

SMALES FARM PLAN CHANGE

URBAN DESIGN AND LANDSCAPE ASSESSMENT DRAWING PACKAGE


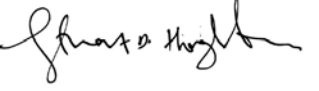
PART 01

PREPARED FOR SMALES FARM

21 March 2019



Boffa Miskell

Bibliographic reference for citation: Boffa Miskell, 2018, Smales Farm Plan Change Urban Design And Landscape Assessment Drawing Package		
Prepared by:	Michael Nettleship Senior Urban Designer Boffa Miskell Ltd	
Reviewed by:	Stuart Houghton Urban Designer / Associate Partner Boffa Miskell Ltd	
Status: FINAL	Revision: B - For Notification	Issue date: 18 March 2019

File ref:

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A15225_018_Urban_Design_and_Landscape_Figures.indd

C O N T E N T S

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PART 2. Concept Masterplan.....

PART 3. Precinct Plans.....

PART 4. 3D Zoning Views.....

PART 5. Landscape and Visual Analysis

PART 01

Context Analysis

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Part 1 Figure 6	Strategic Transport Context
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Smales Farm 2002 Masterplan



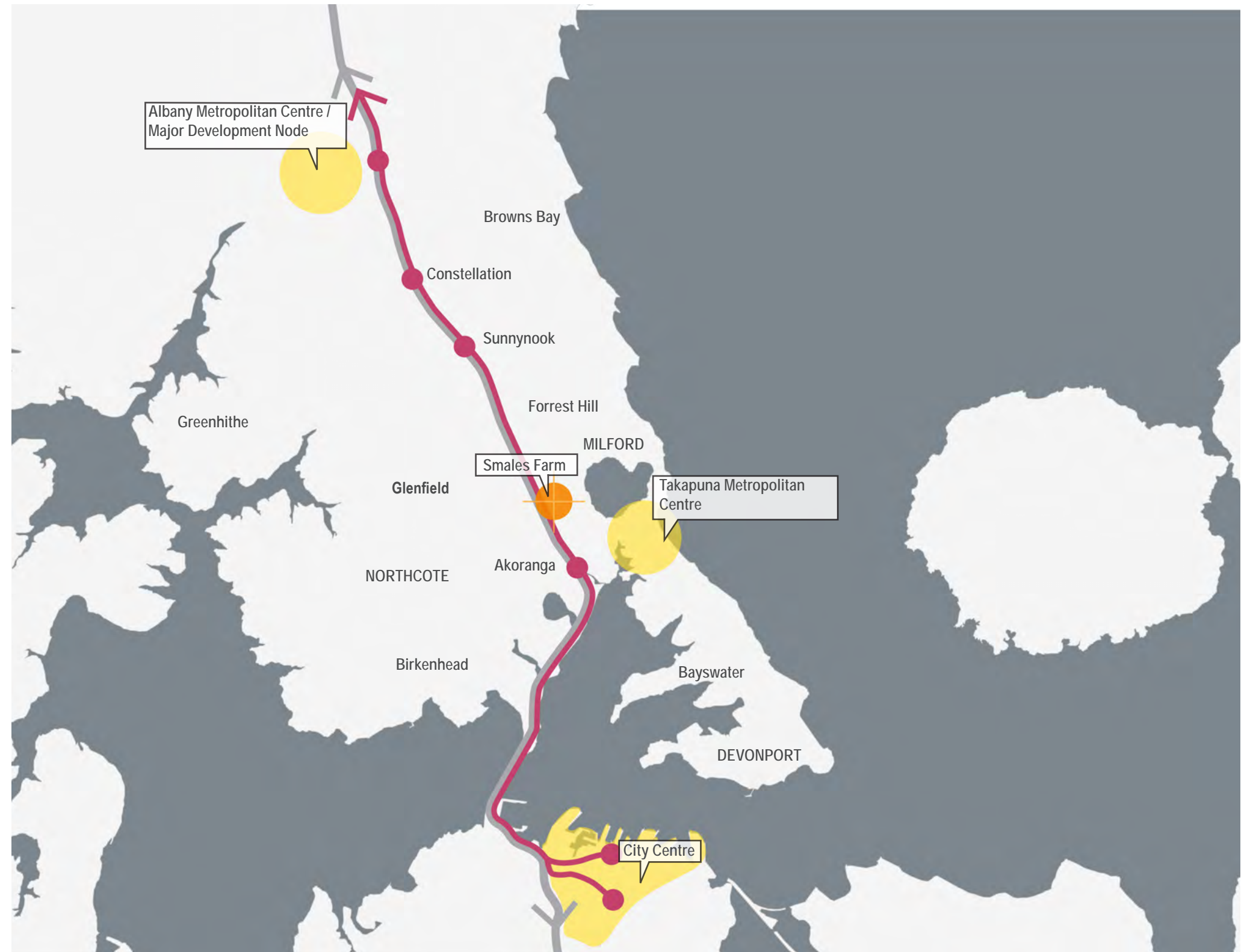






STRATEGIC CONNECTIONS

Smales Farm is strategically located within close proximity to the Takapuna Metropolitan Centre and adjacent to the North Shore Hospital precinct. It is positioned at the mid-point of the Northern Busway between the Albany Metropolitan Centre and the City Centre, a key location for connecting the wider North Shore.



