

Auckland Unitary Plan Operative in part

Plan Change 11

Three Kings Precinct

Operative

26 October 2018

Enclosed:

- Public Notice
- Seal page
- Operative version
- Clause 16

Auckland Unitary Plan - Plan Change to be become operative

Resource Management Act 1991 (the Act)

Plan Change 11: Three Kings Precinct

At its meeting on 2 October 2018 the council resolved to:

- a) approve Plan Change 11 - Three Kings Precinct under clause 1(2) of Schedule 1 of the Resource Management Act 1991
- b) authorise staff to complete the necessary statutory processes to publicly notify the date on which Plan Change 11 - Three Kings Precinct becomes operative, in accordance with the requirements in clause 20(2) of Schedule 1 of the Resource Management Act 1991.

The operative date is 26 October 2018.

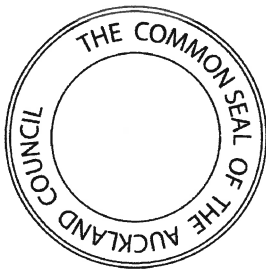
The updated district plan and background information may be viewed free of charge at the following www.aucklandcouncil.govt.nz/unitaryplanmodifications

Dated 19 October 2018.

**Find out more: phone 09 301 0101
or visit aucklandcouncil.govt.nz**

Auckland Unitary Plan Plan Change 11 Three Kings Precinct

THE COMMON SEAL of the AUCKLAND COUNCIL was hereby affixed under the
authority of council :



A handwritten signature in black ink, appearing to read 'Vaughan Toman', written above a horizontal line.

~~Mayor / Deputy Mayor / Chief Executive / Chief Officer~~

A handwritten signature in blue ink, consisting of several loops and strokes, written above a horizontal line.

~~Deputy Mayor / Chief Executive / Chief Officer / General Counsel~~

This plan change became operative on 26 October 2018

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. To achieve this outcome, the precinct contains a number of provisions which are specific to the Three Kings Precinct. This reflects the unique topography, land use history and particular location of the precinct. These provisions set development potential particular to this former quarried land, but also restrict the nature, scale and form of some development to respond to both the unique features of the precinct as well as the specific outcomes sought from 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 and other amenities on a major public transport route.

The expected outcomes of the precinct are set out below:

- (1) High amenity residential areas that will provide up to 1,500 additional homes to Auckland. There will be a number of housing typologies, including apartments, cascading apartments, and terrace housing. Filling of the quarry floor is required to a minimum RL64m on development sites to accommodate apartments and terrace housing on the riu (valley floor). 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. The western reserve will have improved connections to the west, will remain as an area of passive and active open space and as a recreation reserve. It is one of two places identified for a possible Whare Manaaki.
- (3) Sightlines to Te Tātua o Riu-ki-uta (Big King) are created. In addition the nature of development will offer distant views of Maungawhau (Mt Eden) and 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 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. Access to the riu will be enabled by two publicly accessible lifts.
- (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.
- (8) Key remnant features of the volcanic landform identified as features a, b, c, d and e on I333.10.1 Precinct plan 1: Location are retained and in some cases enhanced.

I333.10.1 Precinct plan 1: Location identifies key features within the precinct. I333.10.1A Precinct plan 1A: Activities and standards 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 and indicative walkways and cycleways). Precinct plan 2: Maximum building height identifies building height for the development sites measured as a maximum reduced level (RL). Precinct plan 2A: Finished ground levels illustrates minimum and maximum finished ground levels for the development sites as a reduced level (RL) and Precinct plan 3: Te Tātua o Riu-ki-uta sightlines illustrates the reduced level (RL) at the origin of each of the sightlines to Te Tātua o Riu-ki-uta. Precinct plan 4: Stormwater management concept plan, illustrates the location of the various stormwater management features.

I333.2. Objectives

Comprehensive development

- (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.
- (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.

Culture and landscape

- (2) The precinct is redeveloped in a way that 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.

Infrastructure

- (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.
- (4) *[deleted]*

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 contributes to growth within the region.
- (2) Ensure development is integrated with its surroundings and provides the required open spaces and infrastructure.
- (3) Require that the finished contours of the land support intensive residential redevelopment and achieves integration:
 - (a) and improved connectivity between the redeveloped precinct area and surrounding land uses including land to the west
 - (b) with the approved stormwater network; and
 - (c) between open spaces, to facilitate pedestrian connections from the perimeter of the precinct to the riu. The use of high retaining walls or similarly engineered structures south of the Open Space – Sport and Active Recreation zone is to be avoided.
- (4) Enable higher density residential activities along the Mt Eden Road frontage and in the southern portion of the precinct to take advantage of 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, open spaces including 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 and Grahame Breed Drive Extension are 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, access, 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 permeable and include the following:
- (a) an east-west route through to Mt Eden Road, including a publicly accessible lift of universal design which is concurrent with the construction of the associated cascading apartment building, and stairs from the riu to Mt Eden Road opposite Kingsway, and western walking and cycling connections to Smallfield and Fyvie Avenues;
 - (b) a north-south route that connects to the town centre including a publicly accessible lift of universal design which is concurrent with the construction of the associated cascading apartment building;
 - (c) a high quality street environment that promotes walking and cycling via direct, safe and well-designed pedestrian and cycle provisions;
 - (d) an internal road pattern in the riu that runs approximately north-south and east-west; and
 - (e) a publicly accessible network which provides walking, cycling, and roading and associated infrastructure including stairways, and publicly accessible lifts (constructed as part of associated cascading apartment buildings) which establish strong connection(s) to the town centre, residential communities, open spaces and adjacent streets.
- (12) Provide for increased building height on the corner of Mt Eden Road and Grahame Breed Drive, and to the west of the plaza on Grahame Breed Drive Extension to support and create 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) Design the section of Grahame Breed Drive Extension between the plaza and town centre as a slow speed environment with a strong priority given to pedestrians.
- (15) Ensure that new buildings are suitably designed and respond to the site and result in positive urban design outcomes.
- (15A) Ensure a high quality development when viewed from Te Tātua a Riukiuta in terms of building modulation, appearance, design and landscape treatment.

Culture and landscape

- (16) Protect 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.
- (17) Recognise the landmarks 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 on its eastern slopes and on the northern slopes of the western reserve.
- (18A) Protect key remnant volcanic features of local significance.

- (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 and key remnant volcanic features of the land.
- (19A) Providing for a Whare Manaaki to enable mana whenua to exercise kaitiakitanga over Te Tātua o Riu-ki-uta within the precinct.
- (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 discharge that protects the mauri of the aquifer.
- (22) Ensure that the stormwater management systems are well maintained with appropriate legal mechanisms obligating owners of private devices (including bodies corporate) to maintain them; and to provide 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) Put in place 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 including management of stormwater to protect the aquifer from contamination.
- (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 and the finished contours of the land support integrated stormwater management.

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 zones 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 Terrace Housing and Apartment Buildings and Town Centre Zones

Activity		Activity status
Use		
Residential		
(A1)	Dwellings	C

(A1A)	Residential activity that does not comply with Standard I333.6.1 (2)	NC
(A1B)	Alterations and additions to dwellings built after 30th September 2013	C
(A1C)	Residential activity that does not comply with Standard I333.6.1 (3)	D
Commerce		
(A2)	Retail with a gross floor area under 250m ² per tenancy	RD
(A3)	Retail, with a gross floor area under 250m ² per tenancy within the areas identified as the ground floor of the “plaza building” or the Plaza (with residential above and below) shown on I333.10.1A Precinct plan 1A: Activities and standards	P
Development		
(A4)	<i>[deleted]</i>	
(A5)	Additions/alterations/or relocation of existing buildings or construction of 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 residential above and below)’ on I333.10.1A Precinct plan 1A: Activities and standards	D
(A7A)	Construction or alteration to a cascading apartment building complying with Standard I333.6.2.(6)	RD
(A7B)	Construction or alteration to a cascading apartment building not complying with Standard I333.6.2.(6)	NC
(A7C)	Construction of any building, or alteration to a building, that does not comply with Standard I333.6.8.	NC
(A7D)	Construction of any building on or over any remnant volcanic feature shown on Precinct plan 1A: Activities and standards except that this shall not preclude: <ul style="list-style-type: none"> • buildings above the lower lava lake shown as feature (e) on Precinct plan 1A • boardwalks giving access to Te Tātua o Riukiutia • fences and other structures less than 1.5m in height 	NC
(A7E)	Construction of vehicle crossings fronting Mt Eden Road between Kimiora Road and Grahame Breed Drive provided the number of crossings does not exceed three	C
(A8)	Earthworks greater than 2,500m ²	RD
(A9)	<i>[deleted]</i>	
(A10)	Earthworks associated with the creation of roading and/or other infrastructure	RD
(A10A)	Earthworks resulting in finished ground levels that do not comply with Standard I333.6.2A Finished Ground Levels	NC
(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 I333.6.13(1)	NC
(A11)	Rehabilitation of land zoned Terrace Housing and Apartment Buildings and Town Centre	RD

