
**urban design assessment and neighbourhood
design statement**
GOLDING ROAD, PUKEKOHE

for

AEDIFICE DEVELOPMENT NO.1 LTD

by

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May 2023

executive summary

This report documents an independent analysis of a proposal for a Private Plan Change to re-zone approximately 0.83ha of Mixed Housing Urban zoned land to Neighbourhood Centre zone, for Aedifice Development No.1 Ltd. The application has been made to Auckland Council under the Resource Management Act 1991 (“**RMA**”) in terms of the Auckland Unitary Plan (Operative in Part) “**AUP: OP**”. The key conclusions of this report are that:

- a. The site has been identified as suitable for urban purposes through the recently approved Private Plan Change 76: Kohe (“**PC76**”) which was, in turn, in accordance with the Council’s Structure Plan for wider Pukekohe). When PC76 was proposed my analysis was that by itself it would not justify or need an additional centre zone. However in addition to PC76, a separate Private Plan Change on the eastern side of Golding Road has since been lodged (“**eastern plan change**”). I regard it as very likely that the lodged Plan Change will be granted, for the same reasons that PC76 (and also PC74, to the south) were granted. These two areas together merit a re-zoning for a small centre in the vicinity of Golding Road and an east-west collector road crossing that, provided for in PC76 and proposed in the eastern plan change.
- b. I have been the urban designer on both PC76 and the eastern Plan Change (and PC74 to the south), and have worked to ensure that these will integrate seamlessly across Golding Road. I have considered potential centre locations along both sides of Golding Road and consider the proposed location represents the most appropriate and logical location for a neighbourhood centre in this area. A centre at the cross-roads of Golding Road and the east-west collector (which will link Birch Road through to Pukekohe East Road), is consistent with what I would regard as mainstream approaches to centre-planning.
- c. The proposed centre would offer residents of PC76 and the eastern plan change key benefits of not having to find a way across Pukekohe East Road to the north (currently a major pedestrian and cyclist barrier, and also noting that the zoned Neighbourhood Centre zone is occupied by farm / light industrial uses at this time, offering no community retail or services at any rate). In terms of existing services and retail the closest current option is a small strip of shops adjacent to Valley Road, approximately 1km on average from both PC76 and the eastern plan change areas. The proposed centre would be substantially more accessible and likely accommodate a small supermarket, something not otherwise available outside of the Pukekohe Town Centre itself to the west. I note that in urban design terms either a Local Centre zone or a Neighbourhood Centre zone could be appropriate; there are no urban design reasons why the proposed centre could only be a Neighbourhood Centre zone.
- d. A concept plan for the Site, and which is intended to form a high-level starting-point for subsequent development of the centre, demonstrates that the land is capable of delivering an integrated, well-connected and spatially coherent community focal point in line with the outcomes sought by the AUP: OP.
- e. The zone provisions require high-quality built form outcomes including that all buildings require land use consent. I see no urban design effects can could not be properly accounted for at that time, but in any event a Precinct Plan has been proposed to help ensure delivery of a small community square / plaza (likely a developer-owned outcome given its small size of the order of 226m²), and a landscaped edge along Golding Road. I consider that these are desirable outcomes.
- f. The proposal will result in a number of adverse urban design effects, although none are considered to be unusual or severe in the context of urban land re-zoning. Positive urban design effects will also occur or be enabled through future development. Overall, the proposal is consistent with the quality compact urban form sought by the AUP: OP and the specific matters set out in Chapter B2: Urban Form. It is consistent with the Council’s Structure Plan (no centre was identified in the area on the Structure Plan map, but the accompanying report explained that one was likely to be needed), and the specific urban design principles that accompany it in a Neighbourhood Design Statement.

The private plan change application could be accepted on urban design grounds.

contents

1.	Introduction	4
2.	Background, scope and involvement	4
3.	Urban design framework	5
4.	Site and context analysis	8
5.	The proposal	9
6.	Assessment of plan change application	10
7.	Conclusions	24

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1. introduction

- 1.1 This report documents an independent analysis of a proposal for a Private Plan Change to re-zone approximately 0.83ha of Mixed Housing Urban zoned land to Neighbourhood Centre zone, for Aedifice Development No.1 Ltd. The application has been made to Auckland Council under the Resource Management Act 1991 (“RMA”) in terms of the Auckland Unitary Plan (Operative in Part) “AUP: OP”.
- 1.2 For full details of the proposal, the application and planning analysis (s.32 report) is referred to.

2. background, scope and involvement

- 2.1 Ian Munro was appointed by Aedifice Development No.1 Ltd in early 2021 as an independent urban design consultant.
- 2.2 The process followed to undertake this urban design assessment is as follows:
 - a. Provisions of the AUP: OP were read and considered, as well as the Council’s Pukekohe-Paerata Structure Plan 2019 and its associated technical reports. A neighbourhood design statement was prepared as part of that, and it included a number of additional guidelines to consider.
 - b. Ian Munro had previously been the urban designer for PC76 (Kohe), that applies to the land and adjacent area west of Golding Road, and also a lodged “eastern” PPC, designed from the outset to integrate both sides of Golding Road and connect ultimately from Birch Road (south-west) Pukekohe East Road (north-east).
 - c. Briefing meetings with the Aedifice Development No. 1’s expert team were held, and a site visit to the Site and its surrounds was undertaken.
 - d. The proposal and various design / urban structure iterations were undertaken and commented on by the wider team, and a preferred master plan concept was arrived at. Ian Munro worked closely with Smith Architects Ltd to test and conform the extent of the proposal not just in terms of a generic area of centre land but in terms of its shape and dimensions relative to real-world building footprints and parking / access / service requirements that are likely.
 - e. The proposed Plan Change provisions and accompanying concept master plan and associated plans were settled on.
 - f. This report was prepared.

3. urban design framework

- 3.1 Although historically focused on the way in which private space and development impacted on public space, 'urban design' now encompasses a wide range of potential considerations. This is best evidenced by the breadth of matters included in MfE's 2005 New Zealand Urban Design Protocol. As a result of this breadth urban design analyses, when based only on preferred or 'ideal' urban design prerogatives, do not always match well with the specific matters relevant to Resource Management Act proceedings. Practical challenges faced by urban designers working under the RMA, and which have been factored into this assessment, include that:
- a. urban design outcomes only apply to the extent that they are relevant to the specific resource management issues relevant to each specific application (primarily the relevant objectives and policies applicable to a specific plan change);
 - b. RMA plans need to be generally interpreted in light of what the specific objectives and policies mean and with reference to the methods used by each Plan to implement those provisions – not against what outcomes an urban designer might consider to be preferred or ideal in pure urban design terms; and
 - c. the RMA provides for positive environmental effects and outcomes but does not require them (unless a NPS or Plan requires them).
 - d. The RMA plan change s.32 test of "most appropriate" means "best suited and reasonable to the circumstance", and does not mean "perfect" or "ideal" in terms of specialist inputs including urban design.
- 3.2 In this instance, the proposal is for a scale and type of land use and development that is in line with the plan-making and land use frameworks set out within the AUP: OP. As such, for this assessment it is not considered necessary to identify urban design outcomes or precedents beyond the provisions of the AUP: OP. However, based on direction at AUP: OP Appendix 1.3, the Auckland Plan, Auckland Design Manual, and the Franklin Local Board Plan (2017) have been reviewed and considered. The Council's Pukekohe-Paerata Structure Plan 2019 has been regarded as a particularly critical input. It is noted at the outset that the proposal is considered to be generally compatible with the Council's Structure Plan and the Local Board Plan. I have also been particularly mindful of the urban structure determined for the land in PC76, and also what has been proposed in the lodged eastern PPC.