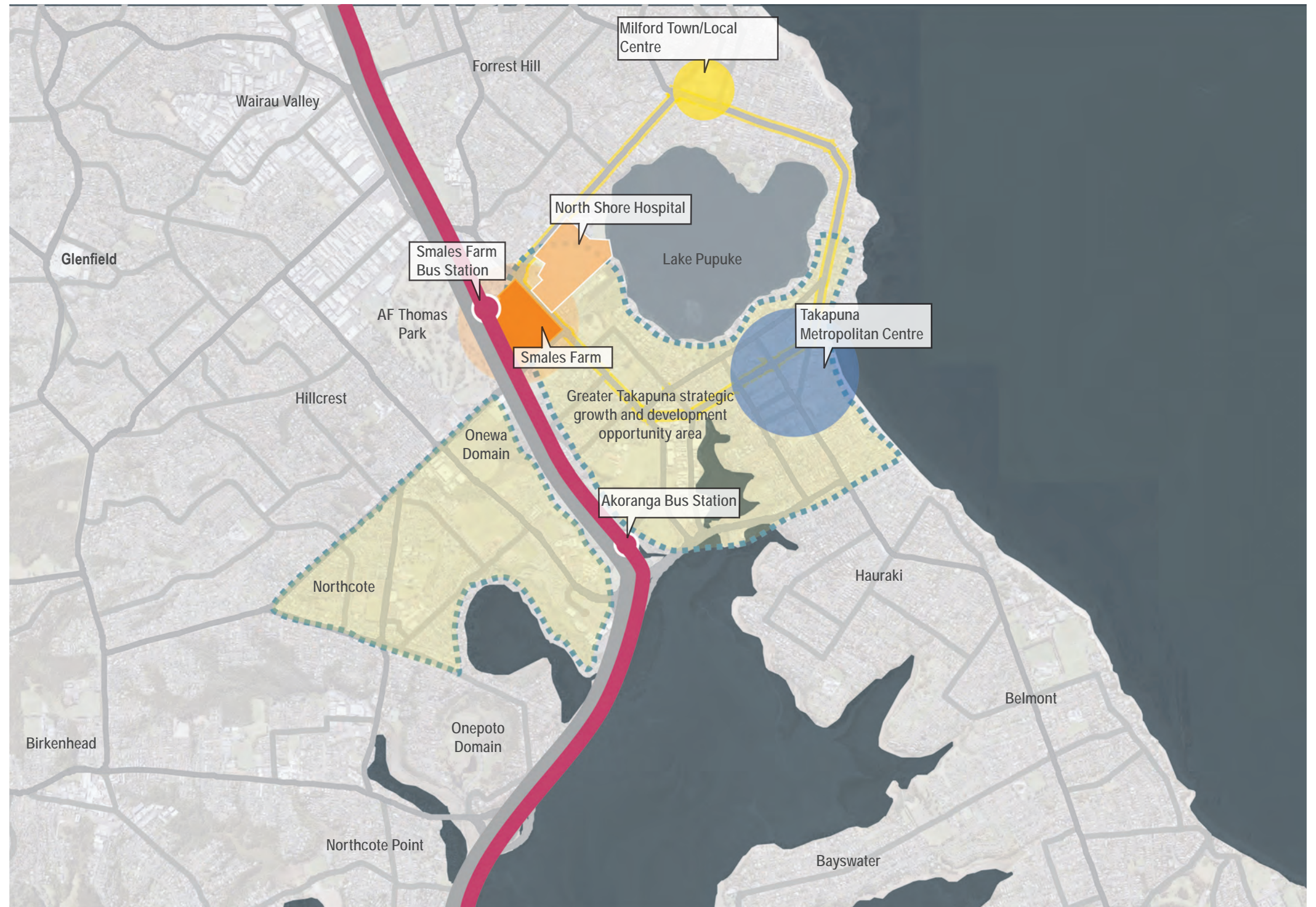
STRATEGIC TRANSPORT CONTEXT

Smales Farm is centrally located along the Northern Busway with bus trips at least every 5 minutes at peak times and 10-15 minutes at other times. The new North Shore Bus Network will increase the number and frequency of services running directly to the busway stations as hubs breach a wide variety of destinations.



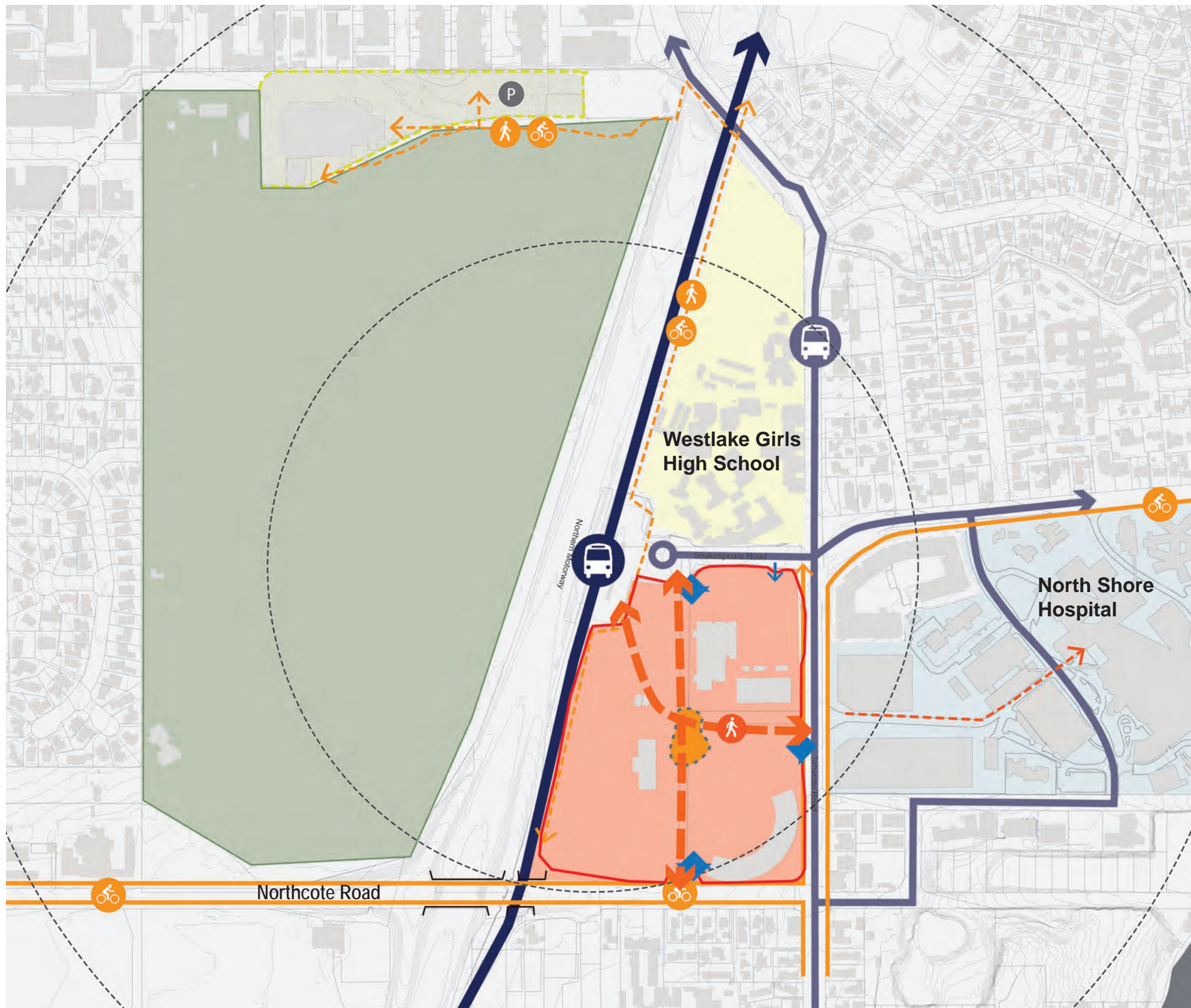
STRATEGIC URBAN DEVELOPMENT CONTEXT

Smales Farm together with the North Shore Hospital anchors the northern end of the greater Takapuna Strategic Growth & Development Opportunity Area identified in the updated Auckland Plan 2018. It is also located in close proximity to the Northcote central area also undergoing major urban renewal led by Panuku & HLC.



STRATEGIC TRANSPORT CONNECTIONS

While a large privately owned precinct Smales Farm is closely integrated with the surrounding Multi-Modal transport network.

