

Remuera Precinct Private Plan Change

by

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For

Fletcher Residential Limited

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Fletcher Living

**BREWER
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architecture · urban design



Figure 01: Extent of Plan Change Area

Auckland Thoroughbred Racing has decided to divest approximately 6.2 hectares of land from the eastern corner of the Ellerslie Racecourse Precinct. FRL has purchased this area of land and has obtained resource consent (through the fast track process to construct approximately 357 residential dwellings. The proposed 357 dwellings comprise a mix of detached, duplex and terrace houses, market apartments, and an apartment building for active retirement use. Building heights range from 1 to 7 storeys (above any basement levels). The Precinct is located at the western end of the racecourse site and is bound by Ladies Mile and Derby Downs Place. The area of land subject to this plan change is currently part of a Special Purpose – Major Recreation Facility Zone and a plan change is now proposed to confirm the consented residential development. The precinct is to be referenced as the Remuera Precinct.

This Urban Design Assessment has been updated from the fast track consent application to address the relevant matters for a plan change and is more focused on the suitability of the proposed zoning.

The Hill is highly suited to residential development due to the visual and recreational amenity offered by Ellerslie Racecourse. This combines with accessibility to Ellerslie Town Centre, bus routes, Greenlane and Ellerslie rail stations, to allow the development of a quality residential neighbourhood.

The Precinct enables housing choice including both medium to high density living opportunities with development up to 25m in height provided within the THAB zones. Development of the Precinct is defined by identified publicly accessible open spaces, areas of private open space, existing mature Pohutukawa trees (combined with a 6m setback in their vicinity) and garden streets.

Contents

- **Physical Context** section outlining topographic, solar orientation and views that influenced the plan change proposal,
- **Planning Context** outlining the existing Unitary Plan zoning, proposed Plan Change 78 zoning and the Ellerslie Racecourse Precinct Overlay,
- **Urban Design Context** reviewing the suitability of the site for the proposed plan change,
- **Urban Design Structure** reviewing the location of proposed zoning and key urban design features,
- **An Assessment of Urban Design Effects** of the proposal

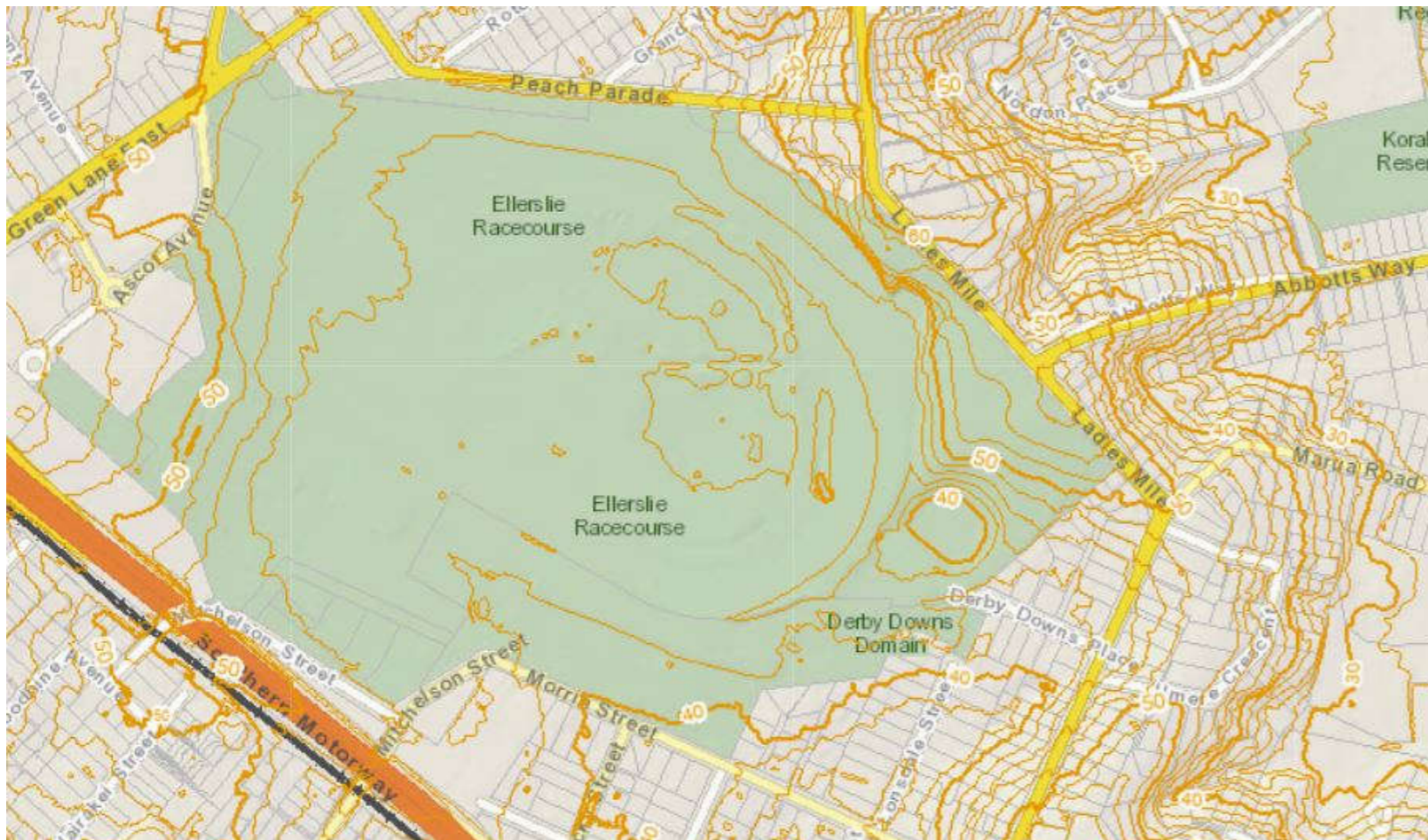


Figure 02: Contour Plan from Auckland Council GIS



Figure 03: left; Google Earth view looking north along Ladies Mile showing ground falling to the north, centre; view looking south along Ladies Mile and right; looking from Abbotts Way to the site

Figure 02 is a contour plan of Ellerslie Racecourse taken from Auckland Council's GIS system. This plan shows the two different topographic conditions around the site periphery. To the north and west, the flat land of the racecourse extends across neighbouring streets and properties before rising up toward Remuera Road ridge. Houses in this area look south and east across the racecourse area.

Along the northeast boundary the racecourse land climbs up the Hill and extends to the Ladies Mile ridgeline. Importantly, houses on the opposite side of Ladies Mile generally look north and away from Ellerslie Racecourse. Many of these houses are below the Ladies Mile road level. The contour plan shows the land falls steeply on the other side of Ladies Mile and the racecourse is not visible from properties to the northeast of the ridgeline. Figure 03 shows the topography and existing pohutukawa trees on the Ladies Mile ridgeline.

The south and southeast boundary rises from Derby Downs Place up to the Ladies Mile ridgeline. Neighbouring houses enjoy views across the Hill to the racecourse, but houses behind are at similar ground levels and their views are restricted.

Houses in Derby Downs Place and Lonsdale Street look across Derby Downs Domain toward the Hill but their views are restricted by the large trees in the open space (Refer Figure 04a and 04b on page 4).

Derby Downs Domain provides a good pedestrian and cycling connection between Lonsdale Street and Derby Downs Place with a line of established palm trees emphasising the connection. There are large trees along the north boundary of the Domain which combined with the open space provide physical and visual separation to the Hill site for the southern neighbours.



Figure 04a:

View from 18 Lonsdale Street across Derby Downs Domain. 15 Derby Downs can be seen on the right. The tall trees are approximately 12 –15 metres high and are on the open space land



Figure 04b:

View from end Lonsdale Street across Derby Downs Domain. The Hill is visible in the background and the large trees in the open space are visible on the left.



Figure 05a:

View looking south along Ladies Mile outside Number 82. The high fences and substantial planting is typical along Ladies Mile opposite the site.



Figure 05b:

View looking south along Ladies Mile outside Number 96.



Figure 05c:

View looking south along Ladies Mile opposite Number 64. The photograph shows the substantial planting along Ladies Mile.

Planning Context

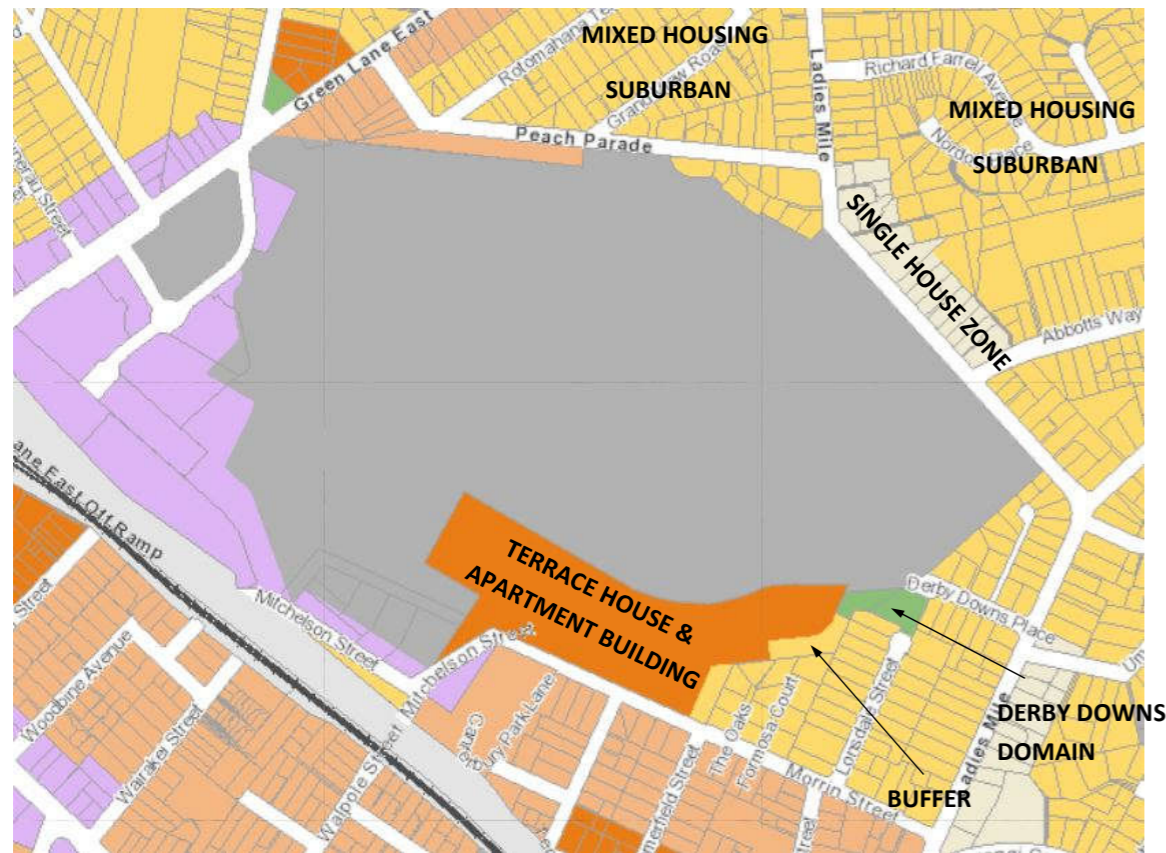
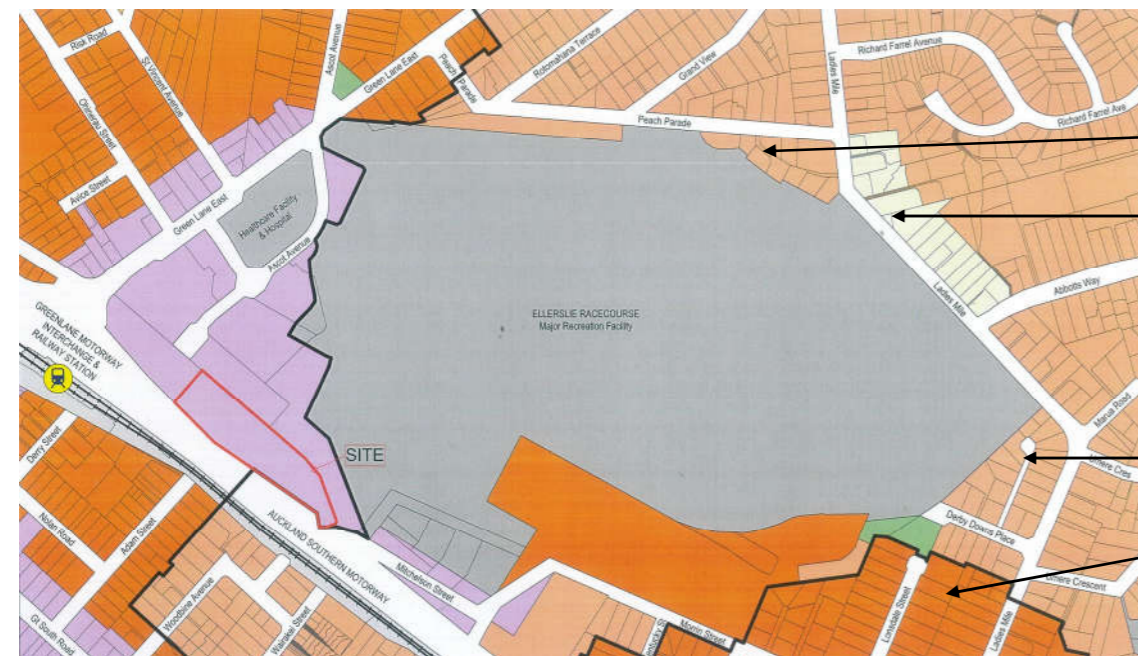


