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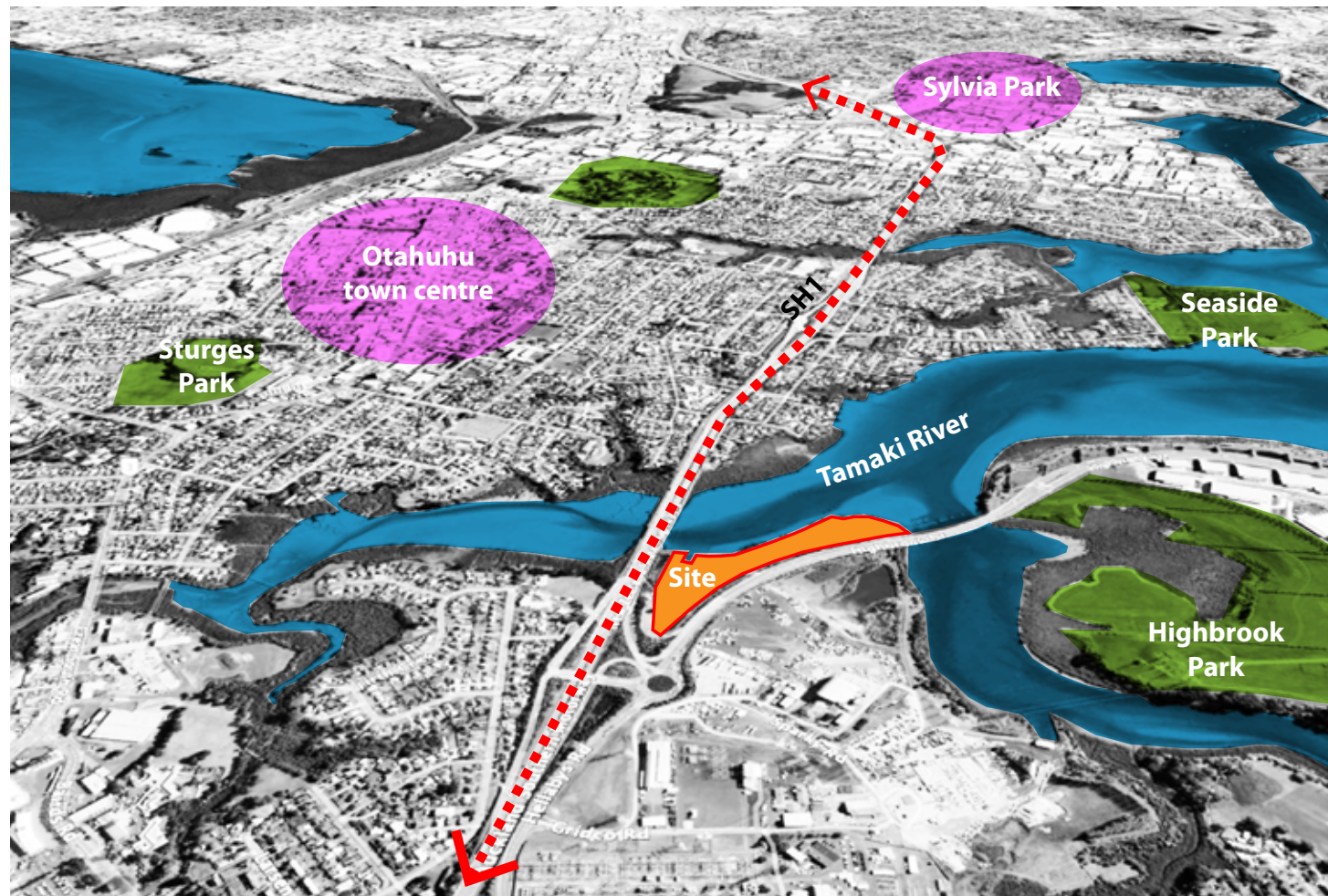
This report is prepared for Highbrook Living Ltd for Highbrook Private Plan Change Request.

1.0 Introduction & scope

1.1 Highbrook Living will be a new residential neighbourhood offering a range of living opportunities in strategic location. Positioned on the Tamaki River and with convenient transport connections to State Highway 1 together with the centres of Otahuhu and Otago the community will have excellent access to social, cultural and environmental amenities.

1.2 This document lays out the concept master plan vision and key design moves for the project, expressed through a series of principles, precedents and site mapping.

1.3 This document captures the design thinking to date within a draft Concept Master Plan that provides the basis for the proposed private plan change to rezone the present Business Light Industry Zone to Terraced Housing Apartment Building zone (THAB).



Right: Aerial image showing site in context.

2.0 Site analysis

2.1 The site is located approximately 2km from Otara town centre and 3.5km from Otahuhu town centre. The site is a residual foreshore parcel from the construction of Highbrook Drive and enjoys open water views to the north and west across the Tamaki River.

2.2 The foreshore presently comprises mature vegetation and areas of mangrove. Man made structures include a dock and remnants of piles to a wharf structure located in the west part of site adjacent to the motorway. A further much larger wharf structure existed in the northern part of the site but all that remains now are the piles defining the river channel.

2.3 Vehicle access to the site is from Highbrook Drive with the private road branching north and south on entry to the site. A shared path defines the east and south edge of the site and connects to the route heading north across the Tamaki River.

2.4 The site is largely unaffected by significant overland flow paths but does feature an area of identified flood plain in the north east part of the site. There exists a further area identified as susceptible to coastal inundation to the south west portion surrounding the dock structure.

