

Memo

TO Phill Reid, Auckland-wide Manager
FROM Panjama Ampanthong, Principal Planner, Central-South
DATE 24 October 2018
SUBJECT Correction to Proposed Auckland Unitary Plan pursuant to Clause 16, First Schedule, Resource Management Act 1991



Subject: Plan Modification: Clause 16 Amendment to Chapter I333 Three Kings Precinct of the Auckland Unitary Plan (AUP) Operative in part (15 November 2016).

Delegated authority to T4 manager through Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register (Updated May 2017).

This memorandum concerns an error in the Proposed Auckland Unitary Plan. The error is proposed to be corrected by amendment of the relevant text and / or map. The error also meets the clause 16 criteria and the effect of the change is neutral.

Rule or Section of Plan	Chapters I333 (see Attachments 1 on the specific sub-sections).
Subject Site (if applicable):	N/A
Legal Description (if applicable):	N/A
Nature of Error:	Clause 16 Plan Change 11 amended the operative Three Kings Precinct provisions in the Auckland Unitary Plan Operative in part in order to reflect the settlement agreement between Fletcher and the Societies. The plan change used an incorrect numbering system for changes proposed to the provisions. This Clause 16 amendment amends the proposed numbering changes, so that the numbering aligns with current numbering practice. The amendment also corrects a minor error on the Activity Table.
Relevant Plan Text changes:	Chapters I333 (see Attachments 1 on the specific sub-sections).
Neutral/minor effect test	These changes are all minor in nature. The amendments do not change the application or intent of the provisions.
Relevant Plan map / spatial content changes:	N/A
Any hyperlinks / planning enquiry links to be updated	N/A

Prepared by: Panjama Ampanthong, Principal Planner, Central-South

Approved by: Phill Reid
Auckland-wide, Manager

Signature:

Signature:

Attachment 1 – Clause 16

Chapter of the AUP	Sub-section of the chapter	Location in AUP	Nature of change and changes required to be made in the AUP
Chapter I Precincts	I333 Three Kings Precinct	I333.2.	<p>I333.2. Objectives</p> <p><u>Comprehensive development</u> (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.</p> <p>(42)<u>(1A) New buildings are designed to apply good urban design principles and address the unique characteristics of the site, reflecting good design qualities outlined in the non-statutory Three Kings Residential Design Guide.</u></p> <p><u>Culture and landscape</u> (23) <u>(2) The precinct is redeveloped in a way that respects recognises and protects identified aspects of the volcanic landscape of Te Tātua o Riu-ki-uta, including locally significant volcanic features, the cultural heritage of the area and the history of the quarry lands.</u></p> <p><u>Infrastructure</u> (34) <u>(3) Infrastructure and site works that are necessary to set appropriate ground levels and to support development within the precinct that are effective, robust, sustainable in the long term and meet sound environmental practice are enabled.</u></p> <p>(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. (4) [deleted]</p> <p>...</p>
Chapter I Precincts	I333 Three Kings Precinct	I333.2.	<p>(15) Ensure that new buildings are suitably designed and respond to the site and result in positive urban design outcomes.</p> <p>(16) <u>(15A) By ensuring Ensure a high quality development when viewed from Te Tātua a Riukiuta in terms of building modulation, appearance, design and landscape treatment.</u></p> <p><u>Culture and landscape</u> (167) <u>(16) Protect locally significant views to Te Tātua o Riu-ki-uta through the location of roads and open space and by restricting built development from and within identified sightlines.</u></p> <p>(178) <u>(17) Recognise the landmarks of Te Tātua o Riu-ki-uta and opportunities for its restoration are central to the design of redevelopment.</u></p> <p>(189) <u>(18) Protect Te Tātua o Riu-ki-uta through the creation of an open space buffer and appropriate native planting on its eastern slopes and on the northern slopes of the western reserve.</u></p> <p>(20) <u>(18A) Protect key remnant volcanic features of local significance.</u></p> <p>(1924) <u>(19) Require that the design and form of the redevelopment integrates reference to and celebrates the following:</u> ... (d) the original volcanic form <u>and key remnant volcanic features</u> of the land; <u>and</u></p> <p>(21A) <u>(19A) Providing for a Whare Manaaki to enable mana whenua to exercise kaitiakitanga over Te Tātua o Riu-ki-uta within the precinct.</u></p> <p>(2022) <u>(20) Promote Te Aranga Māori Design Principles in the urban renewal of the area.</u></p>