Figure 06a: Current Unitary Plan Zone Map

Figure 06a shows the current Unitary Plan Zones for Ellerslie Racecourse and surrounding land. There is a strip of Single House (SHZ) zoning on the northern side of Ladies Mile and to the north of Abbotts Way. This is in place to protect the character houses on some of these sites. The area south of Abbotts Way has a Mixed Housing Suburban Zoning (MHS). Analysis of Ladies Mile will show that the living areas of these houses generally look away to the north and are screened by substantial front yard planting. Given a higher intensity Terrace House and Apartment Building (THAB) zoning is proposed along some of the Ladies Mile ridge then this is important in assessing dominance and privacy effects for the SHZ and MHS zoning.

Mixed Housing Suburban (MHZ) dominates the zoning around the other areas of the proposed plan change. The housing in the MHS areas vary in age but are generally detached houses and one or two levels high.

Terrace Housing and Apartment Buildings (THAB) zoning is in place along the southern edge of the racecourse (in Ellerslie 1 Precinct) and abuts the Hill site near Derby Downs Domain.



MHS changes to MHU
 SHZ changes to Low Density Residential
 MHS changes to MHU
 THAB extends east to Ladies Mile
 Figure 06b: PC78 Proposed Zoning

Plan Change 78 (PC78) proposes substantial change to this planning context. The SHZ type zoning is maintained with a Low Density Residential zoning to protect the strip of character houses. The surrounding area is largely changed to MHU along the north, east and southern boundary (near Derby Downs Place). The THAB zoning is extended east along Morrin Street to Ladies Mile on the southern side of Derby Downs Domain.

I313.10. Precinct plans

I313.10.1. Ellerslie Racecourse: Precinct plan 1

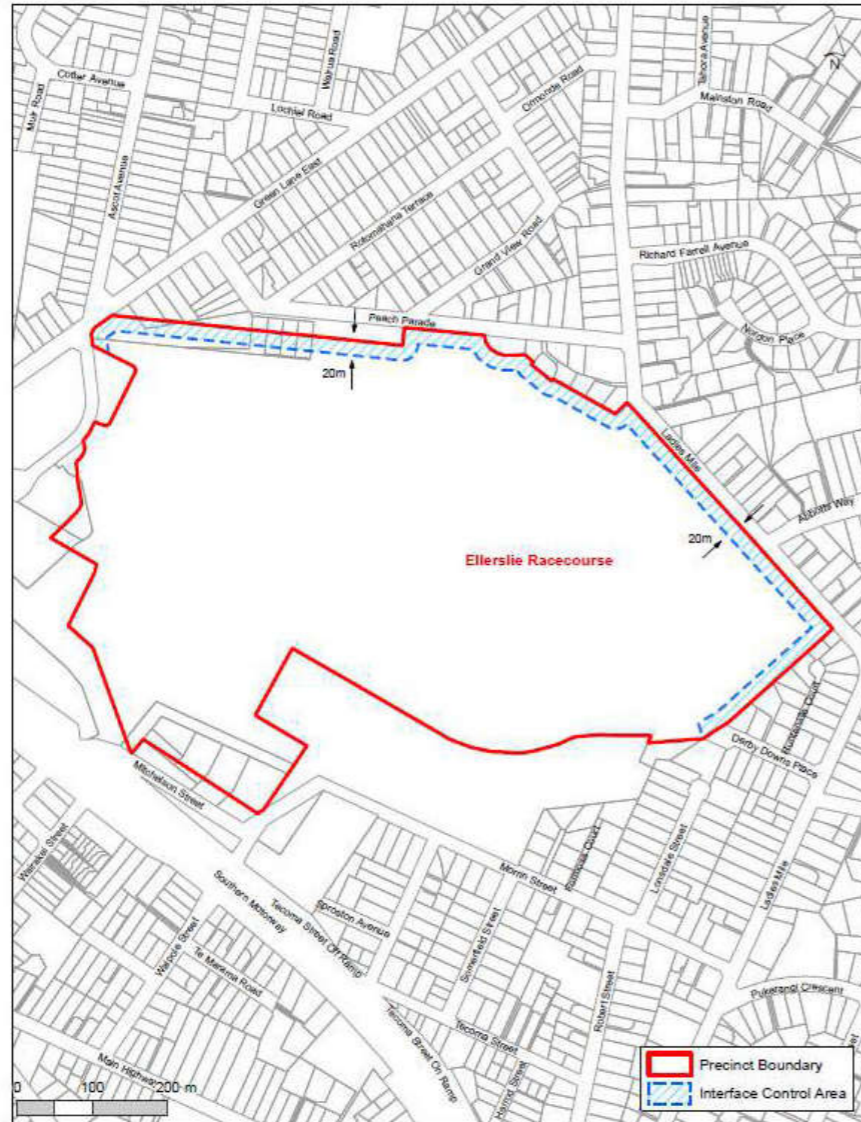


Figure 07:
Ellerslie Racecourse Precinct Plan

I313 Ellerslie Racecourse Precinct Overlay

The plan change site is located within the Ellerslie Racecourse Precinct Overlay of the Unitary Plan. The Precinct Description, Objectives and Policies are focused on the primary activity of horse racing and some secondary activities such as festivals, fairs etc. The following Standards are reviewed to assess if the proposed plan change has potential additional urban design effects for neighbouring properties.

I313.6.8 Interface Control Area (1)

New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan.

The ICA is a 20 metre deep 'yard' to control large buildings such as grandstands or storage sheds associated with horse racing. This will be replaced by the Yard standards in the proposed MHU and THAB zones. The THAB zones are separated from existing houses by Ladies Mile, Derby Downs Domain and MHU areas within the site. The Yard, Height and Height to Boundary controls for MHU are designed (by Council) to *"manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise visual dominance effects to immediate neighbours"*.

Although the operative and PC78 MHU standards are smaller than the ICA they are three dimensional as opposed to a horizontal yard setback, and determined to address the scale of buildings possible in the MHU zone.

I313.6.9.(1) Height in Relation to Boundary (HRTB):

Along the boundaries where the Ellerslie Racecourse Precinct directly adjoins a residential zone, the height in relation to boundary standard that applies in the adjoining zone will also apply to the precinct boundary.

The proposed Plan Change will largely maintain the status quo in terms of applying the HRTB controls. If the neighbouring MHS remains in place then H5.6.7 (Height in relation to boundary adjoining lower intensity zones) will maintain a 2.5m + 45 degree control. If the neighbouring sites change to MHU then a 3m + 45 degree control will apply further than 20 metres from a road)

Urban Design Context

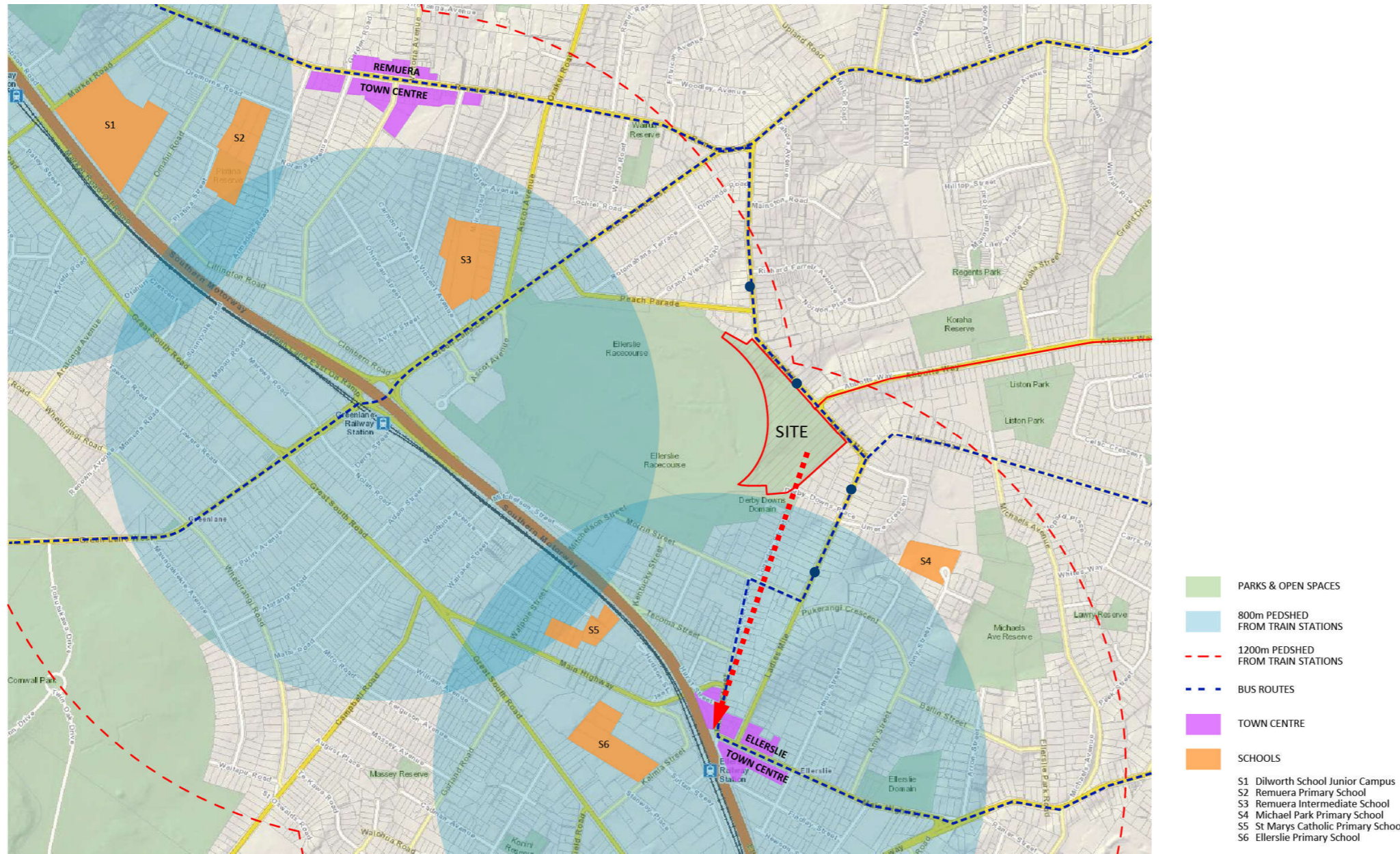


Figure 08: Urban Design Context Plan

‘The Hill’ site has a number of locational attributes that make it very suitable for residential development.