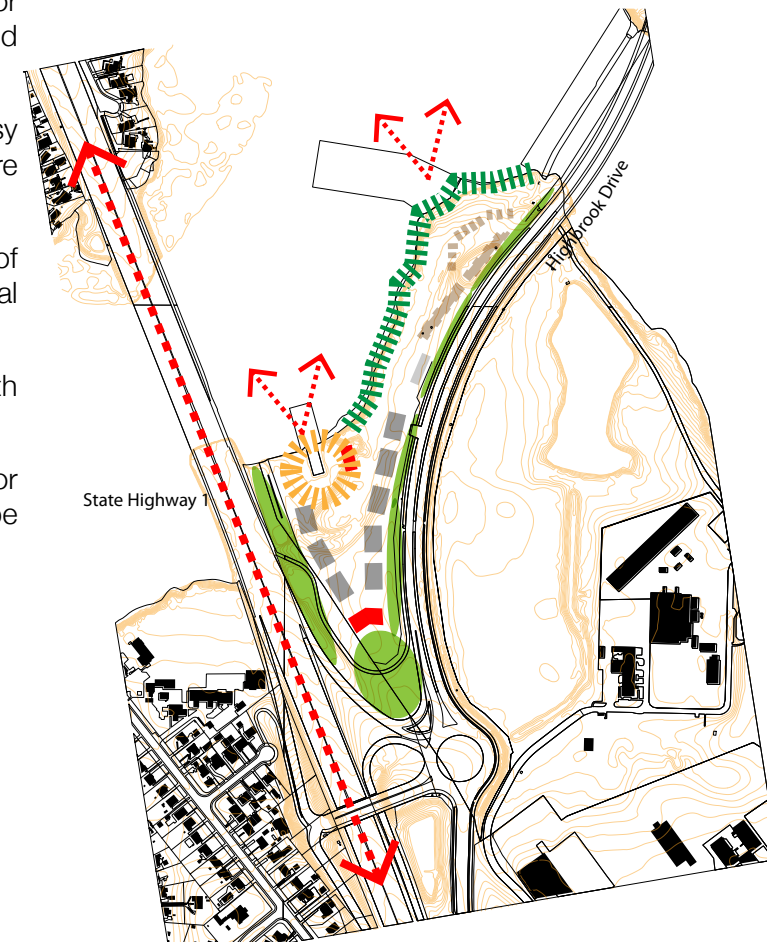
2.5 The site is presently zoned Business Light Industry and forms a part of the broader zoning capturing the sizeable areas of industrial land east of Highbrook Drive. The site character in terms of coastal location, topographic and other constraints mean the site is not best suited to large footprint buildings and is better planned for with smaller footprint buildings that may respond more sympathetically to the natural

constraints of the land, estuarine margin and access characteristics.

Key characteristics of the site are:-

- The site is presently vacant under utilised development opportunity.
- The site has gentle cross site contour to the coastal edge.
- The site can be accessed from one point for vehicle access but has further pedestrian and cycle connectivity.
- The site is reasonably well located, within easy cycling distance to local shops and leisure amenities and transport links to the city.
- The site is a significant size and capable of accommodating a sustainable new residential community.
- The site enjoys attractive coastal views with desirable aspect.
- The area features natural constraints from minor areas of flooding and inundation that must be appropriately designed for.

Below: The site offers desirable north aspect and capable of delivering a high quality development outcome.



3.0 Planning context

3.1 The subject site is zoned Business Light Industry (BLI). The particularities of the site however suggest an alternative land use would provide for superior planning outcomes.

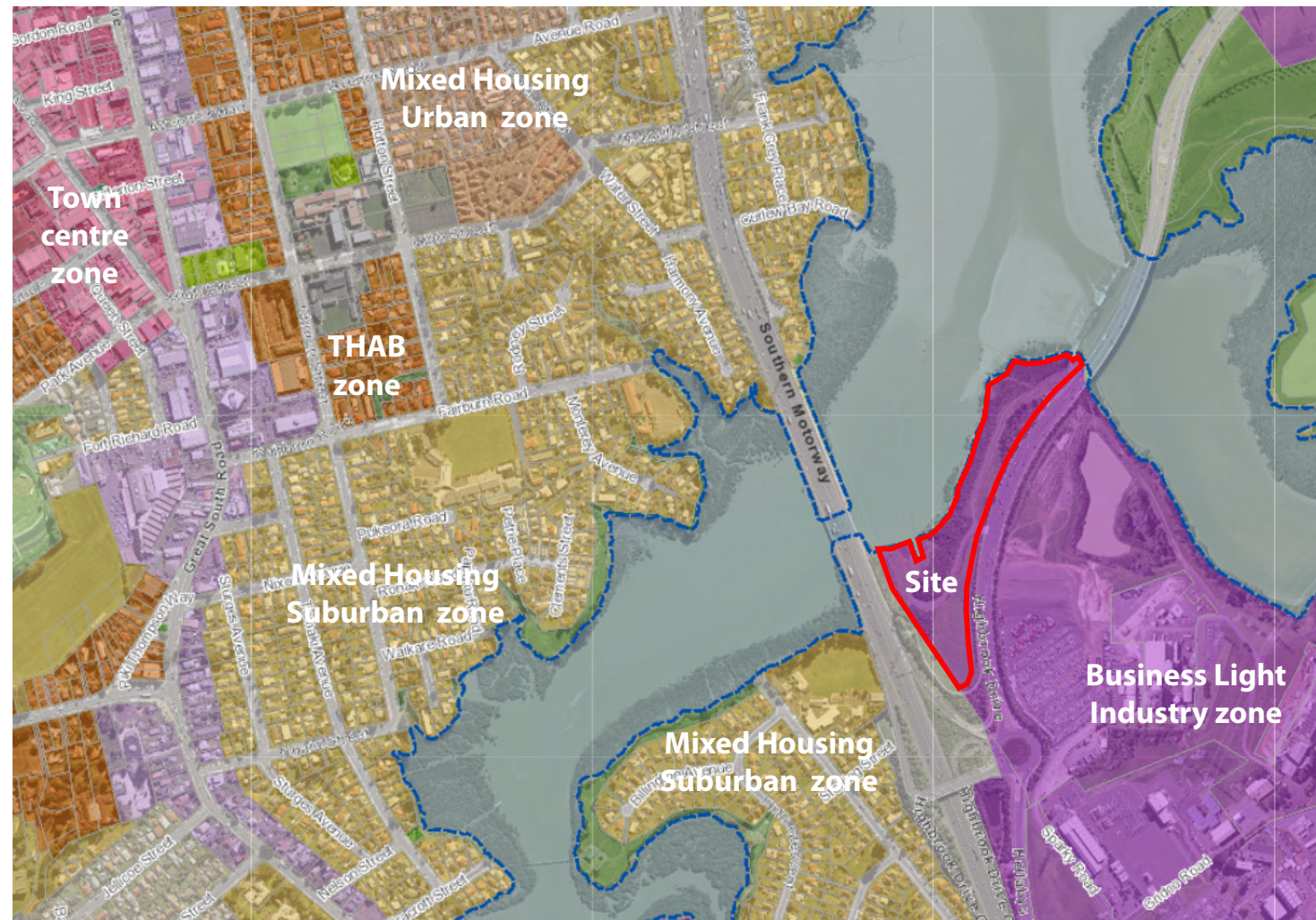
3.2 The broader zoning patterns of the area offers some useful precedent for a residential zoning with pockets of THAB zones located in areas that offer higher amenity coastal views and proximity. Such zoning patterns are evident to the west and north of the Tamaki River in a range of densities including THAB.

