

Auckland City Operative District Plan (Isthmus 1999)

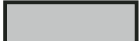
Plan modification no. 219 : plan change

under section 73 of the
Resource Management Act 1991

Effective date:

File no.

Part A: Amendment to planning maps no. C13, C14, D13 sheet no. 1

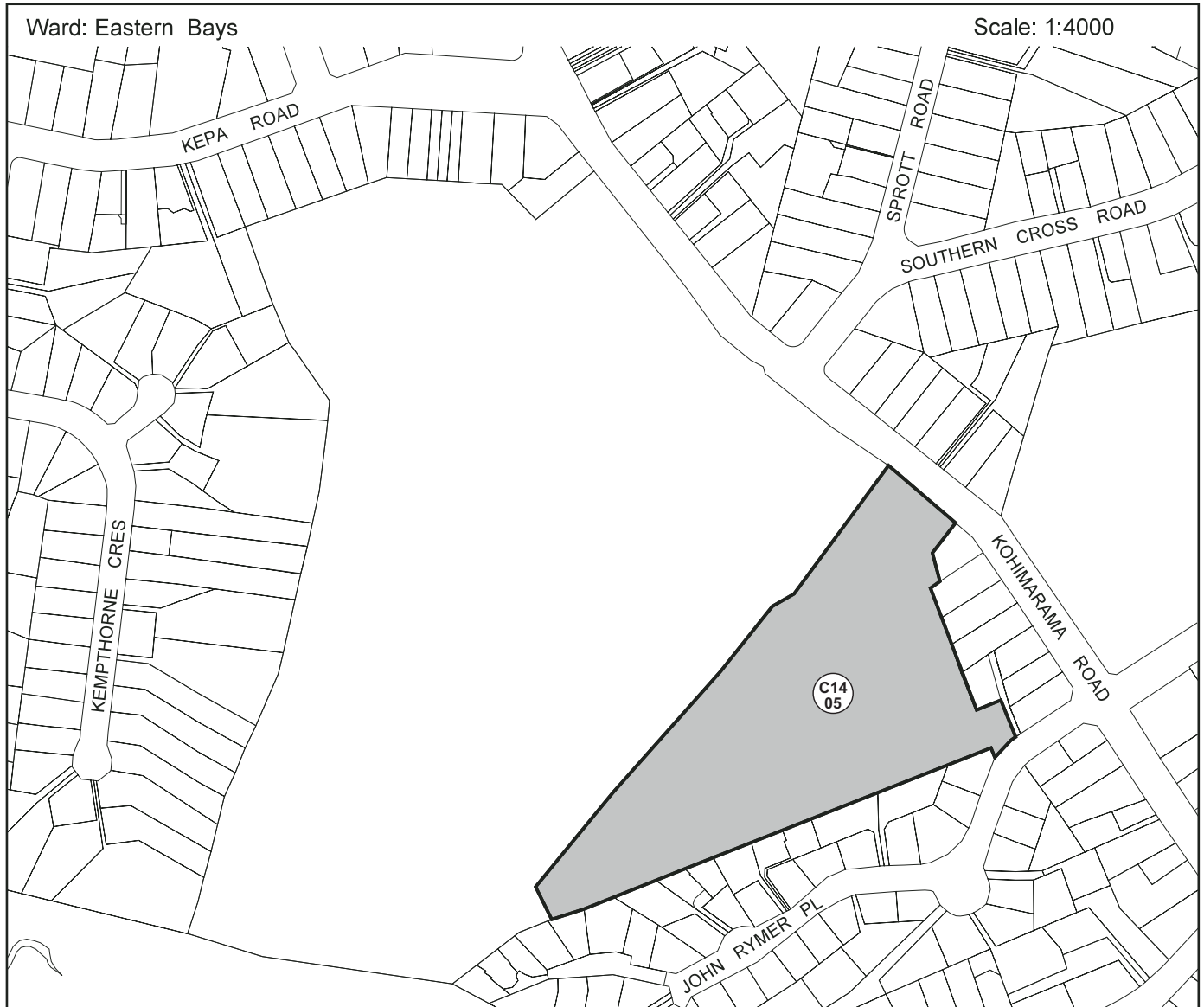
The land shown  Rezone from Special Purpose 2 to Special Purpose 1

The land shown  Rezone from Residential 6a to Special Purpose 1



Part B: Amendment to planning maps no. C13, C14, D13 sheet no. 2

The land shown  to be identified as C14-05 Concept Plan: Kohimarama Retirement Village