(A12)	<i>[deleted]</i>	
(A13)	Any roading related or in-ground infrastructure works or works on land that is consistent with I333.10.1A Precinct plan 1A: Activities and standards	RD
(A14)	Any infrastructure works or infrastructure activity not provided for as a permitted activity	RD
(A15)	Any activity, development or subdivision not otherwise provided for	D
(A15A)	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).	NC
Subdivision		
(A16)	Subdivision in accordance with I333.10.1A Precinct plan 1A: Activities and standards	RD
(A17)	Subdivision not in accordance with I333.10.1A Precinct plan 1A: Activities and standards	D
(A18)	Subdivision for the purpose of: <ul style="list-style-type: none"> • Creating lots for infrastructure, including roading • Creating lots utilising zone boundaries 	RD

Table I333.4.2 Open Space zones

Activity		Activity status
Use		
Community		
(A19)	A Whare Manaaki generally located in one of the two positions shown on I333.10.1A Precinct plan 1A: Activities and standards	RD
Development		
(A19A)	Earthworks associated with the creation of Open Space	RD
(A19B)	Earthworks associated with the creation of roading and/or other infrastructure	RD
(A19C)	Development of the “southern terrace” shown on I333.10.1A Precinct plan 1A: Activities and standards	C
(A19D)	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	D
(A19E)	Earthworks resulting in finished ground levels that do not comply with Standard I333.6.2A Finished Ground Levels	NC
(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 I333.6.13(1)	NC
(A19G)	Construction of any building on remnant volcanic features shown on I333.10.1 Precinct plan 1: Location	NC
(A20)	Rehabilitation of land zoned Open Space	RD
(A21)	Any infrastructure works or infrastructure activity on land zoned Open Space	RD
Subdivision		
(A22)	<i>[deleted]</i>	

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 recontour land to ensure it is suitable for future development and open space uses as shown on I333.10.1 Precinct plan 1: Location;
- 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 both above and below Mt Eden Road, Grahame Breed Drive and Grahame Breed Drive Extension.

Note 3

For the purpose of this precinct 'Whare Manaaki' means a meeting, educational, and/or cultural facility for the purpose of Mana Whenua to exercise kaitiakitanga over Te Tātua o Riu-ki-uta and adjacent lands within the precinct. The Whare Manaaki could include meeting and dining facilities, kitchen, plant propagation area(s) for planting and vegetation management, a facility to house implements and equipment associated with ecological restoration, revegetation and track works; and associated storage facilities.

Note 4

In this precinct 'reduced levels' or 'RLs' are used in standards and on Precinct plans to achieve the building, urban form and open space outcomes promoted by the precinct. RLs specify the relative levels of the physical environment such as finished ground levels and height of buildings. This method is necessary as earthworks will shape the future ground levels throughout the precinct, particularly the riu (quarry floor) which will be lifted. RLs are measured from Auckland Datum.

Note 5

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.

I333.5. Notification

- (1) An application for resource consent for a controlled activity listed under I333.4 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 sections 95A(9) or 95B(10) of the Resource Management Act 1991.

- (2) An application for resource consent for an activity that is not a controlled activity as listed under I333.4 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 zone standards apply in this precinct unless otherwise specified below:

- Standard H10.6.5 Residential at Ground Floor does not apply for residential activities at ground level shown on I333.10.1A Precinct plan 1A: Activities and standards;
- Certain standards within Chapter E25, as specified in standard I333.6.14 Noise and Vibration.

All activities listed as permitted, controlled or restricted discretionary in Tables I333.4.1 and I333.4.2 must comply with the following standards.

I333.6.1. General standards

- (1) Development must comply with I333.10.1A Precinct plan 1A: Activities and standards.
- (2) The total number (construction and/or relocation) of dwellings within the precinct must not exceed 1500.
- (3) The total number (construction and/or relocation) of dwellings in the 'Area subject to additional density control' shown on the I333.10.1A Precinct plan 1A: Activities and standards must not exceed 400.
- (4) The total gross floor area for the Whare Manaaki must not exceed 450m².
- (5) The total gross floor area for retail must not exceed 1000m² within the Terraced Housing and Apartment Buildings zoned land (excluding the area identified as Plaza with residential above and below on I333.10.1A Precinct plan 1A: Activities and standards).

I333.6.2 Maximum Building Height

- (1) The maximum building height is as shown on I333.10.2 Precinct plan 2: Maximum 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.
- (2) *[deleted]*
- (3) *[deleted]*
- (4) *[deleted]*
- (5) The maximum building height on the southern terrace-shown on I333.10.1A Precinct plan 1A: Activities and standards shall be RL68.5m.

- (6) A cascading apartment may exceed the maximum building height shown on I333.10.2 Precinct plan 2: Maximum building height provided that the part of the building exceeding maximum building height is limited to:
- (a) maximum building height exceedance is of no greater than 2 metres
 - (b) lift overruns and plant rooms height exceedance is no greater than 2.5m provided that the total area of maximum building height exceedance is no greater than ten per cent of the roof area of the storey immediately below the lift overruns and plant rooms.

I333.6.2A Finished Ground Levels

- (1) Earthworks shall result in the minimum finished ground levels specified on I333.10.2A Precinct plan 2A: Finished ground levels
- (a) The minimum finished ground level for residential development sites in the “area subject to additional density control” shown on I333.10.1A Precinct plan 1A: 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.
 - (b) The minimum finished ground level on the area marked “southern terrace” will be RL67m, as specified on I333.10.2A Precinct plan 2A: Finished ground level. 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.
 - (c) The average finished ground level of the Open Space - Sport and Active Recreation Zone specified on I333.10.2A Precinct plan 2A: Finished ground level shall be no less than RL63m.
- (2) Earthworks shall result in a maximum finished ground level of RL77m in the location specified on I333.10.2A Precinct plan 2A: Finished ground level.
- (3) Earthworks are not subject to this standard where no minimum or maximum finished ground level is specified on I333.10.2A Precinct plan 2A: Finished ground level.

I333.6.2B Building Setbacks: Cascading Apartments

- (1) For the purpose of this standard, the following roads are primary roads:
- (a) Mount Eden Road
 - (b) Grahame Breed Drive
 - (c) Grahame Breed Drive Extension
- (2) Any cascading apartment building fronting a primary road specified in (1) above shall comply with the setback standards below:
- (3) A minimum setback of four metres applies to a cascading apartment’s rear elevation. The setback shall apply:
- (a) from the floor at the level of the primary road, but may vary by one floor above or below the road to allow for slope; and

(b) to all floors on the rear elevation above the lowest point of the setback.

Note: For clarification - refer to Figure I333.6.2B(5) Minimum building setbacks for cascading apartments.

The intention of the four metre setback rule is to provide the podium level. This setback is designed to break up the bulk of the building when viewed from the western side of the precinct and the Maunga. The setback applies at Mt Eden Road / Grahame Breed Drive (and Grahame Breed Drive extension) level and forms a podium with the cascading sleeved apartments below and the dual loaded apartments above.

(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.