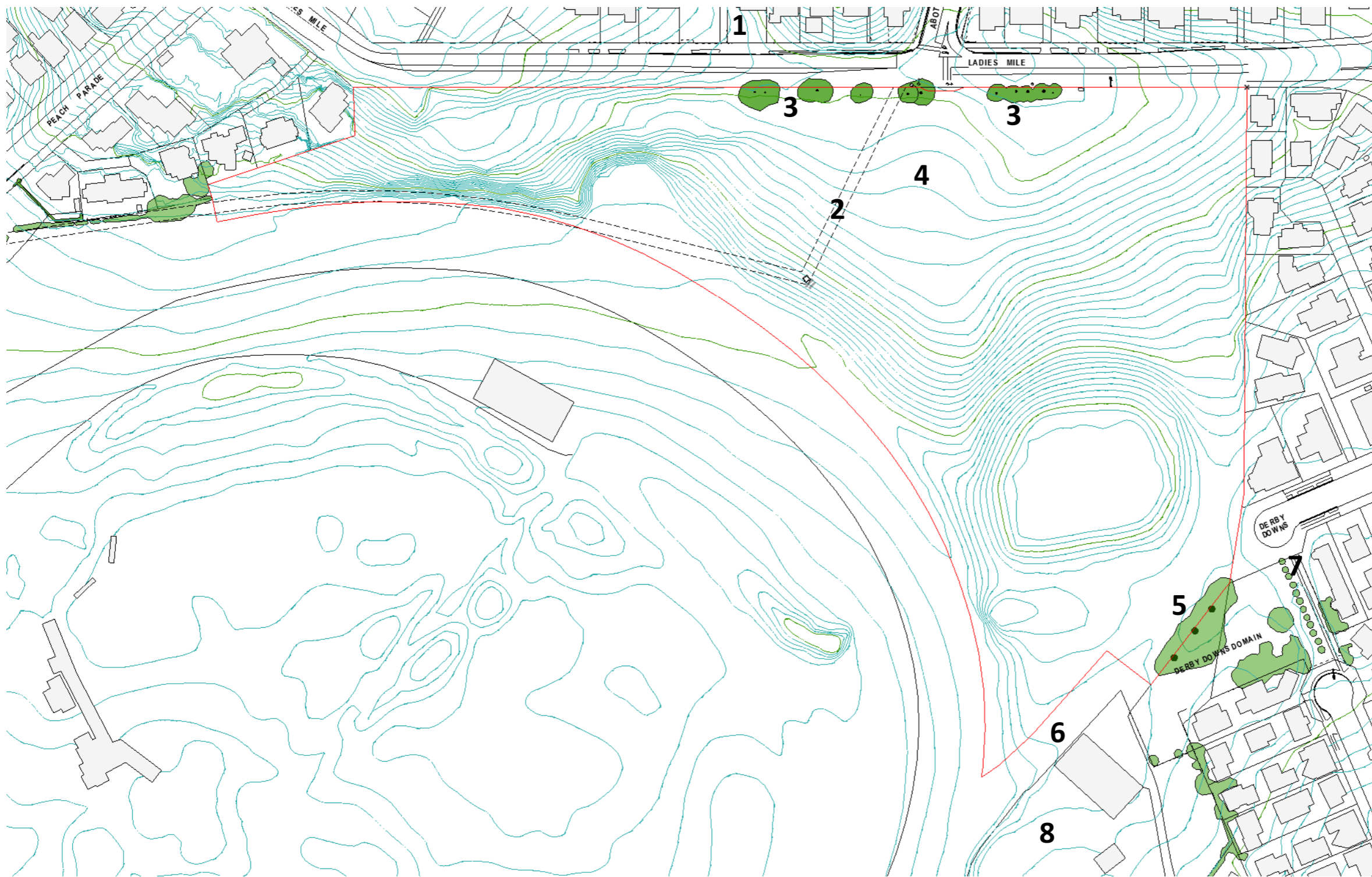
The site has high amenity given the outlook over Ellerslie Racecourse and beyond to the central isthmus maunga. The Belvedere Gardens steps and Trackside Walkway public path will open this amenity up to the wider public.

Bus routes provide immediate access with stops as shown on Figure 08 along Ladies Mile. The walk to Ellerslie Train Station and Ellerslie Town Centre is 900 metres from the centre of the site with a direct path through Derby Downs Domain, Lonsdale Street and Robert Street (red dashed line on Figure 08).

Greenlane and Ellerslie interchanges provide convenient access to the Southern Motorway. Remuera Road, Greenlane Road, Abbotts Way and Ladies Mile offer a range of arterial roads heading in differing directions.

The Hill is an ideal location for residential development. It will contribute to a well-functioning urban environment and therefore supports the National Policy Statement on Urban Development (as addressed in detail in the Planning Report).

Existing Site



1. Single House Zoning with contours showing steep falls north to rear yards
2. Stormwater pipe designation
3. Existing pohutukawa trees to be retained
4. Flatter plateau at top of the slope suitable for apartment location
5. Trees along north edge of Derby Downs Domain
6. Underpass location
7. Derby Downs Place cul-de-sac and path to Lonsdale Street.
8. THAB zoned Sub Precinct C

Figure 9: Existing Site: NOT TO SCALE

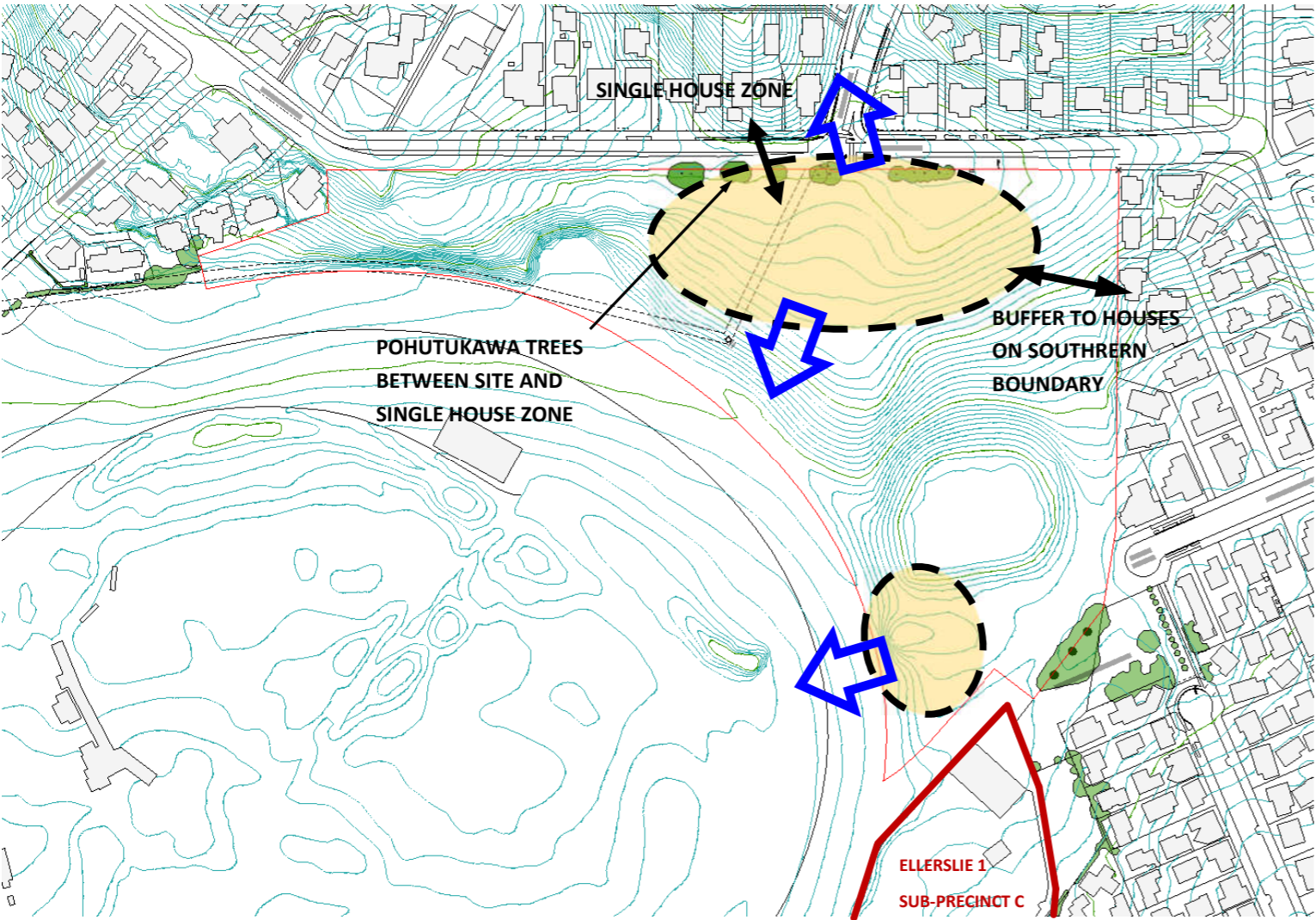


Figure 10: Apartment Locations

THAB Zone Locations

Two locations were identified early in the design process as suitable for apartment buildings. The first was on the level ground along Ladies Mile as shown in Figure 10. This allows views both over the racecourse and for higher levels northeast over the Ladies Mile ridgeline. Restricting apartment buildings to the southern section of Ladies Mile minimises visual dominance effects on the existing Single House Zone on the opposite side of the road. The outdoor living spaces of these neighbouring houses all face north away from the Hill site and high fences with substantial front yard planting due to the heavy traffic on Ladies Mile. These features minimise privacy and visual dominance effects from the THAB zone (Figures 05a-c). To further mitigate these effects the pohutukawa trees have been retained along Ladies Mile and are marked for retention in the proposed Precinct Plan. Most of these are located between the Single House Zone and the site. The apartment zoning is also separated from neighbouring detached houses to the south with a strip of MHU zoning on the southern boundary.

Auckland Council’s Urban Design Panel supported apartments in the Ladies Mile location; *“The location of six storey apartment buildings on the Ladies Mile ridge is also supported, although some height variation across the apartments may benefit the skyline form. This scale of building is generally in keeping with the relatively wide roading corridor....”*

The second apartment building location is in the southwestern corner of the site. This provides maximum separation from the existing houses on Derby Downs Place. Large trees on Derby Downs Reserve (Figures 4a and 4b) screen the views from houses on Lonsdale Street. These trees are on the Council reserve so cannot be removed as part of the development. The land highlighted in red is in the Ellerslie 1 Sub precinct C and is THAB zoned. This is immediately beside the proposed THAB zone on the Hill site and is therefore a logical extension of existing zoning.

25 metre height overlays are proposed for both THAB zones. The effects assessment section examines privacy and visual effects of the additional height above the standard THAB 16m + 2m roof form height limit.