Chapter I Precincts	I333 Three Kings Precinct	I333.2.	<p>Infrastructure [rp/dp]</p> <p>(2123) <u>(21)</u> 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 <u>discharge that protects the mauri of the aquifer.</u></p> <p>(2224) <u>(22)</u> Ensure that the stormwater management systems are well maintained with appropriate legal mechanisms obligating owners of private devices (including body corporates <u>bodies corporate</u>) to maintain them; and <u>to providing access for maintenance by Council in the event this does not occur (easements ...</u></p> <p>(2325) <u>(23)</u> Consider <u>Put in place</u> methods to manage water quality, including controls on roofing materials.</p> <p>(2426) <u>(24)</u> Require that any contaminated land and/or other hazards are made safe and suitable for urban renewal in accordance with the precinct <u>including management of contaminated stormwater to protect to the aquifer from contamination.</u></p> <p>(2527) <u>(25)</u> Provide for rehabilitation and filling of the former quarry areas and ensuring that appropriate compaction standards for residential and open space areas are met <u>and the finished contours of the land support integrated stormwater management.</u></p>
Chapter I Precincts	I333 Three Kings Precinct	Table I333.4.1	<p>(A1) Dwellings</p> <p>(A2) <u>(A1A)</u> <u>Residential activity that does not comply with Standard I333.6.1(2)</u></p> <p>(A3)<u>(A1B)</u> <u>Alterations and additions to dwellings built after 30th September 2013</u></p> <p>(A4)<u>(A1C)</u> <u>Residential activity that does not comply with Standard I333.6.1(3)</u></p> <p>(A25)<u>(A2)</u> <u>Retail (including food and beverage) with a gross floor area under 250m² gross floor area per tenancy</u></p> <p>(A36)<u>(A3)</u> <u>Retail, restaurants, cafes and other eating places with a gross floor area under 250m² per tenancy within the areas identified as the ground floor of the "plaza building" or the Plaza (with residential above and below) shown on Three Kings Precinct plan 1 I333.10.1A Precinct plan 1A: Activities and standards</u></p> <p>(A4) <u>Alterations and additions to dwellings built after 30th September 2013</u> (A4) <u>[deleted]</u></p> <p>(A57) <u>(A5)</u> <u>(A) Construction and/or Additions/alterations/or relocation of existing buildings or construction of residential units or any new building (including accessory buildings), including cascading apartments</u></p> <p>(A68)<u>(A6)</u> <u>Minor cosmetic alterations to a building that does not change its external design and appearance</u></p> <p>(A79)<u>(A7)</u> <u>Dwellings within the area identified as 'Plaza with active uses at Grahame Breed Drive level (with residential above and below)' on Three Kings: I333.10.1A Precinct plan 1A: Activities and standards</u></p>

Chapter I Precincts	I333 Three Kings Precinct	Table I333.4.1	<p>(A10) (A7A) <u>Construction or alteration to a cascading apartment building complying with Standard I333.6.2(6)</u></p> <p>(A11) (A7B) <u>Construction or alteration to a cascading apartment building not complying with Standard I333.6.2(6)</u></p> <p>(A12) (A7C) <u>Construction of any building, or alteration to a building, that does not comply with Standard I333.6.8</u></p> <p>(A13) (A7D) <u>Construction of any building on or over any remnant volcanic</u></p> <p>(A13A) (A7E) <u>Construction of vehicle crossings fronting Mt Eden Road between Kimiora Road and Grahame Breed Drive provided the number of crossings does not exceed three</u></p> <p>(A814) (A8) <u>Earthworks greater (to any level) than 2,500m²</u></p> <p>(A9) <u>Earthworks associated with the creation of Public Open Space</u> (A9) [deleted]</p> <p>(A1015) (A10) <u>Earthworks associated with the creation of roading and/or other infrastructure</u></p>
Chapter I Precincts	I333 Three Kings Precinct	Table I333.4.1	<p>(A16) (A10A) <u>Earthworks resulting in finished ground levels that do not comply with Standard I333.6.3 Finished Ground Levels</u></p> <p>(A17) (A10B) <u>Earthworks, modification or destruction of any remnant volcanic features shown on I333.10.1A Precinct plan 1A: Activities and standards, except for works identified in Standard I333.6.13(1)</u></p> <p>(A1118) (A11) <u>Rehabilitation of land within the precinct zoned Terrace Housing and Apartment Buildings and Town Centre</u></p> <p>(A12) <u>Educational and cultural facilities RD</u> (A12) [deleted]</p> <p>(A1319) (A13) <u>Any roading related or in-ground infrastructure works or works on land that is consistent with Three Kings: Precinct plan 1-I333.10.1A Precinct plan 1A: Activities and standards</u></p> <p>(A1420) (A14) <u>Any infrastructure works or works infrastructure activity not provided for as a permitted activity</u></p> <p>(A1521) (A15) <u>Any activity, development or subdivision not otherwise provided for in the Terrace Housing and Apartment Buildings Zone or in this precinct</u></p> <p>(A22) (A15A) <u>Removal of rock (scoria or basalt) from the precinct area (unless contaminated as defined by a National Environmental Standard or in the Auckland Unitary Plan).</u></p>
Chapter I Precincts	I333 Three Kings Precinct	Table I333.4.1	<p>(A1623) (A16) <u>Subdivision in accordance with Three Kings: Precinct plan 1-I333.10.1A Precinct plan 1A: Activities and standards</u></p> <p>(A1724) (A17) <u>Subdivision not in accordance with Three Kings: Precinct plan 1-I333.10.1A Precinct plan 1A: Activities and standards</u></p> <p>(A1825) (A18) <u>Subdivision for the purpose of:</u></p> <ul style="list-style-type: none"> • Creating lots for infrastructure, including roading • Subdivision of Creating lots utilising zone boundaries