(a) The minimum setback shall apply:

(i) from the front elevation of the building; and

(ii) to each floor at the fifth level and above; and

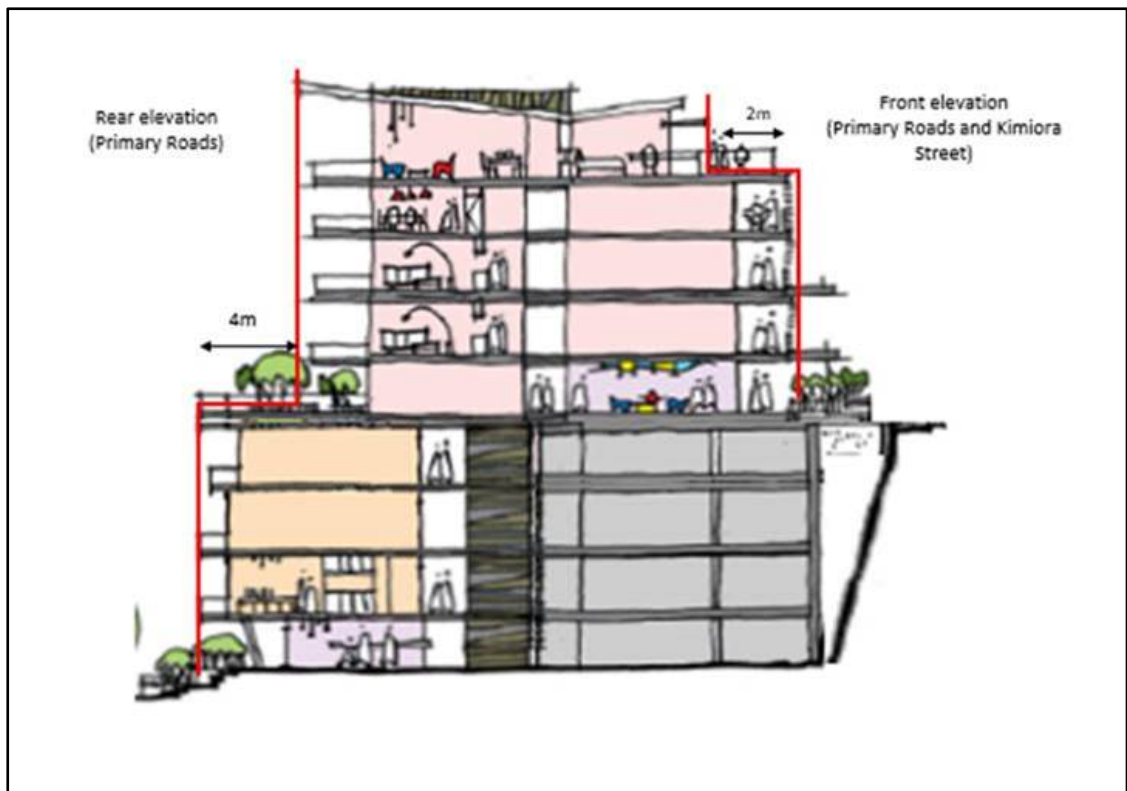
(iii) to only the longest elevation in the event a cascading apartment has frontage to two roads.

(b) Any partial basement between road level and habitable floor space shall be excluded from the calculation of floor levels.

Note: For clarification - refer to Figure I333.6.2B(5) Minimum building setbacks for cascading apartments.

The two metre setback control applies along Mt Eden Road /Grahame Breed Drive (and Grahame Breed Drive extension) and part of Kimiora Street at the fifth level of the apartment building and above. It is designed to recess the upper floors in order to reduce visual dominance when the building is viewed from primary roads (Mt Eden Road and Grahame Breed Drive) and Kimiora Street

Figure I333.6.2B(5) Minimum building setbacks for cascading apartments



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

- (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.
- (3) The landscaped area of the site must not be less than 30 per cent of the net site area.
- (4) *[deleted]*
- (5) *[deleted]*
- (6) Standards (1) to (3) above do not apply to cascading apartments.
- (7) *[deleted]*

I333.6.5. Yards

- (1) Any building must be set back from the front boundary by a minimum of 2 metres (excluding basement space below the RL of the adjacent street level).

- (2) In addition to the above, any building must be set back from the external boundaries of the precinct where it abuts or faces residential or open space zoned land by a minimum of 3 metres. 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 3 metre yard does not apply to internal boundaries within the precinct including street frontages and land adjoining open space zoned land.

I333.6.6. Outdoor living space

- (1) Residential - Terrace Housing and Apartment Buildings Zone Standard H6.6.15 Outdoor Living Space shall apply except:
- (a) that any development which has a balcony with an area of 8m² and a minimum dimension 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 required by H6.6.15(1) shall be 18m².

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 reserve and the adjacent land shown on Precinct plan 1 shall be deemed to be RL77.50m. 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 I333.10.3 Precinct plan 3: Te Tātua o Riu-ki-uta Sightlines.
- (2) The origin point for each sightline shall be as shown on I333.10.3 Precinct plan 3: 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 destination line on the Maunga shall be RL120m.

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 I333.10.1A Precinct plan 1A: Activities and standards.
- (2) *[deleted]*
- (3) The primary roads shall be located as shown on I333.10.1A Precinct plan 1A: Activities and standards.
- (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.

I333.6.10. Minimum dwelling size

- (1) Dwellings must have a minimum net internal floor area as follows:
 - (a) 40m² for studio dwellings;
 - (b) 45m² for one or more bedroom dwellings;
 - (c) Where a building contains 20 or more dwellings, when averaged the net internal floor area of all dwellings shall be no less than 55m².
- (2) *[deleted]*
- (3) 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.

I333.6.11. Parking

- (1) Parking within the precinct must be provided in accordance with E27.6.2 and the following standards:
 - (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;
 - (e) visitor cycle parking shall be provided at a rate of one for every 20 dwellings within a single building; and
 - (f) parking accessory to a whare manaaki shall be provided as follows:
 - (i) Minimum rate: there is no minimum parking rate;
 - (ii) Maximum rate: five car parking spaces .

I333.6.11A Vehicle Access

- (1) Any cascading apartment building on a site with frontage to any road listed below shall be served by vehicle access to that road:
 - (a) Grahame Breed Drive
 - (b) Grahame Breed Drive Extension
 - (c) Kimiora Street
- (2) No vehicular access shall be provided between the buildings and the riu.

Note: Up to three vehicle crossings to Mt Eden Road is a controlled activity, any additional vehicle crossing is subject to the controls in Chapter E27. Refer to assessment criteria I333.7.2(3).

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.

I333.6.13 Remnant volcanic features

- (1) No earthworks shall occur on the remnant volcanic features identified on I333.10.1A Precinct plan 1A: Activities and standards as:

Feature a – Quarry Park
Feature b – Fyvie Exposure
Feature c – Barrister Exposure
Feature d – South-Eastern Exposure
Feature e – Lower Lava Lake

Except that this rule shall not preclude works:

- (a) necessary only for the purpose of making safe any aspect of the exposed rock faces;
 - (b) associated with the removal of any weeds, other earth, material or vegetation to better display the rock formation;
 - (c) necessary to undertake rehabilitation due to contamination (if required);
 - (d) necessary to widen Grahame Breed Drive; and
 - (e) necessary to construct public pathways.
- (2) Any works to the South-Eastern Exposure in accordance with I333.6.13(1) (a), (b) and/or (c) shall preserve a minimum 50 metre length of the northern face of the feature.

I333.6.14 Noise and Vibration

- (1) For Rehabilitation activities occurring within the precinct, Chapter E25 applies (including E25.6.27 construction noise and E25.6.30(1)(a) vibration – building damage) except for:
 - a) E25.6.30(1)(b) (vibration – amenity).

Once rehabilitation activities are complete, the above exclusion no longer applies.

- (2) Blasting associated with Rehabilitation activities is to occur between the hours of 9am and 5pm, Monday to Saturday only, excluding public holidays, with only three blast events permitted on any one day (where a blast event may comprise the firing of several charges in rapid succession).