3.3 A little further afield in Auckland the site has some similarities also with the 'Amaia' development located south of Takapuna. This site offers a similar character with proximity to the waters edge and with a major road (Esmond Road) defining the landward boundary. There exists therefore some development precedent to the support the approach to rezone the site for a residential activity.

3.4 Further to the southwest surrounding Otara the residential density zoning increases to feature a predominance of THAB zoning. It is noted that the extent of THAB zoning along Gilbert Road offers in some respects similarities with the site in presenting river views to the north and in part a shared boundary with the BLI zone.

3.5 The plan change area is located adjacent to State Highway 1. Bus services operate along Highbrook Drive but there are no bus stops presently. It is proposed as a part of the plan change to establish better public transport connectivity and support other transport options also. Please refer to the Integrated Transport Assessment for further details.

Below: Extract from AUP zoning. Site is shown edged in red below.



4.0 Vision & design principles

4.1 Highbrook Living will seek to create a vibrant neighbourhood with a strong sense of community, characterised by a range of housing opportunities and within an attractive landscape setting.

4.2 The structure of the proposed master plan responds to the site conditions, with two clusters of housing defining Highbrook Drive and with outlook to the Tamaki River.

4.3 Open space and recreational walkways will define the estuary edge and provide an opportunity for enhancement planting. Housing choice will be provided by a mixture of two and three storey townhouses and apartment buildings. It is also proposed to provide limited convenience retail and food and beverage to service the immediate needs of the neighbourhood. These uses will be delivered as a focal point for the residential community.

4.4 The design principles opposite capture the overall design approach for Highbrook Living. These principles form the basis for the Master Plan concept.

4.5 An assessment of the proposal against the Objectives and Policies of the THAB zone is provided at Appendix 1.

Master Plan Design Principles:

- Maximise the existing site's potential for integrated landscape and architectural design.
- Create an identifiable centre focal point for the neighbourhood.
- Provide for a high degree of connectivity and engagement with the Tamaki River.
- Provide a legible urban structure that capitalises on views and focal points.
- Encourage walking and cycling for recreation and local trips.
- Foster a sense of environmental renewal and stewardship for the Tamaki River.
- Provide a range of housing choice and market price point.



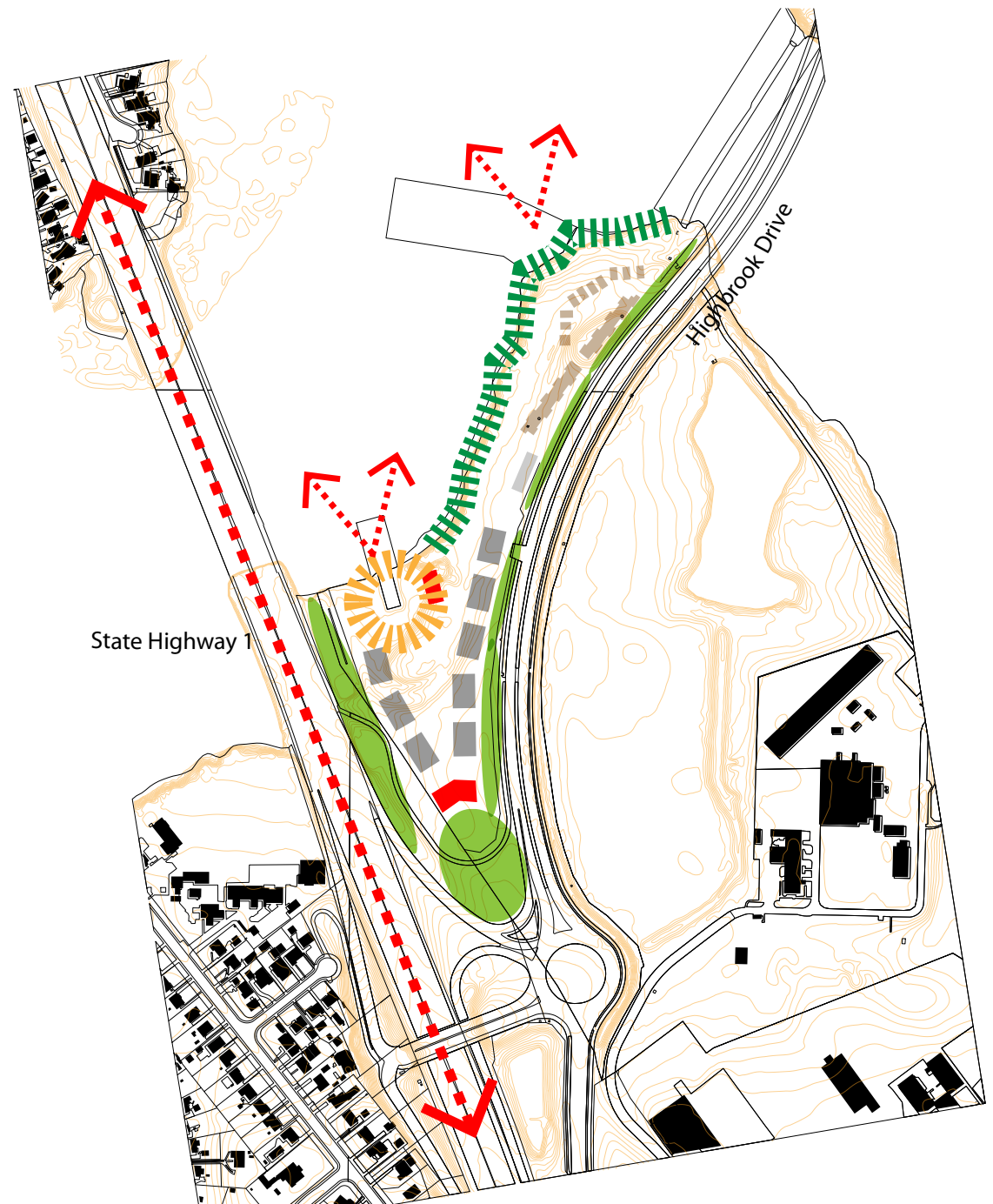
Right: Developments such as the Amaia development on Esmonde Road demonstrate the capacity of unique sites to deliver high quality residential neighbourhoods in a non-traditional manner.