- 3.3 The key provisions of the AUP: OP relevant to the proposal in urban design terms are **Appendix 1** (structure plan guidelines); **B2** RPS (urban growth and form); **E38** (urban subdivision); and **H12** (neighbourhood centre zone).
- 3.4 The Council Structure Plan also includes a Neighbourhood Design Statement (“**NDS**”). The Statement does not explain the content of the Structure Plan, but instead is presented as an implementation tool to guide further and future work. It is not understood that the Appendix 1 AUP: OP provisions operate in this manner and that any NDS content would need to be incorporated into the AUP: OP as case-by-case Precinct provisions for this to occur. Where a plan change did not include a Precinct overlay, then there would be no opportunity to incorporate such additional matters into the AUP: OP. In any event, the NDS contains five key principles that seem to function as a form of high-level design guideline. These are:
1. **Neighbourhoods that vary in density and mix of uses according to their locational attributes.**
Supports compact quality development - the design should demonstrate the ability to increase density over time as the area is built out.
 2. **Neighbourhoods with many safe choices of movement with good access to services and amenity.**
Promotes a safe, connected and permeable street pattern, enabling multi modal transport options
 3. **Neighbourhoods with many choices of use and activity that reflect the changing needs of the community and the sub-region.**
Enables a diverse built form that supports a mix of land uses to establish over time
 4. **Neighbourhoods that celebrate their unique identity and are attractive, safe and easily understood.**
Promotes a sense of character and positive identity
 5. **Neighbourhoods that protect and enhance the natural environment while enabling urbanisation.**
Protects the natural environment for climate resilience
- 3.5 These principles address what I would describe as fairly standard design starting-points, and are not considered to include any content that is not already addressed in the AUP: OP RPS B2 objectives and policies. The NDS report does include a vision statement for Pukekohe-Paerata and this sets out a number of specific opportunities and constraints that future development is expected to incorporate but again I consider the underlying AUP: OP provisions already provide a management framework for these.
- 3.6 I prefer to be guided by the statutory AUP: OP RPS objectives and policies, and in this report I will place most importance on them. However, the NDS content will also be considered as a form of generalised and supporting design guideline.

- 3.7 In preparing this report I have relied on the following:
- a. Concept master plan prepared by Smith Architects Ltd, dated February 2023.
 - b. Planning report and appendices (including Precinct Plan) prepared by CIVIX Ltd, dated May 2023.
- 3.8 The National Policy Statement on Urban Development 2020 and the Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021 have resulted in the Council notifying PC78 (and others) to bring the AUP: OP into statutory alignment. This process is ongoing but in my opinion and in urban design terms, they do not change the fundamentals of centre planning or the way in which I would assess the appropriateness of the proposal.
- 3.9 Having considered the relevant provisions of the AUP: OP and related documents identified above, the planning outcomes and environmental effects to be addressed can be synthesised (for simplicity) into the following topic headings:
- a. The development should contribute to a quality compact urban form that supports and enhances the local area.
 - b. The development should achieve a well-connected, integrated built form outcome, with development having high amenity, and being healthy, attractive and safe.
 - c. Non-residential activities support the needs of people and the local community.
 - d. The development should maintain or enhance the character of the local area, and provide adequately for infrastructure.
 - e. Open spaces should be well integrated and physically connected where possible.
 - f. Reverse sensitivity effects with adjacent land uses are managed.
 - g. The proposal should demonstrate how the site's opportunities and constraints have been positively responded to.
 - h. Overall urban design merit.

4. site and context analysis

site analysis

- 4.1 The Site has been described in the planning assessment and as part of the earlier PC76 documentation, and I agree with that description. In urban design terms the Site's key characteristics are:
- a. The Site is a small part of Lot 3, DP 185893. It is approximately 0.83ha (or 0.95ha if a planned service lane on the adjoining MHU-zoned PC76 land immediately west of it, and that is intended to provide service access to the centre zone, was also counted).
 - b. The Site adjoins Golding Road along its eastern side, although property access would be necessarily limited due to the long-term likely role of Golding Road as an arterial road.
 - c. The Site also adjoins a future / planned collector road required via PC76 along its northern boundary and that adjoins Golding Road (east), as well as Birch Road (south-west). That collector road has been identified on the PC76 Precinct Plan although its alignment has over time drifted slightly southwards so as to accommodate a midblock of developable land along the collector's northern boundary and the existing site at 26 Golding Road (re-zoned as part of PC76, but subject to a separate and independent owner to that of the Site).
 - d. As shown on **Attachment 1**, PC76 as a high-level subdivision concept plan (ongoing iterations of the Kohe Precinct Plan) and the lodged eastern PPC, is the indicative movement network. In **Attachment 2** I have marked up what I will be recommending is an adjustment to the eastern PPC before its eventual Hearing to realign the east-west collector. The Site can be seen sitting at the south-western corner of what will be an important junction and there I predict the highest volumes of passing traffic (all modes) will intersect. This is a 'text book' centre location.
 - e. The south-western corner is the more important because it will conveniently cater to afternoon / journey-home traffic, which is the flow whereby travellers have more time to stop and shop compared to the morning rush to school / work.
 - f. The Site is clear of any streams, wetlands or historic heritage items, and is in clear pasture. It is effectively a flat table before the land drops quite steeply (beyond the PPC Site) down to a stream gully. The Site is very well suited to a commercial development in that respect.

- g. The Site is sufficiently removed from neighbours, noting that Aedifice Development No. 1 Ltd controls the wider Site (excluding 26 Golding Road), and the land east of Golding Road that is the subject of the eastern PPC. In that respect, I consider that there are no immediate or direct neighbours of note from an urban design perspective.

5. the proposal

- 5.1 The Proposal is to re-zone the Site from Mixed Housing Urban to Neighbourhood Centre zone, with a supporting Precinct Plan.
- 5.2 The process has been a design-led one, which I have been involved with from its inception. In my opinion a best-practice approach has resulted that includes integration with ecological, traffic, and engineering inputs.
- 5.3 A Precinct Plan (**Attachment 3**) and concept plan has been developed (**Attachment 4**) as a means of analytically testing the Site but which will also act as the realistic basis of a future resource consent given how inherently site-specific the proposal is (and how small the proposed centre would be). The master plan concept is based on retail frontage along the south-side of the east-west collector, envisaged to be a quasi-main street (common in small centres), with a public square (required via the Precinct Plan but anticipated to remain in private ownership) at the intersection of the two streets. This retail area would be double-loaded so as to also allow retail units to face an internal car park, behind (south) of which would be a small supermarket (up to 2,000m²). Retail is also proposed to front the western side of the car park, with a service lane behind that that would also serve a mid-block of residential development (within the existing MHU zone). **Attachment 5** contains a number of summary diagrams that also explain the approach proposed.
- 5.4 The concept plan, and re-zoning site, has been shaped and sized to accommodate predicted retail demand identified by Property Economics Ltd. (shown on the concept plan as a total of 4,300m² GFA, being 1,500m² for a supermarket and 2,739m² for café and retail uses). These have been very indicatively visualised by Smith Architects Ltd as **Attachment 6**.
- 5.5 The Precinct Plan, in addition to the public square, also sets out requirements for vehicle access and landscaping along the Golding Road frontage, and retail frontage along the east-west collector (different to the existing Key Retail or General Commercial Frontage controls, which have not been used for Neighbourhood Centres within the AUP: OP).
- 5.7 The proposal does not seek to otherwise change the underlying requirements of PC76.

6. assessment

the development should contribute to a quality compact urban form that supports and enhances the local area

- 6.1 This topic is primarily derived from B2.2.1(1), B2.2.2(4), B2.6.1(1), B2.6.2(1), and Appendix 1 in the AUP: OP. It relates to all five of the principles identified in the Council Structure Plan NDS but in particular principles 1 and 3.
- 6.2 In my opinion the proposal will successfully contribute to the quality compact urban form sought for Auckland, and also both support and enhance Pukekohe's east. My key reasons for this are:
- a. As I read the AUP: OP, it seeks to enable small-scale commercial centres that are able to conveniently and efficiently help meet the daily needs of local residential communities. In this respect, in light of the intended principal (local) catchment of the proposed centre and its identified scale, I confirm that in urban design terms I am ambivalent about whether it be a Neighbourhood Centre zone as proposed or a Local Centre zone; the Council has elected not to allocate zone types based on any set scale or intensity thresholds, and so as a consequence (and while Local Centres are generally larger than Neighbourhood Centres), they each come in a wide range of sizes and there is no set requirement that every Local Centre must be larger or materially different to every Neighbourhood Centre.
 - b. Small-scale centres can be challenging in urban design terms because there is not sufficient demand, development, or building (GFA) area to achieve the 'ideal' of a 3+ storey double-sided retail main street, internalised car parking within or below buildings, and supermarkets subordinated into other mixed-use buildings such as can be seen in Auckland and Wellington CBDs, or the Ponsonby Central development. Fairly large at-grade car parks and supermarkets as 1-storey 'boxes' are typical, with retail clustered around the customer car parking and access areas so as to attract visitors often coming primarily to the supermarket. This is not to discount other passers-by and customers along streets, but to recognise the sheer scale of supermarket visits that can be predicted and commercially planned for.
 - c. The proposal is for much more than a generic land area of zone. It has been shaped purposefully by a design-led consideration of how to ensure a good-quality built form outcome results. It has been designed to primarily serve the PC76 and eastern PPC areas, but would also appeal to other users of Golding Road.

