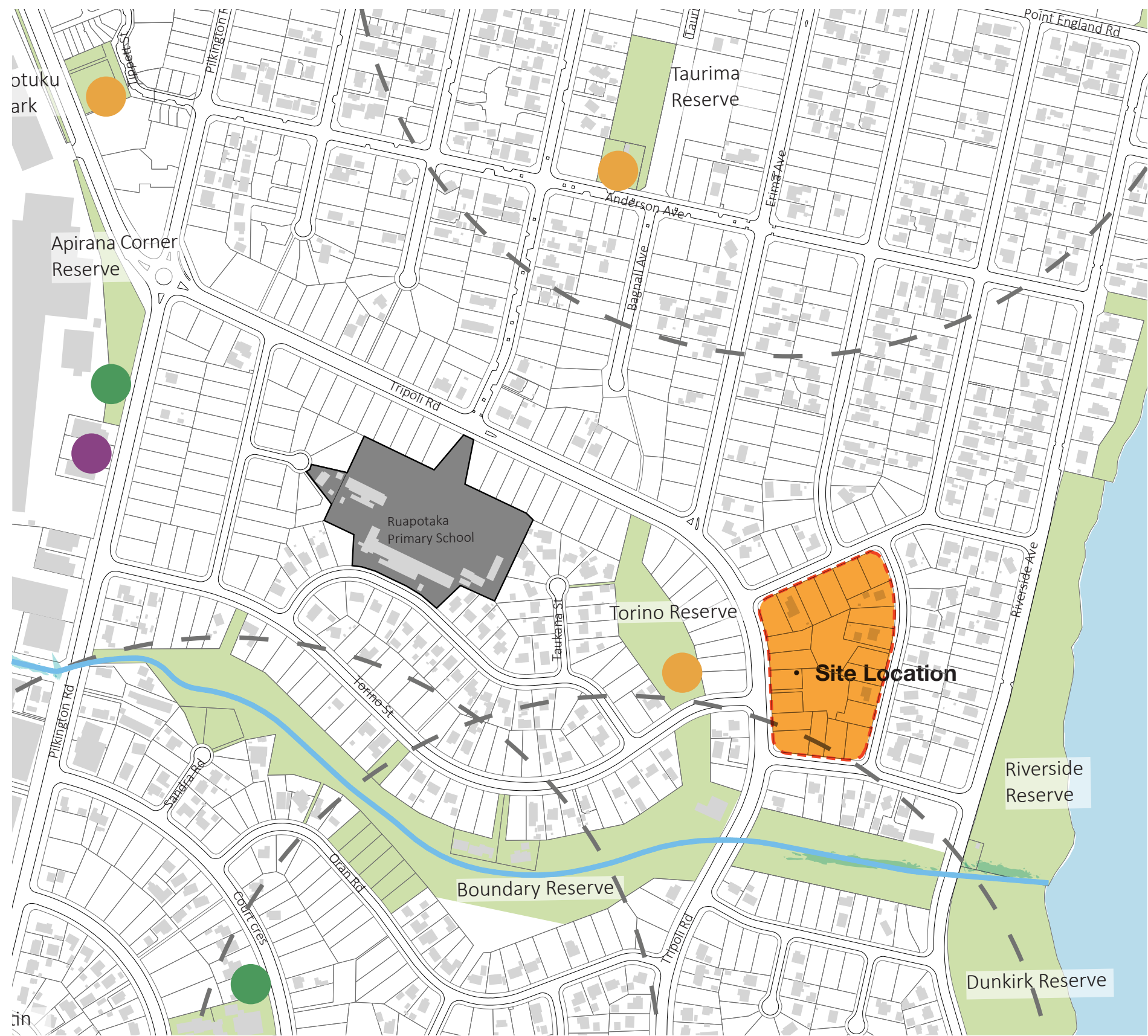


Resource Consent

Location & Neighbourhood Context



Wider Context

- Predominant land use is residential, with predominant single-storey suburban character that is steadily being redeveloped with a range of higher intensity residential typologies.
- The neighbourhood is well serviced by reserve spaces and within a 5-8m walk to two neighbourhood shops.
- The site is within walking distance from Ruapotaka Primary School, and Tāmaki Primary School to the South.
- Two clusters of neighbourhood shops are within the neighbourhood boundaries - Tripoli Rd and Hobson Drive shops. Both have vacant shops and currently comprise laundromats, convenience stores, liquor stores, fish n chip style take-aways and a bakery.
- The three neighbourhood centres don't currently provide significant community focal points to either neighbourhood.
- Auckland transport has completed a coastal path along Tāmaki Estuary coastline which is accessible from both neighbourhoods.
- Formal sports fields are located in Point England reserve and Dunkirk reserves nearby.