Chapter I Precincts	I333 Three Kings Precinct	Table I333.4.2	<p>(A1926) (A19) <u>Education and Cultural Facilities A Whare Manaaki generally located in one of the two positions shown on I333.10.1A Precinct</u></p> <p>(A27) (A19A) <u>Earthworks associated with the creation of Open Space</u></p> <p>(A28) (A19B) <u>Earthworks associated with the creation of roading and/or other infrastructure</u></p> <p>(A29) (A19C) <u>Development of the “southern terrace” shown on I333.10.1A Precinct Pplan 1A: Activities and standards</u></p> <p>(A30) (A19D) <u>Development of the “southern terrace” shown on I333.10.1A Precinct plan 1A: Activities and standards that exceeds RL68.5m as specified in Standard I333.6.2(5) Maximum building height</u></p> <p>(A31) (A19E) <u>Earthworks resulting in finished ground levels that do not comply with Standard I333.6.3 Finished Ground Levels</u></p>
Chapter I Precincts	I333 Three Kings Precinct	Table I333.4.2	<p>(A32) (A19F) <u>Earthworks, modification or destruction of any remnant volcanic features shown on I333.10.1 Precinct plan 1: Location, except for works identified in Standard I333.6.13(1)</u></p> <p>(A33) (A19G) <u>Construction of any building on remnant volcanic features shown on I333.10.1 Precinct plan 1: Location</u></p> <p>(A2034) (A20) <u>Rehabilitation of land within the precinct zoned Open Space</u></p> <p>(A2135) (A21) <u>Any infrastructure works or works <u>infrastructure activity on land zoned Open Space</u></u></p> <p>(A22) Subdivision for the purpose of:</p> <ul style="list-style-type: none"> •Creating lots for infrastructure; <p>(A22) [deleted]</p>
Chapter I Precincts	I333 Three Kings Precinct	I333.6.2	<p>(1) The maximum building height is as...</p> <p>(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’.</p> <p>(2) [deleted]</p> <p>(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 or where no such level is shown it is the height above the existing ground level.</p> <p>(3) [deleted]</p> <p>(4) The minimum finished ground level for residential development sites on land zoned Residential – Terrace Housing and Apartment Buildings Zone (excluding roads which may be lower to achieve drainage outcomes) in the ‘area subject to additional density control’ shown on the Three Kings Precinct plan [1] shall be RL64.</p> <p>(4) [deleted]</p> <p>(2)(5) The maximum building height on the southern terrace shown on I333.10.1A Precinct plan 1A: Activities and standards shall be RL68.5m.</p> <p>(3)(6) A cascading apartment may exceed the maximum building height shown on I333.10.3 Precinct plan 3: Finished ground levels and mMaximum building height provided that the part of the building exceeding maximum building height is limited to:</p>
Chapter I Precincts	I333 Three Kings Precinct	I333.6.2A	<p>I333.6.32A Finished Ground Levels</p> <p>(1) <u>Earthworks shall result in the minimum finished ground levels specified on I333.10.2A Precinct plan 2A: Finished ground levels and maximum building height:</u></p> <p>...</p>

Chapter I Precincts	I333 Three Kings Precinct	I333.6.2B	<p>I333.6.42B Building Setbacks: Cascading Apartments</p> <p>(1) For the purpose of this standard, the following roads are primary roads: (a) Mount Eden Road ... </p>
Chapter I Precincts	I333 Three Kings Precinct	I333.6.5.	<p>I333.6.35.5 Height in relation to boundary</p> <p>(1) Where the external boundary of the precinct abuts land zoned residential or open space the ... </p>
Chapter I Precincts	I333 Three Kings Precinct	I333.6.6.	<p>I333.6.46.4. Maximum impervious area, maximum building coverage, minimum landscaped area and stormwater permeable area</p> <p>(1) The impervious area must not exceed 70 per cent of the net site area.</p> <p>(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.</p> <p>(3) The landscaped area of the site must not be less than 30 per cent of the net site area.</p> <p>(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. (4) [deleted]</p> <p>(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. (5) [deleted]</p> <p>(6)(4)(6) Development Standards (1) to (4)(3) above do not apply to cascading apartments.</p> <p>(7) The minimum stormwater permeable area is 50 per cent of all land forming part of the precinct. (7) [deleted]</p>
Chapter I Precincts	I333 Three Kings Precinct	I333.6.7.	<p>I333.6.57.7. Yards</p> <p>...</p>
Chapter I Precincts	I333 Three Kings Precinct	I333.6.6.	<p>I333.6.68.6. Outlook space and eOutdoor living space</p> <p>...</p>
Chapter I Precincts	I333 Three Kings Precinct	I333.6.7.	<p>I333.6.79.7. Volcanic Viewshafts: Height Sensitive Areas</p> <p>...</p>
Chapter I Precincts	I333 Three Kings Precinct	I333.6.8.	<p>I333.6.810.8. Te Tātua o Riu-ki-uta sightlines</p> <p>...</p>

Chapter I Precincts	I333 Three Kings Precinct	I333.6.9.	<p><u>I333.6.914.9. Roading-related and in-ground infrastructure</u></p> <p>(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 <u>I333.10.1A Precinct plan 1A: Activities and standards the 'Three Kings: Precinct plan 1'</u>.</p> <p>(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. (2) [deleted]</p> <p>(2)(3) The primary roads shall be located as shown on I333.10.1A Precinct plan 1A: Activities and standards.</p> <p>(3)(4) The roading shown on I333.10.1A Precinct plan 1A: Activities and standards as a slow speed environment, shall be formed so as to create part of a high amenity area providing slow speed vehicle access, cycleways and pedestrian movements through the plaza and to the residential areas to the north.</p>
Chapter I Precincts	I333 Three Kings Precinct	I333.6.10.	<p><u>I333.6.1012.10. Minimum apartment dwelling size</u></p> <p>(1) Dwellings must have a minimum net internal floor area as follows, except as provided for in Standard (2) below: (a) 40m² for studio dwellings; (b) 45m² for one or more bedroom dwellings; (c) <u>Where a building contains 20 or more dwellings, when averaged the net internal floor area of all dwellings shall be no less than 55m².</u></p> <p>(2) Dwellings that have a minimum net internal floor area of 30m² must not exceed more than five per cent of the total number of dwellings within the precinct. (2) [deleted]</p> <p>(2)(3) <u>Notwithstanding Standard I333.6.10(1)(a), up to 30 studio dwellings each with a minimum net internal floor area of 30m² may be constructed in the "area subject to additional density control" as shown on I333.10.1A Precinct plan 1A: Activities and standards.</u></p>
Chapter I Precincts	I333 Three Kings Precinct	I333.6.11.	<p><u>I333.6.1113.11. Parking Standards</u></p> <p>...</p>
Chapter I Precincts	I333 Three Kings Precinct	I333.6.11A.	<p><u>I333.6.1114.11A. Vehicle Access</u></p> <p>(1) <u>Any dwelling cascading apartment building on a site with frontage to any road listed below shall be served by vehicle access to that road:</u> (a) <u>Grahame Breed Drive</u> (b) <u>Grahame Breed Drive Extension</u> (c) <u>Kimiora Street</u></p>
Chapter I Precincts	I333 Three Kings Precinct	I333.6.12	<p><u>I333.6.1215.12. Subdivision and infrastructure consent standards</u></p> <p>..</p>
Chapter I Precincts	I333 Three Kings Precinct	I333.6.13.	<p><u>I333.6.1316.13. Remnant volcanic features</u></p> <p>...</p>
Chapter I Precincts	I333 Three Kings Precinct	I333.6.14.	<p><u>I333.6.1417.14. Noise and Vibration</u></p> <p>...</p>