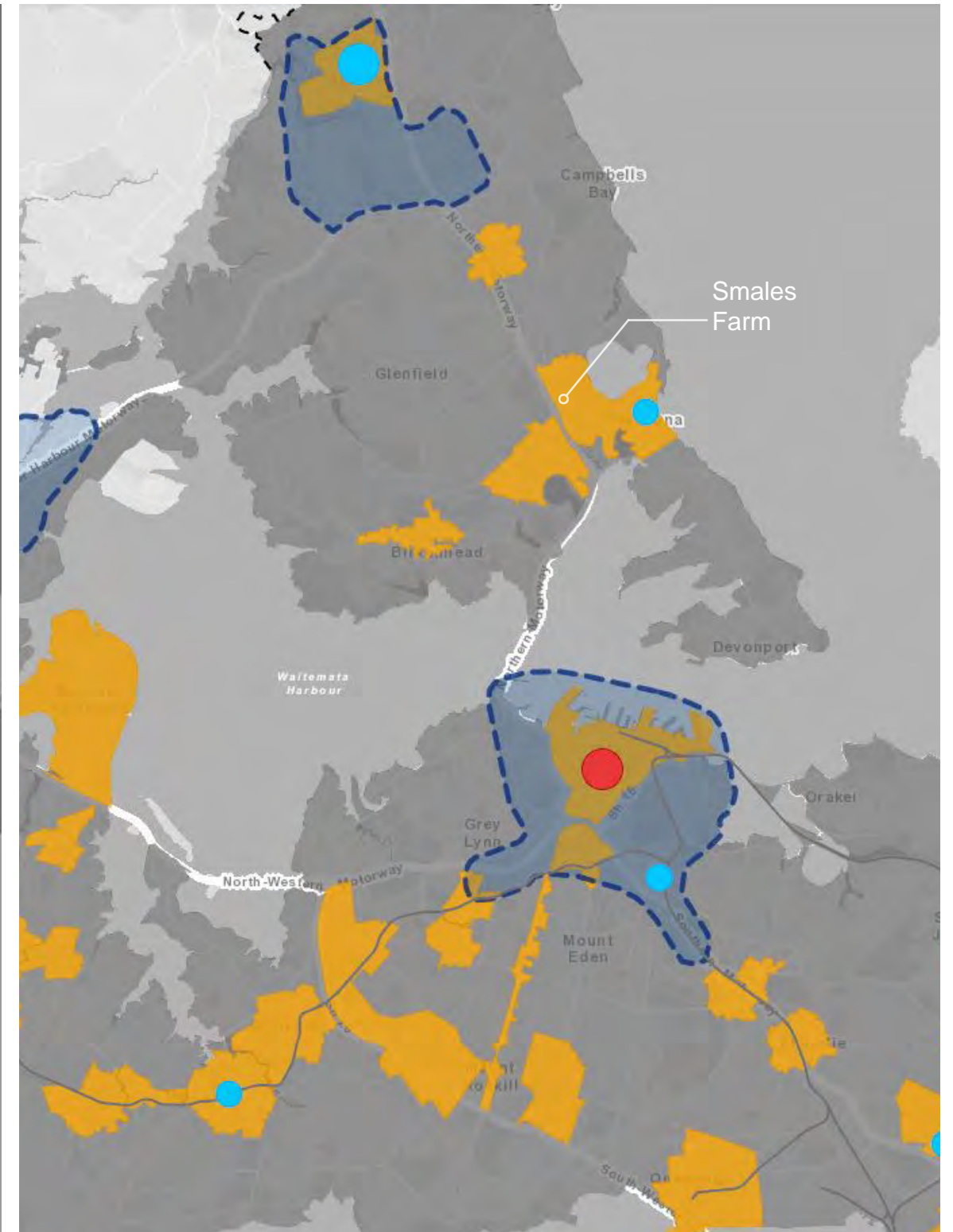
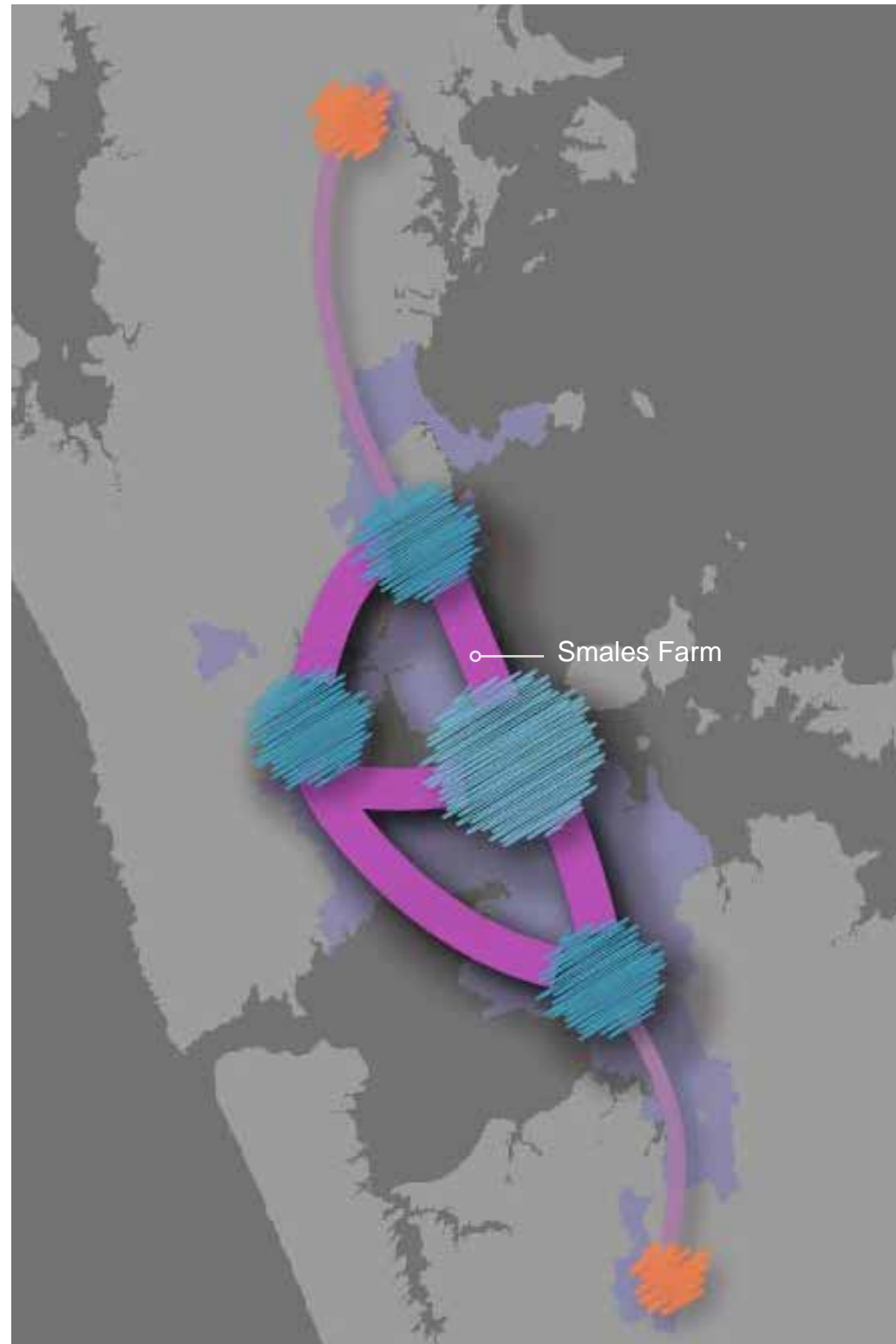


Auckland Plan 2050

Over the next 30 years, Auckland will move towards a multi-nodal model within the urban footprint.