Vision / Project Goals

- Delivering housing options which suit the needs of the Tāmaki community in a manner that enhances liveability;
- Provide density and urban experience concentrated around the transport spine to activate Tripoli Road;
- Centralised vehicle access, with prioritised pedestrian and cyclist movement;
- Promoting a sense of community through centralised and connected communal spaces.

- Playgrounds
- Early Child Care Facilities
- Sports Facilities
- () 400m (5 min Walk) Catchment from Neighbourhood Shops
- Schools
- Reserves
- Tāmaki River
- Streams

Note: Information referenced from the Tāmaki Masterplan

Resource Consent

Proposed Site Plan - Typology Plan

Typology Code	Typology colour key	Quantity	Bedroom	Garage	Tenure
AH-2a		3	2	0	SHO
Sub-totals					
AH-3a		11	3	0	SHO
Sub-totals					
AH-3b		6	3	0	SHO
Sub-totals					
AH-3c		4	3	0	SHO
Sub-totals					
AH-4b		4	4	0	SHO
Sub-totals					
AH-4e		3	4	0	SHO
Sub-totals					
AH-5b		3	5	0	SHO
Sub-totals					
Apartment		12	2	0	Public
Sub-totals					
P-2a		10	2	0	Public
Sub-totals					
P-2b		1	2	0	Public
Sub-totals					
P-3c		5	3	1	Public
Sub-totals					
P-3d		16	3	1	Public
Sub-totals					
P-4c		5	4	1	Public
Sub-totals					
P-4e		1	4	0	Public
Sub-totals					
P-4f		2	4	1	Public
Sub-totals					
P-5a		2	5	1	Public
Sub-totals					
Totals		88			