Chapter I Precincts	I333 Three Kings Precinct	I333.7.1.	<p>I333.7.1. Matters of control</p> <p>(1)... (2) Cascading apartments: (a) residential frontages: ... (g) building coverage: (i) The effects of building coverage beyond 65 per cent and 70 per cent having regard to: 24 • 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;</p> <p>(g) <u>[deleted]</u></p> <p>(hg)<u>(h)</u> building frontage: ... (h)<u>(i)</u> housing mix: ... (ii)<u>(j)</u> safety and visual privacy: ... (kj)<u>(k)</u> Crime prevention through environmental design (CPTED) principles: ... (k)<u>(l)</u> urban design and landscaping: ... (j)<u>(m)</u> For dwellings on land south of Kimiora Street, along Mt Eden Road: ... (m)<u>(n)</u> For the construction of the southern terrace: </p>
Chapter I Precincts	I333 Three Kings Precinct	I333.8.1.	<p>I333.8.1. Matters of discretion</p> <p>(1) Retail activities: ... (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:</p> <p>(a) the development gives effect to the Three Kings Precinct plan 4-1333.10.5 Precinct plan 5: Stormwater Management Concept Plan or such other management plan that will achieve a similar or better water quality outcome;</p> <p>(b)<u>(aa)</u> ensure that the habitable floor level is above any predicted 1% AEP event (commonly referred to as the 1 in 100 year storm event) plus freeboard at consent stage when subdivisions or development in the Rriu is proposed.</p> <p>(c)<u>(ab)</u> the combined soakage and storage system for the overall catchment draining to the development must be sized to cater for 1% AEP event while meeting habitable floor flood freeboard standards.</p> <p>(bd)<u>(b)</u> The proposal mitigates flooding effects on people and property by ensuring adequate ...</p> <p>(ee)<u>(c)</u> 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;</p> <p>(df)<u>(d)</u> 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;</p>

Chapter I Precincts	I333 Three Kings Precinct	I333.8.1.	<p>I333.8.1. Matters of discretion</p> <p>(1) Retail activities: ...</p> <p>(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: ...</p> <p>(dg)(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;</p> <p>(fh)(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);</p> <p>(fi)(g) <u>A separate soakage and storage system is required for each area that is subject to a subdivision or development application and this must be sized to cater for the 10% AEP;</u></p> <p>(fh)(h) <u>Flow from one storage or soakage zone to another is allowed provided that the overall level of service for the 1% AEP is always achieved;</u></p> <p>(ki)(i) <u>Stormwater treatment is required for all sub-catchments containing roads, vehicle hardstanding or areas likely to contribute high sediment loadings to the soakage and storage system;</u></p> <p>(hi)(i) <u>Erosion and sediment control measures are required to manage the runoff from earthworks areas that</u></p>
Chapter I Precincts	I333 Three Kings Precinct	I333.8.1.	<p>I333.8.1. Matters of discretion</p> <p>(1) Retail activities: ...</p> <p>(12) Transport: (a) the effect on the safe and efficient functioning of the surrounding road network from the expected traffic generated by the activity; ...</p> <p>(f) construction of a vehicle crossing to Mt Eden Road: (i) design and location of access; and (ii) pedestrian safety and streetscape amenity.</p> <p>(f) [deleted]</p> <p>(fg)(g) the location of activity on a major public transport route, and traffic demand management measures, enable a reduced level of required on-site parking;</p> <p>(gh)(h) 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;</p> <p>(hi)(i) 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;</p>

