

THREE KINGS RENEWAL

DESCRIPTION OF URBAN DESIGN / ARCHITECTURAL ELEMENTS AND PROCESS

prepared by
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Introduction

Established in 2000 dKO Architecture has developed its reputation from extensive experience in master planning, residential design and the creation of urban communities.

Undertaking projects throughout Australia, New Zealand and South East Asia, dKO Architecture is highly regarded and considered industry leaders in contemporary housing and apartment trends and for its track record in delivering all forms of residential architecture.

Through the Three Kings Renewal project dKO Architecture has actively engaged and collaborated with key local government agencies, community representatives, Iwi representatives and other stakeholders to ensure that a truly innovative, culturally sensitive and sustainable urban community is proposed.

Client Instructions

dKO Architecture was engaged to provide innovative urban design and architectural advice for the Three Kings site. The open and broad brief required the proposal of respectful and appropriate built forms which respond to the unique conditions and historical significance of the area. Further the proposal was to provide a framework for the regeneration of the site and its integration into the surrounding area and their communities.

Design Process

The Master plan is a result of a continued collaboration between Fletcher, Auckland Council, Housing New Zealand, Antipodean Properties, local board representatives, Iwi representatives and other local community stakeholders. Key community interests relate to access, open space, housing availability and affordability and the rehabilitation of the former quarry in a responsible and sensitive manner.

Fletcher first approached the Council in November 2012 with the suggestion that a comprehensive look at the Fletcher Concrete and Infrastructure Ltd and Council administered land holdings at Three Kings would give a better urban outcome for redevelopment of the Three Kings centre, than if Fletcher independently undertook redevelopment of the former Three Kings quarry.

The Puketepapa Local Board at the time was seeking a major precinct plan for the Three Kings area. Fletcher was asked to integrate its work with the local board programme. This was agreed on the basis that the outcomes of the precinct plan would be sufficiently advanced in time for inclusion in the Unitary Plan.

The proposed Three Kings Precinct is located within and adjacent to the Three Kings Town Centre, near the intersection of Mt Eden Road and Mt Albert Road. It incorporates the land owned by Fletcher Concrete and Infrastructure Ltd (15.2ha) and the Crown (6.4ha) which has all previously been quarried, the Three Kings Town Centre on the northern side of Mt Albert Road, and the Open Space that adjoin these two areas.

The Master plan forming this proposal achieves the balance of delivering the vision for Three Kings, embracing significant elements of the public and stakeholder feedback through the engagement process, and reflecting the local board precinct plan.

Fletcher has worked collaboratively with the Council. In particular:

- All requested information has been provided to the Council team to enable them to advance the precinct plan.
- Fletcher has fully participated in all community workshops, open days and other engagement processes.
- Fletcher has worked with all stakeholders to input into the precinct plan and to develop up its own Master plan. Including South Epsom Planning Group (SEPG) and the Three Kings United Group (TKUG).
- Fletcher has had a number of workshops with the Council to identify and develop up the key elements of the Master plan that are critical to the local board and Auckland Council.
- Fletcher has met with all key departments and CCOs to work through various issues. This has included Parks, Planning, Urban Design, Stormwater, Auckland Transport and Watercare Services Ltd.
- Fletcher has held multiple hui with the five primary Iwi who have interest at Te Tātua a Riukiuta.
- Fletcher has worked through the Tamaki Collective, to ensure all 13 Iwi are appraised of the proposal and have had the opportunity to be part of the engagement process.
- Fletcher has engaged with other key landowners in the area, particularly Antipodean who owns the town centre and Housing New Zealand who have significant landholdings to the west.
- Fletcher has met with the local board in different workshop and briefing environments.
- Fletcher has held a public open day on 1 February 2014 to enable the public to work through all elements of the final Fletcher proposal. This follows on from the extensive public process Fletcher has been involved in.

The Master plan has significantly changed during the engagement process, to take on board a variety of different perspectives.

21.6 Hectares vs. 15.2 Hectares

Through the design process two development options emerged. These options relate closely to the surrounding land ownership and provide opportunities to greatly enhance the Three Kings development and the Three Kings community as a whole.