- Notes:
- SHO = Shared Home Ownership
 - Public = Public Housing
 - SHO areas



Proposed Site & Typology Plan
1:1000

Resource Consent
Dwelling Mix



Tenure Plan Diagram

- Public Housing
- Shared Home Ownership

1

Tenure Split

-

1:1500



Bedroom Mix Plan Diagram

- 2 bedroom
- 3 bedroom
- 4 bedroom
- 5 bedroom

2

Bedroom Mix

-

1:1500



Storeys Plan Diagram

- 1 Storey
- 2 storey
- 2.5 storey
- 3 storey

3

Storeys

-

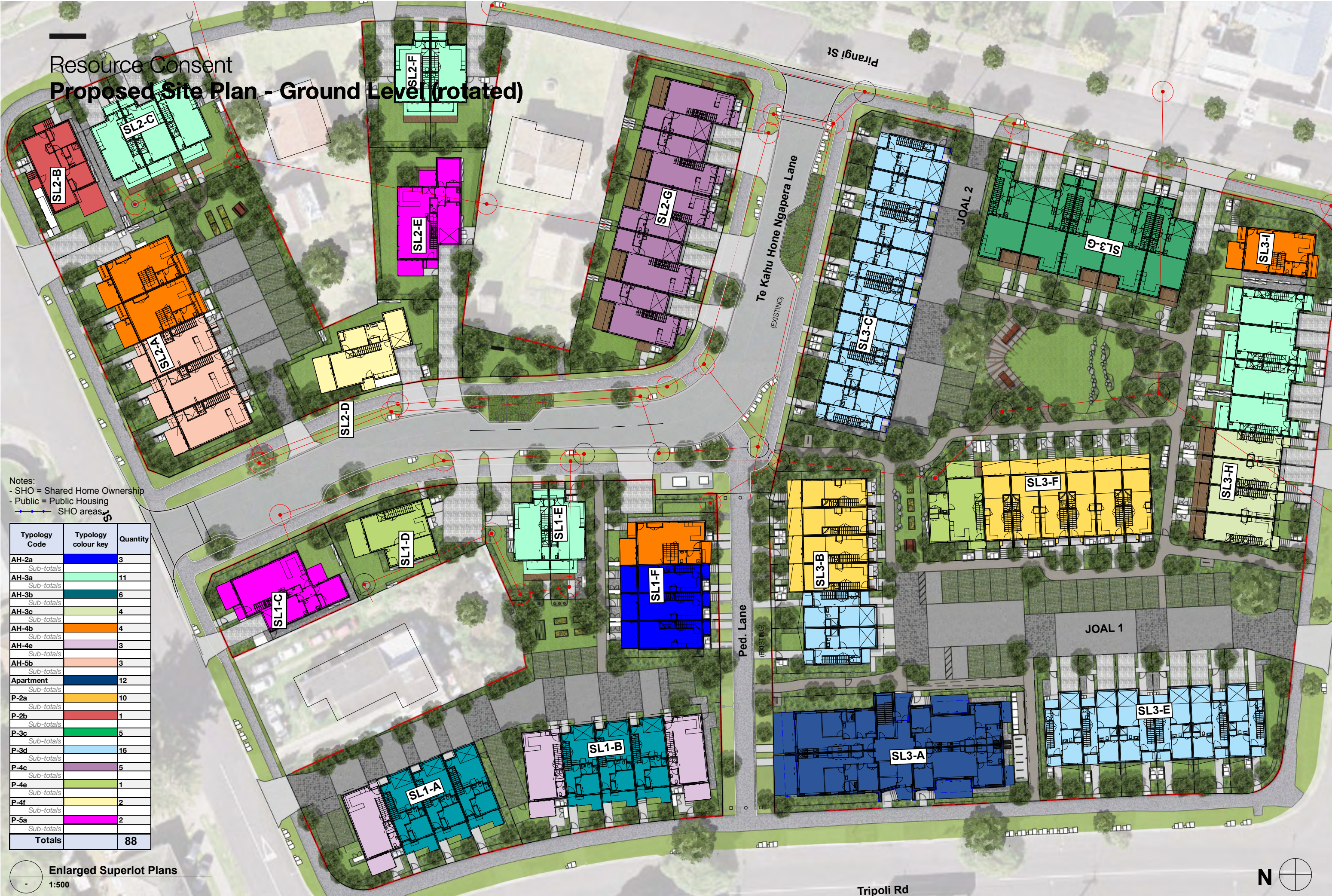
1:1500

Resource Consent
Proposed Site Plan - Ground Level (rotated)

Notes:
- SHO = Shared Home Ownership
- Public = Public Housing
- SHO areas

Typology Code	Typology colour key	Quantity
AH-2a		3
Sub-totals		
AH-3a		11
Sub-totals		
AH-3b		6
Sub-totals		
AH-3c		4
Sub-totals		
AH-4b		4
Sub-totals		
AH-4e		3
Sub-totals		
AH-5b		3
Sub-totals		
Apartment		12
Sub-totals		
P-2a		10
Sub-totals		
P-2b		1
Sub-totals		
P-3c		5
Sub-totals		
P-3d		16
Sub-totals		
P-4c		5
Sub-totals		
P-4e		1
Sub-totals		
P-4f		2
Sub-totals		
P-5a		2
Sub-totals		
Totals		88

Enlarged Superlot Plans
1:500



Resource Consent

Tree and Planting Strategy

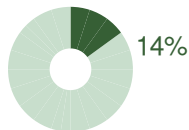


Auckland's Urban Ngahere strategy proposes that in order to achieve the livability goals outlined in the Auckland Plan then Auckland needs to achieve an overall canopy cover of 30%. This will need to be through a combination of reserve, street and on lot planting and will require a legacy approach. This means acknowledging the value of the existing ngahere beyond notable trees, with an attempt to retain trees where possible even if it is only to support the ecosystem while new planting is establishing. Techniques regarding this are covered in the Tamaki Precinct Toolkit.

Where new trees are proposed the base species type should be derived from and support the original ecosystem to attract the fauna that once occupied this place and heighten both the resilience and sense of place. Other layers from the TRC masterplan are overlaid, with particular reference to the riparian corridors and coastal edge.

Building on the long history of growing edible plants in this area where possible native planting plants can become interspersed with edible plants and plants that support the production of edible plants and soil health. Having productive plants in communal spaces creates a reason for residents to go there and provides the opportunity for the passage of knowledge in this area.

Existing Canopy Coverage



- Community Productive Zone
- Original Ecosystem: Puriri Forest Zone
- Riparian, Cultural and Coastal Planting Influence
- Riparian Planting Influence
- Productive Tree Planting
- Puriri Forest Tree Planting
- Riparian, Cultural and Coastal Tree Planting
- Riparian Tree Planting

Resource Consent

Ecosystem and Planting Palette

Puriri Forests Planting Influence



Dacrycarpus dacrydioides
Kahikatea



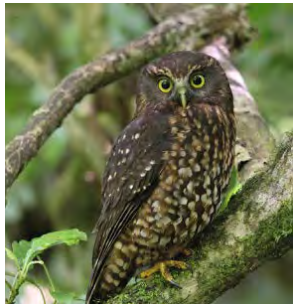
Dysoxylum spectabile
Kohekohe



Kererū
NZ Pigeon



Pīwakawaka
Fantail



Ruru
Morepork



Vitex lucens
Puriri

- Alectryon excelcus (Titoki)
- Carpodetus serratus (Putaputaweta)
- Coprosma spp
- Dacrycarpus dacrydioides (Kahikatea)
- Dysoxylum spectabile (Kohekohe)
- Hebe stricta (Koromiko)
- Libertia spp
- Phormium spp
- Podocarpus totara (Totara)
- Macropiper excelsum (Kawakawa)
- Pseudopanax crassifolius (Horoeka, lancewood)
- Vitex lucens (Puriri) - no Puriri in communal space