- d. For small-scale centres, a double-sided main street along the lines of traditional town centres is very unusual and usually not possible. It is not considered possible in this instance. To assist my consideration of how to plan for the new centre, also noting that even smaller-scale supermarkets rely on extensive car parking areas, I considered several existing smaller-scale (non-traditional main street or 1-sided) centres that contain supermarkets. I specifically visited and considered:
- i. Mairangi Bay centre;
 - ii. Hobsonville Village centre;
 - iii. Northcote centre;
 - iv. Botany Junction;
 - v. Sunnynook centre;
 - vi. Long Bay centre; and
 - v. Auckland Airport shopping centre
- e. What I took from these centres was that the best urban form outcomes were achieved when the placement of car parking areas (in all instances visually prominent and easily accessible) was softened by extensive landscaping and/or retail buildings themselves.
- f. To this end the Precinct Plan proposes a community focal point square adjacent to what would be an ideal café location, and retail along the frontage of the east-west collector road (**diagram C in attachment 5**). In my opinion this will form a quality active frontage. As shown on the concept plan, the retail development here would be formally double sided (this approach can be seen at Hobsonville Village) so that it will be possible to front both the street and the internal car park. This is much more likely to be successful than use of a single width of retail and enabling stores to double-front both sides (an outcome that usually does not work) (**diagram D in Attachment 5**).
- g. Managed vehicle access and landscaping along Golding Road will in my opinion provide for a visually appropriate edge to that road noting that accommodating active frontage and retailing along this road would be challenging without extensive changes to the road's design (and Auckland Transport's agreement to that). I do not see it as feasible – again looking to Hobsonville Village, achieving a workable retail environment required formation of a full service lane parallel to the arterial road. That worked well for vehicle access but did unfortunately separate the retail even further from its catchment on the far side of the road.

- h. The location chosen will also be on an identified cycle route (the PC76 Precinct Plan) and passenger transport (bus) route. It will in my opinion be highly accessible from within its catchment (**diagrams A and B in Attachment 5**).
- i. The centre would provide numerous benefits to local residents including more convenient access to shops and additional local employment. A centre south of Pukekohe East Road was identified as appropriate within the Council's Structure Plan and in considering the proposal I have also been mindful of the small Neighbourhood Centre zone approved in PC74 to the south (noting that that centre is in the western side of that land, adjacent to Station Road and quite separated from the proposed centre).
- j. Notionally, the immediate walkable catchment of the proposed centre (400m radius) overlaps substantially with that of the Neighbourhood Centre zone (which has not yet been developed) on the northern side of Pukekohe East Road and adjoining Belgium Road. But the intersection there with Golding Road is very complex and spatially inefficient, and I cannot imagine how pedestrians could actually cross that road without significant upgrades occurring (and a loss of through-traffic efficiency). It is in my opinion the better solution for a centre to serve each side of Pukekohe East Road, and in that respect the existing Neighbourhood Centre zone would in fact be superior if repositioned northwards a similar distance as the proposal is south of that road so as to better serve that 'northern' catchment (64-70 Valley Road, already developed as housing). But in any event, that does not in my opinion undermine the logic of the proposed south-side centre, and I consider the existing Neighbourhood Centre would still cater (albeit imperfectly because it is on the wrong side of the road) to its northern catchment due to the importance of Belgium Road in local travel. Or in other words, I do not see the logic in undermining the south-side of Pukekohe East Road's optimum centre-planning solution because of what I regard as historically sub-optimal decisions on the north-side.
- k. I do record however that I also considered the hypothetical of one larger, almost town-centre scaled centre serving all of east Pukekohe. Theoretically, if it were possible to significantly re-purpose the roads and re-construct intersections, then I would have accepted that one centre spanning the intersections, with a retail main street along both Belgium and Golding Roads might have been preferable. This would amount to a re-zoning and enlargement of the existing Neighbourhood Centre zone on the north-side, and an optimum positioning of the proposed Neighbourhood Centre on the south-side of the intersection. But this hypothetical is not identified in any planning document as desirable opposed to a network of smaller satellite convenience centres around the principal Pukekohe Town Centre; poses substantial contradictions to current operational and functional preferences for the roads; and is ultimately not likely to be achievable in any event due to the topographical conditions at the intersection and the top section of Golding Road. This would push the centre entirely onto the north-side (Belgium

Road), with additional centre land occurring north of the dwellings at 2-12 Belgium Road (at 14 Belgium Road). This could notionally serve most of the proposed centre's walkable catchment but less conveniently than the proposal.

- i. On this basis, I consider the proposed centre to be both logically located and logically spaced relative to existing zoned small centres north, north-west and south-west. It will complement those, and not duplicate or undermine them although as noted above the existing Neighbourhood Centre zone north of Pukekohe East Road has been sub-optimally located in that context.
- m. In terms of built form quality, and in addition to the Precinct Plan requirements, the zone provisions themselves require all new buildings to be considered as a restricted discretionary activity with design quality a key facet of the required assessment. I consider these provisions can be relied on to ensure a good-quality built form outcome is achieved.

6.3 On the basis of the above, I consider that:

- a. In terms of any adverse urban design effects, I consider the proposal would not result in any problematic or unusual effects that do not typically come with land development or subdivision. The design process followed, Precinct Plan and associated plan provisions proposed will be successful at avoiding, remedying or mitigating potential urban design effects related to a quality compact urban form at Pukekohe east.
- b. In terms of the relevant AUP: OP provisions (and the Structure Plan NDS), I consider the proposal is consistent with the built-form outcomes sought including the circumstances where establishing new urban centre zones is appropriate.
- c. In overall consideration of the above, I consider that the proposal represents the most appropriate urban design outcome for the PPC land and it is supported.

the development should achieve a well-connected, integrated built form outcome, with development having high amenity, and being healthy, attractive and safe

6.4 This topic is primarily derived from B2.3.1(1), B2.3.1(3), B2.3.2(1), B2.3.2(2), B2.4.1(2), B2.4.2(8), B2.4.2(9), B2.6.1(1), B2.6.2(1) and Appendix 1 in the AUP: OP. It relates to all five of the principles identified in the Council Structure Plan NDS but in particular principles 2 and 4.

6.5 In my opinion the proposal will achieve this outcome. My key reasons for this conclusion are:

- a. The centre has been in my opinion optimally positioned to be conveniently accessible, by all travel modes, to the PC76 and eastern PPC areas. Of note, the intention is that the intersection between Golding Road and the east-west collector would be signal controlled, providing safe vehicle turns as well as pedestrian / cyclist crossing opportunities (**diagram A in Attachment 5**). I regard this as another key factor in support of the proposed location.
- b. Although I am not in total agreement with all of its detail, the Smith Architects Ltd. concept plan and accompanying visual representations sets a sound foundation for future land use design and consenting. I consider it is superior to the scenario of commercial zone decisions being made without any such supporting analysis or rationale.
- c. The proposed zone is on an area of effectively flat land.
- d. The shape of the zone area is based on a concept plan, which I was involved in thoroughly testing alternative configurations for. Based on the operational and market requirements for these that I have been provided with by Aedifice Development No. 1 Ltd., I consider the proposal to be spatially well-integrated and will in particular:
 - i. Front and engage with the east-west collector road, where it is envisaged on-street car parking and low-vehicle-speeds will be possible (**diagram B in Attachment 5**);
 - ii. Present a “semi-front” to Golding Road that will be well landscaped noting the expectation that this road will be a future arterial road with an emphasis on moving large volumes of traffic at steady speeds. This road will not include on-street parking or opportunities for retailing to directly engage with the street. Having said this, I expect the AUP: OP provisions for new buildings to still result in windows facing Golding Road from retail (which will face the public square), and the front north-eastern corner of the supermarket. I discounted in my analysis any potential for retail to ‘sleeve’ the supermarket’s eastern side noting the spatial need for a service lane to achieve this along an arterial in Hobsonville Village and my view that this is just not an efficient or desirable location for street-based retail (any potential would be best positioned north of the east-west collector, not after traffic had already diverted from it). I remain of the view that the superior east-facing retail location is on the western side of the central car park (as has been proposed, and which will face Golding Road). I also consider that landscaping along the front of

the supermarket building would acceptably mitigate potential visual effects of its blank wall here.