21.6 Hectares – Fletcher Concrete and Infrastructure Ltd and Surrounding Reserve Land (15H-1)

The holistic approach taken in the design of this Master plan involves looking at the surrounding area beyond the Fletcher Concrete and Infrastructure Ltd owned land. The involvement of the surrounding stakeholders offers the opportunity of using the quarry as a connector that would stitch together existing open spaces and facilities around the quarry, creating a network that will allow visitors to conveniently travel between these existing open spaces, whilst enjoying new parklands and community facilities within the development. The potential land exchange to the south of the quarry opens up the possibility of creating a large open green space within the development for sporting and leisure uses of the community. By integrating and improving Grahame Breed Drive there is opportunity to create a continuous street network through the Three Kings site as well as distributing the traffic entering from Mt Eden Road.

The ability to connect to, and integrate with, surrounding land uses will allow the quarry site to act as a local hub for the surrounding community, providing a range of retail and business services facilities, community facilities as well as a range of residential living options.

15.2 Hectares – Fletcher Concrete and Infrastructure Ltd Land Holdings (15H-2)

The isolated approach developed in this Master plan focuses on the Fletcher Concrete and Infrastructure Ltd quarry lands alone. This proposal has the advantage in that it involves a single land owner. Additionally as the site has been and still is in use there is already extensive understanding of the geological conditions present and therefore there is lower risk inherent in the associated earthworks and cut/fill requirements. While this inward looking approach benefits the Three Kings quarry site it loses the opportunity to address issues affecting the Three Kings community as a whole. By continuing to isolate the surrounding land parcels the Master plan loses the potential role they could play in addressing current concerns within the area such as pedestrian connectivity, safety issues and linking the open space network together. Additionally the location of these parcels between the Three Kings quarry and the Town Centre results in limited development opportunities in the future. Currently access to the quarry floor is provided by a single access road to the north off Mt Eden Road.



15.2 Hectares – Fletcher Concrete and Infrastructure Ltd Land Holdings



21.6 Hectares – Fletcher Concrete and Infrastructure Ltd & Surrounding Reserve Land

Key Moves

Rehabilitate and Remediate

The process of quarrying in the past has resulted in the subject site having a concave topography up to 40 metres below surrounding land. The Master plan will inform direction to rehabilitate and repair the former quarry in a sustainable, sensitive and responsible manner. Consented filling operations are being carried out within the quarry to reduce the level differences from the base of the valley to adjacent communities. Architectural elements and vegetation that respect and take advantage of the quarry topography will be introduced to enable the site to be redeveloped into housing accommodation and parklands.

Promoting diversity and housing

In line with the objectives of the Auckland Plan, Auckland Housing Accord and the Unitary Plan, the Three Kings Renewal development aims to promote housing diversity and affordability for the location, by delivering innovative housing typologies that address current housing needs. Without compromising on liveability and quality, the proposed dwellings will encourage indoor-outdoor living and greater integration to suburb-wide amenities.



Perspective looking west from The Riu Precinct showing terrace housing

Wetlands and stormwater system

The wetlands and stormwater systems are designed to work in concert with existing on-site infrastructure to manage drainage and natural recharging of the aquifer.



Perspective looking north along the proposed wetland road

High quality open spaces

A series of landscaped open spaces are created within the Master plan to accommodate sports activities and passive recreation for residents and the surrounding community.

Connections to and through the site

The sports fields (15H-1) and wetland parks (15H-1 and 15H-2) in the development are linked to the greater Three Kings open space network via existing and new linkages.

The Master plan opens up the site through the following key spaces:

1. Town Centre (15H-1)
2. Plaza on Mt Eden Road (15H-1 and 15H-2)
3. Western walkway / stair linkages to the Maunga (15H-1 and 15H-2)
4. North-western walkway / stair linkages to the Maunga (15H-1 and 15H-2)

Expanded footprint to Maunga

Fundamental to the development is that Te Tatua a Riukiuta is recognised as a protected view and landmark. The Master plan aims to retain and revegetate the eastern edge of the Maunga with native bushland. Existing pathways along the side of the Maunga will be upgraded, and a series of new pathways will be introduced to provide better accessibility up to the Maunga.