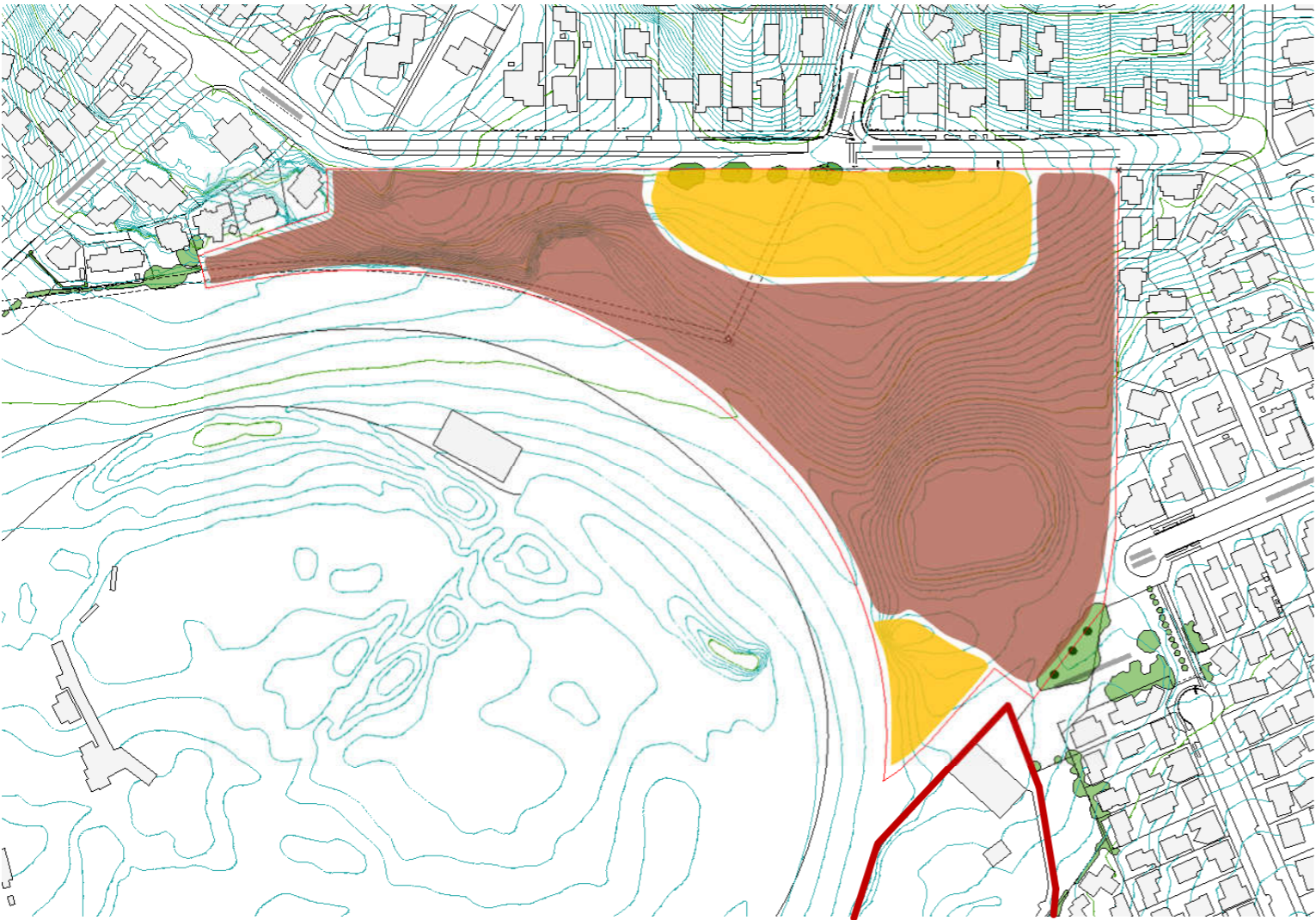


Figure 11: Housing Location

MHU Zone Location

Given the legal requirements of the MDRS and PC 78 MHU zoning is proposed for the balance of the site. This zoning allows three level housing which is an appropriate level of intensification given the central isthmus location and high level of amenity.

The civil engineering design has benched the site throughout this area to create house lot platforms. The height difference of these platforms suits three level more than two level housing to obtain views over the racecourse land.

MHU is consistent with PC78 as the plan change proposes MHU zoning on most of the neighbouring sites (Refer Figure 06b). The MHU zone extent is shown by the brown fill in Figure 11 and precinct Plan 1 on page 12. The fast track consent proposes two level detached housing along Ladies Mile due to the Single Hose Zone context and two level detached housing along the southern boundary due to the existing neighbouring houses. These areas are assessed in detail on pages 14-15 and 19-20.

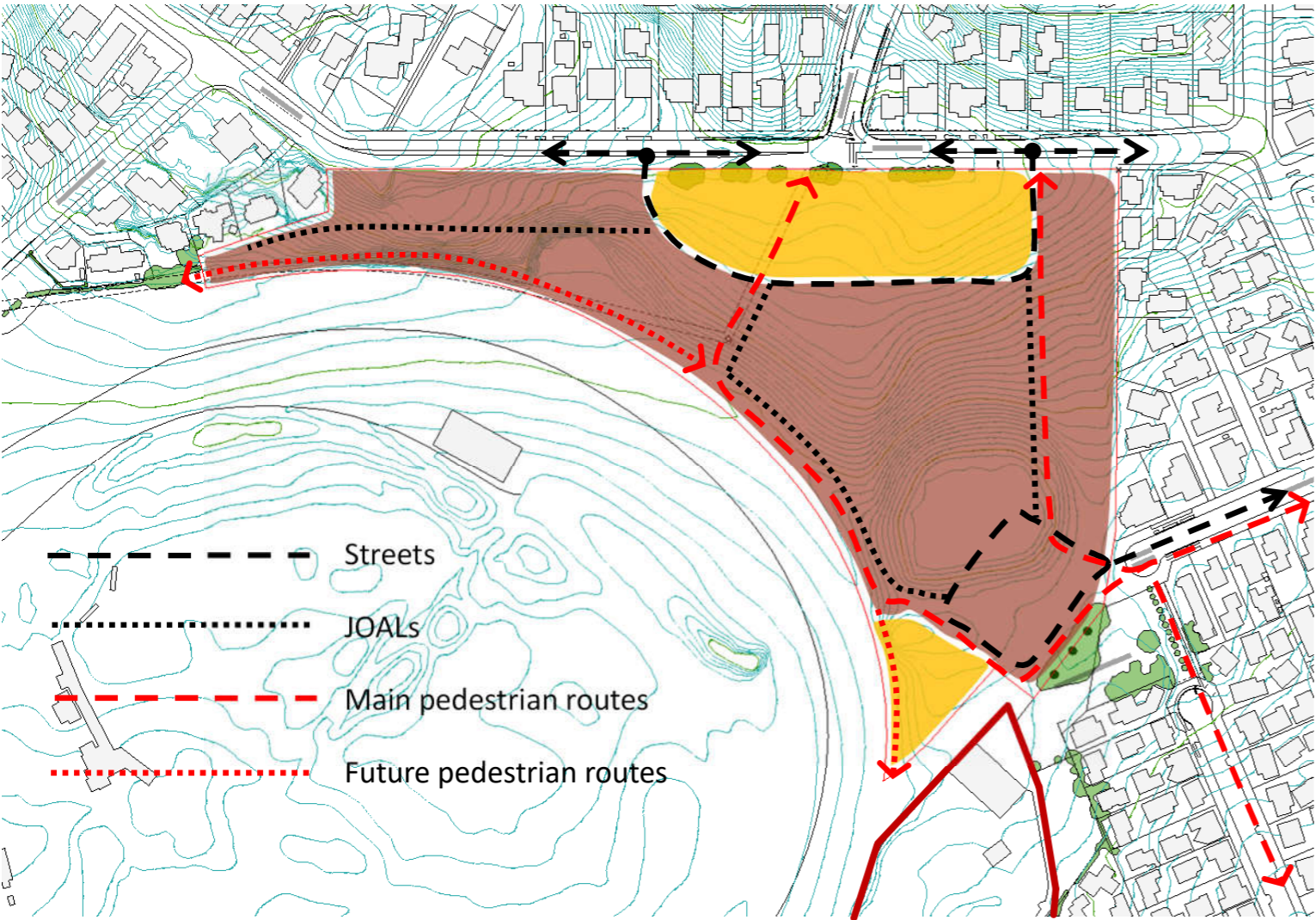


Figure 12: Proposed Movement Network

Movement Network

Access from the existing Abbotts Way/Ladies Mile intersection is not possible because of traffic volumes and intersection sightlines. Therefore a 'U' shaped street runs between the top apartment location and the housing area. Intersections are located north and south of Abbotts Way with the southern intersection restricted to left in/left out movements. This street provides separation between the taller apartment buildings and housing within the site.

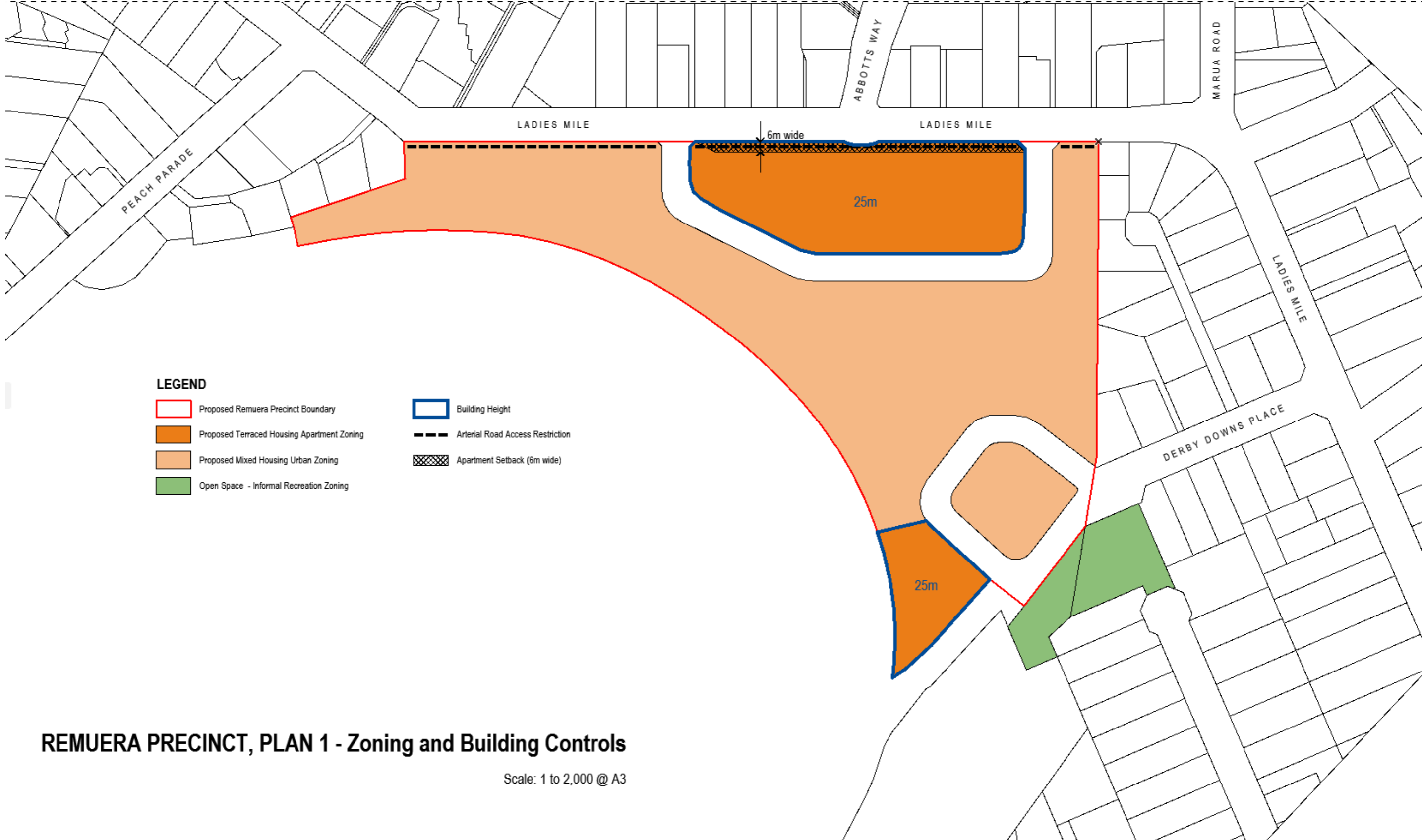
Derby Downs Place is extended around a loop road to create an active street frontage and northern edge to Derby Downs Domain, which will improve the usability of the open space. This is a superior solution to the existing cul-de-sac turning head.