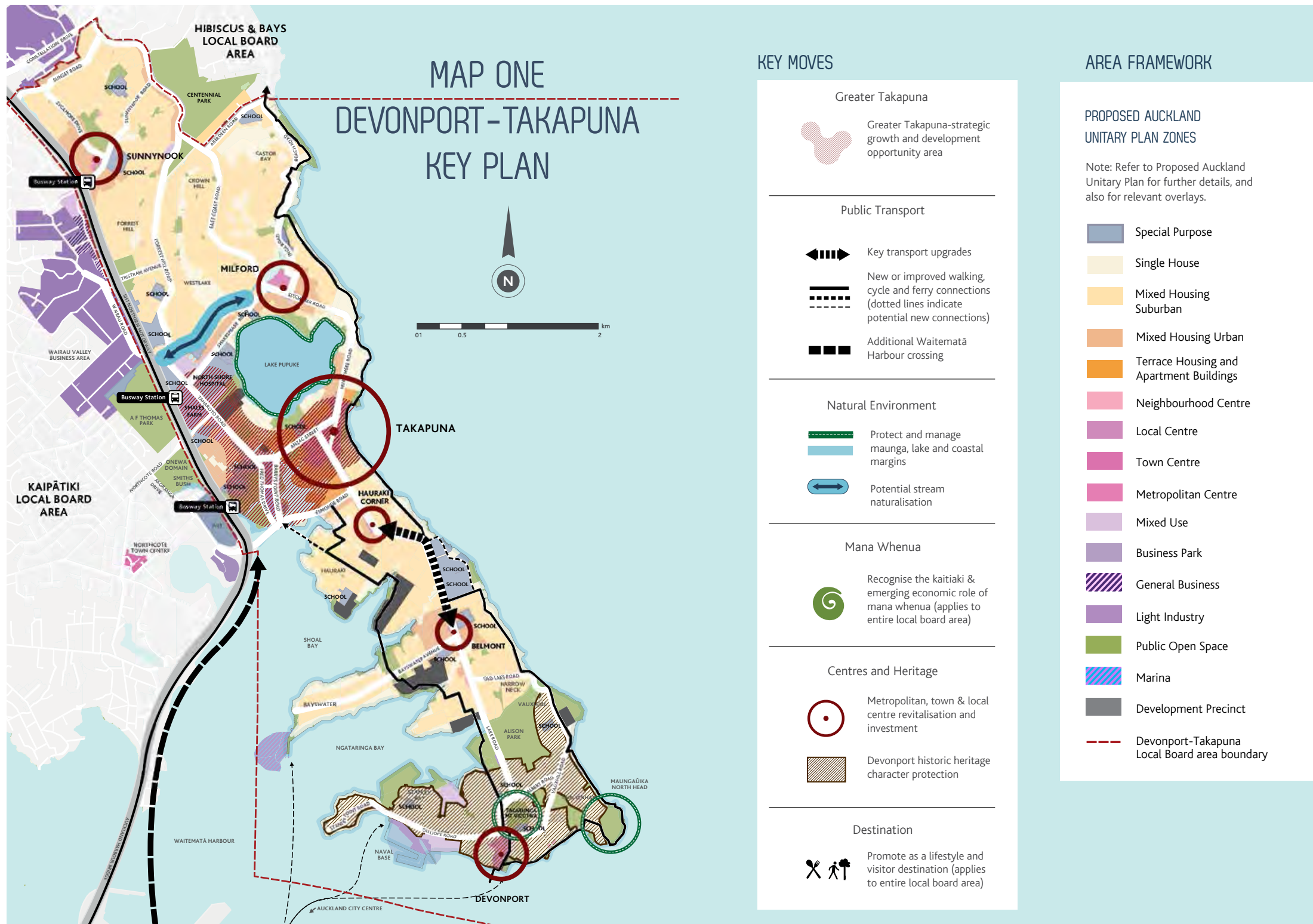
Development areas are introduced as a comprehensive approach to servicing expected growth across the existing urban area. They are specific locations that are expected to undergo a significant amount of housing and business growth in the next 30 years.

Planning and investment will be targeted and prioritised to these areas where the greatest development capacity is taken up.



DEVONPORT - TAKAPUNA AREA PLAN

Smales Farm is part of the Strategic Growth & Development Opportunity Area - an area with a broad mix of uses, significant development opportunity and anticipated high level of change



KEY MOVES

- Greater Takapuna**
 - Greater Takapuna-strategic growth and development opportunity area
- Public Transport**
 - Key transport upgrades
 - New or improved walking, cycle and ferry connections (dotted lines indicate potential new connections)
 - Additional Waitematā Harbour crossing
- Natural Environment**
 - Protect and manage maunga, lake and coastal margins
 - Potential stream naturalisation
- Mana Whenua**
 - Recognise the kaitiaki & emerging economic role of mana whenua (applies to entire local board area)
- Centres and Heritage**
 - Metropolitan, town & local centre revitalisation and investment
 - Devonport historic heritage character protection
- Destination**
 - Promote as a lifestyle and visitor destination (applies to entire local board area)