Activated Town Square

The proposed town square in Option 15H-1 is a civic space that links the Three Kings town centre, the Fickling Centre and Three Kings oval with the development, creating an integrated commercial / recreational / residential precinct. A series of walkways, stairs and potential public lift will connect the plaza to the open spaces within the development.

The Master Plan

21.6 Hectares – Fletcher Concrete and Infrastructure Ltd and Surrounding Reserve Land



15H-1 Master plan for the Three Kings Development in Auckland New Zealand prepared by dKO and Surfacedesign, inc

Town Square

The Town Square could be the main civic space for Three Kings town centre - working in complementing the functions of the Fickling Centre, Three Kings Library and retail uses on Mt Albert Road. The Town Square will have a mixture of open-to-air and undercroft areas that would accommodate communal and civic functions such as retail spill out, markets and community gatherings. The square, with a northern aspect and positive outlook towards the Maunga, will act as a northern extension of the town centre; bring community activities from the town centre closer to the parklands in the north.

The Green

The Green, composed of two soccer fields, surrounding parkland and a wetland terrace will be the primary outdoor recreational space for residents in the development and the surrounding community. The Green is designed to work with the existing Three Kings Park, and would be able to support active sports events such as soccer in the summer and cricket in the winter. Toilets and changing facility are proposed to the south-west corner of The Green. The location of The Green and the variety of access points will allow the Three Kings School to utilise it for active sports.

Western Terraces

The Western Terrace is a constructed landscape that negotiates the grade change from the new terrace form housing to the new sports fields at the centre of the new development.

The slope from the western end to the centre of the site is not as severe as the other vertical connections within the quarry, providing the opportunity for sculptural and horizontal landscape feature. As ground slopes downward, triangular grass terraces fold in on one another and spiral together at the site of the original quarry soak pit. Within the low points of the folded berms will be pathways for pedestrians to walk the grounds.

Hilltop (Winstone Precinct)

The residential character of the Hilltop (Winstone Precinct) extends the residential nature of Mt Eden road onto the site. The Hilltop (Winstone Precinct) is characterised by a pedestrian entry plaza from Mt Eden Road and strong western view corridors towards Te Tatua a Riukiuta. Low rise apartments, tree lined streets, and local parks, and create a relaxed, green and urban environment. The fine grain nature of the Hilltop (Winstone Precinct) helps integrate the precinct with the surrounding residential areas. The blocks and built form are orientated to maximise visual permeability through the site and preserve views to the Maunga.

The Bush Precinct

The character of this area comes from the proximity to Te Tatua a Riukiuta. The aim is to provide views to Te Tatua a Riukiuta from the street and make it the backdrop to the built forms. As such, blocks are orientated to re-enforce the east - west view corridor to Te Tatua a Riukiuta. The buildings are low rise to allow for glimpses towards over the top and to provide a visual contrast.

The Riu Precinct

Within The Riu Precinct, high-quality streetscapes and rain gardens will be integrated with medium density apartments and access paths. Street trees used throughout the rest of the site will be planted along typical road edges and will define the spacing of street parking that will be coupled with the hardscape strategy.

Apartments and pathways will have direct access to wetland zones that will be comprised of grasses, reeds, native ferns, and open-to-air ponds. Access through these wetlands will be granted by a series of wooden boardwalks that meander through tall reeds.

Street trees will not be planted along alley ways or garage access roads located at the back of the apartments. In many cases, the buildings within the inner precinct will interface with the extensive wetland ring that encircles the site.

15.2 Hectares – Fletcher Concrete and Infrastructure Ltd Land Holdings



15H-2 Master plan for the Three Kings Development in Auckland New Zealand prepared by dKO and Surfacedesign, inc

The Park

The local park will be the primary outdoor recreational space for residents in the development and the surrounding community. The Local Park is designed to work with the existing Three Kings Park, and would be able to support passive recreation and relaxation uses.