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 a dwelling built after 30 September 2013; construction and/or relocation of a dwelling; and construction of any new building (including the plaza or any 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;
 - (ii) the effects of the plaza building and associated public stairs and how this relates to the adjacent town centre;
 - (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;
 - (ii) the effect of landscaping adjacent to the Maunga and how this contributes to the natural character of the Maunga;
 - (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 I333.10.3 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:
 - (i) the effects of any building located on the 'active use at street level' area shown on I333.10.1A Precinct plan 1A: Activities and standards, 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.
 - (l) Fencing
 - (i) The provision of fencing or safety barriers necessary to meet any health and safety requirements.
 - (m) Integration and improved connectivity to a publicly accessible network, and improved connectivity through the precinct and to local streets outside the precinct.
- (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) transport:
 - (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;
 - (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) *[deleted]*
- (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) Crime prevention through environmental design (CPTED) principles:
 - (i) the effects of building design and layout on the safety of residents and visitors to the precinct having regard to CPTED principles;
 - (ii) the design, access to and delivery of publicly accessible lifts;

- (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;
 - (ii) the planting of appropriate vegetation on slopes having regard to the stability of the slopes and the use of native planting characteristic of Auckland's volcanic landscapes.
- (m) For dwellings on land south of Kimiora Street, along Mt Eden Road:
 - (i) provision of walking connections on adjoining Open Space – Informal Recreation zone land, and a publicly accessible lift of universal design on Terrace Housing and Apartment Building zoned land, that contribute to a publicly accessible network, and improve connectivity through the precinct and to local streets outside the precinct.
- (n) For the construction of the southern terrace:
 - (i) the extent to which the design of the southern terrace provides an effective, walkable transition between the sports fields and the cascading apartments, stairs and ramp, plaza and town centre beyond;
 - (ii) the effects of the form and scale of the southern terrace on open space by avoiding the use of high walls, and utilising batter slopes, stepped terracing and other low engineered structures (or a combination thereof) as alternatives; and
 - (iii) the extent to which the southern terrace is landscaped to facilitate integration with the sports fields and enhance the visual amenity.

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, including roads - 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) and (15A);
 - (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 the northern face of the 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);
 - (l) Visual impact when viewed from Te Tātua o 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(15A)
 - (m) Integration and improved connectivity – refer to Policies I333.3(9) to (11)
- (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) Transport - refer to Policies I333.3 (6), (9), (10), (11) & (15);
 - (f) Heights and Setbacks - refer to Policies I333.3 (4), (6), (12), (15) and (15A);
 - (g) Building Coverage - refer to Policies I333.3 (4) & (15A);
 - (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 including private open space and any communal open space - refer to Policy I333.3 (15);
 - (m) 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(15A);
 - (n) Design of the plaza area as shown on I333.10.1A Precinct plan 1A: Activities and standards 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)
 - (o) Integration and improved connectivity – refer to Policies I333.3 (9) to (11)

Note: Three Kings Residential Design Guide, a non-statutory document, can be referred to when assessing new buildings and development within the precinct.

- (3) Vehicle crossings on Mt Eden Road provided the number of crossings does not exceed three:
 - (a) adequacy of the site and the proposal;
 - (b) design and location of access;
 - (c) effects on pedestrian and streetscape amenity; and
 - (d) effects on the transport network.

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) Whare Manaaki:
 - (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
 - (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 I333.10.1 Precinct plan 1: Location to leave any rock faces safe, stable and structurally sound;
 - (b) extraction, processing and removal of rock, earth or other material having regard to consistency with the Precinct plans and 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;
 - (i) timing for the removal of the bund along Mt Eden Road and the final stabilisation of the associated eastern rock face, including the opportunity to stage this work consistent with the timing of the intended development along Mt Eden Road.
- (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;
 - (c) the manner in which Te Aranga Maori Design Principles are observed; and
 - (d) the manner in which the subdivision provides for the transport linkages including the publicly accessible lifts, walkways and cycleways as shown on I333.10.1A Precinct plan 1A: Activities and standards.
- (5) Subdivision creating lots along zone boundaries:
- (a) the alignment of the cadastral boundaries created with Precinct plan 1A 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, public access, information, management, maintenance and the clean-up protocols are able to ensure that visual and olfactory offense are managed and minimised in the event of an overflow and that the duration of such an event is minimised; 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 I333.10.4 Precinct plan 4: Stormwater management concept plan or such other management plan that will achieve a similar or better water quality outcome;
 - (aa) 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 riu is proposed.
 - (ab) 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.
 - (b) The proposal mitigates flooding effects on people and property by ensuring adequate flood storage, soakage capacity, road access for emergency vehicles in a flood event 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 1% AEP event. Road

- design must ensure that no more than 300mm of flood depth occurs in catchments A, B or C;
- (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 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 (VMPPD) 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);
 - (g) 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;
 - (h) 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;
 - (i) 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;
 - (j) Erosion and sediment control measures are required to manage the runoff from earthworks areas that may affect soakage zones during the development of individual sites.
- (9) The stormwater management approach respects the mauri and significance of the aquifer by taking a treatment train approach, while protecting the aquifer from contamination and supporting the principles of Kaitiakitanga (Mauri tu, Taiao, Ahikaa).
- (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. This includes construction of the Grahame Breed Drive road widening shown on Precinct plan 1.
- (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 and encourages riu residents to use the northern roading connection 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) *[deleted]*
 - (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;
 - (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;
 - (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;
 - (j) the proposal includes appropriate traffic management and safe pedestrian access at the intersection of Mt Eden Road and Grahame Breed Drive;
 - (k) 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 cross section of the road with different cross sections applying to primary access roads, roads which service residential lots and laneways;

- (l) the provision of universally designed and publicly accessible lifts within the locations shown on I333.10.1A Precinct plan 1A: Activities and standards; and
 - (m) the slow speed environment identified on I333.10.1A Precinct plan 1A: Activities and standards provides for a high amenity, pedestrian and cycle friendly environment characterised by low vehicle speeds.
- (13) Cascading apartments exceeding maximum building height by up to two metres.
- Building height under this rule should be for:
- (a) architectural features and/or variation in roof form which provides a variety of roof form when viewed from street level and from the Maunga.
- (14) Infringement of maximum impervious area and/or minimum landscaped area:
- (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 I333.6.4.
- (15) Whare Manaaki:
- (a) the extent to which the scale and visual appearance of any proposed structure can be accommodated against the backdrop of the Maunga, a visually significant landscape.
- (16) Infringements of building coverage
- (a) the extent to which the increased building coverage has effects on residential amenity, landscaping and open space areas within the precinct.

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) Whare Manaaki- refer to Objective I333.2(1A) and Policies I333.3(15) – (18A), Objectives H7.5.2 (1) to (3) and policies H7.5.3 (1), (3) to (5) and (7);
- (3) Rehabilitation of land including rock removal, earthworks and fill operations - refer to Policies I333.3(3), (15A), (18), (18A) – (25);
- (4) Subdivision including roading and associated earthworks and infrastructure - refer to Policies I333.3(2) – (4), (7), (8), (10), (11), (15A) – (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).
- (8) Cascading apartments exceeding maximum building height by up to two metres in Activity Table I333.4.1 -building height under this rule is limited to that necessary for architectural features and variation in roof form which provides a variety of roof form when viewed from street level and from the Maunga.
- (9) Construction of more than three vehicle crossings to Mt Eden Road:
 - (a) effects of the vehicle crossing on the adjacent transport network having regard to:
 - (i) visibility and safe sight distances for the users of the vehicle crossing;
 - (ii) proximity to and operation of existing intersections;
 - (iii) the use and safety of bus stops;
 - (iv) the integration of the vehicle access with the building design;
 - (v) the ability of buildings to share the use of a vehicle access/vehicle crossing;
 - (vi) adequacy for the site and the proposal;
 - (vii) design and location of access;
 - (viii) effects on pedestrian and streetscape amenity; and
 - (ix) effects on the transport network.

