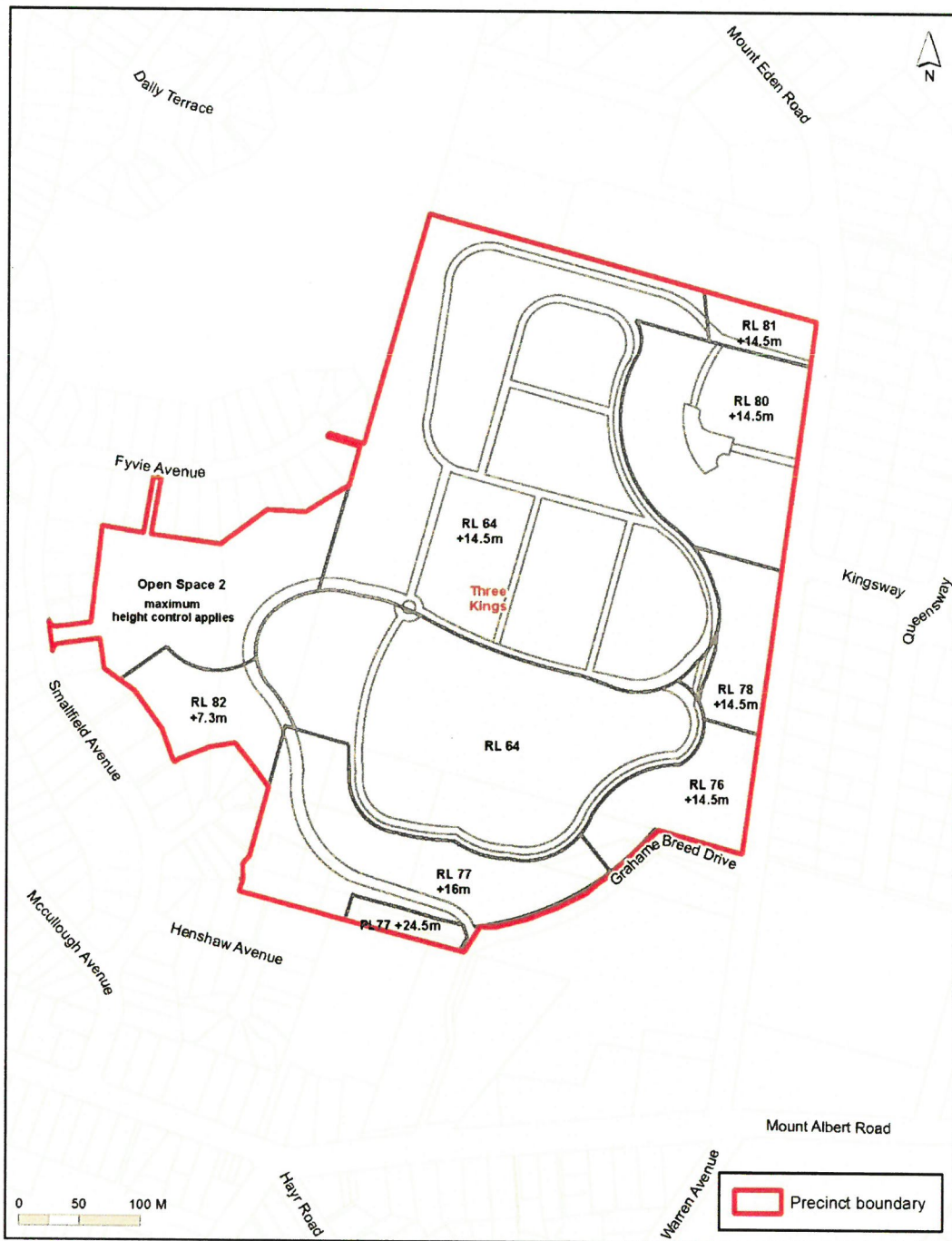
#### **I333.10. Precinct plans**



I333.10.1. Three Kings: Precinct plan 1

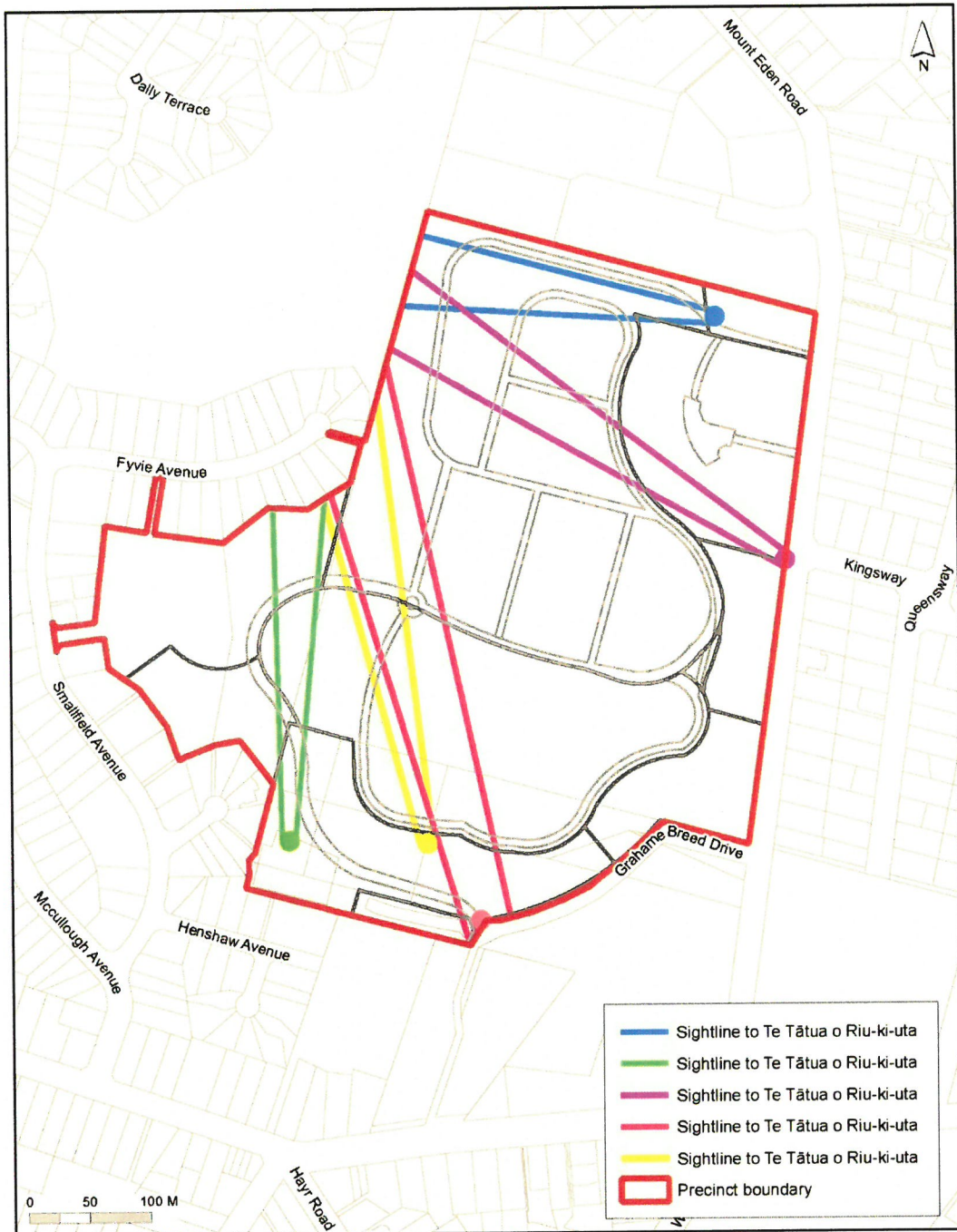


I333.10.2. Three Kings: Precinct plan 2 - Building Height





I333.10.3. Three Kings: Precinct plan 3 - Te Tātua o Riu-ki-uta Sightlines



I333.10.4. Three Kings: Precinct Plan 4 - Stormwater Management Concept Plan







 Seeking changes to zones or management layers

0 25 50 100 Metres

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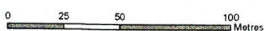
Date: 8/11/2017

Appeal to be removed  
 CIV-2016-404-002302



Plans and Places





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Date: 8/11/2017

**Appeal removed**  
**CIV-2016-404-002302**



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