Hilltop (Winstone Precinct)

The residential character of the Hilltop (Winstone Precinct) extends the residential nature of Mt Eden road onto the site. The Hilltop (Winstone Precinct) is characterised by a pedestrian entry plaza from Mt Eden Road and strong western view corridors towards Te Tatua a Riukiuta. Low rise apartments, tree lined streets, and local parks, and create a relaxed, green and urban environment. The fine grain nature of the Hilltop (Winstone Precinct) helps integrate the precinct with the surrounding residential areas. The blocks and built form are orientated to maximise visual permeability through the site and preserve views to the Maunga.

The Bush Precinct

The Bush Road that was once the access route for quarry trucks will be converted into an extension of the vegetative language of Te Tatua a Riukiuta. Native pohutakawas and bush plants will be used to line the new roadway to create an experience of travelling through thick New Zealand vegetation as pedestrians and cars approach Te Tatua a Riukiuta from Mt Eden Road.

The Riu Precinct

The Riu is a residential neighbourhood characterised by the high quality streetscapes, rain gardens and easy access to the wetlands. The built form consists mainly of terrace housing towards the centre on the filled former quarry floor and three storey apartments towards the quarry slopes. The apartments and terraces are designed so that the car parks are located to the backs of the buildings in the centre of the blocks, this provides street addresses and active edges to tree lined street, enhancing the greenness of the Precinct. The well landscaped streets, along with pathways that winds through the wetland in a series of boardwalks establish The Riu Precinct as the green neighbourhood heart of the redevelopment.

Types of Dwellings

Terraces

The relaxed, suburban character of the western terrace is defined by sculptural landscape feature and the terraced housing form. The original quarry edge is reshaped and graded to stabilise the slope, creating an informal series of stepped lawn spaces cascading down to the original quarry floor. It creates an interesting outlook and focal point for the terrace houses.

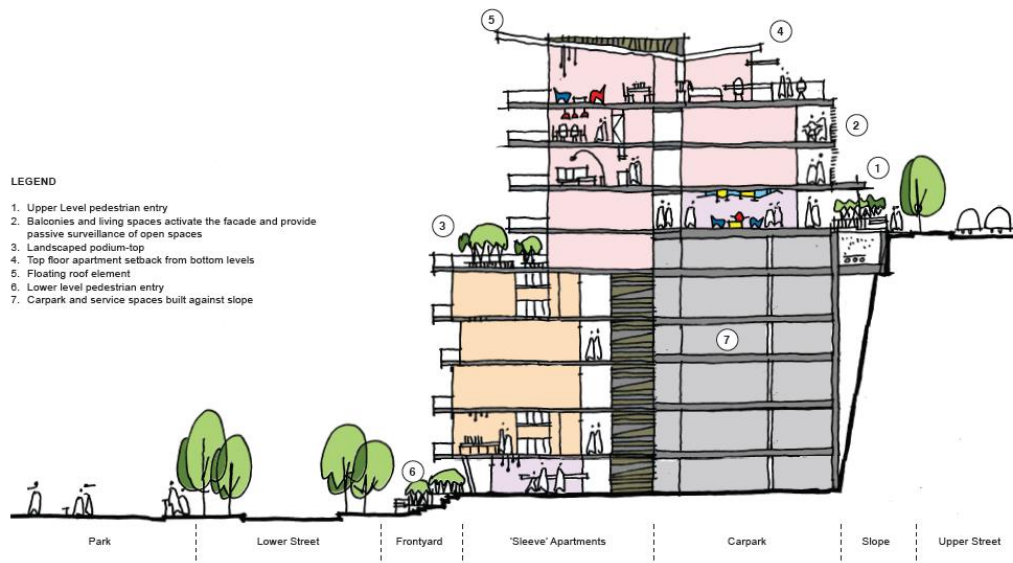
The terrace housing located on the south and north edge is fine grained and suburban in nature. They have been orientated to open up to the wetland terraces, the Green and Maungakiekie, enhancing visual and physical connections. They provide a built form edge that creates enclosure and a sense of intimacy to the landscaped area, creating a perfect melding of built form and landscape.

A seamless pedestrian connection with the Maunga is planned along the western boundary. Pedestrian walkways and stairs allow visitors and residents to navigate the slope from the wetland park and soccer fields up to the Maunga.