Transport planning advice is to avoid a full street connection from the top street to Derby Downs Place as the 'rat running' volume could occur. A JOAL connection near the south-eastern boundary is intended to allow residents to walk, cycle or drive through the Hill, but discourage through traffic. The JOALs alongside the track and connecting the top road to Derby Downs Place will be designed as 'living lanes'.

A trackside walking/cycling path extends from the Derby Downs area along the racecourse edge to the north-western end of the project site. A shared path is placed alongside the JOAL in this area for surveillance benefits. A further private connection to Peach Parade has been constructed by ATR.

There is a no-build designation above a 1950mm diameter Council stormwater pipe which extends from Abbotts Way into the site and turns along the racecourse toward Peach Parade. This constraint has been turned into an opportunity for public steps opening up this side of the racecourse.

These public pedestrian linkages and associated open spaces form part of the Plan Change and are described on Drawing PP-02 in the plan set.

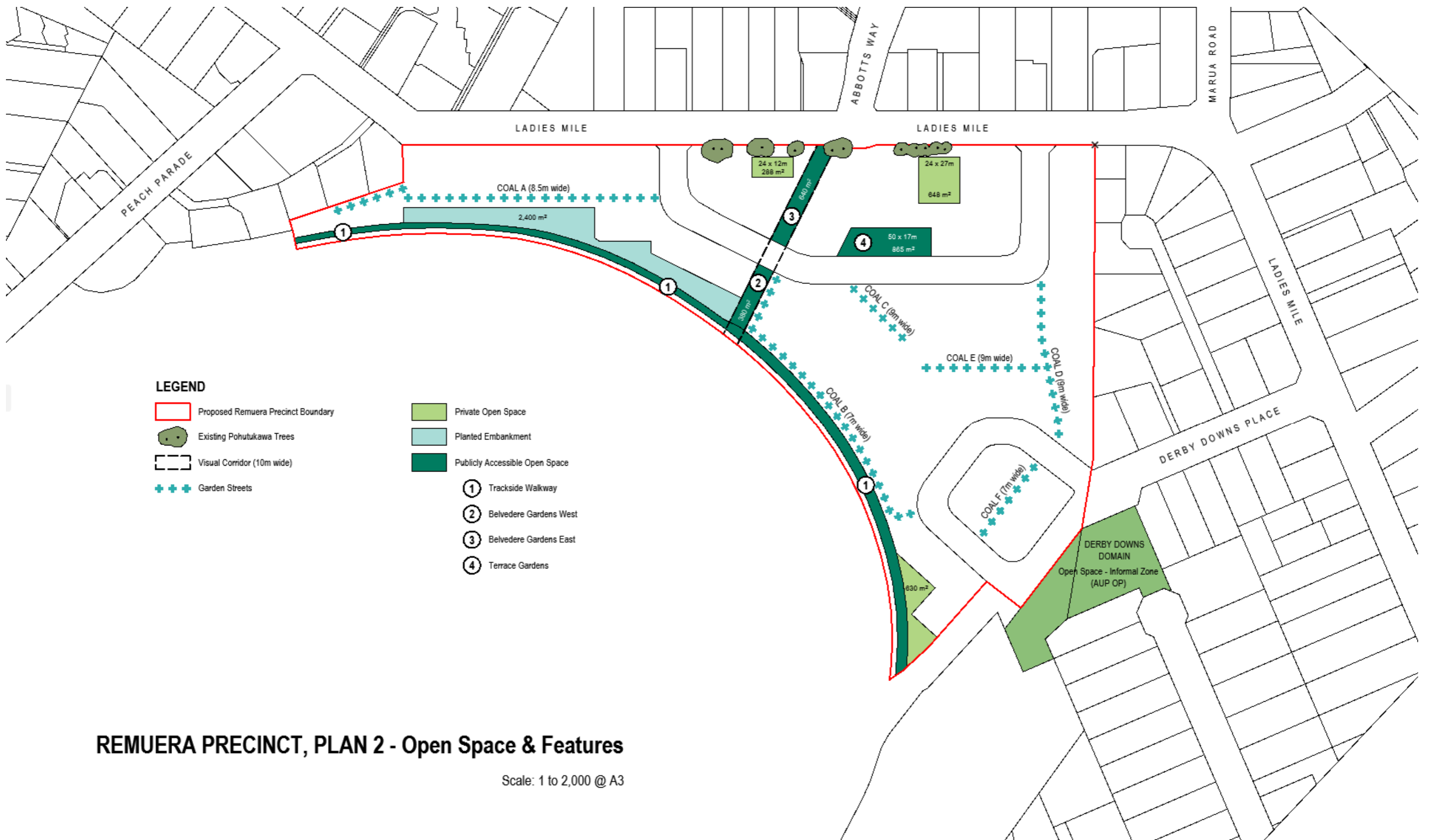


- LEGEND**
- Proposed Remuera Precinct Boundary
 - Proposed Terraced Housing Apartment Zoning
 - Proposed Mixed Housing Urban Zoning
 - Open Space - Informal Recreation Zoning
 - Building Height
 - Arterial Road Access Restriction
 - Apartment Setback (6m wide)

REMUERA PRECINCT, PLAN 1 - Zoning and Building Controls

Scale: 1 to 2,000 @ A3

Remuera Precinct Plan—Open Space & Features



REMUERA PRECINCT, PLAN 2 - Open Space & Features

Scale: 1 to 2,000 @ A3



Figure 15a: View outside 68 Ladies Mile



Figure 15b: CAD model from same viewpoint showing maximum building volume with Operative MHU development controls



Figure 15c: CAD model from same viewpoint showing Operative MHU development controls applied to internal boundaries

Ladies Mile Northern End

The Hill's longest street frontage is along Ladies Mile. The land on the opposite side of Ladies Mile and north of Abbotts Way has an existing Single House Zoning (SHZ). Recognition of the heritage housing has been retained as a Low Density Residential Area in PC78.

Figure 15a is a photograph taken outside 68 Ladies Mile looking south toward the Abbotts Way intersection. The photomontage (Figure 15b) shows the building volume allowed by the Operative MHU standards. This has a front yard setback of 2.5 metres and 11 metre maximum height. PC78 will reduce the Front Yard by 1 metre to 1.5 metres (1)(2). A largely continuous three level terrace house or low-rise apartment development of this type of volume would have negative urban design effects on the heritage amenity.

However, the intent of this Plan Change is to establish residential zoning that allows future homeowners to make changes to their houses using a standard consenting process. Therefore it is reasonable to show what the maximum building volume is for the individual lots already consented through the Fast Track Consent.

Figure 15c illustrates the Operative MHU standards with a 2.5 metre front yard, 1 metre side yards and the Alternative Height to Boundary (Alternative HRTB) (H5.6.6) that can be applied within 20 metres of the street frontage.

The equivalent PC78 standard H5.6.5 deletes the Alternative HRTB and applies a 4 metres + 60 degrees HRTB plane across the whole site. Figure 15d overlays the PC78 HRTB over the operative HRTB. In my opinion this diagram shows there is not a large difference in the maximum building volume with the PC78 HRTB control. Therefore the volumes shown in Figure 15c will

Notes

- 1 Building Height in the Operative Unitary Plan H5.6.4 and PC78 H5.6.4 is identical; 11 metres plus 1 metre height for roof that slope is larger than 15 degrees.
- 2 The Front Yard in the Operative Unitary Plan H5.6.8.1 is 2.5 metres and this is reduced to 1.5 metres in PC78 H5.6.8

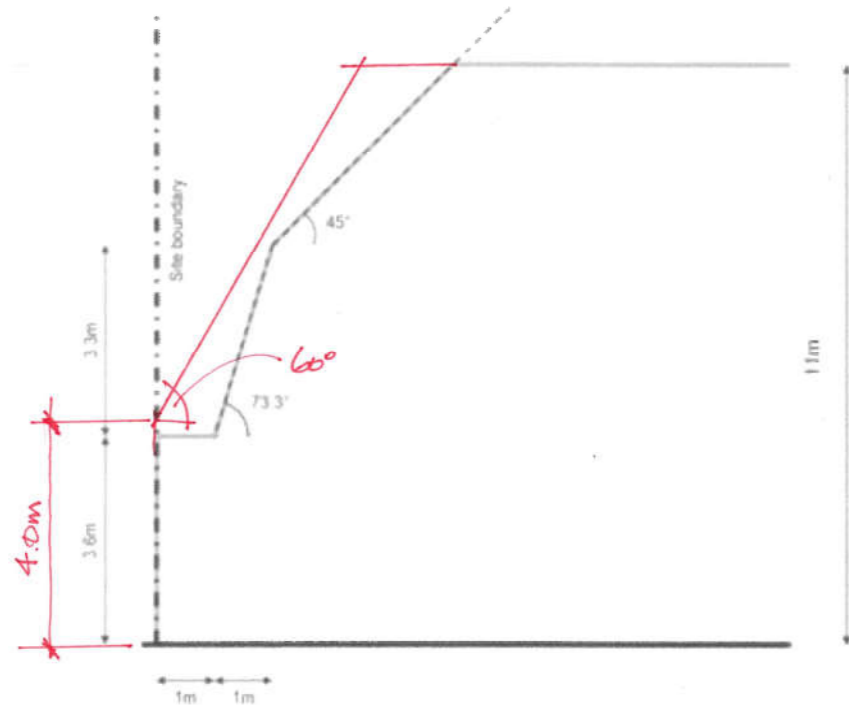


Figure 15d: PC78 HRTB (in red) overlaid on the Operative HRTB

be similar in overall streetscape appearance with a change to the proposed PC78 standards.

Figure 15c shows how individual lots and their internal boundary controls provide a series of 'detached house bulk forms' which is an appropriate balance between intensification and respecting the heritage context.

This Plan Change assessment cannot point to the architectural designs in the approved Fast Track Consent, but the approved lots have been sized for two level detached homes.

Ladies Mile Southern End

One of the THAB zones for apartments is located on the Ladies Mile ridgeline to benefit from views to the northeast and southwest. A 25 metre maximum height overlay is proposed so the urban design effects on the MHS sites across Ladies Mile is assessed below. The 25 metre height is chosen to suit the apartment buildings consented under the Fast Track Consent process and sit below the Volcanic viewshafts that cross the site. It also supports housing intensification in appropriate locations as required by the NPS i.e. locations with high level amenity and outlook, close to train stations.

Height: A 6 metre front yard is proposed in the THAB zone to protect the existing pohutukawa. Figure 16 shows the 6 metre setback and the 25 metre maximum height relative to the width of Ladies Mile. The green line shows a 2.5 metre + 45 degree HRTB plane that is standard in the operative MHS zone. HRTB is not assessed in front yards but the section shows the width of Ladies Mile and the front yard setback keeps the maximum building envelope below a plane that is used to protect shading and dominance in the MHS zone.