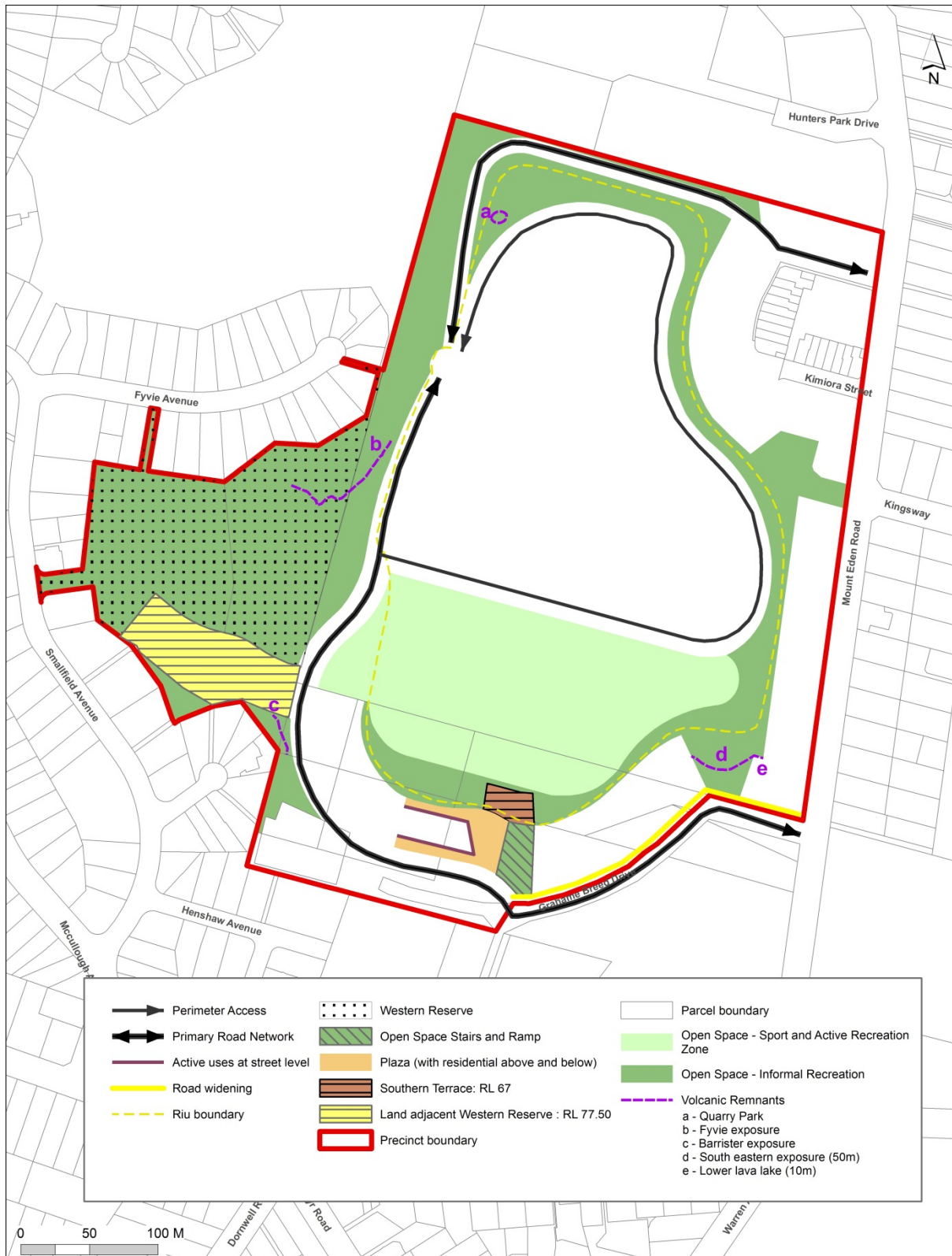
I333.9. Special information requirements

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

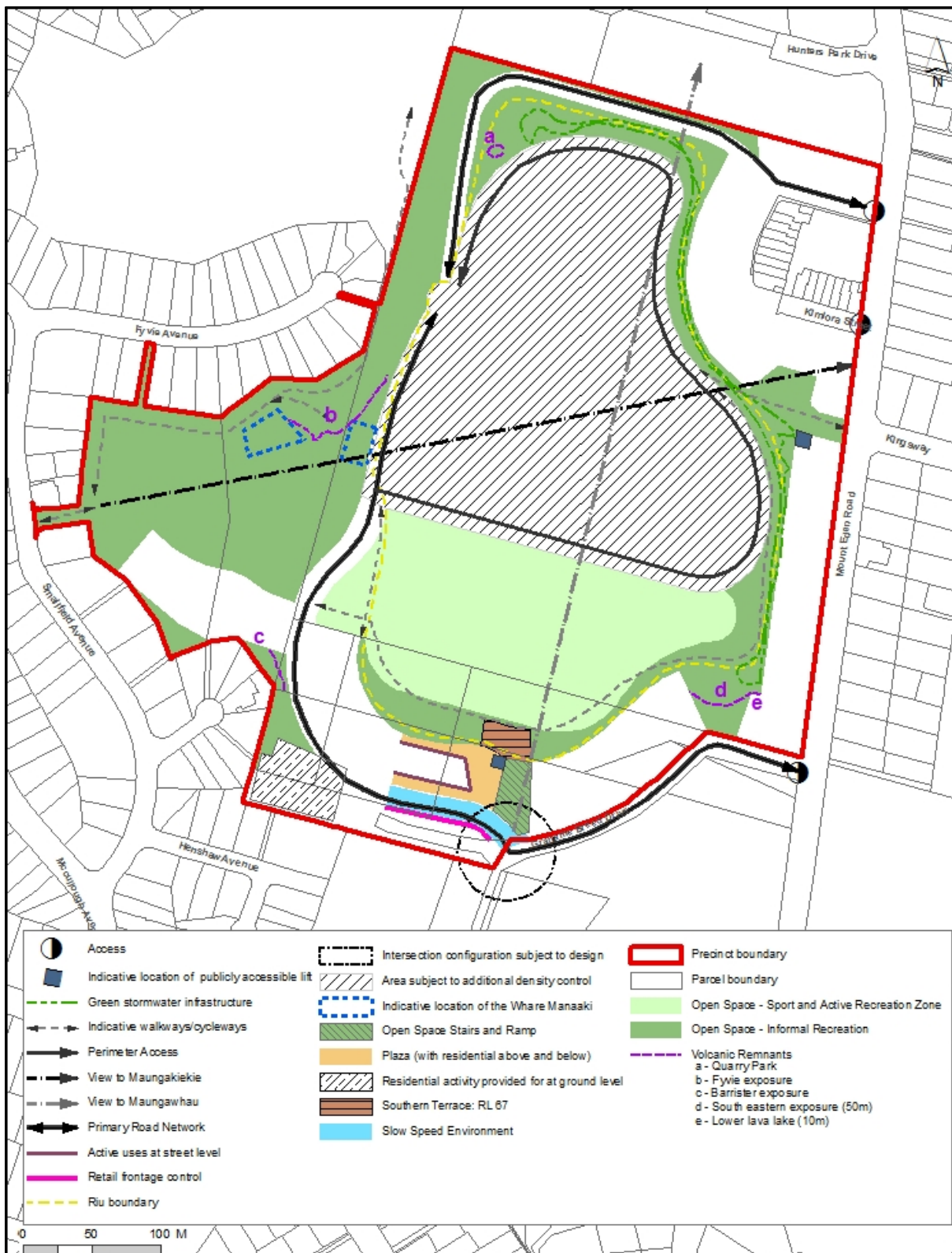
- (1) An application for a subdivision must be accompanied by the following supporting documents (unless these issues have been addressed through a previous subdivision consent):
 - (a) Outline of any particular infrastructure requirements that are unique to the precinct including the detailed assessment of stormwater including a stormwater management plan, 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;
 - (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 PSI 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