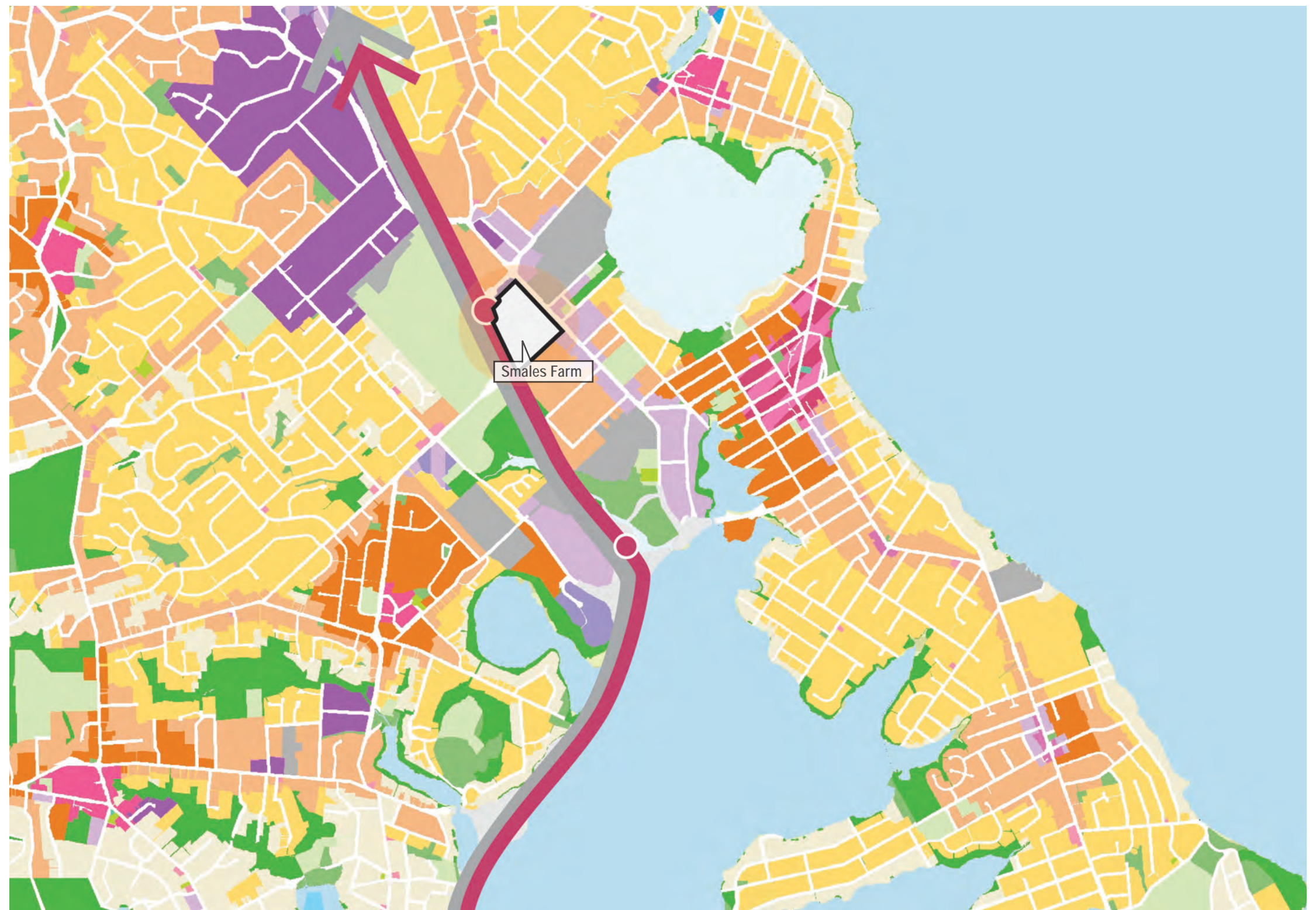
AREA FRAMEWORK

- PROPOSED AUCKLAND UNITARY PLAN ZONES**
- Note: Refer to Proposed Auckland Unitary Plan for further details, and also for relevant overlays.
- Special Purpose
 - Single House
 - Mixed Housing Suburban
 - Mixed Housing Urban
 - Terrace Housing and Apartment Buildings
 - Neighbourhood Centre
 - Local Centre
 - Town Centre
 - Metropolitan Centre
 - Mixed Use
 - Business Park
 - General Business
 - Light Industry
 - Public Open Space
 - Marina
 - Development Precinct
 - Devonport-Takapuna Local Board area boundary



AUCKLAND UNITARY PLAN ZONING CONTEXT

Smales Farm Precinct is currently zoned Business Park Zone under the unitary plan, part of a broader mixed use corridor along Taharoto road.



- | | | | |
|--|---|--------------------------------------|-----------------------------------|
| Residential - Large Lot Zone | Open Space - Conservation Zone | Business - Metropolitan Centre Zone | Business - Business Park Zone |
| Residential - Rural and Coastal Settlement Zone | Open Space - Informal Recreation Zone | Business - Town Centre Zone | Business - Heavy Industry Zone |
| Residential - Single House Zone | Open Space - Sport and Active Recreation Zone | Business - Local Centre Zone | Business - Light Industry Zone |
| Residential - Mixed Housing Suburban Zone | Open Space - Civic Spaces Zone | Business - Neighbourhood Centre Zone | Strategic Transport Corridor Zone |
| Residential - Mixed Housing Urban Zone | Open Space - Community Zone | Business - Mixed Use Zone | Special Purpose Zone |
| Residential - Terrace Housing and Apartment Buildings Zone | Business - City Centre Zone | Business - General Business Zone | |



MIXED USE CONTEXT

Smales Farm is surrounded by a mix of other large scale community and healthcare uses clustered around Taharoto and Shakespeare Road that separate it from smaller scale residential neighbourhoods



- Open Space
- Smales Farm
- Hospital Precinct
- Community - Schools
- Mixed Use Zone
- Wairau Valley Industrial Zone

DESIRED URBAN DESIGN OUTCOMES

1

A Greater Mix of Uses and Development Intensity



- Providing for a mix of activities including residential, retail and service businesses, food and beverage as well as commercial office activity.
- Provide for vertical residential apartment living as part of a dense mixed use environment.

2

Providing for Tall Buildings



- Providing for taller buildings up to 75-100m in height that enable vertical built form and concentrated mix of uses to create the desired qualities of a more dense, diverse and walkable node of transit oriented development.
- Provide for multiple tall towers that will create a cluster of building height acting as an identifiable node of development viewed from outside the precinct.
- Provide for variation in the height, form and architectural expression and character of tall buildings to create a visually distinctive and identifiable node of vertical development over time that contributes a positive presence on the skyline and identity within the broader urban fabric and character of the wider city landscape.
- Manage the location and distribution of tall building footprints, bulk and massing to create a quality environment for people within the precinct and surrounding streets and adjoining zones.
- Manage the potential environmental effects of tall buildings including building dominance, visual effects, privacy, and microclimate including shading and wind.