The proposed 25 metre height overlay is taller than the standard heights in the PC78 version of THAB, so if PC78 is adopted then there is no potential increase of building bulk and visual effects.

Shading: The THAB zone is to the south of Ladies Mile so there are no shading effects.

Privacy: The neighbouring houses have outdoor living spaces on the north or rear side facing views. Front yards are occupied mainly by driveways generally with high fences due to the traffic noise (Refer Figures 5a and 5b). Therefore the apartments in the THAB zone will not look into living spaces and related outdoor areas. Given the high fences and front yard planting, privacy effects are assessed as minor.

Visual Dominance: The retention of the large pohutukawa trees will mitigate the visual dominance of apartment buildings in the proposed THAB zone in terms of the streetscape.

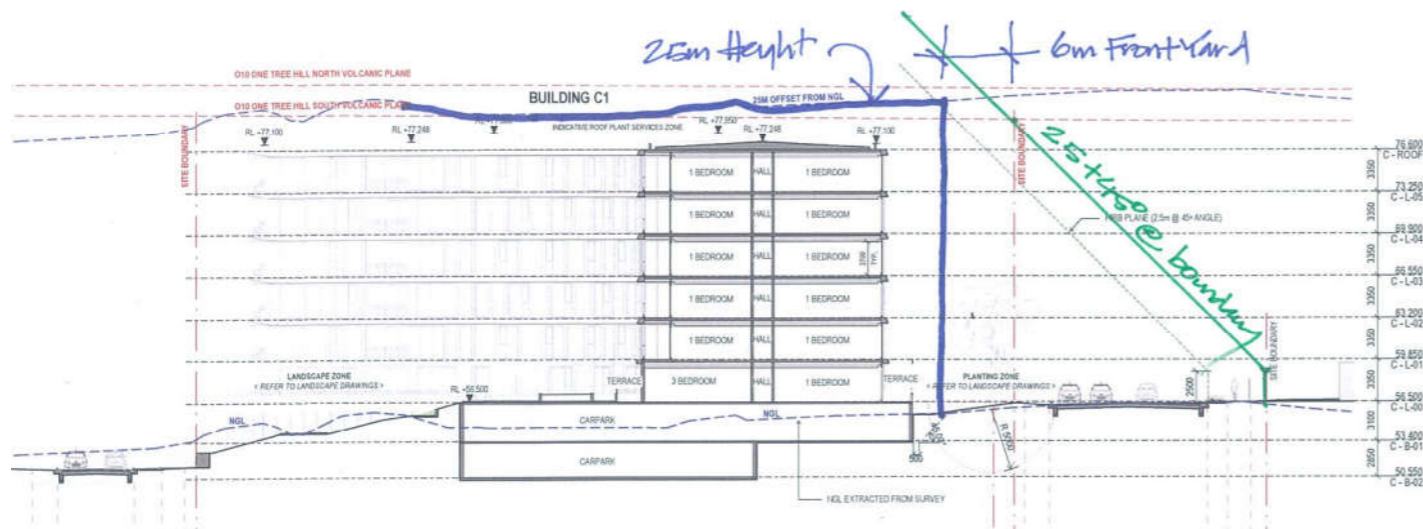


Figure 16: Section through Building C1 showing Ladies Mile and opposite houses.

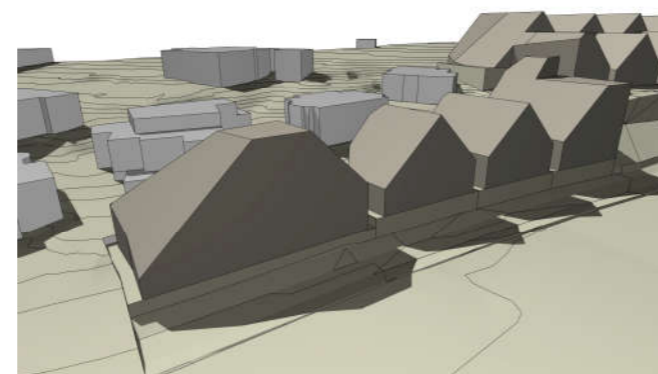
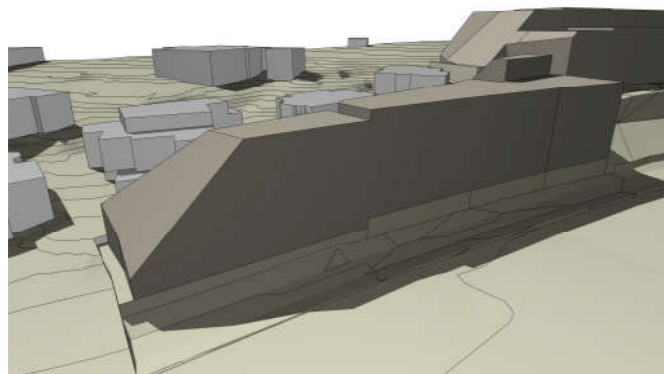
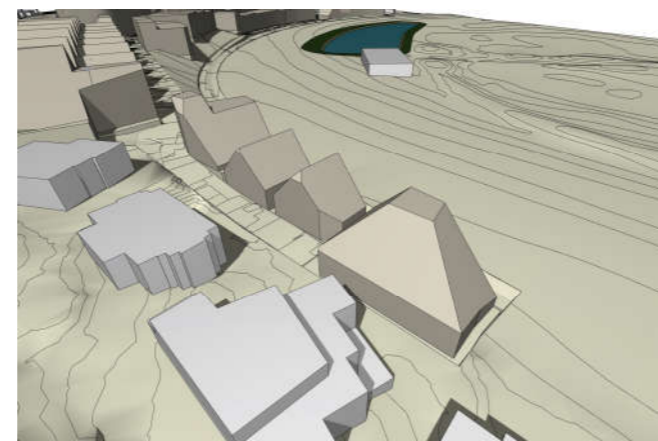
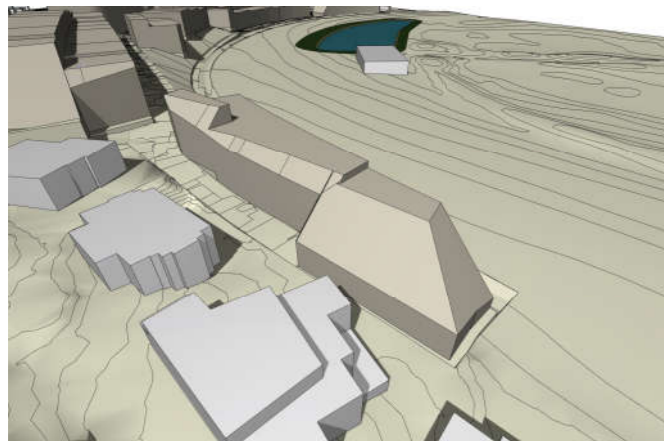
Taken from Warren & Mahoney Section C Drawing RC 26.02



Figure 19a: Top: Plan of northern houses and the neighbouring context from the approved fast track consent.

Figures 19b & c: Middle Row: View from north showing maximum MHU building volume over whole area left and individual lots right.

Figures 19d & e: Bottom Row: View from south of maximum MHU building volume.



Northern End Houses

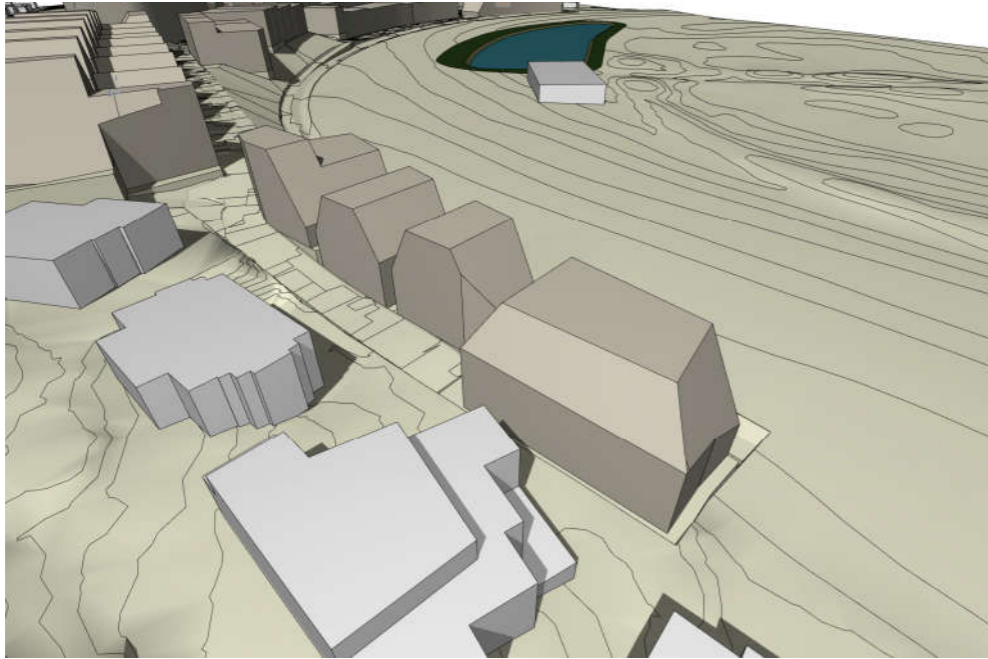
The proposed MHU zoning extends across four house lots at the northern end of JOAL A. Figure 19a shows the house lots and houses from the approved Fast Track Resource Consent.

The neighbouring properties are zoned Mixed Housing Suburban (MHS) so the standard MHS HRTB indicators apply on to the proposed site. Figure 19b shows the MHS 2.5m + 45 degree control applied from the north and west boundaries. The JOAL is part of the plan change movement network so the building volumes are only shown over the lots. Repeating the argument applied to Ladies Mile given the lots are consented, Figure 19c shows the side boundary controls applied to the four lots. This allows for some views between proposed building volumes to the racecourse and is more in keeping with the existing context.

The 11 metre maximum height steps down with the benched lot levels as they will form the existing ground levels. This stepped height limit and HRTB means that practically only two level houses can be built in this area. The third floor height is too small in area to be of practical use. The houses are to the south of the neighbouring properties so there are no shading effects.

The continuous MHU building volume over the whole area will have visual dominance effects for the neighbours, but the maximum volumes over the four individual lots is consistent with the detached housing context. Given the purpose of the Plan Change is to simplify alterations for future owners then it is reasonable to assess these individual lot volumes.





Figures 19f: Top Row: View from north showing maximum PC78 MHU building volume over whole area left and individual lots right.

PC 78

The maximum height standard of the Operative MHU is unchanged in PC78. But in PC78 the neighbouring lots are also rezoned to MHU so the standard PC78 MHU HRTB will apply with 4m + 60 degrees planes. The revised maximum volumes are shown in Figures 19f. This is a large increase in volume compared to the Operative MHU standards.

The urban design effects of the Operative MHU on MHS neighbours are minimal given their similar height, retention of detached building envelopes that match the context, and retention of outlook between the 'separate' maximum volumes shown in Figure 19c.

If the PC78 assessment is made against an existing baseline i.e. the current housing, then there is an increase to moderate urban design effects given the increased dominance and obstruction of general outlook for the neighbours.