- iii. Present a back to a service lane along its western side, which will also serve the back of a mid-block of residential dwellings (already zoned MHU), which will in turn face a north-south road to its immediate west.
- iv. Present a back to 52 Golding Road along the southern zone boundary, which could be developed in a number of ways but which would be very unlikely to include a public road along its northern boundary / the back wall of the supermarket.
- e. The proposal is for access into the car park from Golding and the east-west collector roads, and service access generally separated and away from that. I am supportive of this especially for the supermarket so as to keep loading, servicing and waste storage activities well away from public view (**diagram E in Attachment 5**).
- f. As indicated on the Smith Architects Ltd concept plan, landscaping and pedestrian facilities would be required within the customer car park and I am confident that the underlying consent requirement for new buildings would capture that (specifically I refer to restrictions of discretion H11.8.1(4)(a), (e), (g); and H11.8.1(5)(a).
- g. The design of new buildings will be required to be visually interesting and convenient for users, and in this respect I refer to restrictions of discretion H11.8.1(4)(a), (c), (d), and (e). These will ensure that buildings overlook and enliven streets and any associated public pedestrian access spaces (the car park).
- h. The only potentially worthwhile alternative approach to consider for the centre layout (to the Smith Architects Ltd plan), would have been to swap the car park and supermarket, positioning it directly behind retail stores facing the east-west collector road and Golding Road. This would result in a comparable quality outcome to what is proposed along the east-west collector, but a superior urban design outcome along Golding Road. But at the same time, it would separate the supermarket (south-facing to its car park) and the remainder of the retail (north and east-facing at the streets), and as noted earlier I am very doubtful that it will be possible to provide sufficient on-street parking on Golding Road to make that solution workable. The car park would also become less overlooked and activated itself (although this would be of secondary priority to the public streets in any event). Overall, I consider that such an alternative is not, overall, sufficiently

superior (and it is in some cases inferior), and so it should not be favoured.

- i. In overall conclusion, the proposed layout and approach is in my opinion well-tested across the country and suitable. The Plan provisions that apply at the time of land use consent can be relied on to achieve suitably designed buildings and associated public or other open spaces used by the public.

6.6 On the basis of the above, I consider that:

- a. In terms of any adverse urban design effects, I consider the proposal would not result in any adverse urban design effects that are remarkable or out of the ordinary for new green field development. Overall, I consider the PPC is likely to result in a number of successful urban design outcomes at the time of future subdivision and development. The design process followed, Precinct Plan and associated Precinct provisions proposed will be successful at avoiding, remedying or mitigating potential urban design effects.
- b. In terms of the relevant AUP: OP provisions (and the Structure Plan NDS), I consider the proposal is consistent with the built-form outcomes sought including the circumstances where establishing urban centre zones is appropriate.
- c. In overall consideration of the above, I consider that the proposal represents the most appropriate urban design outcome for the PPC land and it is supported.

non-residential activities support the needs of people and the local community

6.7 This topic is primarily derived from B2.3.1(1), B2.4.1(5), B2.4.2(10), B2.5.1(3), B2.5.2(7) and Appendix 1 in the AUP: OP. It relates to all five of the principles identified in the Council Structure Plan NDS but in particular principles 2 and 3.

6.8 The proposal in my opinion provides for the needs of the local community. It will also do so in a way that will not result in problematic amenity effects between employment and residential activities. My key reasons for this conclusion are:

- a. The proposal is being made specifically to provide non-residential activities that support the needs of people and the local community. The scale of development to be enabled has been identified by Property Economics Ltd and an optimum built form solution for that has been tested and is indicatively shown on the Smith Architects Ltd concept plan.

- b. Neighbourhood Centre zones are typically provided within residential neighbourhoods and the proposal will not be unusual or out of place (in the way that a Light Industrial zone could be said to be).
- c. The proposed neighbourhood centre will provide for a small supermarket, retail shops and potentially a medical centre, at least one café, and a (likely privately owned) public square / space. In my opinion the scale and range of activities proposed, noting that across the PC76 and eastern PPC areas approximately 2,500 dwellings or more could result, is commensurate with what I would expect. The centre will also provide local employment.
- d. The site and layout selected has also been derived from a consideration of how to be as accessible as possible to passing traffic related to the week-day afternoon peak-period journey home (from the north). Unlike the morning 'journey to work or school', travellers coming home in the afternoon or evening are more likely to make spontaneous shopping or purchase decisions including takeaways, other foods, and items such as flowers. Making this behaviour as appealing and convenient as possible is a design priority (**diagram F in Attachment 5**).
- e. I am also supportive of the centre in part because the nearest alternative, to the north at Belgium Road, is very inaccessible at this time other than by private vehicle, and has in any event not yet been developed with a single shop.
- f. The centre has been planned at a key junction between the key roads in the area (**diagram A in Attachment 5**), and will appeal to all users noting the PC76 Precinct Plan identifies cycle facilities along the east-west collector road (to the centre's front door), and it would also be the road likely to carry buses in the future (that future function is one factor in the width of the road that was determined in PC76). This will make it convenient to help meet the needs of those who do not have the capability to drive a private vehicle.

6.9 On the basis of the above, I consider that:

- a. In terms of any adverse urban design effects, I consider the proposal's Neighbourhood Centre zone is appropriate noting the scale and extent of existing (PC76) and potential (eastern PPC) residential zoned land nearby. I consider that no adverse effects of concern are likely to arise.
- b. In terms of the relevant AUP: OP provisions (and the Structure Plan NDS), I consider the proposal is consistent with the built-form outcomes sought including the circumstances where establishing urban centre zones is appropriate.
- c. In overall consideration of the above, I consider that the proposal represents the most appropriate urban design outcome for the PPC land and it is supported.

the development should maintain or enhance the character of the local area, and provide adequately for infrastructure

- 6.10 This topic is primarily derived from B2.3.1(1), B2.3.2(1), B2.4.1(2), B2.4.2(8), B2.4.2(9), B2.6.1(1), B2.6.2(1), and Appendix 1 in the AUP: OP. It relates to all five of the principles identified in the Council Structure Plan NDS but in particular principles 1, 4 and to a lesser extent 5 (notably storm water and flooding).
- 6.11 In my opinion the proposal will not maintain the local area's existing character but will contribute positively to its planned character values and provides mechanisms to ensure the provision of infrastructure. My key reasons for this conclusion are:
- a. The Site is at present undeveloped and it offers no particular urban design qualities at all.
 - b. The existing MHU zone could be developed into a variety of housing outcomes and I am confident that these could be managed to ensure a good-quality built form response was achieved that significantly changed, but positively contributed to a new, residential character.
 - c. The proposal will in my opinion provide a social and economic focal point within the neighbourhood that will become an amenity anchor of sorts, including by way of a new signal-controlled intersection and a (likely privately owned) small public space at the road intersection. The proposed retail stores have been enabled to front the east-west Collector and face, if not directly front, Golding Road. Landscaping will complement the visual quality of Golding Road and the internal car park.
 - d. The proposal will be for a very different character of development to both the existing environment and the current MHU zone. But given nothing within PC76 has yet been developed, I do not consider a zone change to a centre will give rise to any amenity or other adverse effects of any concern. The proposal will 'slot in' to the PC76 Precinct Plan quite comfortably and will not undermine the balance of that zone for residential development.
 - e. Proposed Precinct Provisions requiring Golding Road landscaping and for development to front the east-west Collector Road will be important methods to ensure future quality and character / amenity outcomes.
 - f. The applicable Neighbourhood Centre zone provisions will ensure that a good-quality of built form will be provided, as has been previously identified.