Chapter I Precincts	I333 Three Kings Precinct	I333.8.1.	<p>I333.8.1. Matters of discretion</p> <p>(1) Retail activities: ...</p> <p>(12) Transport: (a) the effect on the safe and efficient functioning of the surrounding road network from the expected traffic generated by the activity; ...</p> <p>(j)(i) the proposal includes appropriate traffic management and safe pedestrian access at the intersection of Mt Eden Road and Grahame Breed Drive;</p> <p>(k)(k) the proposed road design and cross sections are appropriate to the function of the road in terms of the network, and provide for ...</p> <p>(l)(l) the provision of <u>universally designed and publicly accessible</u> lifts within the locations shown on the Three Kings Precinct plan 1 <u>I333.10.1A Precinct plan 1A: Activities and standards</u>; and</p> <p>(m)(m) the shared space <u>slow speed environment</u> identified on the Three Kings Precinct plan 1 <u>I333.10.1A Precinct plan 1A: Activities and standards</u> provides for a high amenity, pedestrian and cycle friendly environment characterised by low vehicle speeds.</p>
Chapter I Precincts	I333 Three Kings Precinct	I333.10.	<p>I333.10. Precinct Plans</p> <p>I333.10.1 Precinct Plan 1: <u>Location</u></p> <p>I333.10.21A Precinct Plan 21A: <u>Activities and Standards</u></p> <p>I333.10.3.2 Precinct Plan 32: <u>Maximum Building Height</u></p> <p>I333.10.3(a)2A Precinct Plan 32A: <u>Finished Ground Levels</u></p> <p>I333.10.4.3 Precinct Plan 43: <u>Te Tātua o Riu-ki-uta Sightlines</u></p> <p>I333.10.5.4 Three Kings: Precinct Plan 54 - <u>Stormwater Management Concept Plan</u></p>
Chapter I Precincts	I333 Three Kings Precinct	I333.8.2	<p>I333.8.2. Assessment criteria</p> <p>...</p> <p>(1) Retail activities - refer to Policies I333.3(6), (11)(c), (15);</p> <p>(2) Educational and Cultural Facilities and Whare Manaaki- refer to Objective I333.2(2)(1A) and Policies I333.3(15) – (20), <u>Objectives H7.5.2 (1) to (3) and policies H7.5.3 (1), (3) to (5) and (7)</u>;</p>
Chapter I Precincts	I333 Three Kings Precinct	I333.7.2.	<p>I333.7.2. Assessment criteria</p> <p>(1) New Buildings except Cascading Apartments: (a) design and appearance – refer to Policy I333.3 (15); ... (c) potential contamination of stormwater from roofing materials - refer to Policy I333.3 (23)(21); (d) views of the rock face - refer to Policy I333.3 (24)(19); (e) landscaping and building design - refer to Policy I333.3 (15) and (16)(15A); ... (g) observance of Te Tātua o Riu-ki-uta Sightlines - refer to Policies I333.3 (17)(16), (18)(17) & (24)(19); ... (l) <u>Visual impact when viewed from Te Tātua a Riukiuta for the western face of buildings and rear courtyards. This may include articulation of facades, glazing to habitable rooms, screening of any service or plant areas and treatment of parking areas – refer to Policy I333.3(16)(15A)</u> ... (2) Cascading Apartments: ... (f) Heights and Setbacks - refer to Policies I333.3 (4), (6), (12), &-(15) and (16)(15A); (g) Building Coverage - refer to Policies I333.3 (4) & (16)(15A); ... (m) <u>Design and appearance of roof tops and treatment of plant rooms, recognising the visual impact from Te Tātua a Riukiuta – refer to Policy I333.3(16)(15A)</u>;</p>

Chapter I Precincts	I333 Three Kings Precinct	I333.8.2.	<p>I333.8.2. Assessment criteria</p> <p>...</p> <p>(2) Educational and Cultural Facilities and Whare Manaaki - refer to Objective I333.2(2)(1A) and Policies I333.3(15) – (20)(18A), Objectives H7.5.2 (1) to (3) and policies H7.5.3 (1), (3) to (5) and (7):</p> <p>(3) Rehabilitation of land including rock removal, earthworks and fill operations - refer to Policies I333.3(3), (16)(15A), (19)(18), (20)(18A) – (27)(25);</p> <p>(4) Subdivision including roading and associated earthworks and infrastructure - refer to Policies I333.3(2) – (4), (7), (8), (10), (11), (16)(15A) – (27)(25);</p> <p>...</p> <p>(6) Development within the Rriu - refer to Policies I333.3(3), (5), (7),(9) – (11) & (15) –(24)(22); and</p> <p>(7) Infrastructure works - refer to Policies I333.3(21) – (27)(25).</p>
Chapter I Precincts	I333 Three Kings Precinct	Table I333.4.1	<p>(A10)(A7A) Construction or alteration to a cascading apartment building complying with Standard I333.6.2.(3)(6)</p> <p>(A11)(A7B) Construction or alteration to a cascading apartment building not complying with Standard I333.6.2.(3)(6)</p> <p>(A12)(A7C) Construction of any building, or alteration to a building, that does not comply with Standard I333.6.40.8.</p> <p>(A13)(A7D) Construction of any building on or over any remnant volcanic feature shown on Precinct plan 21A: Activities and standards except that this shall not preclude:</p> <ul style="list-style-type: none"> • buildings above the lower lava lake shown as feature (e) on Precinct Pplan 21A <p>...</p> <p>(A16)(A10A) Earthworks resulting in finished ground levels that do not comply with Standard I333.6.32A Finished Ground Levels</p> <p>(A17)(A10B) Earthworks, modification or destruction of any remnant volcanic features shown on I333.10.1A Precinct plan 1A: Activities and standards, except for works identified in Standard I333.6.4613(1)</p>
Chapter I Precincts	I333 Three Kings Precinct	Table I333.4.2	<p>(A30)(A19D) Development of the “southern terrace” shown on I333.10.2 Precinct plan 1A: Activities and standards that exceeds RL68.5m as specified in Standard I333.6.2.2(2)(5) Maximum building height</p> <p>(A31)(A19E) Earthworks resulting in finished ground levels that do not comply with Standard I333.6.32A Finished Ground Levels</p> <p>(A32)(A19F) Earthworks, modification or destruction of any remnant volcanic features shown on I333.10.1 Precinct plan 1: Location, except for works identified in Standard I333.6.4613(1)</p>
Chapter I Precincts	I333 Three Kings Precinct	I333.6.	<p>I333.6. Standards</p> <p>...</p> <ul style="list-style-type: none"> • Certain standards within Chapter E25, as specified in standard I333.6.14 Noise and Vibration.
Chapter I Precincts	I333 Three Kings Precinct	I333.6.2B	<p>I333.6.2B Building Setbacks: Cascading Apartments</p> <p>...</p> <p>(3) A minimum setback of four metres applies to a cascading apartment's rear elevation. The setback shall apply:</p> <p>...</p> <p>Note: For clarification - refer to Figure I333.6.42B(5) Minimum building setbacks for cascading apartments.</p>