3

Quality Built Form



- Ensuring design quality and high levels of urban amenity for all buildings and stages of development within the precinct irrespective of building height, and including the integration of access arrangements and publicly accessible internal streets and spaces within the Precinct

4

Walkability and Pedestrian Public Spaces



- Create a highly walkable and pedestrian-oriented scale and form of development as the foundation of a transit oriented development node
- Maintain and strengthen a connected and legible network of key pedestrian routes through the precinct that are safe and enjoyable to use linking each of the main entrances with the surrounding street network with the central heart of the precinct and providing in time a new more direct route on the key desireline between the bus station, centre of the precinct, Taharoto Road entrance and North Shore Hospital precinct beyond
- Ensure these key walking routes are direct, safe, and enjoyable to use with a high level of pedestrian amenity afforded by streetscape and public space design and the quality of adjoining building edges and interface with adjoining development areas
- Provide for a primary pedestrian plaza public space at the heart of the precinct
- Recognise the need to manage internal vehicular access, circulation and carparking and required service areas to prioritise pedestrians along the key walking routes and high level of pedestrian amenity desired across the precinct

DESIRED URBAN DESIGN OUTCOMES

5

Providing for Residential Amenity



- Providing for appropriate levels of residential amenity for apartment buildings within the precinct including daylight, sunlight, outlook and privacy
- Recognise the role of the public realm within the precinct in providing access, use and enjoyment to open space amenity for future apartment residents living within the precinct
- Provide a more people-focused public realm of smaller scale public spaces fit to support the denser, more intensive and diverse use and range of activities and demands on public space expected of a dense mixed use development node, including a variety of spaces fit for purpose in meeting user demand from a greater intensity and diversity of use, that are multi-functional and flexible to support a wide range of everyday activities and events
- Managing interface / potential effects between activities

6

Managing the Public Realm Interface with surrounding streets and Movement corridors



- Establish appropriate scale interface with adjoining public streets through transitioning down in scale from tall building in the central and western parts of the precinct to a more medium rise built form fronting Taharoto, Shakespeare and Northcote Roads that provides a more comfortable scale relationship with surrounding streets and adjoining zones
- Provide for a greater height and scale of development at the western boundary interface in recognition of the lack of sensitivity of surrounding uses to tall buildings
- Recognise the visibility and prominence of the western edge of the precinct to the busway / motorway corridor of SH1 that is the major movement corridor for the North Shore

7

Managing the Relationship to Neighbouring Zones



- Establish appropriate scale interface with adjoining residential zones to the immediate north and south of the precinct
- Establish an appropriate scale relationship and desirable built form definition to the Taharoto Road mixed use corridor and healthcare and retirement living areas to the east
- Manage the potential for adverse environmental effects in relation to adjoining zones including building dominance, visual effects, privacy, and microclimate including shading and wind.

8

An Urban Form that provides Multi Modal Movement Integration and Transport Choice



- An urban form that prioritises walking and ease of access to mass rapid transit as the primary forms of transport to and within the precinct as required for a successful transit-oriented development node.
- An urban form that integrates closely with the movement networks within the surrounding streets and open spaces for walking and cycling and local North Shore buses to realise the benefits of greater transport choice, shorter commute times and reduced auto-dependency for local trips.

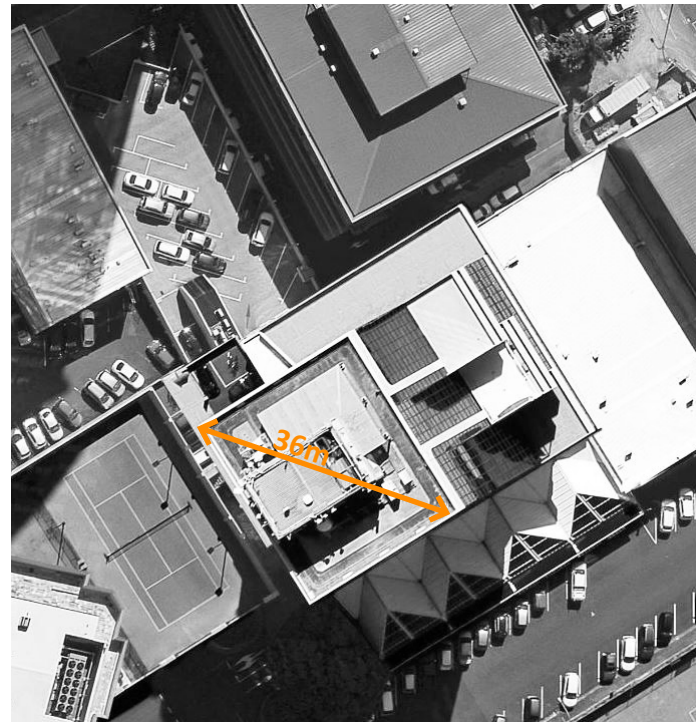
9

A Legible and Distinctive Built Form Node

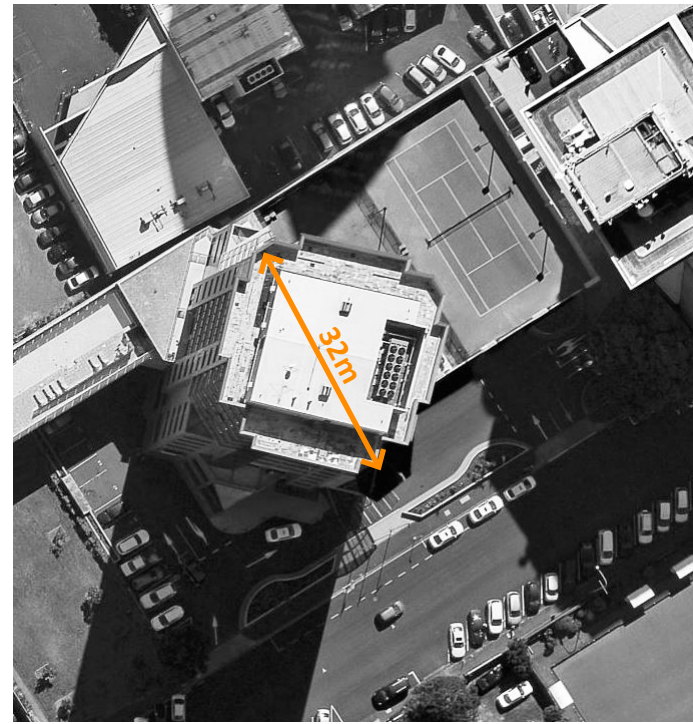


- Create a new identifiable and distinctive vertical built form profile and character that is recognisable as a legible node of transit oriented development in the wider urban fabric
- Ensure the future skyline profile of the vertical built form node has a positive presence when seen on the skyline in terms of its contribution to the urban built landscape character of the immediate surrounds and wider city
- Manage the potential for adverse visual effects on specific views and viewing audiences and the general built character of wider city