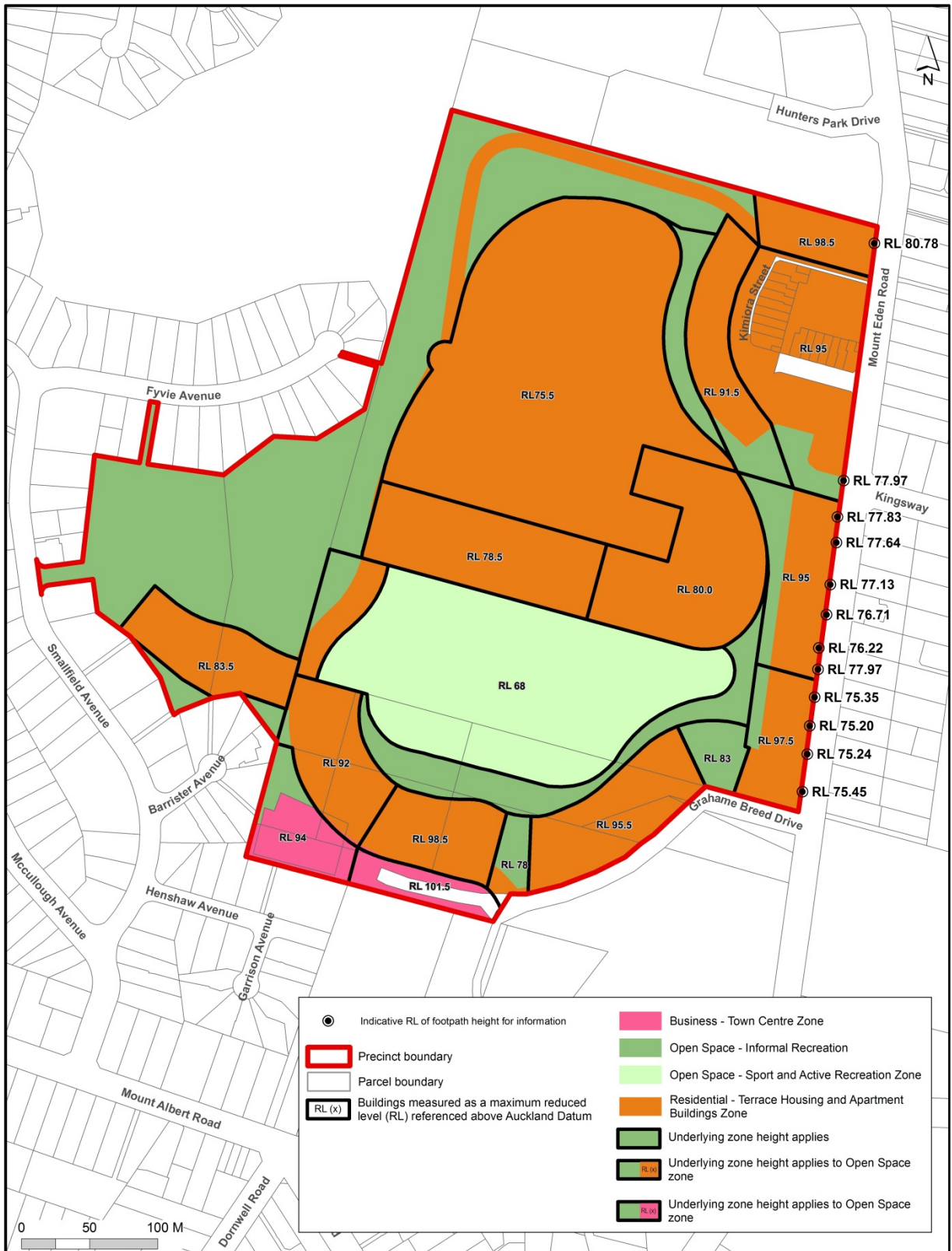
I333.10.1 Precinct Plan 1: Location



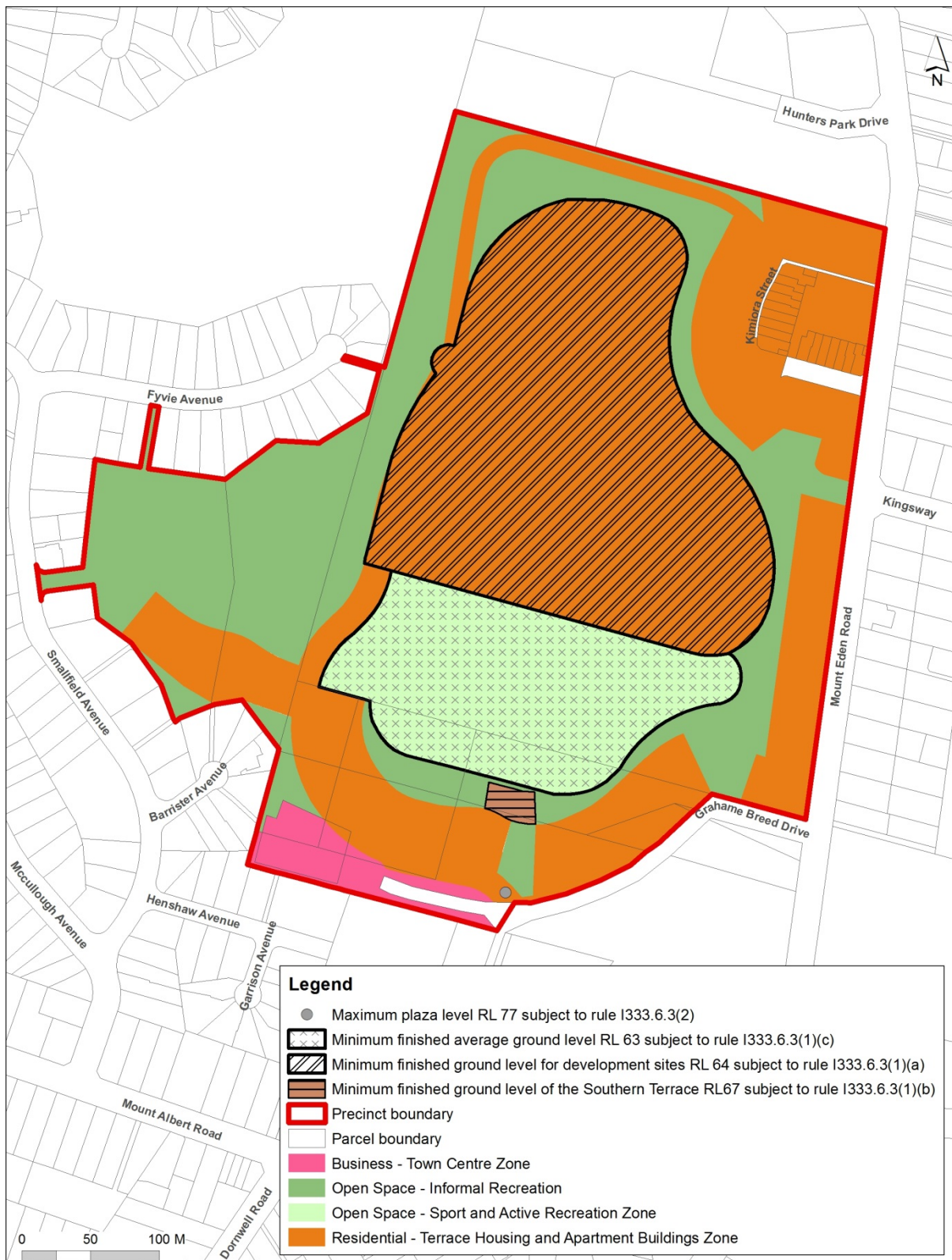
I333.10.1A Precinct Plan 1A: Activities and Standards