Chapter I Precincts	I333 Three Kings Precinct	I333.6.2B	<p>I333.6.2B Building Setbacks: Cascading Apartments</p> <p>...</p> <p><u>(4) A minimum setback of two metres applies to a cascading apartment's front elevation relative to a primary road, or Kimiora Street, where the cascading apartment is a minimum of five levels above the formed road.</u></p> <p>...</p> <p>Note: For clarification - refer to Figure I333.6.42B(5) Minimum building setbacks for cascading apartments.</p>
Chapter I Precincts	I333 Three Kings Precinct	Figure I333.6.2B(5)	Figure I333.6.42B(5) Minimum building setbacks for cascading apartments
Chapter I Precincts	I333 Three Kings Precinct	I333.10	<p>I333.6.1012.10 Minimum apartment dwelling size</p> <p>...</p> <p>(2)<u>(3) Notwithstanding Standard I333.6.4210(1)(a), up to 30 studio dwellings each with a minimum net internal floor area of 30m² may be constructed in the "area subject to additional density control" as shown on I333.10.1A Precinct plan 1A: Activities and standards.</u></p>
Chapter I Precincts	I333 Three Kings Precinct	I333.6.12A	<p>I333.6.4613. Remnant volcanic features</p> <p>...</p> <p><u>(2) Any works to the South-Eastern Exposure in accordance with I333.6.4613(1) (a), (b) and/or (c) shall preserve a minimum 50 metre length of the northern face of the feature.</u></p>
Chapter I Precincts	I333 Three Kings Precinct	I333.8.1	<p>I333.8.1. Matters of discretion</p> <p>...</p> <p><u>(14) Infringement of maximum impervious area and/or minimum landscaped area:</u></p> <p><u>(a) Increased maximum impervious area and reduced minimum required landscaping area may be achieved through provision of open space areas in alternative parts of the Terrace Housing and Apartment Buildings Zone in the precinct provided they are to an equivalent area required by I333.6.6.4.</u></p>
Chapter I Precincts	I333 Three Kings Precinct	I333.1	<p>I333.1. Precinct description</p> <p>...</p> <p><u>Three Kings: I333.10.1 Precinct plan 1: Location identifies key features within the precinct. I333.10.21A Precinct plan 21A: Activities and standards</u></p>
Chapter I Precincts	I333 Three Kings Precinct	I333.6.12A	<p>I333.6.4613. Remnant volcanic features</p> <p><u>(1) No earthworks shall occur on the remnant volcanic features identified on I333.10.21A Precinct plan 21A: Activities and standards as:</u></p>
Chapter I Precincts	I333 Three Kings Precinct	I333.7.1.	<p>I333.7.1. Matters of control</p> <p><u>(1) Alterations and additions to a dwellings built after 30 September 2013; construction and/or relocation of a dwelling residential units; and construction of any new building (including the plaza or any accessory buildings):</u></p> <p>...</p> <p><u>(g) observance of Te Tātua o Riu-ki-uta sightlines:</u></p> <p><u>(i) the effects of proposed buildings on the retention or otherwise of the views identified on I333.10.43 Precinct plan 43: "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;</u></p> <p><u>(h) active use at street level of plaza:</u></p> <p><u>(i) the effects of any building located on the 'active use at street level' area shown on I333.10.21A Precinct plan 21A: Activities and standards - the Three Kings Precinct plan 4, on the intended quality publicly accessible plaza integrated to the town centre;</u></p>