Part C: Amendment to Appendix A of the Planning Maps

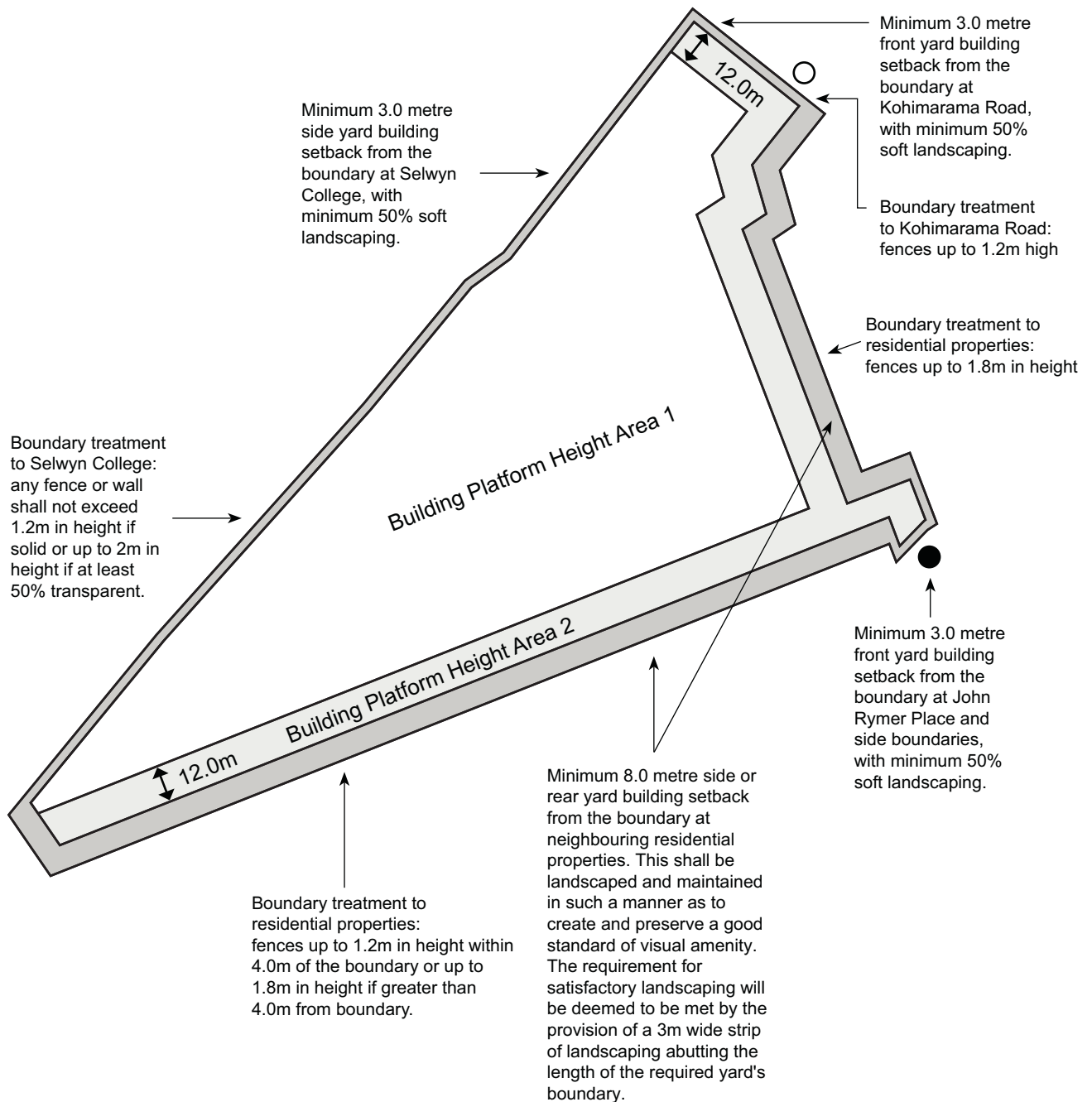
Insert the following:

“C14-05 Concept Plan: Kohimarama Retirement Village (Refer to Appendix B)”






Part D: Amendment to Appendix B of the Planning Maps

Insert the following diagram and text:

Kohimarama Retirement Village Concept Plan



LEGEND

-  Minimum building set back from boundary
-  Maximum 6.0m building height (rolling height method)
-  Maximum 15.0m building height (rolling height or average height methods)
-  Pedestrian Entry
-  Pedestrian and Vehicular Entry



C14-05 Concept Plan - Kohimarama Retirement Village, Kohimarama Road

DOMINANT ACTIVITY: HOUSING DEVELOPMENT FOR THE ELDERLY OR DISABLED / RETIREMENT VILLAGE

Explanation:

The 3ha site is located on Kohimarama Road and was formerly part of the adjoining Selwyn College school land. The Ministry of Education deemed the land to be surplus to requirements and in 2005 the education designation was lifted from the site.