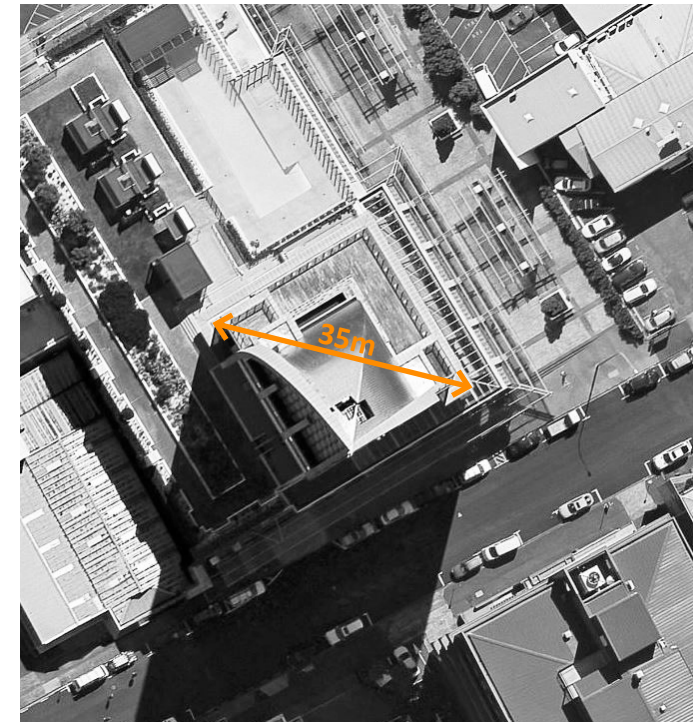
AIA TOWER - TAKAPUNA



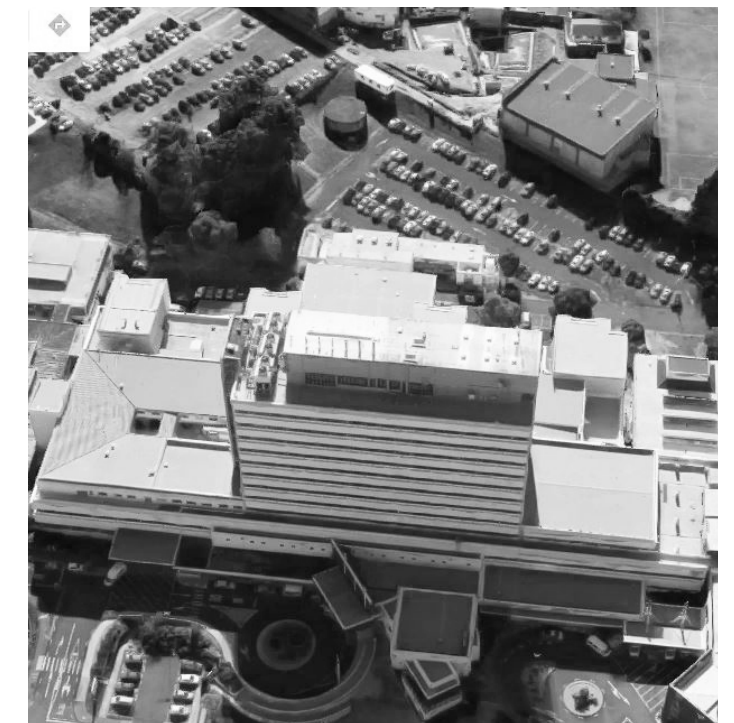
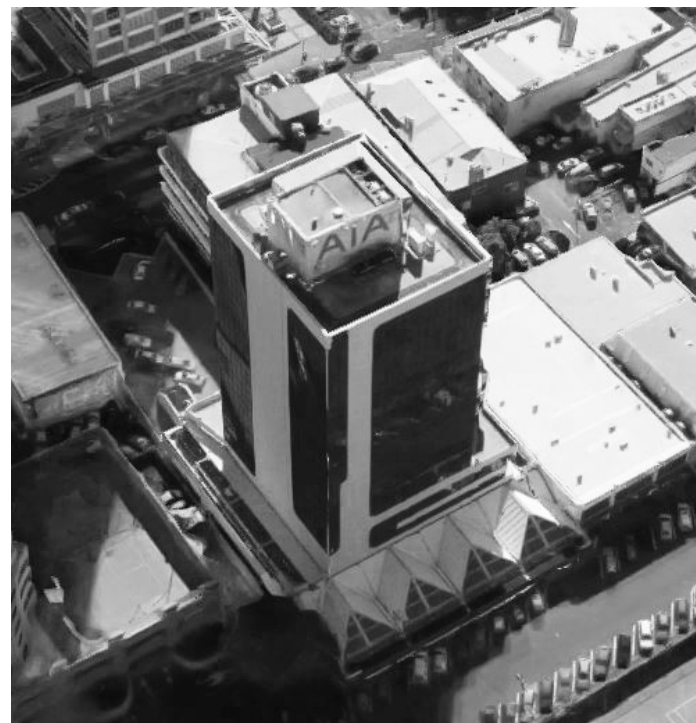
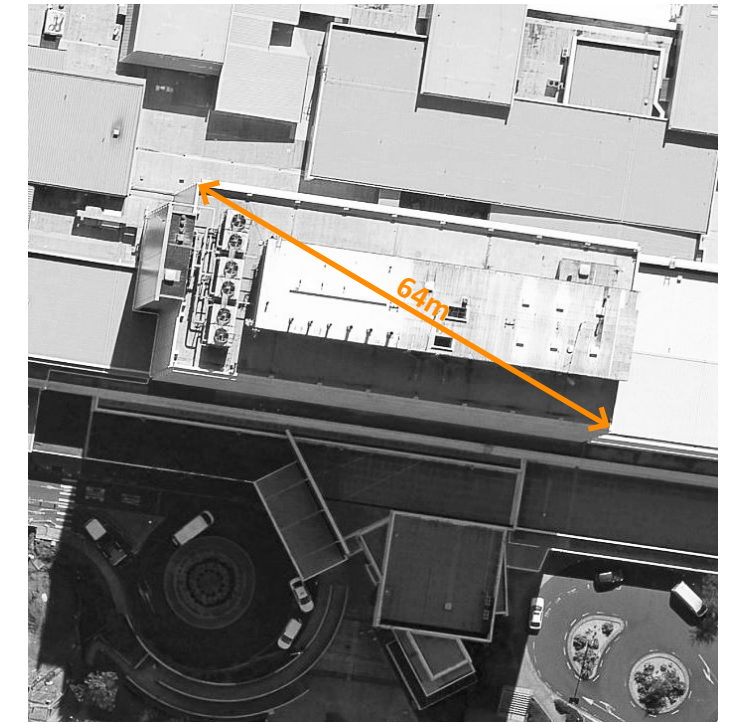
SPENCER ON BYRON HOTEL- TAKAPUNA