Chapter I Precincts	I333 Three Kings Precinct	Table I333.4.1	<p>Table I333.4.1</p> <p>...</p> <p>(A36)(A3) Retail, restaurants, cafes and other eating places with a gross floor area under 250m² per tenancy within the areas identified as <u>the ground floor of the "plaza building" or the Plaza (with residential above and below) shown on Three Kings: Precinct plan 4 I333.10.21A Precinct plan 21A: Activities and standards</u></p> <p>...</p> <p>(A79)(A7) Dwellings within the area identified as 'Plaza with active uses at Grahame Breed Drive level (with residential above and below)' on Three Kings: <u>I333.10.21A Precinct plan 21A: Activities and standards</u></p> <p>...</p> <p>(A17)(A10A) Earthworks, modification or destruction of any remnant volcanic features shown on <u>I333.10.21A Precinct plan 21A: Activities and standards, except for works identified in Standard I333.6.16(1)</u></p> <p>...</p> <p>(A1319)(A13) Any roading related or in-ground infrastructure works or works on land that is consistent with Three Kings: <u>Precinct plan 4 I333.10.21A Precinct plan 21A: Activities and standards</u></p> <p>...</p> <p>(A1623)(A16) Subdivision in accordance with Three Kings: <u>Precinct plan 4 I333.10.21A Precinct plan 21A: Activities and standards</u></p> <p>(A1724)(A17) Subdivision not in accordance with Three Kings: <u>Precinct plan 4 I333.10.21A Precinct plan 21A: Activities and standards</u></p>
Chapter I Precincts	I333 Three Kings Precinct	Table I333.4.2	<p>(A1926)(A19) Education and Cultural Facilities <u>A Whare Manaaki generally located in one of the two positions shown on I333.10.21A Precinct plan 21A: Activities and standards</u></p> <p>(A29)(A19C) Development of the "southern terrace" shown on <u>I333.10.21A Precinct plan 21A: Activities and standards</u></p> <p>(A30)(A19D) Development of the "southern terrace" shown on <u>I333.10.21A Precinct plan 21A: Activities and standards that exceeds RL68.5m as specified in Standard I333.6.2(2) Maximum building height</u></p> <p>(A32)(A19E) Earthworks, modification or destruction of any remnant volcanic features shown on <u>I333.10.1 Precinct plan 1: Location, except for works identified in Standard I333.6.16(1)</u></p> <p>(A33)(A19F) Construction of any building on remnant volcanic features shown on <u>I333.10.1 Precinct plan 1: Location</u></p> <p>...</p> <p>Note 1 For the purposes of this precinct 'rehabilitation' means the process to prepare the land for future alternate land uses and includes:</p> <ul style="list-style-type: none"> necessary operations, works and extraction to modify rock faces and to recontour land to ensure it is suitable for future development and open space uses as shown on the <u>Three Kings: Precinct plan 4 I333.10.21A Precinct plan 21A: Location;</u> <p>...</p> <p>Note 5 <u>In this precinct 'riu' refers to the floor of the former quarry (which is to be raised prior to development). The riu is shown on I333.10.1 Precinct plan 1: Location.</u></p>
Chapter I Precincts	I333 Three Kings Precinct	I333.6.	<p>I333.6. Standards</p> <p>...</p> <ul style="list-style-type: none"> <u>Standard H10.6.5 Residential at Ground Floor does not apply for residential activities at ground level shown on I333.10.21A Precinct plan 21A: Activities and standards;</u>

Chapter I Precincts	I333 Three Kings Precinct	I333.6.1	<p>I333.6.1. General standards</p> <p>(1) Development must comply with Three Kings: Precinct plan 4 I333.10.21A Precinct plan 21A: Activities and standards.</p> <p>...</p> <p>(3) The construction and/or relocation of dwellings <u>The total number (construction and/or relocation) of dwellings in the 'Area subject to additional density control' shown on the Three Kings: Precinct plan 4 I333.10.21A Precinct plan 21A: Activities and standards must not exceed 400 dwellings.</u></p> <p>...</p> <p>(5) The total gross floor area for retail must not exceed 1000m² within the Terraced Housing and Apartment Buildings zoned land precinct (excluding the area identified as Plaza with residential above and below on Three Kings: Precinct plan 4 I333.10.21A Precinct plan 21A: Activities and standards).</p>
Chapter I Precincts	I333 Three Kings Precinct	I333.6.2	<p>I333.6.2 Maximum Building Height</p> <p>(1) The maximum building height is as shown on I333.10.32 Precinct plan 32: Finished ground levels and mMaximum building height Three Kings Precinct plan 2 – Building Height. It is stated as a maximum height above the identified Reduced Level (RL). RLs are measured from Auckland Datum. Where no maximum building height is specified, the underlying zone standard applies.</p> <p>(2)(5) The maximum building height on the southern terrace shown on I333.10.21A Precinct plan 21A: Activities and standards shall be RL68.5m.</p> <p>(3)(6) A cascading apartment may exceed the maximum building height shown on I333.10.32 Precinct plan 32: Finished ground levels and mMaximum building height provided that the part of the building exceeding maximum building height is limited to:</p>
Chapter I Precincts	I333 Three Kings Precinct	I333.6.2A	<p>I333.6.2A Finished Ground Levels</p> <p>(1) Earthworks shall result in the minimum finished ground levels specified on I333.10.3(a)2A Precinct plan 3A2A: Finished ground levels and maximum building height:</p> <p>(a) The minimum finished ground level for residential development sites in the “area subject to additional density control” shown on I333.10.21A Precinct plan 21A: Activities and standards shall be RL64m (excluding roads which may be lower to achieve drainage outcomes). Roads may have a lower finished level to achieve drainage outcomes.</p> <p>(b) The minimum finished ground level on the area marked “southern terrace” will be RL67m, as specified on I333.10.3(a)2A Precinct plan 3A2A: Finished ground level and maximum building height. At this location and level the width of the terrace at RL67m will be no less than 18m and the length shall be no less than 35m.</p> <p>(c) The average finished ground level of the Open Space - Sport and Active Recreation Zone specified on I333.10.3(a)2A Precinct plan 3A2A: Finished ground level and maximum building height shall be no less than RL63m.</p> <p>(2) Earthworks shall result in a maximum finished ground level of RL77m in the location specified on I333.10.3(a)2A Precinct plan 3A2A: Finished ground level and maximum building height.</p> <p>(3) Earthworks are not subject to this standard where no minimum or maximum finished ground level is specified on I333.10.3(a)2A Precinct plan 3A2A: Finished ground level and maximum building height.</p>
Chapter I Precincts	I333 Three Kings Precinct	I333.6.8	<p>I333.6.8. Te Tātua o Riu-ki-uta sightlines</p> <p>(1) Buildings must not protrude into the sightlines shown on I333.10.43 Precinct plan 43: Te Tātua o Riu-ki-uta Sightlines Three Kings: Precinct plan 3 - Te Tātua o Riu-ki-uta Sightlines.</p> <p>(2) The origin point for each sightline shall be as shown on I333.10.43 Precinct plan 43: Te Tātua o Riu-ki-uta Sightlines, being 1.5m above finished ground level or in the case of the sightline originating at the Plaza, 1.5m above the finished Plaza level. The viewpoint destination line on the Mmaunga shall be RL120m.</p>