4.4 Maximise the existing site's potential

- Enhance the river frontage for ecological and recreational value.
- Improve access to the water at key locations.
- Retain significant existing trees and vegetation wherever possible.
- Use existing site features and topography to inform the overall layout of development based on enclosure, human scale and views.
- Intensify development at the widest part of the site with a diminishing scale and intensity to the north.

4.4.1 The site benefits from an extensive river frontage and northern aspect. The proposed development forms (smaller footprint buildings) are better able to respond to the sites natural advantages and limitations than the default planning position of larger footprint industrial use buildings.

4.4.2 Affording the opportunity to develop the site for residential use will create a finer grained development response, afford access to the river frontage and create the right conditions for ongoing care and enhancement of this part of the Tamaki River.



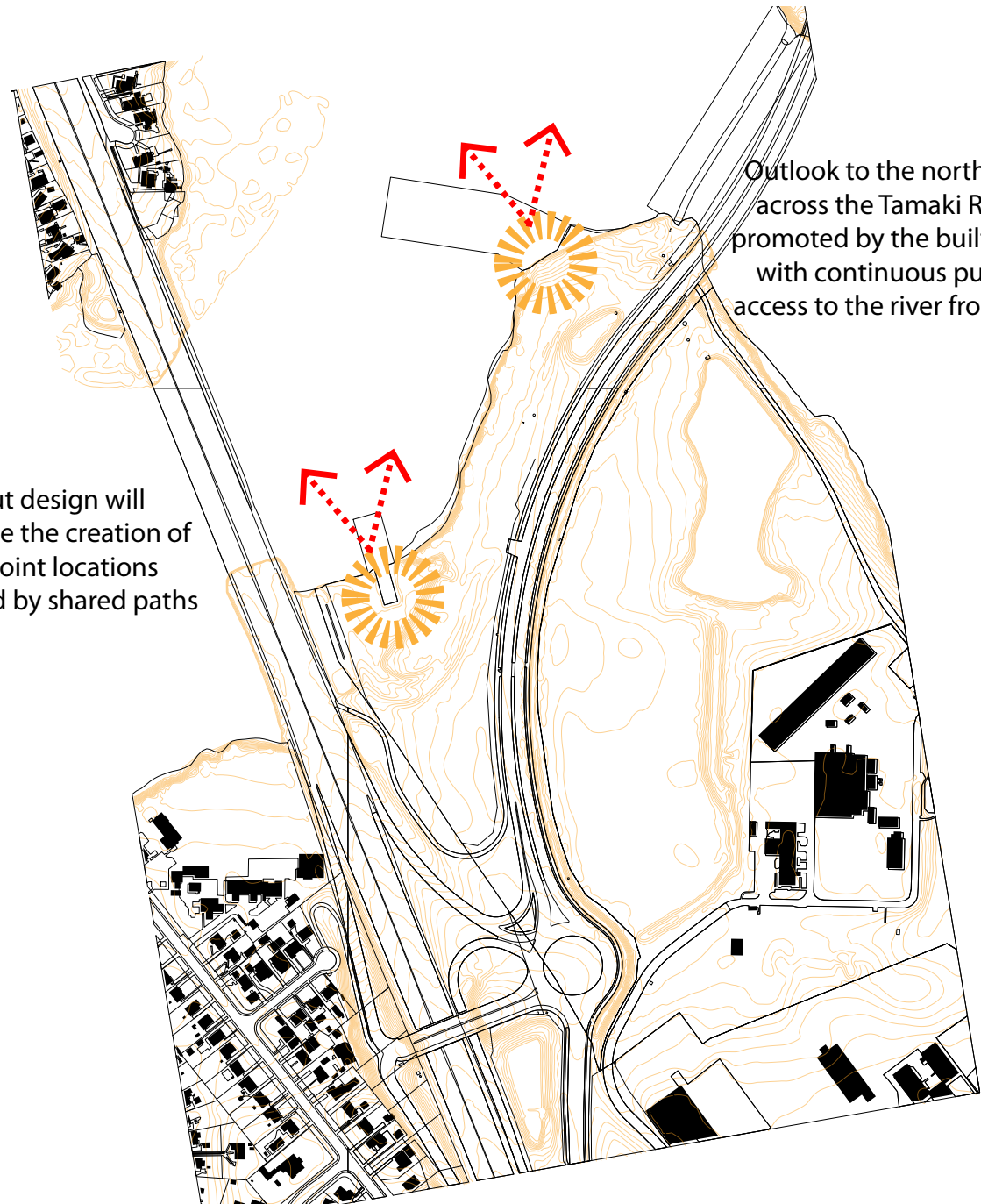
4.5 Create a focal point

- Provide for small scale convenience retail and food and beverage within the development to provide convenience for the residents along with assisting to create a focal point for community activity and events.
- Locate the centre in the southern portion of the site where apartment buildings will be located. A community focal point public open spaces will be planned to include a new wharf on location of preexisting structure.
- Provide public open space within and adjacent to the centre that caters for informal gatherings and community events.

4.5.1 Given the location of the site on the Tamaki River together with the defined nature of the new community it is considered desirable to provide for some convenience retail and food and beverage uses. This element of the design will support the public open spaces proposed and act as a focal point for the residents and also visitors to the community.