- g. There are no third-party sites otherwise likely to be affected by the proposal or that could be said to lose amenity as a result of the land being zoned Neighbourhood Centre instead of MHU.

6.12 On the basis of the above, I consider that:

- a. In terms of any adverse urban design effects, I consider the proposal would result in a substantial change in the character of the Site although overall it is a change that is in line with the urban character of development enabled by PC76. Development of the Site will be managed by the Precinct Plan provisions and underlying subdivision and zone frameworks. I am in particular satisfied that an urban form outcome will be achieved that positively contributes to the planned character of Pukekohe's east. The design process followed, Precinct Plan and associated provisions proposed will be successful at avoiding, remedying or mitigating potential urban design effects.
- b. In terms of the relevant AUP: OP provisions (and the Structure Plan NDS), I consider the proposal is consistent with the built-form outcomes sought including the circumstances where establishing a new urban centre zone is appropriate, with the Precinct Plan provisions notably 'going further' than the default AUP: OP provisions.
- c. In overall consideration of the above, I consider that the proposal represents the most appropriate urban design outcome for the PPC land and it is supported.

open spaces should be well integrated and physically connected where possible

6.13 This topic is primarily derived from B2.2.1(1), B2.3.1(1), B2.3.1(3), B2.7.1(1), B2.7.2(1), B2.7.2(2), and Appendix 1 in the AUP: OP. It relates to all five of the principles identified in the Council Structure Plan NDS but in particular principles 2 and 4.

6.14 In my opinion the proposal will be appropriate. My key reasons for this conclusion are:

- a. The broad provision of public open space has been addressed in the Council's Structure Plan and through private plan changes. There is no suggestion that an additional public park (usually 4,000m² or larger) might be required on the Site.
- b. However as part of Aedifice Development No. 1 Ltd's investigation into the centre needs of its new neighbourhood, it identified the importance of a small public gathering space to help reinforce the centre's role as a social and economic focal point and part of public life. This is envisaged as likely being an outcome to be retained in private ownership, but it

would for all intent and purpose look and feel like a public space adjoining the public roads (**diagram C in Attachment 5**).

- c. The public plaza has been positioned at the corner of the east-west collector road and Golding Road, and it would be my hope that in its final design and detail it visually appeared to stretch onto and across the road berms (in part to make it look larger, but also to help reinforce it as a public and welcoming space). But that would be a matter for land use or subdivision consent.
- d. At 226m² excluding potential footpath space around it, the space would be intimate and be faced by retail to the immediate west (likely a café). This would in my opinion be appropriate noting that in the wider neighbourhood there will be several walkways along retained and enhanced streams and wetlands, and a potential future public park to the north within the eastern PPC area.
- e. On the Smith Architects Ltd concept plan, the open space is identified as a playground, and this is one use that I would be supportive of – but I do not see it as essential that a playground be provided.
- f. By being on the most prominent corner of the highest-order roads in the neighbourhood, the small public space will be highly visible and very accessible. I consider this the most integrated possible location for a public square-type space in the new centre.

6.15 On the basis of the above, I consider that:

- a. In terms of any adverse urban design effects, I consider the new public space (required via the Precinct Plan) is in an optimal location. It will not give rise to any adverse urban design effects of any concern.
- b. In terms of the relevant AUP: OP provisions (and the Structure Plan NDS), I consider the proposal is consistent with the built-form outcomes sought for Neighbourhood Centre zoned land noting their purpose is to be social focal points as well as economic ones. A small public or publicly-usable space will directly contribute to that.
- c. In overall consideration of the above, I consider that the proposal represents the most appropriate urban design outcome for the PPC land and it is supported.

reverse sensitivity effects with adjacent land uses are managed

6.16 This topic is primarily derived from B2.5.1(3), B2.5.2(10), B2.7.1(3), and Appendix 1 in the AUP: OP.

- 6.17 In my opinion, the proposal will successfully manage reverse sensitivity effects on adjacent activities. My key reasons for this conclusion are:
- a. The relatively small-scale of centre proposed is unlikely to give rise to any effects that are inherently residential-incompatible. Neighbourhood Centre zones are commonplace throughout Auckland's residential neighbourhoods.
 - b. The scale and height of buildings that could potentially eventuate within the Neighbourhood Centre zones are not incompatible with the scale of buildings that could potentially eventuate within the existing MHU zone within the PC76 site.
 - c. The layout proposed for the centre uses smaller-scale retail buildings around the perimeter of a car park, and a service lane behind those retail uses, to provide a transition to adjoining (future) residential dwellings to the immediate west. To the south, zone standards would limit building scale and bulk with the adjoining MHU zone; and on the north and east public roads will separate the centre from future development.
 - d. As discussed earlier, I do not consider the centre to be likely to undermine any existing centre, including the Neighbourhood Centre zone north at Belgium Road.
 - e. The proposed centre has been designed to be compatible with the functional and operational needs of Golding Road and the future east-west collector road, and will complement the intersection rather than undermine it.
 - f. The proposal will otherwise integrate well with, and not otherwise change, either PC76 or the eastern PPC.
- 6.18 On the basis of the above, I consider that:
- a. In terms of any adverse urban design effects, the proposal would result in a range of residential-compatible (by way of consent) uses that will not give rise to any reverse sensitivity effects of concern. The design process followed, Precinct Plan and associated provisions proposed will be successful at avoiding, remedying or mitigating potential urban design effects.
 - b. In terms of the relevant AUP: OP provisions (and the Structure Plan NDS), I consider the proposal is consistent with the built-form outcomes sought including the circumstances where reverse sensitivity effects are likely or should be avoided.
 - c. In overall consideration of the above, I consider that the proposal represents the most appropriate urban design outcome for the PPC land and it is supported.

the proposal should demonstrate how the site's opportunities and constraints have been positively responded to

- 6.19 At the fundamental design and layout level, the way in which a proposal responds to its site characteristics, opportunities and constraints is regarded by urban designers as one of the key ways that potential adverse effects can be avoided, remedied or mitigated (and that potential positive effects can be maximised). In this respect, this topic relates to all of the AUP: OP RPS provisions relevant to the PPC. It relates to all five of the principles identified in the Council Structure Plan NDS.
- 6.20 In my opinion, the proposal represents a logical and successful response to its context. My key reasons for this conclusion are:
- a. The proposed centre has been located in-line with what I describe as mainstream centre-planning principles including being positioned at a key road junction, and considering the accessibility of the centre to travellers coming home in the PM period. Positioning the centre where a signal-controlled crossing can maximise pedestrian access has also been very important.
 - b. The proposal is to front the east-west collector road (where it is expected on-street parking will be achievable), and minimise effects or be neutral on the less-accessible Golding Road.
 - c. A concept plan has been used to shape the proposed zone, and I am confident that the layout shown will be acceptable.
 - d. That the land for the centre is effectively flat is also very important in terms of achieving a consistent ground plane and a comfortable pedestrian environment.
 - e. I have no concerns with solar access or the ability of the centre to be a pleasant, high-amenity place to be within. The large car park will need to be subject to detail design to ensure it is of a suitable visual quality, but this is no different to any similar scenario and I consider the AUP: OP provisions are sound in that respect.
 - f. The concept plan demonstrates that the zone can be developed in a way that has a coherent framework of public and publicly accessible 'fronts', and private 'backs'.
 - g. The scale of the centre is appropriate in light of the size of its intended catchment, and it will form one of what are many small satellite or 'orbiter' centres around the principal Pukekohe Town Centre. This is also in line with what I have ascertained has been sought by the Council in its Structure Plan.