Cascading Apartments

The proposed cascading apartments are first introduced on either side of the town square as framing elements to the northerly Maunga view shaft. The buildings are designed to take advantage of the height difference between Grahame Breed Drive and Mt Eden Road and the proposed final level of the quarry floor. These apartment buildings are designed in two parts. Against the quarry slope, the bottom half of the apartment comprises of car park basements built into the cliff. 'Liner' apartments then sleeve the car park basements to present an activated frontage to the public. The Liner apartments will have a northerly aspect, and will interface with the new soccer fields and open spaces proposed in the centre of the development. The upper half of the building is a more conventional four storey apartment block that is built on top of the lower half. In a figurative sense, the apartment building, as a whole, is seen to cascade down the quarry slope. This typology

is designed to maximise the potential of the quarried landform by hiding service and car park spaces against the slope, and achieving residential units on the faces with minimal excavation. Also, the bulk of the building is hidden from Grahame Breed Drive since the lower half of the building is constructed against the 15-17 metre slope.



Section through proposed cascading apartments

Low rise apartments and terrace homes

The residential character of the Hilltop (Winstone Precinct) and The Riu Precinct extends the residential nature of Mt Eden road into the site.

The Hilltop (Winstone Precinct) is characterised by a pedestrian entry plaza from Mt Eden Road and strong western view corridors towards Te Tatua a Riukiuta. Low rise apartments (3-4 storeys), tree lined streets, and local parks, and create a relaxed, green and urban environment. The fine grain nature of the Hilltop (Winstone Precinct) helps integrate the precinct with the surrounding residential areas.

On the filled former quarry floor low rise 3-4 storey apartments and 2-3 storey terrace homes are located towards the quarry slopes and "The Green". They provide landscaped and active edges to tree lined streets, enhancing the greenness and activity of The Riu Precinct, whilst maintaining a 'human scale' built form to the public active and passive recreational areas.



Perspective from Mt Eden Road looking towards the Hilltop (Winstone Precinct)

Matters to be included in plan change

We have assessed the current provisions for the Residential 8 zone in the operative Auckland District Plan (Isthmus Section) and Appendix 10 The Residential Design Guide For Developments In Residential Zones In Specified Growth Areas. In doing so, we have considered the key urban design parameters that we believe are important to the Three Kings Master plan.

The application of the operative District Plan provisions and Appendix 10 will give effect to the Master plan subject to the following control modifications:

7.8.2.3 Maximum Height

7.8.2.4 Height in Relation to Boundary

7.8.2.7 Maximum Building Coverage and Impermeable Surface

7.8.2.9 Yards

We believe that through the modification of these provisions a higher quality urban environment can be created at an appropriate density.

In addition, it is appropriate for the following additional assessment criteria to be included as part of the private plan change:

- The extent to which any planned unit development meets the objectives and policies of the concept plan
- The concept of the “cascading apartments” which provide an intensive housing typology with buildings only four storeys above Mt Eden Road and Grahame Breed Drive
- The creation of a plaza at the southern end of the land integrating with the Town Centre (15H-1)
- Measures to successfully manage the different relative level from the Town Centre and Mt Eden Road to the sports fields (15H-1) and lower levels of the development
- The intense bush landscaping of the boundary to the Te Tatua a Riukiuta to successfully create a buffer between the Maunga and the adjacent residential community
- The development of wetlands to serve as a functional stormwater management device and also to create a high amenity with native planting within the area
- The creation of quality pedestrian walkways and cycleways throughout the Master plan area and connecting public transport routes, Mt Eden Road and residential areas to the west and north
- The extent to which properties fronting Mt Eden Road gain parking access direct from Mt Eden Road

Together these provisions will be sufficient and appropriate to achieve the urban design outcomes in the Master plan.

Conclusion

This Master plan will guide and coordinate the planning and development decisions for the Three Kings quarry site into the long term. It will serve as a visionary document to communicate the intended direction for the regeneration of the site and its integration into the surrounding area and their communities.

It establishes methods and approaches to respectfully develop the site and ensure that the proposed development does not adversely affect the existing site further.

It achieves this through appropriate built forms and sustainability initiatives which respond to the unique site conditions that the quarry presents.

Through this the Master plan will strengthen and enhance the past, present and future use of the Three Kings quarry site.