Layout design will encourage the creation of focal point locations connected by shared paths

Outlook to the north and across the Tamaki River promoted by the built form with continuous public access to the river frontage

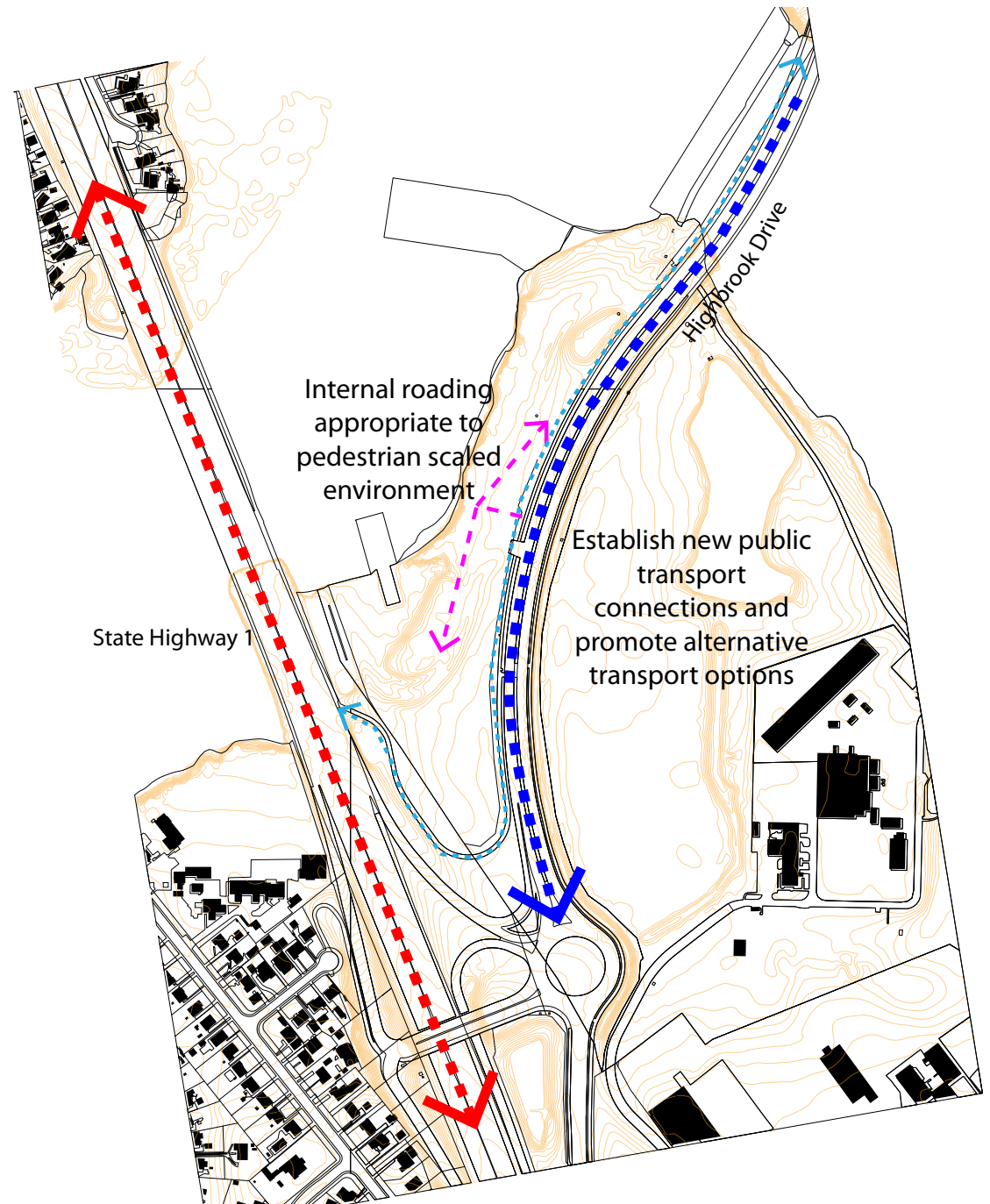


4.6 Provide a high degree of connectivity & social engagement.

- Ensure that there is a sufficient quantity and diversity of open space to cater to the recreational needs of the future community.
- Utilise the existing river edge and vegetation as a means of connecting the open spaces, resulting in an ecological and recreational network of open space across the site.
- Provide an urban gathering space within the village centre and a larger open space adjacent the centre suitable for community events.
- Incorporate play and exercise into the river frontage walkway and reserve.

4.6.1 The sites natural attributes coupled to the suggested design approach will provide a range of open space character outcomes. The shared path along the river frontage will be set within an enhanced landscape environment and overlooked by the proposed range of housing choice. The intention is therefore to provide a natural edge to the development but that is supported by passive surveillance opportunities.