BLOCK NUMBER KEY PLAN

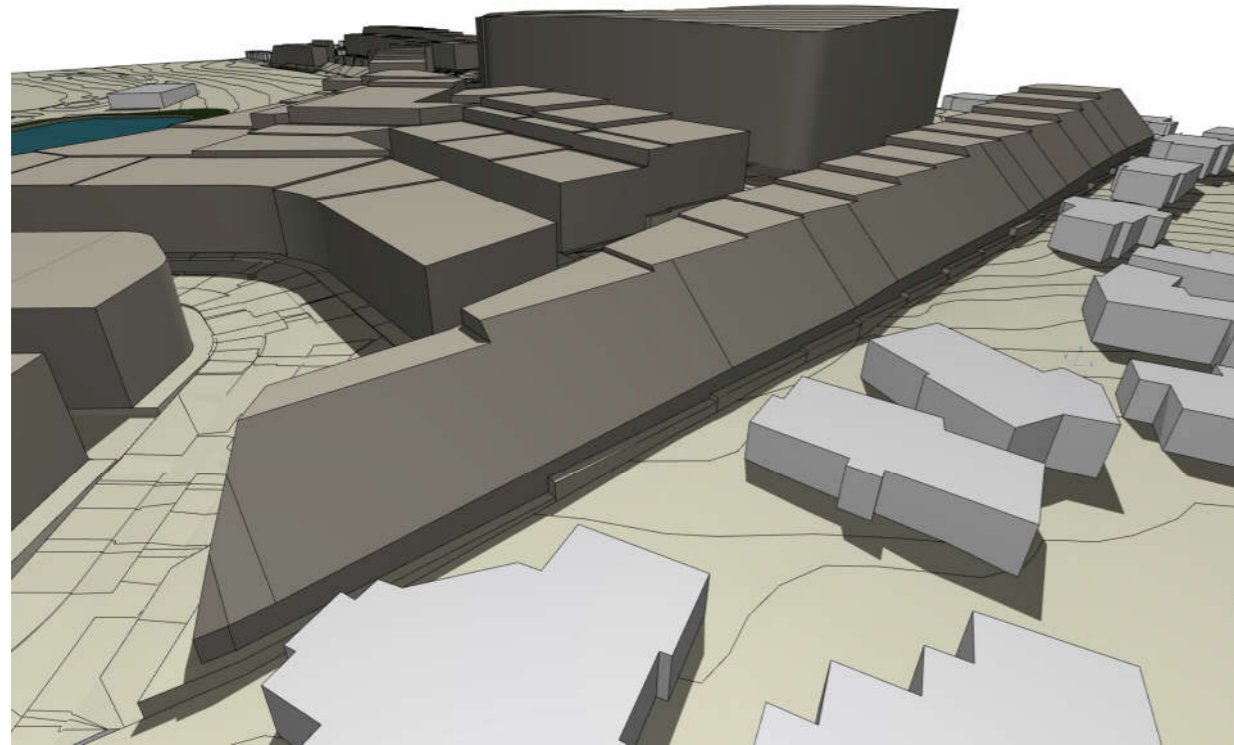


Figure 20a:

Maximum operative and PC78 MHU building volume along southern boundary over the length of the boundary.

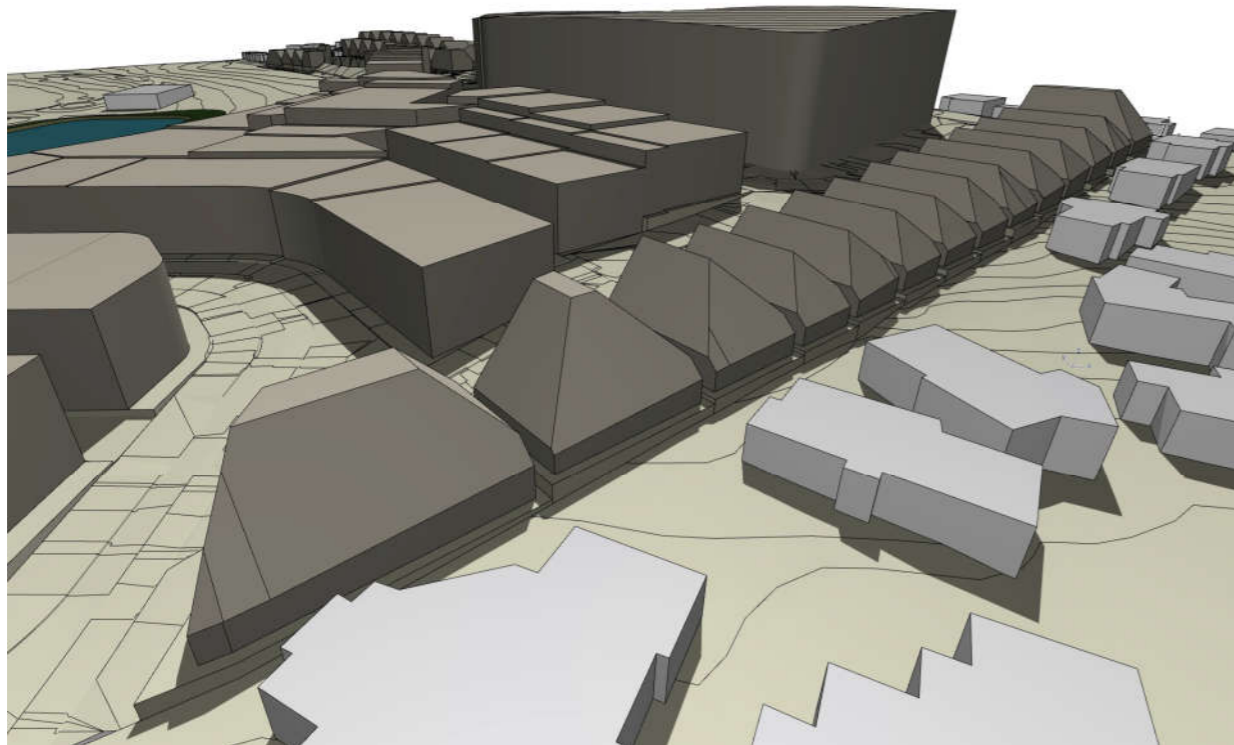


Figure 20b:

Maximum MHU building volume along southern boundary applied to individual house lots.. The internal boundary HRTB planes are taken from the operative MHU standards.

Southern Boundary

The southern boundary abuts an area that is currently zoned MHS. The neighbouring houses are generally detached and one or two levels high, so similar to the other boundary interfaces the assessment is of dominance, shading and privacy effects.

The lower density MHS height to boundary plane is applied to the proposed operative MHU zoning as required by H5.6.7. Figure 20a shows the maximum building volume with an 11 metre height following the benched lots, 1 metre rear yard and the 2.5 metre + 45 degree MHS HRTB plane. The scale of this 'continuous' volume will have urban design effects for the neighbours.

But following the argument used elsewhere in this assessment the internal boundary controls are considered given the lots are already consented and the client intends to continue with the proposed detached housing. The maximum building volumes in Figure 20b are a significant improvement and are consistent with the neighbouring context. Given that the top 'ridge' area of the maximum volume is too narrow for the floor of a house this restricts the potential housing to two levels and an even smaller volume. In my opinion this volume presents an appropriate bulk in terms of visual dominance. The required use of the lower density MHS HRTB in the MHU site is designed to address shading, privacy and visual dominance effects, so this volume



BLOCK NUMBER KEY PLAN

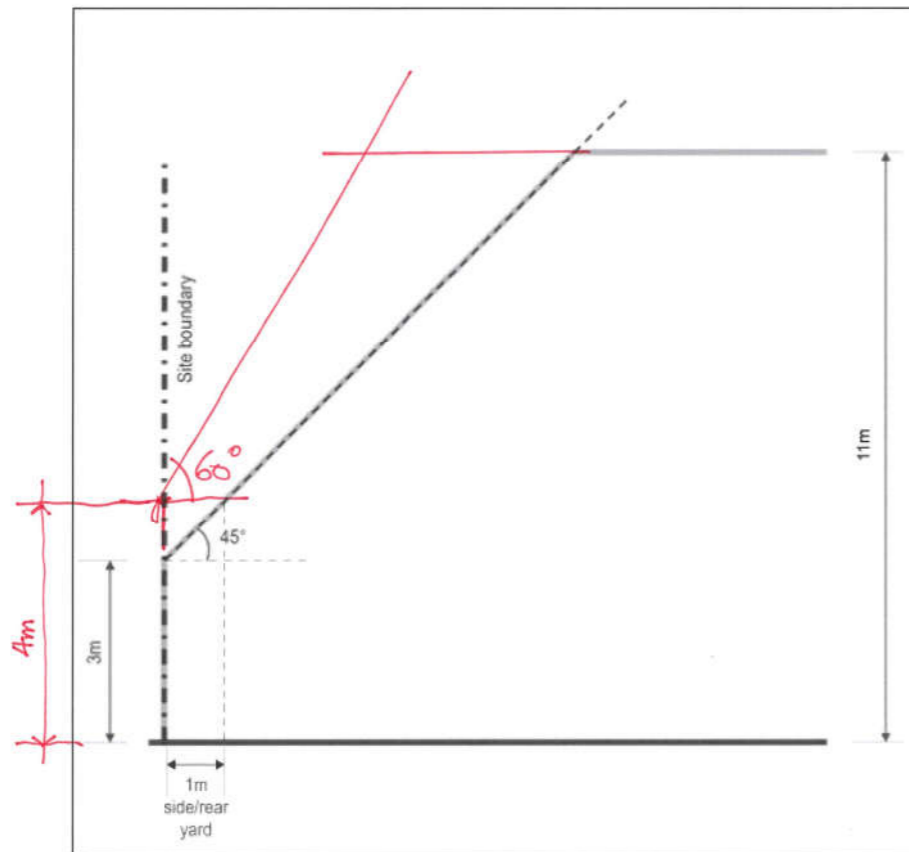


Figure 20c:
Overlay of PC78 HRTB
plane (in red) over the
operative MHU HRTB (in
black)

largely addresses those issues.

PC78

The maximum height of the MHU zone is also unchanged in PC78 so the top of these volumes is unchanged. But in PC78 the neighbouring houses are rezoned to PC78 MHU. The site and neighbours will have the same zoning and the PC78 MHU HRTB of 4m + 60 degrees applies. This will increase the volume of what is allowed on each lot as shown by the red line in Figure 20c.

The urban design effects of the Operative MHU on MHS neighbours is minimal given their similar height, retention of detached building envelopes that match the context, and the lower volume allowed with the use of the Operative MHS HRTB along the rear boundary.

The increased volume with PC78 changes the urban design effects to a moderate negative rating given the assessment is against the baseline of the existing neighbouring houses. The increase in volume along the rear and side boundaries increases dominance, shading and privacy effects.



Figure 21a: Existing view from outside 11 Derby Downs Place



Figure 21b: CAD model showing maximum building volume for MHU housing in the foreground and THAB apartment zoning behind.

Derby Downs Place

Figure 21a is taken in front of 11 Derby Downs Place and shows the existing view toward the site. Figure 21b shows the maximum building envelopes for the proposed zoning in the same view. The block in the foreground is for the MHU housing in the centre of the Derby Downs Place extension. The taller block behind shows the THAB apartment zoning. The angled volume behind the existing house on the right shows the single MHU

The volumes have vertical sides along street frontages where the HRTB does not apply. The angled faces on the right are the HRTB planes from the southern common boundary. The only change with PC78 is the HRTB plane from the rear boundary increases with the use of the PC78 MHU HRTB. However this a minor element in the view down Derby Downs Place. The maximum height of PC78 MHU is unchanged so the central volumes remain unchanged. The proposed 25 metre height for the THAB zone will be unchanged as the PC78 standard maximum heights are lower.

The MHU maximum height of 11 metres is similar to the MHS 9 metre maximum height of the neighbours. The central block MHU block is separated by the street width from existing houses to further mitigate the height and possible terrace housing form compared to the existing detached houses. The THAB block is then screened and well separated from the existing houses.