Chapter I Precincts	I333 Three Kings Precinct	I333.6.9.	<p>I333.6.9. Roading-related and in-ground infrastructure</p> <p>(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 <u>I333.10.21A Precinct plan 21A: Activities and standards the 'Three Kings: Precinct plan 1'</u>.</p> <p>(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.</p> <p>(2)(3) The primary roads shall be located as shown on <u>I333.10.21A Precinct plan 21A: Activities and standards</u>.</p> <p>(3)(4) The roading shown on <u>I333.10.21A Precinct plan 21A: Activities and standards</u> as a slow speed environment, shall be formed so as to create part of a high amenity area providing slow speed vehicle access, cycleways and pedestrian movements through the plaza and to the residential areas to the north.</p>
Chapter I Precincts	I333 Three Kings Precinct	I333.6.10.	<p>I333.6.10. Minimum apartment dwelling size</p> <p>...</p> <p>(2)(3) Notwithstanding Standard I333.6.1210 (1)(a), up to 30 studio dwellings each with a minimum net internal floor area of 30m² may be constructed in the "area subject to additional density control" as shown on <u>I333.10.21A Precinct plan 21A: Activities and standards</u>.</p>
Chapter I Precincts	I333 Three Kings Precinct	I333.6.13.	<p>I333.6.13. Remnant volcanic features</p> <p>(1) No earthworks shall occur on the remnant volcanic features identified on <u>I333.10.21A Precinct plan 21A: Activities and standards</u> as:</p>
Chapter I Precincts	I333 Three Kings Precinct	I333.7.1.	<p>I333.7.1. Matters of control</p> <p>(1) Alterations and additions to a dwellings built after 30 September 2013; construction and/or relocation of a dwelling residential units; and construction of any new building (including the plaza or any accessory buildings):</p> <p>...</p> <p>(g) observance of Te Tātua o Riu-ki-uta sightlines:</p> <p>(i) the effects of proposed buildings on the retention or otherwise of the views identified on <u>I333.10.43 Precinct plan 43: 'Three Kings Precinct plan 3 – Te Tātua o Riu-ki-uta Sightlines'</u> across public roads and open space, between buildings and above buildings in the Riu;</p> <p>(h) active use at street level of plaza:</p> <p>(i) the effects of any building located on the 'active use at street level' area shown on <u>I333.10.21A Precinct plan 21A: Activities and standards the Three Kings Precinct plan 1</u>, on the intended quality publicly accessible plaza integrated to the town centre;</p>
Chapter I Precincts	I333 Three Kings Precinct	I333.7.2.	<p>I333.7.2. Assessment criteria</p> <p>...</p> <p>(2) Cascading Apartments:</p> <p>...</p> <p>(n) Design of the plaza area as shown on <u>I333.10.21A Precinct plan 21A: Activities and standards</u> and how this area integrates with the town centre and provides public access to informal recreation areas and the sportsfields and views to Te Tātua a Riu-ki-uta – refer to Policy I333.3(13)</p>

Chapter I Precincts	I333 Three Kings Precinct	I333.8.1.	<p>I333.8.1. Matters of discretion</p> <p>...</p> <p>(3) Rehabilitation of land including rock removal, earthworks and fill operations</p> <p>(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 residential and open space uses as shown on <u>I333.10.1 Precinct plan 1: Location the Three Kings Precinct plan 1, and to leave any rock faces safe, stable and structurally sound;</u></p> <p>...</p> <p>(4) Subdivision including roading and associated earthworks and infrastructure:</p> <p>(b) the consistency of the design and method of implementation of the subdivision with Precinct plans 1 to 4 54, including the provision for roads, walkways, stormwater management and other infrastructure; and</p> <p>...</p> <p><u>(d) the manner in which the subdivision provides for the transport linkages including the publicly accessible lifts, walkways and cycleways as shown on I333.10.21A Precinct plan 21A: Activities and standards.</u></p> <p>...</p> <p>(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:</p> <p>(a) the development gives effect to the Three Kings: Precinct plan 4- I333.10.54 Precinct plan 54; Stormwater Management Concept Plan' or such other management plan that will achieve a similar or better water quality outcome;</p> <p>...</p> <p>(11) Infrastructure works:</p> <p>(a) the consistency of the design and method of implementation of infrastructure works with Precinct plan 1 and Precinct plan 54 – Stormwater management concept plan. <u>This includes construction of the Grahame Breed Drive road widening shown on Precinct Pplan 1.</u></p> <p>(12) Transport:</p> <p>(k)(l) the provision of <u>universally designed and publicly accessible lifts</u> within the locations shown on the Three Kings Precinct plan 1 <u>I333.10.21A Precinct plan 21A: Activities and standards;</u> and</p> <p>(m) <u>(m) the shared space slow speed environment identified on the Three Kings Precinct plan 1 I333.10.21A Precinct plan 21A: Activities and standards provides for a high amenity, pedestrian and cycle friendly environment characterised by low vehicle speeds.</u></p>
---------------------	---------------------------	-----------	--