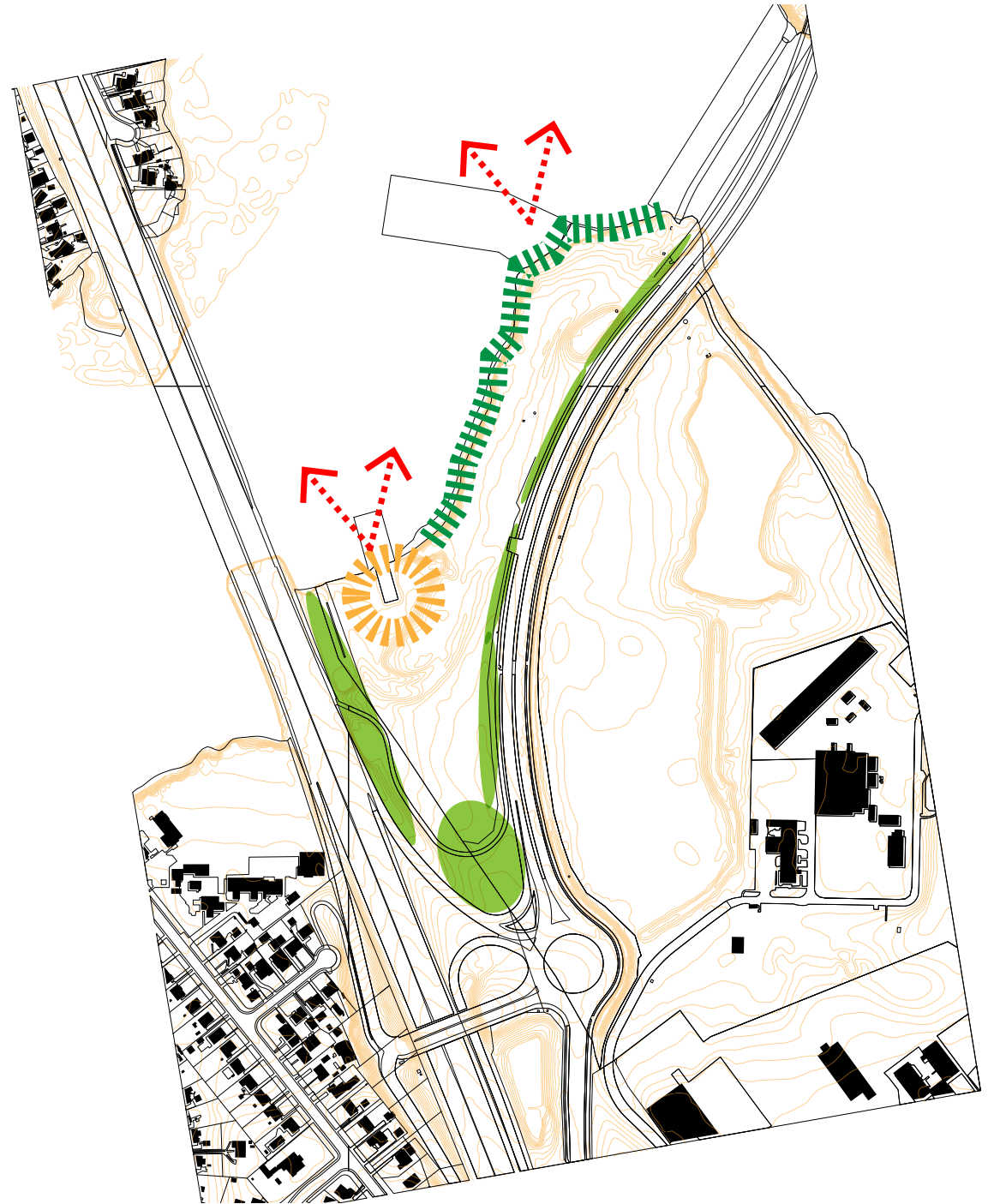
4.6.2 Complementing the 'natural' amenities of the site more formal spaces located at the south end of the site and configured around the new wharf structure will provide for a gathering or focal point for the development. Supported by the increased density of the clustered apartment buildings it is anticipated these areas will be overlooked and well used by residents encouraging a high degree of social interaction.



4.7 Provide a legible structure that capitalises on views and focal points

- Incorporate architectural features at key locations (e.g. entrance to the site or terminating views on roading alignments) as place-making elements.
- Design the street hierarchy to be legible, comprising of a primary loop road serving the southern portion of the site and a spine road to the northern portion.
- Design streets to be connected, generally avoiding cul de sacs where possible.
- Terminate streets on open spaces and landscape connections that emphasise internal and external views.
- Design the public realm (open spaces and streets) to be highly connected, legible and visible to promote high levels of activity and surveillance thus improving safety.

4.7.1 Complementing the formal designed spaces the proposed design should identify key locations within the layout for focal point buildings. These buildings will be important opportunities to support the key spatial elements of the overall plan and act as local markers to more distant views.



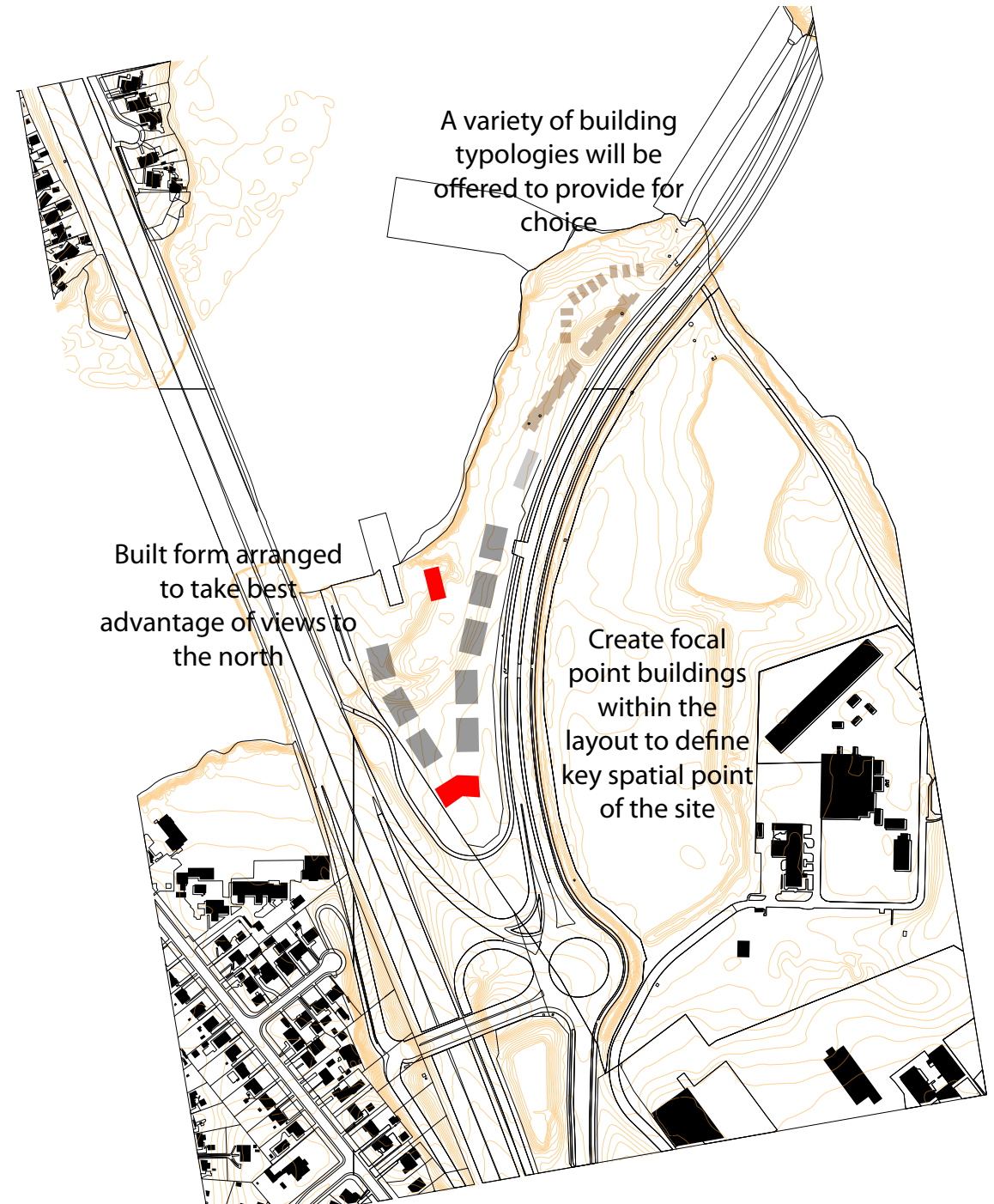
4.8 Provide a high level of housing diversity in product and cost.