The property represents a valuable land resource, however, there are some constraints limiting the range of activities for which the site can be used. These include the topography of the land, its adjacency to a school and residential activities, and the capacity of the surrounding road network. A retirement village, being residential in nature, is considered to be an appropriate use for the site when taking into account these constraints and the changing demographics of Auckland City.

The purpose of the rules and assessment criteria set out in this concept plan is to ensure that development is carried out in a comprehensive and integrated manner such that the site can be developed to an appropriate intensity whilst maintaining onsite amenity and avoiding or adequately mitigating adverse effects on surrounding properties.

PERMITTED ACTIVITIES

In addition to the activities listed in Clause 10.7.1.1, the following are permitted activities:

- Housing development for the elderly or disabled
- Retirement village
- Healthcare services
- Car parking areas and/or buildings
- Residential activities associated with the primary use of the site
- Activities ancillary to permitted activities including, but not limited to, offices, retail activities, and restaurants.
- Alterations to existing buildings not increasing gross floor area.

RESTRICTED DISCRETIONARY ACTIVITIES

- Additions to existing buildings resulting in additional GFA.
- Construction of new buildings.

DEVELOPMENT CONTROLS

All development is subject to the development controls contained in Clause 10.8.1 ALL SITES SUBJECT TO CONCEPT PLANS IN THE SPECIAL PURPOSE 1 AND 2 ZONES of the Plan, except where otherwise specified below.

Where a permitted or restricted discretionary activity seeks to modify one or more of the development

controls for the site it shall be considered under Clause 4.3.1.2B DEVELOPMENT CONTROL MODIFICATION as a discretionary activity.

1. BUILDING LOCATION

Building development is limited to those areas illustrated on Concept Plan Diagram C14-05.

Explanation

With the exception of the yard setback areas around the perimeter of the site, no further restrictions have been placed on building locations. Subject to design and appearance criteria for new buildings, it is considered that new buildings can be established anywhere on the site (outside of the yard areas) whilst avoiding or mitigating potential adverse effects on surrounding properties.

2. MAXIMUM HEIGHT

Height Area 1

Subject to the height in relation to boundary restrictions set out in Clause 10.8.1.3, the maximum height shall be 15m. Provided that if the means of calculating height is by the average ground level method (refer Figure 13.2 Height – Average Ground Level Method), the use of this method is restricted so that no part of a building shall exceed 20m when measured using the rolling height method (refer Figure 13.3 Height – Rolling height Method).

For the purpose of calculating compliance with the maximum height control (but not the calculation of height for the building in relation to boundary control) account shall be taken of parapets but not of:

- (a) radio or television aerials, chimneys, cranes fixed to land, lift towers, machinery rooms, water towers or finials where:
 - (i) the maximum height normally permitted by the rules for the zone is exceeded by not more than 4m, and
 - (ii) the cumulative area of the projections does not exceed a floor area equal to 10% of the area of the roof to the storey immediately below such structures.

Height Area 2

Subject to the height in relation to boundary restrictions set out in Clause 10.8.1.3, the maximum height shall be 6m.

For the purpose of calculating compliance with the maximum height control (but not the calculation of height for the building in relation to boundary control) account shall be taken of parapets but not of:

- (a) radio or television aerials; or
- (b) chimneys, (not exceeding 1.1m in any horizontal direction); or
- (c) finials;

where the 6m maximum height normally permitted is exceeded by not more than 2.5m by structures in (a) and by not more than 1.5m by structures in (b) and (c).

For the purposes of confirming compliance with this control the rolling height method shall be used.

Explanation

Height Area 1 relates to the “central” part of the site and is set back 20m from adjoining residential properties. When taking into account the topography of the site, it is considered that a 15m average height or 20m rolling height limit will allow for sufficient flexibility to achieve an efficient layout of the main buildings on the site whilst the setback will ensure that dominance and shadowing effects of larger buildings on surrounding properties can be avoided or mitigated to an acceptable degree.

Height Area 2 relates to a 12m wide buffer strip immediately adjacent to the 8m yard adjacent to the neighbouring residential properties. It is considered that some buildings may be appropriate in this area but, in order that any buildings achieve an appropriate transition with the height limit for the adjacent residential zone, height in this area is restricted to 6m.