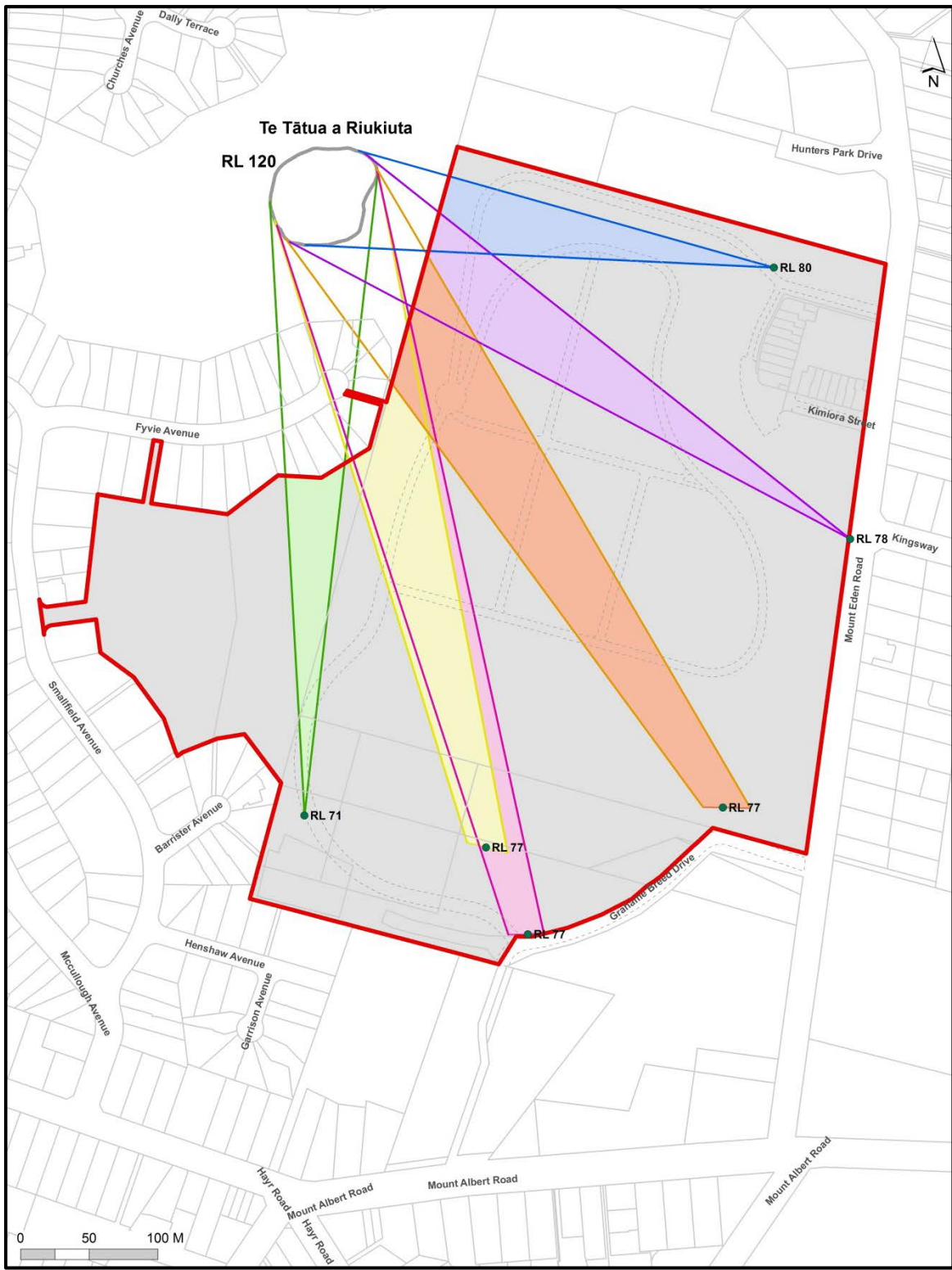
1333.10.2 Precinct Plan 2: Maximum Building Height



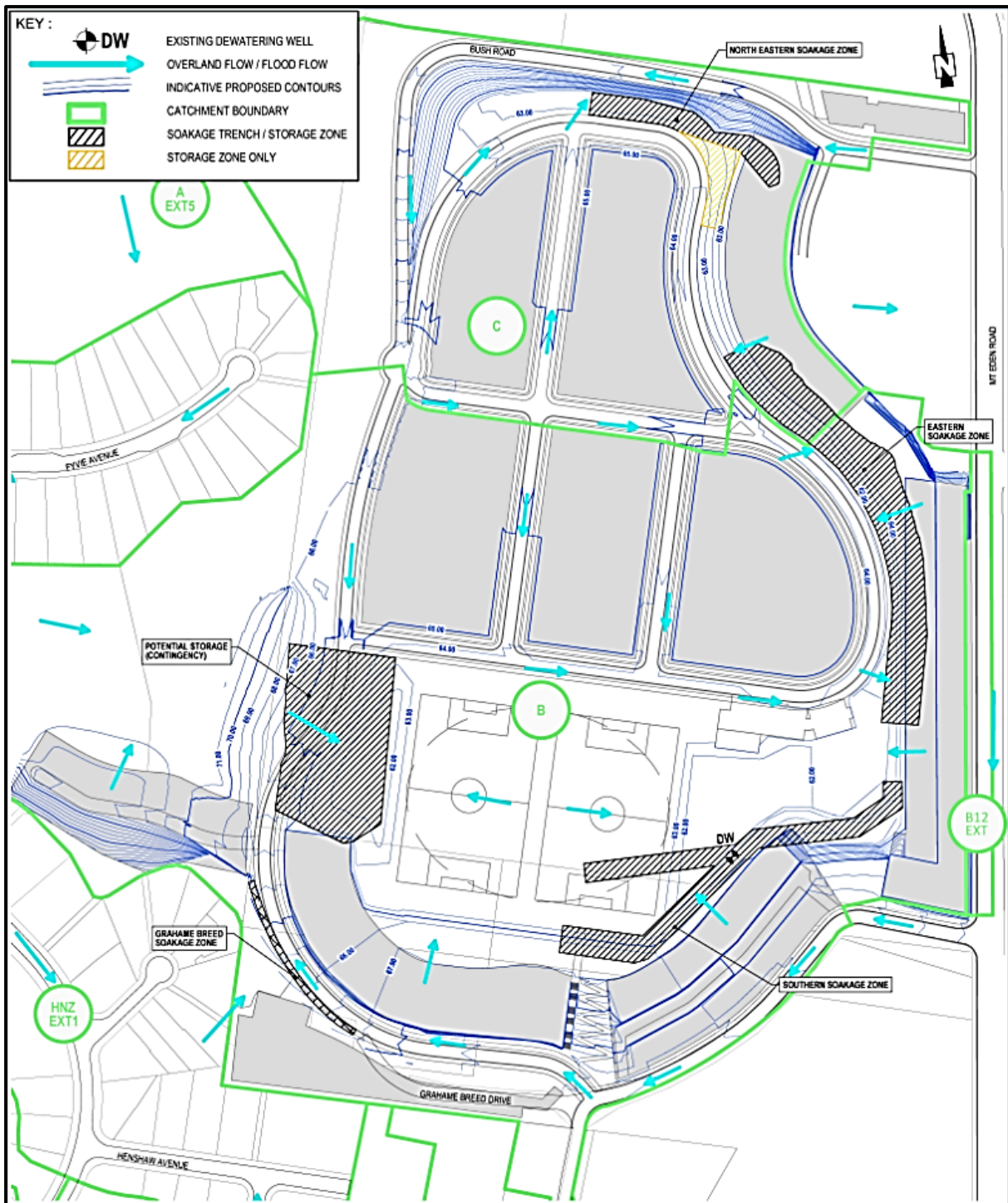
I333.10.2A Precinct Plan 2A: Finished Ground Levels



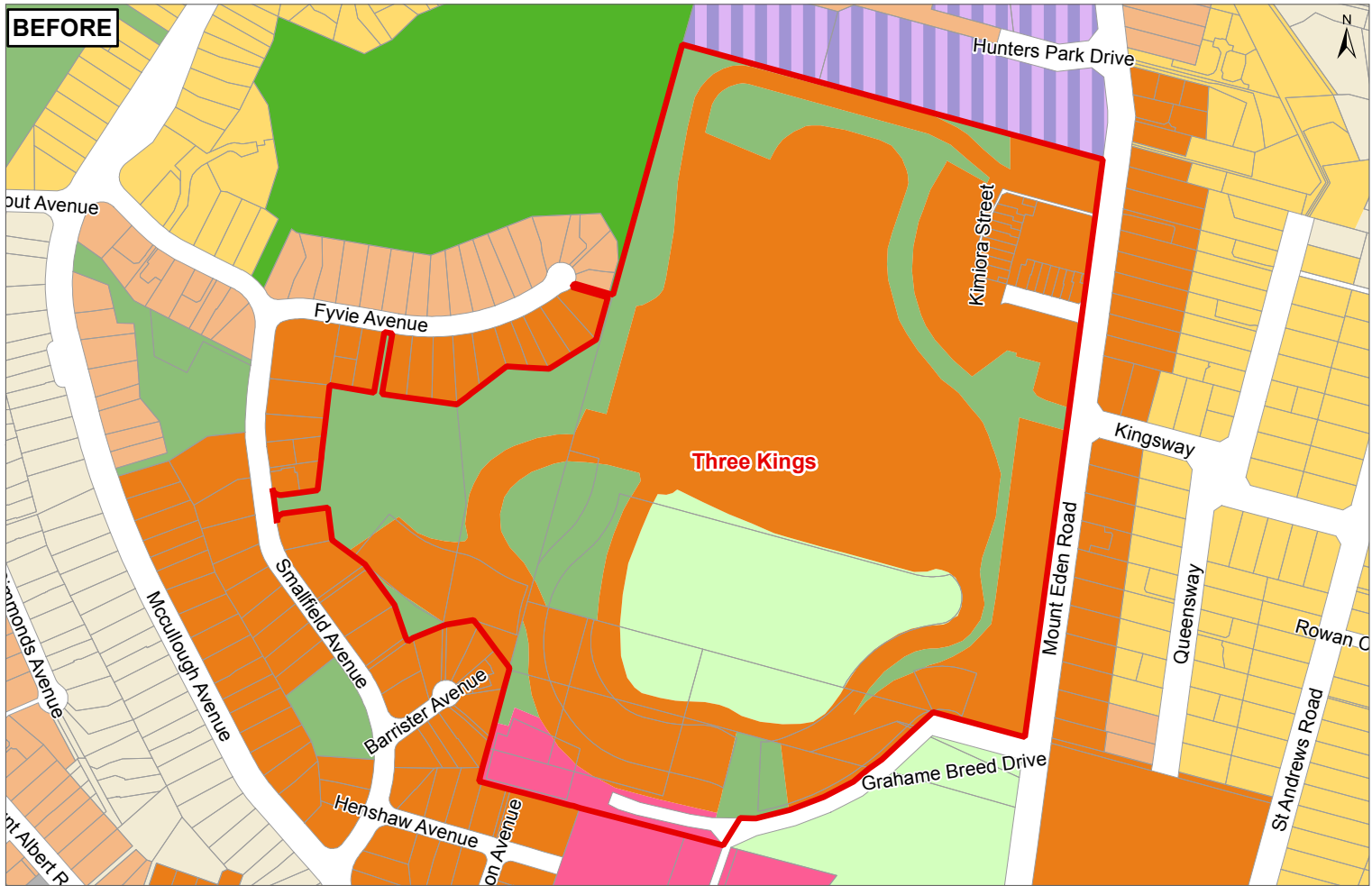
1333.10.3. Precinct Plan 3: Te Tātua o Riu-ki-uta Sightlines