- Provide a large variety of dwelling types and sizes.
- Locate larger apartment buildings to the southern portion of the site and smaller scale buildings to the north.
- Site lots / buildings to maximise solar access and passive ventilation.
- Vehicle servicing and parking demands should be visually mitigated in terms of effects through location , design and soft landscape measures.

4.8.1 The plan change seeks to deliver a range of housing options and lifestyle choices including detached, terraced and apartment typologies of various sizes. Lower density built form will be positioned to the north of the site with the higher density buildings clustered at the southern portion of the site to define the more formal civic spaces.



Above: Example of anticipated outcomes for the northern part of the site. Apartment buildings to be located to the south.



4.9 Proposed Concept Master Plan

4.9.1 The concept master plan shows a possible arrangement of built form and public realm outcomes. Higher density buildings are clustered to the south and define the formal civic spaces whilst lower density typologies form the northern section in a natural

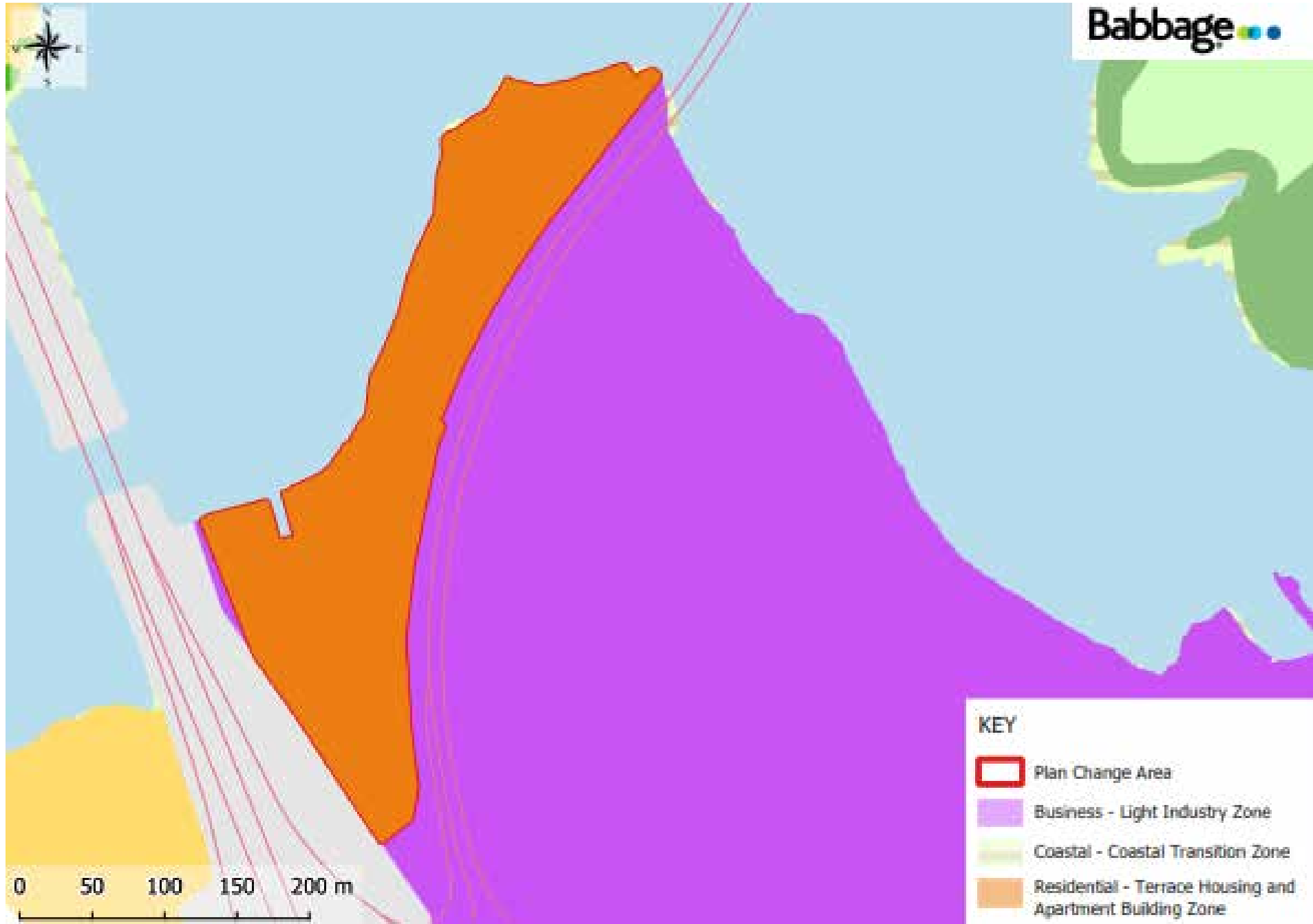
river front setting.