3. COVERAGE CONTROLS

The following coverage controls shall apply:

- Building coverage: maximum 35% of site area. For the purposes of determining compliance with this control those parts of a basement or parking podium not exceeding 1m above finished ground level shall be excluded from building coverage.
- Paved impermeable coverage: maximum 25% of site area.
- Landscaped permeable coverage: minimum 40% of site area. For the purposes of determining compliance with this control, landscaping may include stormwater ponds provided that at least 30% soft landscaping is provided.

Explanation

The building coverage control is designed to ensure that buildings are located only a relatively small proportion of the site to avoid an overcrowded look.

The paved impermeable control is designed to ensure that stormwater run-off can be minimised and to ensure that adequate areas are available for landscaping.

The landscaped permeable control is designed to reduce stormwater run-off by ensuring that there are adequate opportunities for onsite soakage and to ensure that there are adequate areas for landscaping to enhance the overall amenity of the site. It is recognised that stormwater ponds can contribute to the amenity of a site and allowance is therefore made for this to make up a portion of the landscaping requirement.

4. ACTIVITY BUFFERS

As set out in Rule 10.8.1.5A except where specified differently on the concept plan.

Explanation

Imposing a separation of activities by distance is designed to avoid, remedy or mitigate any perceived adverse effects that a facility operating in a special purpose zone may have on residential and open space zoned land. Physical separation is the easiest method to ensure the distancing of residences and public places from potential and actual impacts associated

with such activities. Such effects may include dust, dirt, litter, lights, signs, unsightly buildings or activities, parking areas, service areas, etc. Landscaping of separation distances assists in reducing the hard-edged impact of paved surfaces, used for parking or storage. Landscaping is important to maintain visual amenity in a residential neighbourhood, not only when viewed from adjacent sites but when viewed from the road.

5. BOUNDARY FENCES

The following controls apply to boundary fences:

- North-western boundary (with Selwyn College): any fence or wall shall not exceed 1.2m in height if solid or up to 2m in height if at least 50% transparent.
- Southern boundary (with John Rymer Place residential properties): up to 1.2m in height within 4m of the boundary or up to 1.8m in height if greater than 4m from boundary.
- Eastern boundary (with Kohimarama Road): up to 1.2m in height.
- Eastern boundary (with Kohimarama Road residential properties): up to 1.8m in height.

Explanation

Fences and boundary treatments are often desirable in order to provide a demarcation between properties and between “public” and “private” places. Inappropriate fences, however, can have a significant impact on the safety, amenity, and privacy for adjoining properties and public places.

Fences of up to 1.8m in height are provided on the Selwyn College boundary in order to provide a physical separation between the retirement village and school. For CPTED reasons, such fences are required to be substantially open structures.

The southern boundary of the site features a relatively sharp drop of 1m or more to the adjoining residential properties. Many of these properties have outdoor living areas to the north of their dwellings and, for this reason, fence heights are limited to 1.2m so as not to overshadow and over dominate these areas. In the event that higher fences are required (e.g. for additional privacy), these should be set back of the boundary by at least 4m.

The site features a relatively short boundary to Kohimarama Road and a maximum fence height of 1.2m on this boundary is provided for in order to maintain streetscape amenity.

The residential properties to the east of the site are generally at a higher level than the subject site. This means up to 1.8m high solid fences can be erected providing screening from the access road and privacy to the residential properties whilst not overshadowing or over dominating the residential properties.

6. PARKING

Parking shall be provided in accordance with the standards for a “Retirement Village” as set out in Rule 12.8.1.1.

Explanation

The District Plan sets out minimum parking requirements for activities to ensure that the parking demand generated by individual activities can be accommodated without undermining the safe and efficient operation of the roading network. In this case it is considered that the parking provisions for a "Retirement Village" as set out in the District Plan are more appropriate for the intended use of the subject site than those relating to a "Home for the Elderly or Disabled".

6. EXCEPTIONS

- (a) Clause 12.9.1.1A RULE: Controlled Activities shall not apply.
- (b) Clause 5D.6.1 Land Subject to Flooding or Instability shall not apply.

Explanation

It is expected that the site will provide in excess of 100 car parking spaces and assessment criteria, particular to the subject site, have been formulated to address potential adverse effects associated with parking. As all new buildings require consent for a more onerous restricted discretionary activity, it is not considered necessary to also require an assessment as a controlled activity under Clauses 12.9.1.1A and 12.9.1.2A.