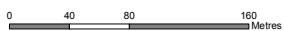
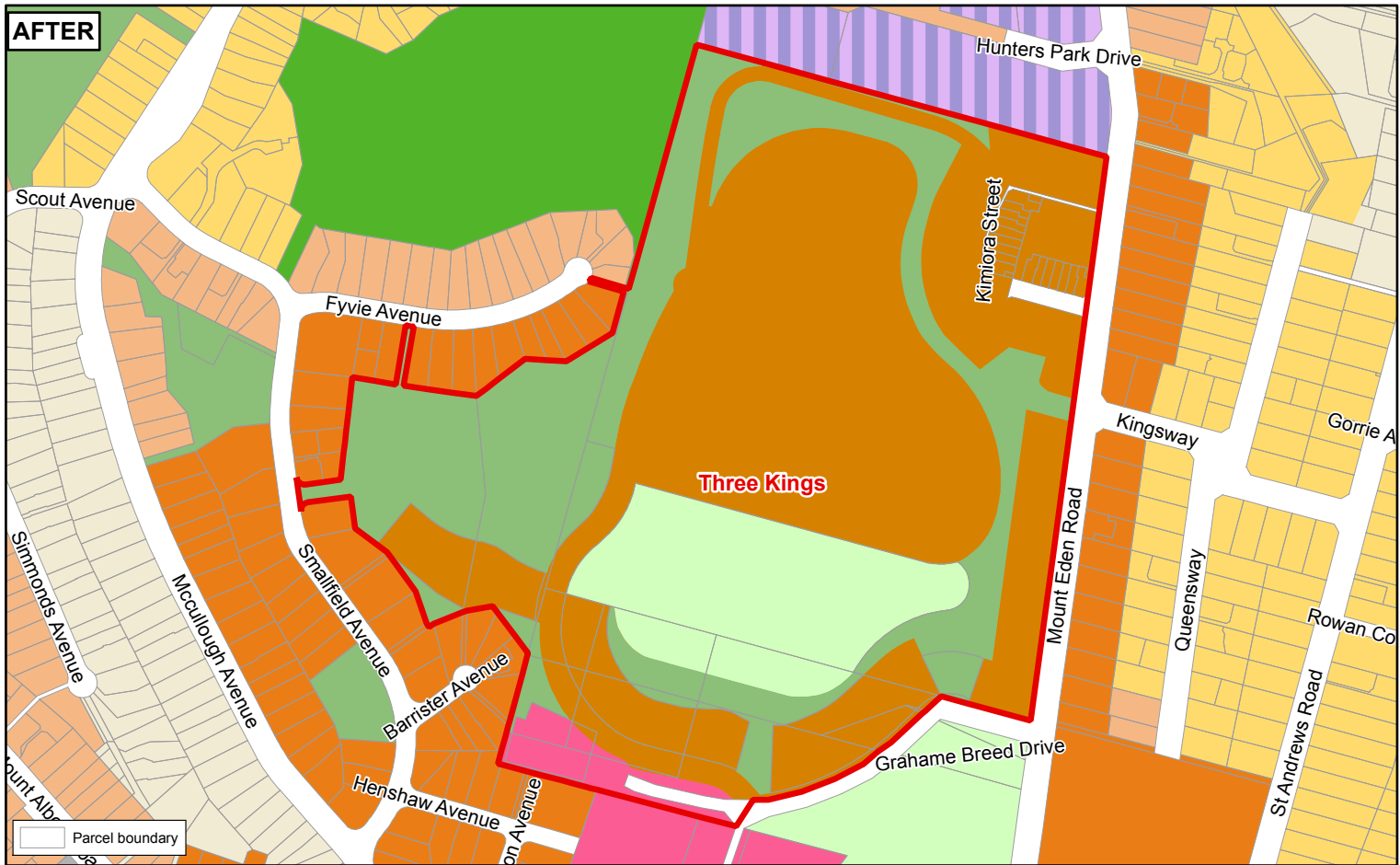
1333.10.4. Precinct Plan 4: Stormwater Management Concept Plan



BEFORE



AFTER



Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information.

Date: 10/10/2018

Plan Change 11 - Three Kings

Zone update



Plans and Places

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)</u> <u>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)</u> The precinct is redeveloped in a way that respects <u>recognises and protects identified aspects</u> of the volcanic landscape of Te Tātua o Riu-ki-uta, <u>including locally significant volcanic features</u>, the cultural heritage of the area and the history of the quarry lands.</p> <p><u>Infrastructure</u> (34) <u>(3)</u> Infrastructure and site works that are necessary to <u>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</u> are enabled.</p> <p>(4) <u>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.</u> (4) <u>[deleted]</u></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)</u> <u>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)</u> Protect <u>locally significant views to Te Tātua o Riu-ki-uta</u> through the location of roads <u>and</u> open space and <u>by</u> restricting built development from <u>and within</u> identified sightlines.</p> <p>(178) <u>(17)</u> Recognise the landmarks of Te Tātua o Riu-ki-uta and opportunities for its restoration are central to the design of redevelopment.</p> <p>(189) <u>(18)</u> Protect Te Tātua o Riu-ki-uta through the creation of an open space buffer and appropriate native planting <u>on its eastern slopes and on the northern slopes of the western reserve.</u></p> <p>(20) <u>(18A)</u> <u>Protect key remnant volcanic features of local significance.</u></p> <p>(1924) <u>(19)</u> Require that the design and form of the redevelopment integrates reference to and celebrates the following: ... (d) the original volcanic form <u>and key remnant volcanic features</u> of the land; <u>and</u></p> <p>(21A) <u>(19A)</u> <u>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)</u> Promote Te Aranga Māori Design Principles in the urban renewal of the area.</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"> • <u>Creating lots for infrastructure, including roading</u> • <u>Subdivision of Creating lots utilising zone boundaries</u>

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>(i)</u> safety and visual privacy: ... (kj)<u>(k)</u> Crime prevention through environmental design (CPTED) principles: ... (k)<u>(l)</u> urban design and landscaping: ... (l)<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- <u>I333.10.5 Precinct plan 5: Stormwater Management Concept Plan</u> or such other management plan that will achieve a similar or better water quality outcome;</p> <p>(b)<u>(aa)</u> <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.</u></p> <p>(c)<u>(ab)</u> <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.</u></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 <u>Objective I333.2(2)(1A) and Policies I333.3(15) – (20), 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><u>(2)(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>
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