- 6.21 On the basis of the above, I consider that:
- a. In terms of any adverse urban design effects, I consider the proposal responds logically and appropriately to the site's opportunities and constraints. The design process followed, Precinct Plan and associated provisions proposed will be successful at avoiding, remedying or mitigating potential urban design effects.
 - b. In terms of the relevant AUP: OP provisions (and the Structure Plan NDS), I consider the proposal is consistent with the built-form outcomes sought including the circumstances where establishing new urban centre zones is appropriate. In my opinion the zone will enhance, rather than detract from, operative PC76 and the lodged but to-be-determined eastern PPC.
 - c. In overall consideration of the above, I consider that the proposal represents the most appropriate urban design outcome for the PPC land and it is supported.

overall urban design merit

- 6.22 In light of the above analyses, I have turned my mind to a cumulative and overall assessment of urban design merit.
- 6.23 The proposal has followed a design-led process and identified the most-appropriate urban centre framework for the site. In my opinion the design process was comprehensive and of a depth that is commensurate to the scale and potential environmental effects that the PPC could give rise to.
- 6.24 The proposed zone framework, provisions and Precinct Plan will ensure subdivision and development maintains and enhances the planned character and other qualities of Pukekohe east, and the immediate context of PC76. The concept plan gives me confidence that the zone proposed will be of a sufficient size and design that the 'downstream' resource consent provisions triggered in AUP: OP can be comfortably administered. The design principles and aspirations set out in the Structure Plan NDS, although non-statutory, will also be achieved by the PPC.
- 6.25 On balance, I consider the proposal to adequately reflect the outcomes sought by the AUP: OP for new urban centre zones, and that any adverse effects arising from subdivision and development of the land will be appropriate in urban design terms. Numerous positive effects are also likely, including for the existing community.
- 6.26 On the basis of the above and overall, I consider that the proposal could be supported on urban design grounds.

- 6.27 I record that I am ambivalent about whether the centre be a Local Centre or a Neighbourhood Centre, and record that having considered the provisions of Chapter H11 of the AUP: OP, the conclusions expressed in this report would not have changed had the proposal been for a Local Centre zone.

7. conclusions

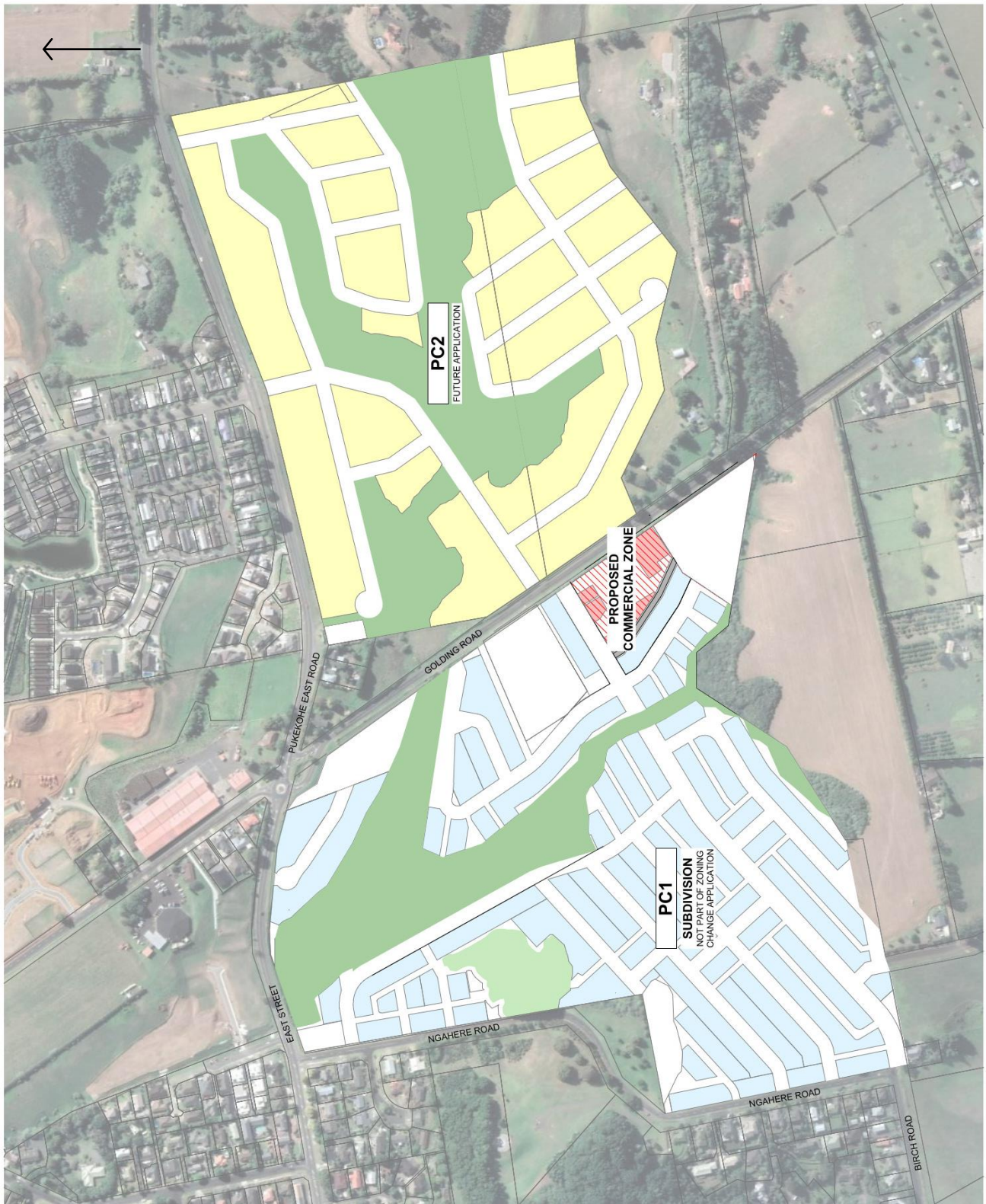
- 7.1 This report documents an independent analysis of a proposal for a Private Plan Change to re-zone approximately 0.83ha of Mixed Housing Urban zoned land to Neighbourhood Centre zone, for Aedifice Development No.1 Ltd. The application has been made to Auckland Council under the Resource Management Act 1991 (“RMA”) in terms of the Auckland Unitary Plan (Operative in Part) “AUP: OP”. The key conclusions of this report are that:
- a. The site has been identified as suitable for urban purposes through the recently approved Private Plan Change 76: Kohe (“PC76”) which was, in turn, in accordance with the Council’s Structure Plan for wider Pukekohe). When PC76 was proposed my analysis was that by itself it would not justify or need an additional centre zone. However in addition to PC76, a separate Private Plan Change on the eastern side of Golding Road has since been lodged (“eastern plan change”). I regard it as very likely that the lodged Plan Change will be granted, for the same reasons that PC76 (and also PC74, to the south) were granted. These two areas together merit a re-zoning for a small centre in the vicinity of Golding Road and an east-west collector road crossing that, provided for in PC76 and proposed in the eastern plan change.
 - b. I have been the urban designer on both PC76 and the eastern Plan Change (and PC74 to the south), and have worked to ensure that these will integrate seamlessly across Golding Road. I have considered potential centre locations along both sides of Golding Road and consider the proposed location represents the most appropriate and logical location for a neighbourhood centre in this area. A centre at the cross-roads of Golding Road and the east-west collector (which will link Birch Road through to Pukekohe East Road), is consistent with what I would regard as mainstream approaches to centre-planning.
 - c. The proposed centre would offer residents of PC76 and the eastern plan change key benefits of not having to find a way across Pukekohe East Road to the north (currently a major pedestrian and cyclist barrier, and also noting that the zoned Neighbourhood Centre zone is occupied by farm / light industrial uses at this time, offering no community retail or services at any rate). In terms of existing services and retail the closest current option is a small strip of shops adjacent to Valley Road, approximately 1km on average from both PC76 and the eastern plan

change areas. The proposed centre would be substantially more accessible and likely accommodate a small supermarket, something not otherwise available outside of the Pukekohe Town Centre itself to the west. I note that in urban design terms either a Local Centre zone or a Neighbourhood Centre zone could be appropriate; there are no urban design reasons why the proposed centre could only be a Neighbourhood Centre zone.