There are known issues with respect to stormwater and stability on the subject site and, for this reason, consent notices have been placed on the certificates of title setting out the engineering matters required to be assessed as part of any development. These matters have been included as assessment criteria for any new buildings on the site. It is therefore not considered necessary for these matters to also be subject to an assessment under Rule 5D.6.1 of the District Plan.

7. CRITERIA FOR ASSESSING RESTRICTED DISCRETIONARY ACTIVITIES

In relation to any activity nominated as a restricted discretionary activity on the Concept Plan, Council reserves its control over, and can impose conditions in respect of, the following matters:

1. Building Bulk and Location

- (a) In the context of the permitted bulk and location controls, the extent to which buildings are designed to avoid the appearance of bulk when viewed from surrounding residential properties.
- (b) Where a building, or part of a building, exceeds 15m in height (based on the rolling height method), the extent to which the building or parts of the building exceeding 15m in height are massed away from residential boundaries.
- (c) The extent to which buildings are designed to provide a variation in height across the site to avoid the monotony of a single height.
- (d) In the context of the permitted bulk and location controls, the extent to which the form of development is articulated in order to achieve a character that is sympathetic to the surrounding area.

- (e) The extent to which adequate separation is given to multi-storied buildings to avoid the appearance of continuous blocks of buildings.
- (f) The extent to which buildings on the site have a coherent relationship to one another forming an overall well-designed composition for the site.
- (g) The extent to which buildings take into account and appropriately respond to the scale, location and orientation of buildings on adjoining residential sites.
- (h) The extent to which a differentiation in the building profile and roof silhouette has been achieved when viewed from within the site.

2. Building Detail and Design

- (a) The extent to which the detailed design assists in breaking up the apparent mass of individual buildings.
- (b) The extent to which buildings are designed and articulated to provide visually interesting facades that avoid blank walls.
- (c) The extent to which colours and materials assist in providing visually interesting buildings whilst responding appropriately to their surrounding context.
- (d) The extent to which fenestration is appropriately sized and proportioned in relation to the façade in which it is located.
- (e) The extent to which main entrances to buildings are clearly identifiable and, where appropriate, provide a focal point to the building.
- (f) The extent to which private open space is provided for individual units.
- (g) Where private open space is to be provided at ground level, the extent to which there is an appropriate transition between private and semi-public space by definition and/or enclosure.
- (h) The extent to which roof-top plant and other projections are appropriately screened or otherwise integrated into the building design.
- (i) The extent to which the design of buildings appropriately addresses the "Safety Assessment Criteria" as set out in Clause 6.2.10.5 of the District Plan.

3. Landscaping and On-site Amenity

- (a) The extent to which there are positively shaped communal open spaces that will support resident use and amenity.
- (b) The extent to which landscaping is used to soften the appearance of buildings when viewed from residential properties outside of the site.
- (c) The extent to which changes of level are managed to avoid adverse impacts on pedestrian circulation.
- (d) The extent to which any retaining walls are visually attractive and integrated into the overall landscape design for the site.
- (e) The extent to which any stormwater detention pond is designed to contribute positively to the amenity of the site.
- (f) The extent to which there is a legible and safe pedestrian footpath and open space network to support resident access and amenity.

Note

It is expected that any application for major new development on the site will be accompanied by a landscape plan, the detail of which will be commensurate with the scale of development proposed.

4. Traffic, Parking and Access

- (a) The extent to which the surrounding road network is able to accommodate additional traffic generated by activities on the site.
- (b) The extent to which parking is screened from view from adjoining residential properties and at-grade parking spaces are screened and / or softened through the use of soft landscaping.
- (c) The extent to which the design avoids potential conflicts between pedestrians and vehicle traffic on the site.
- (d) The extent to which vehicle accesses and circulation routes are designed to avoid adverse effects on the amenity of neighbouring residential properties.

5. Site Servicing and Engineering

- (a) The extent to which the new building can be accommodated in terms of existing, or where appropriate, the upgraded capacity of the stormwater, waste water and water supply system.
- (b) The extent to which low-impact design principles are taken into account when designing the stormwater solution for the site.
- (c) The extent to which adequate provision is made for the storage of refuse and other service and loading areas and the extent to which these are screened from view both within the site and from outside of the site.
- (d) The extent to which the building design avoids or mitigates natural hazards arising from stormwater and stability issues on the site.

Note

It is expected that any application for new buildings will be accompanied by an engineering assessment, and investigative evidence of the site which indicates that the site can be safely developed. The assessment will also be expected to indicate any measures to be taken to mitigate any adverse effects associated with the natural hazard created by the development.