SENTINEL APARTMENTS - TAKAPUNA



NORTH SHORE HOSPITAL - TAKAPUNA



Tower plan dimension - 36m
Tower height - 60m

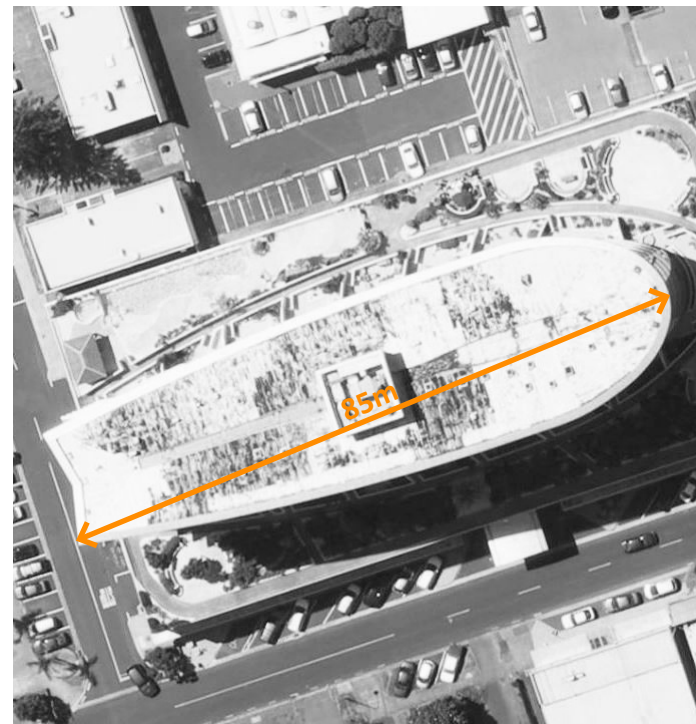
Tower plan dimension - 32m
Tower height - 72m

Tower plan dimension - 35m
Tower height - 118m

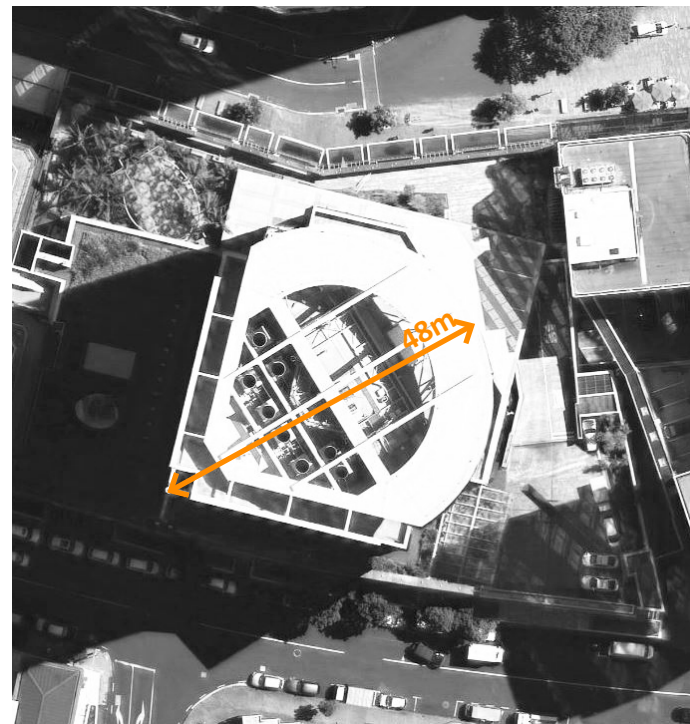
Tower plan dimension - 64m
Tower height - 60m

Note: Building heights derived the building heights from Auckland Council's 2013 above-ground LiDAR data.
Building plan dimensions derived from Google Earth.

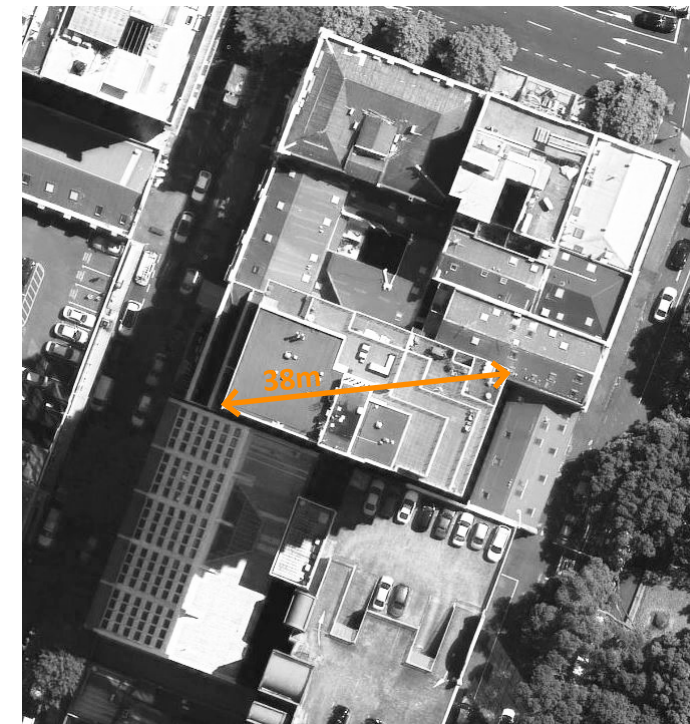
NAUTILUS APARTMENTS - OREWA



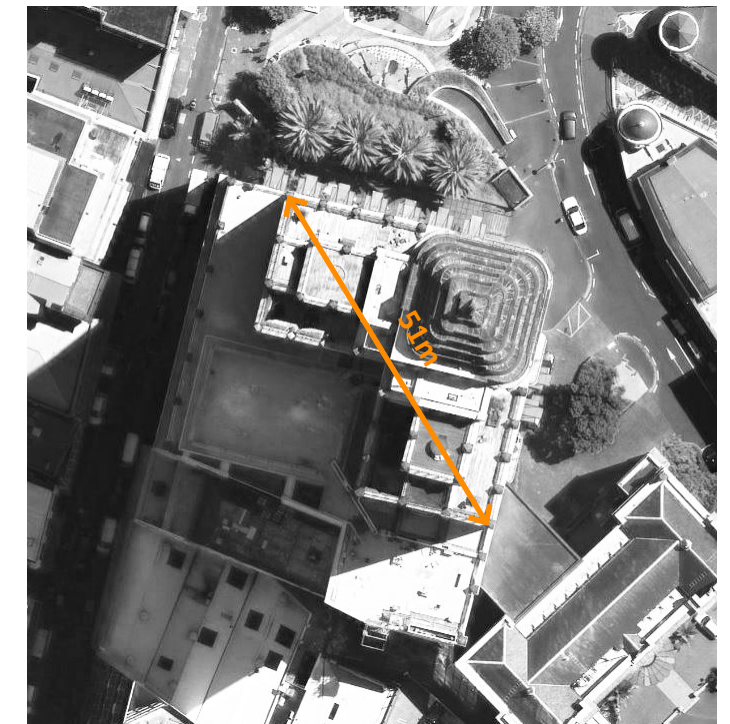
VERO TOWER - CBD



PRECINCT APARTMENTS - CBD



METROPOLIS APARTMENTS - CBD



Tower plan dimension - 85m
Tower height - 45m

Tower plan dimension - 48m
Tower height - 149m

Tower plan dimension - 38m
Tower height - 96m

Tower plan dimension - 51m
Tower height - 134m

Note: Building heights derived the building heights from Auckland Council's 2013 above-ground LiDAR data.
Building plan dimensions derived from Google Earth.