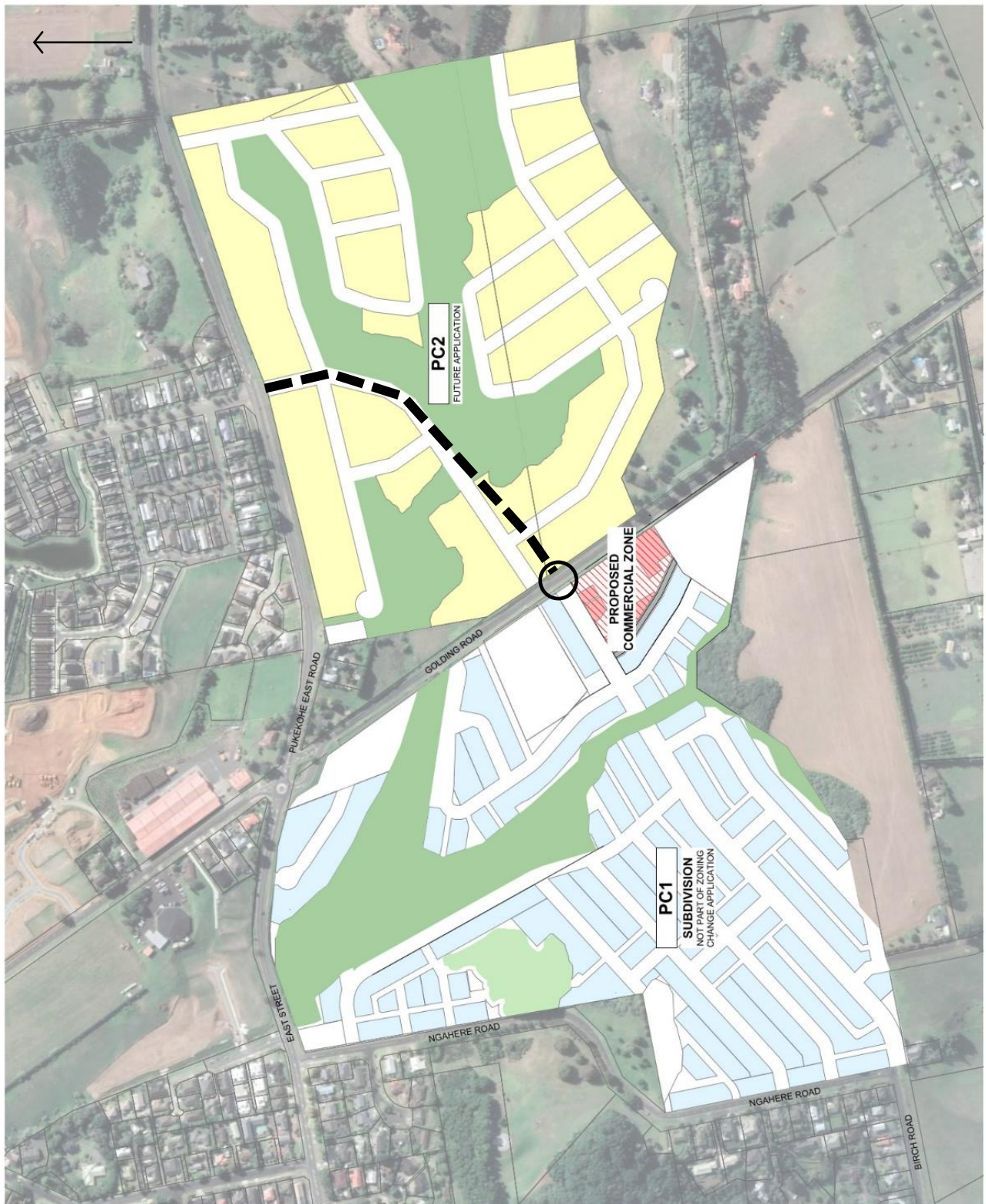
- d. A concept plan for the Site, and which is intended to form a high-level starting-point for subsequent development of the centre, demonstrates that the land is capable of delivering an integrated, well-connected and spatially coherent community focal point in line with the outcomes sought by the AUP: OP.
- e. The zone provisions require high-quality built form outcomes including that all buildings require land use consent. I see no urban design effects can could not be properly accounted for at that time, but in any event a Precinct Plan has been proposed to help ensure delivery of a small community square / plaza (likely a developer-owned outcome given its small size of the order of 226m²), and a landscaped edge along Golding Road. I consider that these are desirable outcomes.
- f. The proposal will result in a number of adverse urban design effects, although none are considered to be unusual or severe in the context of urban land re-zoning. Positive urban design effects will also occur or be enabled through future development. Overall, the proposal is consistent with the quality compact urban form sought by the AUP: OP and the specific matters set out in Chapter B2: Urban Form. It is consistent with the Council's Structure Plan (no centre was identified in the area on the Structure Plan map, but the accompanying report explained that one was likely to be needed), and the specific urban design principles that accompany it in a Neighbourhood Design Statement.

7.2 The private plan change application could be accepted on urban design grounds.

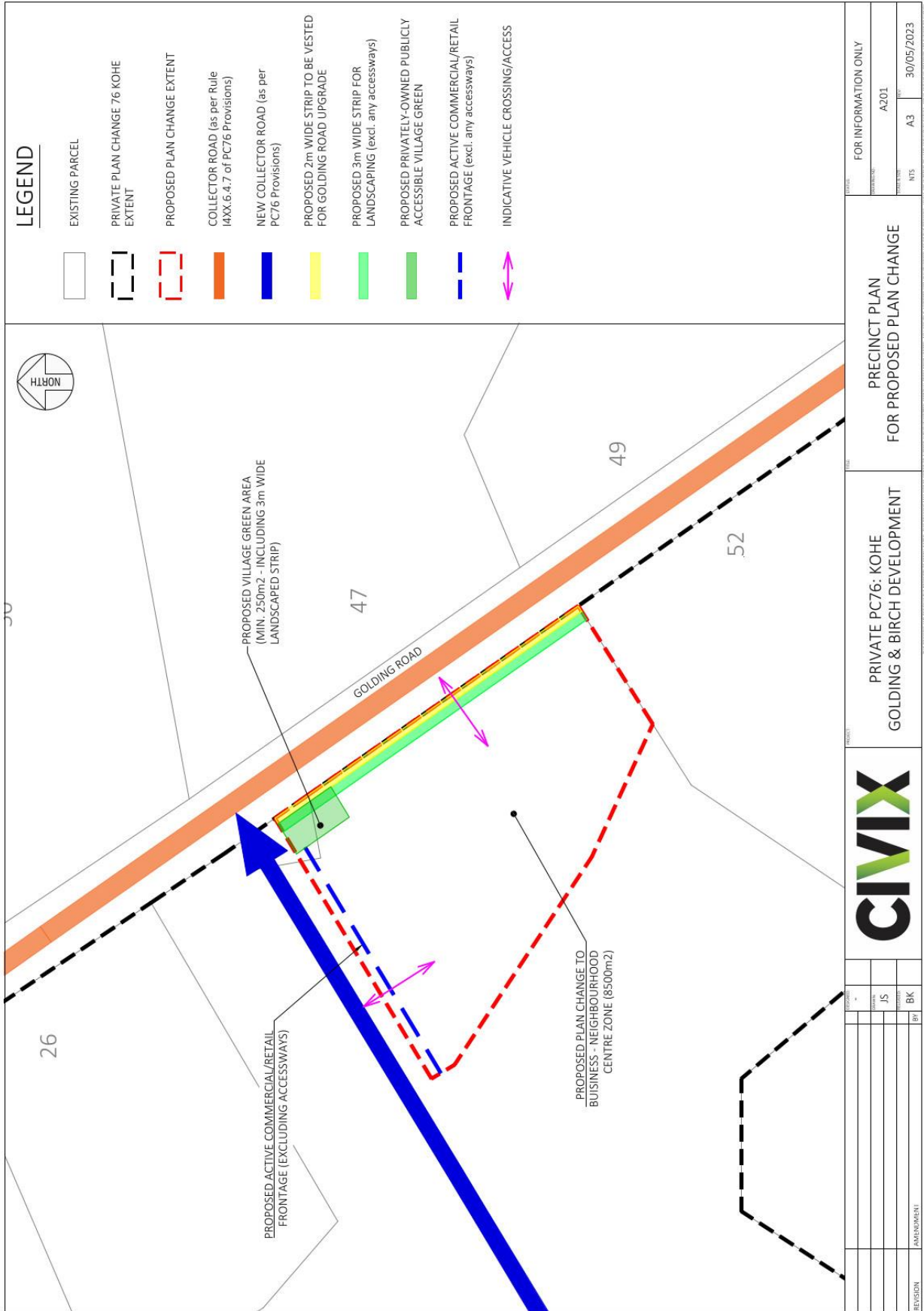
ATTACHMENT 1 – OVERLAY OF CURRENT CONCEPT MASTER PLAN (STREET AND BLOCK STRUCTURE ONLY) FOR THE PC76 KOHE PRECINCT AND THE LODGED EASTERN PPC. SMITH ARCHITECTS LTD (NO SCALE).