There is existing THAB zoning on the opposite side of the underpass road which can be seen on Figure 6b on page 5. This is not modelled but is 18 metres high and behind the trees in the left of the view. The separation distances of the proposed THAB zoning to existing houses avoids any privacy or visual dominance effects. For this area there is a neutral rating for urban design effects for both the Operative MHU and PC78 MHU scenarios given the negative effects and enhancements balance each other.





Figure 22a: Existing view from public walkway on Derby Downs Reserve looking toward Derby Downs Place..



Ladies Mile THAB zoning

Figure 22b: Same view with CAD model of maximum building volumes.

Derby Downs Domain

Figure 22a is an existing view from Derby Downs Domain looking north to Derby Downs Place. The pohutukawa on Ladies Mile are visible at the rear of the photograph.

Figure 23 shows the maximum building volumes from the same viewpoint. The angled face immediately beside the palm trees is the HIRTB plane on the end lot to the southern boundary. The two volumes to the left are the 11 metre high MHU zones on the extension of Derby Downs Place. Above these are the THAB zoning on Ladies Mile and the angled volume to the left is the THAB zoning on Derby Downs Place.

The only change with PC78 is the HIRTB plane on the south boundary increases from 2.5m + 45 degrees to 4m + 60 degrees. Overall, the CAD modelling shows the view of the two THAB volumes from the public open space are mitigated by the foreground MHU zoning and existing trees on the reserve.

Houses in the proposed MHU zoning in the centre of the Derby Downs Place extension will provide active street frontages and improve passive surveillance of Derby Downs Domain. Although two level houses are proposed through the fast track consent, three level housing would be acceptable as a built face to the open space.

In respect of Derby Downs Domain I think the Operative MHU and PC78 MHU are moderate enhancements for the existing space.

25 Metre Height Variation Control Area

Provision for apartments was supported in the Fast Track Consent to increase housing numbers and include a different housing type to terraced and detached houses. The 25 metre high overlay is an increase above the standard 18 metre height to accommodate the consented apartment buildings. The Ladies Mile ridge location takes advantage of views, while the width of the street and retention of the streetfront pohutukawa provide good separation and screening for existing houses on the opposite side of Ladies Mile. The Derby Downs Place location overlooks the race course and is adjacent to land already zoned THAB. The location has the largest possible separation distance to existing houses on the site with screening MHU houses in between. These design features mitigate dominance, privacy and shading urban design effects on existing houses.

Ladies Mile 6 metre wide setback & Pohutukawa Trees to remain

The retention of the existing pohutukawa enabled by the 6m wide setback, is important for a high quality streetscape amenity and screens buildings in the THAB area from Ladies Mile and the houses on the opposite side of Ladies Mile.

Publicly Accessible Open Space & Proposed Visual Corridor

There is currently no access to the site from Ladies Mile. The constraint of a no-build designation above a Watercare line has been turned into an opportunity by making this a publicly accessible open space. The stormwater line extends from the Ladies

Mile/Abbotts Way intersection down to the racecourse. The land above is proposed to be a public pathway/steps from Ladies Mile down to the racecourse. This connects to a trackside walkway that will link Derby Downs Place eventually to Peach Parade. This will provide a regionally significant walkway connection that overlooks the open space amenity of the racecourse.

The Visual Corridor records that the pathway/steps has a significant view over the racecourse and to the maunga of the central isthmus, and that this should remain unobstructed.

Proposed Footpath Pedestrian Routes

Page 11 contains the analysis of key pedestrian routes. The two streets will have standard footpaths contained in the berms. The pathway/steps down from Ladies Mile and the COAL parallel to the southern boundary link the two streets and the trackside walkway. Currently there are no pedestrian connections across the racecourse from Ladies Mile between Ascot Avenue to Morrin Street. The proposed network will provide connection from two points on the Ladies Mile ridge to Derby Downs Place, Derby Downs Domain and Lonsdale Street. This will also provide a good walking route to Ellerslie village and rail station.

Residential development on The Hill is a logical use of surplus land at Ellerslie Racecourse. Views across the racecourse and from the Ladies Mile ridge to the north will provide outstanding amenity for the residents. Proximity to Ellerslie Village, bus routes, Greenlane and Ellerslie rail stations provide sustainable transport options.

Open Space, Public Space Networks and Streetscapes

The proposed Plan Change contains pedestrian/cyclist walkways which will open up the racecourse for the benefit of people in the wider area. The views from the proposed walkway off Abbotts Way will afford a magnificent vista of central maunga across the racecourse. This walkway combined with the racecourse edge walkway will be a major extension of the public open space network.

The extension of Derby Downs Place is designed to open up the enclosed northern edge of Derby Downs Reserve. New homes will look across a landscaped street and provide a more urban edge and improved surveillance of the open space.

Retention of the pohutukawa trees on Ladies Mile will retain a key streetscape feature along with partial screening of the apartment buildings.

The improved pedestrian and cycling connections across the site and activation of Derby Downs Domain are important urban design enhancements with moderate positive effects.

Terrace Housing and Apartment Building (THAB) Zoning

Two areas of THAB zoning with an increased 25 metre height overlay are proposed to suit apartment buildings as approved in the Fast Track consent. The area at the southern end of Ladies Mile reinforces the ridgeline visually and allows views to the northeast and southwest. Retention of the pohutukawa trees combined with the width of Ladies Mile mitigates dominance effects on neighbouring houses. Living spaces and private open space for the houses on the northern side of Ladies Mile

look away from the site so privacy effects are minor. The site is to the south of Ladies Mile so there are no shading effects.

A second THAB zoned area is proposed along the racecourse edge at the southwestern corner of the site. This location maximises the separation to existing houses on Derby Downs Place. This site is beside part of the racecourse land already zoned THAB. The nearest houses are on the opposite side of Derby Downs Domain so dominance and privacy effects are minimal. Land to the south of the THAB zoning is owned by Auckland Racing Club so there are no shading effects.

Mixed Housing Urban (MHU)

Three level terrace houses are part of the approved fast track consent, so MHU as opposed to Mixed Housing Suburban (MHS) is a logical zoning across the balance of the site.

Ladies Mile North MHU Effects Assessment

The street frontage to the northern section of the Ladies Mile is opposite an existing SHZ zoning. The front yard setback is the only change if PC78 is adopted so Figure 15b on page 15 is consistent for both Operative and PC78 scenarios. Although the 11 metre height limit is similar to the SHZ height, the largely continuous three level terrace house or low-rise apartment development possible with this type of volume would have moderate negative urban design effects on the heritage amenity.

However, the intent of this Plan Change is to establish residential zoning that allows future homeowners to make changes to their houses on lots already consented. Therefore it is reasonable to show what the maximum building volume is for the individual lots already consented through the Fast Track Consent.

Figure 15c shows how individual lots and their internal boundary controls as per the fast Track consent provide a series of 'detached house bulk forms' which is an appro-

appropriate balance between intensification and respecting the heritage context and has minor negative urban design effects.

Ladies Mile South THAB Assessment

The Ladies Mile THAB zoning has no shading effects and minimal privacy effects. The proposed 25 metre height limit is taller than the MHS zoning on the opposite side of Ladies Mile, but this is mitigated by the width of Ladies Mile and retention of the large pohutukawa trees. The Urban Design Panel and approved fast track consent confirmed that this is good location for apartment buildings. There are no changes to maximum height if PC78 is adopted as the standard THAB height is lower than 25 metres.

This zone change in my assessment has only minor negative urban design effects when talking these issue into consideration.

Northern Block MHU Assessment

The small northern block (assessed on page 18) has a common boundary with MHS neighbours. Shading effects are negligible as the site is to the south of neighbours and the MHS height to boundary plane has to be applied to development on the MHU land under H5.6.7 in the Operative Unitary Plan. This standard controls bulk near the boundary to manage privacy effects to neighbouring private open space.

Figure 19b shows the maximum building envelope across this entire area. The height difference to MHS is acceptable, as is the setback required by the MHS HRTB plane. But the continuous volume does obstruct general outlook and has visual dominance that has minor negative urban design effects.

However, if the internal boundary HRTB is taken into account as shown on Figure 19c, then the visual dominance issue is mitigated and the overall urban de-

sign effect is minor.

Adoption of PC78 would rezone the neighbouring houses to MHU. Therefore the HRTB on the site will change to the new 4 metres + 60 degree standard as shown in Figure 19f. If the PC78 assessment is made against an existing baseline i.e. the current housing, then there is an increase to moderate negative urban design effects given the increased dominance and obstruction of general outlook for the neighbours.

Southern Boundary MHU Assessment

This area is assessed on page 20. The southern boundary abuts an area that is currently zoned MHS. The lower density MHS height to boundary plane is applied to the proposed operative MHU zoning. Figure 20a shows the maximum building volume with an 11 metre height following the benched lots, 1 metre rear yard and the 2.5 metre + 45 degree MHS HRTB plane. The scale of this continuous volume will have moderate urban design effects for the neighbours.

Figure 20b shows the internal HRTB controls added for the consented lots and the reduced maximum envelopes are 'detached' in appearance and consistent with the neighbouring context with minor negative urban design effects.

If PC78 is adopted the neighbouring sites are rezoned MHU and the proposed HRTB control, of 4 metres + 60 degrees applies to the rear and side boundaries. This increase in maximum building volume along the rear and side boundaries increases dominance, shading and privacy effects which changes the urban design effects to a moderate negative rating given the assessment is against the baseline of the existing neighbouring houses.

Derby Downs Place

The Derby Downs Drive THAB zoning has no shading effects, and minimal dominance or privacy effects given the distance to existing houses and the status of neighbouring Auckland Racecourse land. Given the benefit of apartment living provision and the masterplan benefits to linkages and open space surveillance, in my opinion this zoning has no adverse effects.

The MHU zoning is of a similar height and scale to the existing houses. Terrace houses will differ from the existing detached houses but they separated from the existing houses by the street itself. Conversely the terrace house form a strong edge to define the Derby Downs Domain open space.

There are no substantial changes with PC78 as the proposed THAB height is taller and the PC78 MHU height is unchanged. HRTB is not a factor as it is generally street frontages in the vista down Derby Downs Place where HRTB is not assessed.

Overall I consider there to a neutral rating with negative effects and enhancements balancing each other.

Derby Downs Domain

This assessment looks at how the proposed zoning affects the Derby Downs Domain open space. Derby Downs Drive was extended along the open space boundary with MHU zoning on the opposite side. The houses and street overlook the park as opposed to a back fence so spatial definition, activation and surveillance are enhanced. PC78 does not create and height differences for the THAB and MHU blocks so there are no changes if PC78 is adopted. A Moderate positive enhancement rating is achieved with an improved setting for the existing open space and the important pathways through the area.

Ratings Summary

Area	Operative MHU	PC78
Overall development	moderate positive	moderate positive
Ladies Mile North	minor negative	minor negative
Ladies Mile South	minor negative	minor negative
Northern Block	minor negative	moderate negative
Southern Boundary	minor negative	moderate negative
Derby Downs Place	neutral	neutral
<u>Derby Downs Domain</u>	<u>moderate positive</u>	<u>moderate positive</u>
Overall Rating	Minor Positive	Minor Negative

For the Operative Unitary Plan assessment the 'boundary effects' are minor negative if the 'individual consented lots' can be taken into consideration. The overall development and its movement network are much larger in scale and have moderate enhancements. At a smaller scale the Derby Downs extension has a good enhancement rating. Given these scale differences my overall rating is **Minor Positive**

Adoption of PC78 will increase 'boundary effects' as the HRTB changes allow greater development nearer existing houses. This shifts the rating back to **Minor Negative**.

Kevin Brewer