4.9.2 Access to and enjoyment of the river frontage is a key element of the design approach. It is envisaged a landscaped path with various focal point spaces will connect the north of the site with the south.

4.9.3 Roading design will be designed to present complementary spaces to the built form and maintain a human scale throughout the development area.



5.0 Proposed zoning



6.0 Conclusion

6.1 The proposal represents an important opportunity to develop a site to a high standard. In terms of urban design the proposal should be supported because:

- The proposal will result in the supply of additional housing choice in a location and form that supports sustainable development principles.
- The physical effects of rezoning have the capacity to be well managed and largely contained to within the site.
- The public spaces can be fully integrated to the design process and anticipated development outcomes. This will yield a high quality design outcome overall.
- The pedestrian scale will be an important component to the desired design outcomes. Building heights and massing will be effectively managed and movement hierarchies scaled to provide safe connections that prioritise the human scale.

6.2 In my opinion the proposed plan change will enable a high quality use of a semi derelict site in a strategic location. The density of development enabled by the THAB zone will create the right conditions for the land to be developed at a density that can make a meaningful contribution to housing supply in Auckland whilst also bringing enhancements to the natural environment.

JG Evans MRTPI
25.07.2022

Appendix 1

Urban design assessment table against objectives, policies of the THAB zone

Objective/Policy	Text	Comment	meet/not meet objective
THAB Zone Objective 1	Land adjacent to centres and near the public transport network is efficiently used to provide high-density urban living that increases housing capacity and choice and access to centres and public transport.	The proposal does not benefit from good access to established public transport presently but if rezoned is a suitably sized site to merit additional PT connections and promotion of alternate transport modes for the new residential community.	meets objective
THAB Zone Objective 2	Development is in keeping with the areas planned urban built character of predominantly five, six or seven storey buildings in identified areas, in a variety of forms.	The site is capable of delivering a range of housing typologies in the medium to high density format. The site is large enough to plan effectively for multiple apartment buildings without generating adverse effects to the surrounding community in terms of overlooking, shading effects or possibly building dominance concerns.	meets objective
THAB Zone Objective 3	Development provides quality on-site residential amenity for residents and the street.	The site has very good natural amenities including extensive river frontage and a northerly aspect. The site shape lends itself to supporting a focus towards the river with public access, shared paths and civic focal points designed around this key development asset.	meets objective
THAB Zone Objective 4	Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.	Small scale non-residential convenience retail and food and beverage uses are considered to be complementary to the proposed residential activity. These uses would constitute a 'third place' in urban design terms by supporting recreational elements of the concept master plan such as the focal point civic spaces at the south portion of the site.	meets objective

Policy	Text	Comment	meet/not meet policy
THAB Zone Policy 1	Enable a variety of housing types at high densities including terrace housing and apartments and integrated residential development such as retirement villages.	The site is capable of supporting a range of living opportunities in a coordinated and master planned format. The site size, natural attributes and absence of neighbouring development provides significant advantages in providing for an extended range of housing choice.	meets policy
THAB Zone Policy 2	Require the height, bulk, form and appearance of development and the provision of setbacks and landscaped areas to achieve a high-density urban built character of predominantly five, six or seven storey buildings in identified areas, in a variety of forms.	The site is capable of accommodating significant landscape enhancements to complement the architectural elements and fully recognise the development potential of the site.	meets policy
THAB Zone Policy 3	Encourage development to achieve attractive and safe streets and public open spaces including by: providing for passive surveillance optimising front yard landscaping minimising visual dominance of garage doors.	The concept master plan envisages a development outcome that prioritises the passive surveillance opportunities of the public realm whilst also providing for attractive private amenity areas.	meets policy

Objective/Policy	Text	Comment	meet/not meet policy
THAB Zone Policy 4	In identified locations adjacent to centres, enable greater building height through the application of the Height Variation Control where the additional development potential enabled: provides an appropriate transition in building scale from the adjoining higher density business zone to neighbouring lower intensity residential zones, and; supports public transport, social infrastructure and the vitality of the adjoining centre.	It is not proposed to introduce a Height Variation Control for the proposed rezoning.	N/A
THAB Zone Policy 5	Manage the height and bulk of development to maintain daylight access and a reasonable standard of privacy, and to minimise visual dominance effects to adjoining sites and developments.	The height and bulk of the master plan concept diminishes to the north of the site with the taller and larger footprint buildings clustered to the south portion of the site closest to the motorway but with views orientated to the north. It is considered that this approach can deliver a focal point element to the overall development outcomes and not result in potentially incompatible development outcomes between differing typologies albeit contained within the same zone.	meets policy
THAB Zone Policy 6	Require accommodation to be designed to: provide privacy and outlook; and be functional, have access to daylight and sunlight, and provide the amenities necessary to meet the day-to-day needs of residents.	The proposed concept master plan envisages a high standard of private and shared amenity on site. The significant advantages of the site location adjacent to the river are a key 'driver' to deliver on high quality outdoor areas that are well proportioned and orientated to benefit from the orientation of the site.	meets policy
THAB Zone Policy 7	Encourage accommodation to have useable and accessible outdoor living space.	The site is capable of providing for high quality private and public open spaces that are conveniently accessed, safe and overlooked where appropriate.	meets policy

Objective/Policy	Text	Comment	meet/not meet policy
THAB Zone Policy 8	Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.	Detailed design is yet to be undertaken but the concept master plan provides for approximately 35% of landscape area and so would be consistent with the anticipated outcomes for the THAB zone.	meets policy
THAB Zone Policy 9	Provide for non-residential activities that: support the social and economic well-being of the community; are in keeping with the with the scale and intensity of development anticipated within the zone; avoid, remedy or mitigate adverse effects on residential amenity; and will not detract from the vitality of the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone.	Small scale non-residential convenience retail ad food and beverage uses are considered to be complementary to the proposed residential activity. These uses would constitute a ‘third place’ in urban design terms by supporting recreational elements of the concept master plan such as the focal point civic spaces at the south portion of the site. The scale of the non residential elements will meet the needs for the residential community only.	meets policy