ATTACHMENT 2 – REALIGNMENT OF EAST-WEST COLLECTOR NEEDED IN LODGED EASTERN PPC TO MATCH FINAL LOCATION OF COLLECTOR WITHIN PC76 LAND TO REMAIN A MID-BLOCK DEPTH CLEAR OF 26 GOLDING ROAD (NO SCALE).



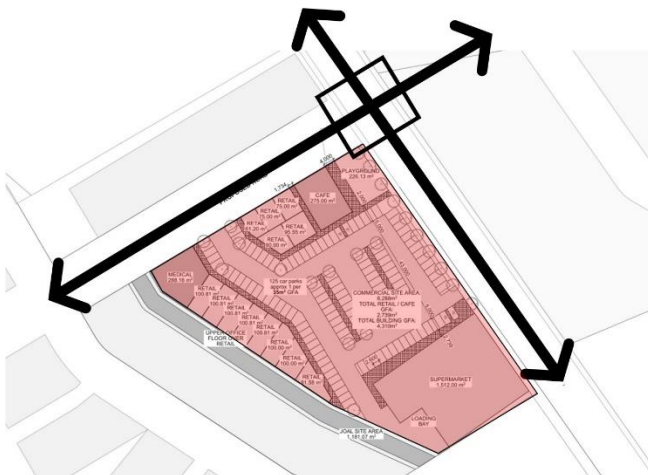
ATTACHMENT 3 – PROPOSED PRECINCT PLAN, CIVIX LTD (NOT TO SCALE).



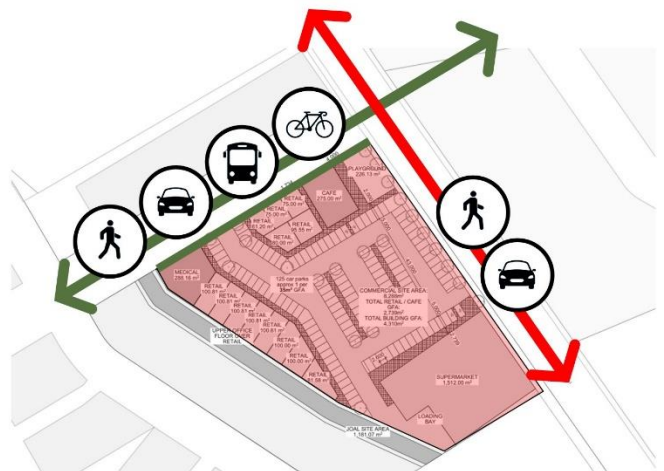
ATTACHMENT 4 – CONCEPT MASTER PLAN, SMITH ARCHITECTS LTD (NO SCALE).



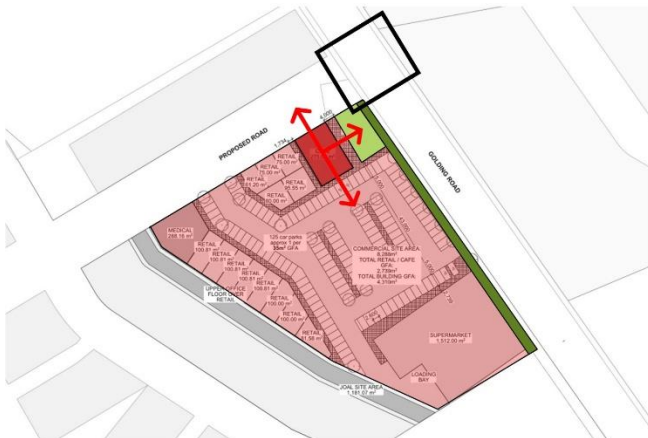
ATTACHMENT 5 – SUMMARY OF KEY URBAN DESIGN CHARACTERISTICS OF PROPOSED CENTRE STRUCTURE / LAYOUT, NO SCALE.



A.) Centre located at key intersection of highest order / busiest roads; the ideal location for a prominent and easy-to-access focal point. Pedestrian crossing possible via signals.



B.) North-facing retail frontage to collector road, and access to pedestrians, vehicles, buses and cyclists.



C.) Public focal point space and potential for café at key intersection as 'front door' to the centre. Landscape strip along Golding Road to provide visual amenity.



D.) Compatible arrangement of public fronts and private backs.

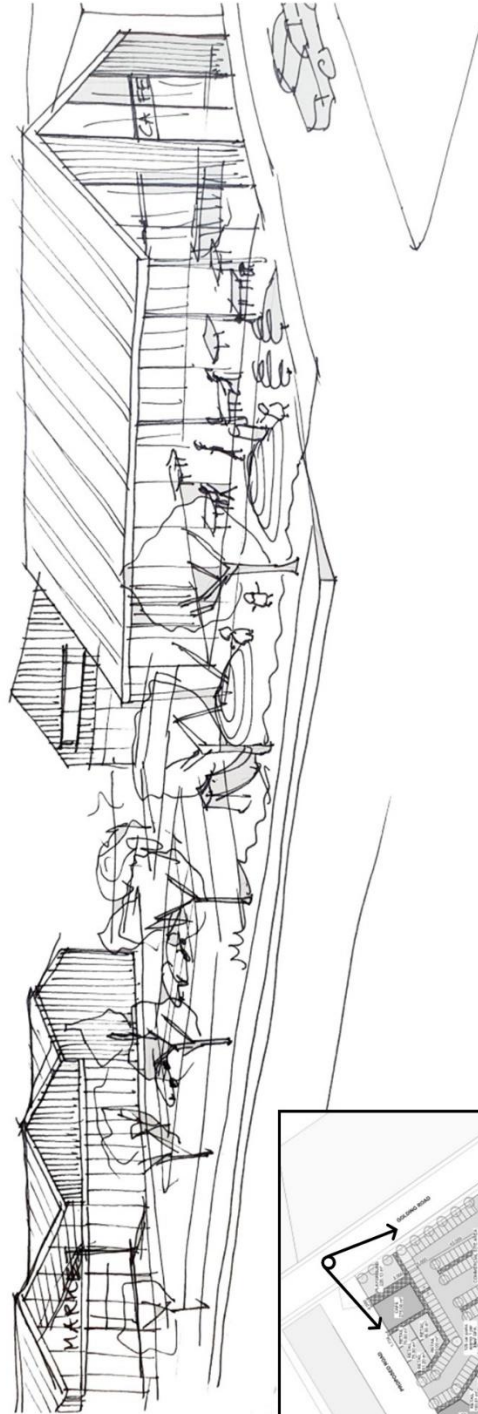


E.) Servicing access can be separated from customer access.



F.) Structure works well with the peak-period PM weekday journey home vehicle trips. This is a key opportunity for spontaneous exchange.

ATTACHMENT 6 – CONCEPTUAL VISULISATION OF FUTURE DEVELOPMENT WITHIN THE PROPOSED CENTRE, SMITH ARCHITCTS LTD – SKETCH VIEWPOINT FROM GOLDING ROAD AND FUTURE COLLECTOR ROAD INTERSECTION



PROPOSED COMMERCIAL DEVELOPMENT
19 Golding and Birch road, Auckland
SKETCH PERSPECTIVE

A703