Riparian, Cultural and Coastal Planting Influence



Beilschmiedia tawa
Tawa



Coprosma repens
Taupata



Metrosideros excelsa
Pōhutukawa



Phormium tenax
Harakeke



Pseudowintera colorata
Horopito

- Astelia banksii (Wharawhara)
- Beilschmiedia tawa (Tawa)
- Coprosma repens (Taupata)
- Cordyline australis (Ti Kouka)
- Chionochloa flavicans (Mini toetoe)
- Carex spp
- Doodia australis (Pukupuku)
- Hebe spp
- Lobelia angulata (panakenake)
- Metrosideros excelsa (Pohutukawa)
- Phormium tenax (Harakeke)
- Pseudowintera colorata (Horopito)

Riparian Planting Influence



Austroderia toetoe
Toetoe



Carex dissita
Flat leaved sedge



Cordyline australis
Ti Kouka



Kunzea ericoides
Kānuka



Rhopalostylis sapida
Nikau

- Austroderia toetoe (Toetoe)
- Apodasmia similis (Oioi)
- Blechnum spp (Ferns species)
- Carex dissita (Flat leaved sedge)
- Cordyline aucralis (Ti Kouka)
- Juncus spp (Wiwi)
- Kunzea ericoides (Kānuka)
- Phormium tenax (Harakeke)
- Polystichnum vestitum (Prickly shield fern)
- Rhopalostylis sapida (Nikau)
- Sophora microphylla (Kowhai)
- Vitex lucens (Puriri)- no Puriri in communal space

Productive Planting



Malus spp
Apple



Persea americana
Avocado



Prunus amigdalus
Almond



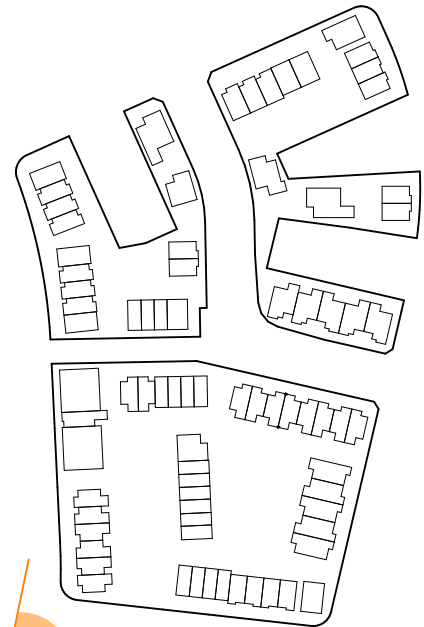
Salvia officinalis
Sage



Thymus serpyllum
Wild Thyme

- Acca sellowiana (Feijoa)
- Citrus spp
- Cynara cardunculus var. scolymus (Artichoke)
- Lavandula spp (Lavender)
- Malus spp (Apple)
- Persea americana (Avocado)
- Prunus spp (Plum)
- Prunus amigdalus (Almond)
- Salvia officinalis (Sage)
- Thymus serpyllum (Wild thyme)

Resource Consent
Site Perspectives

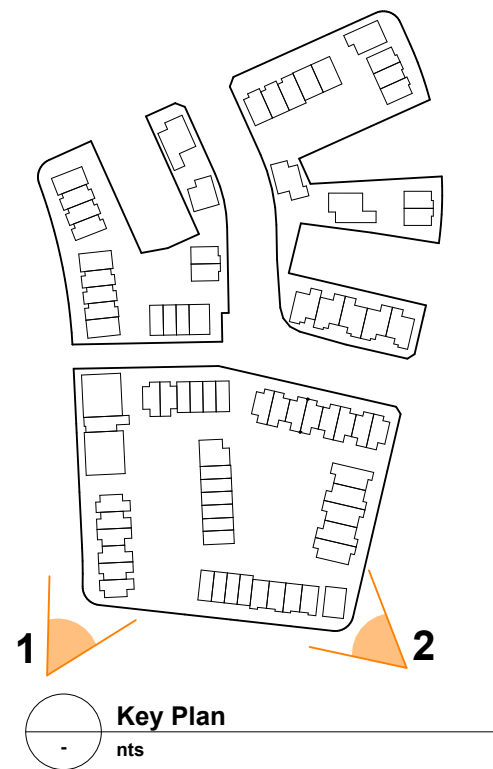


Key Plan
nts



1 Aerial over Proposal
nts

Resource Consent
Site Perspectives

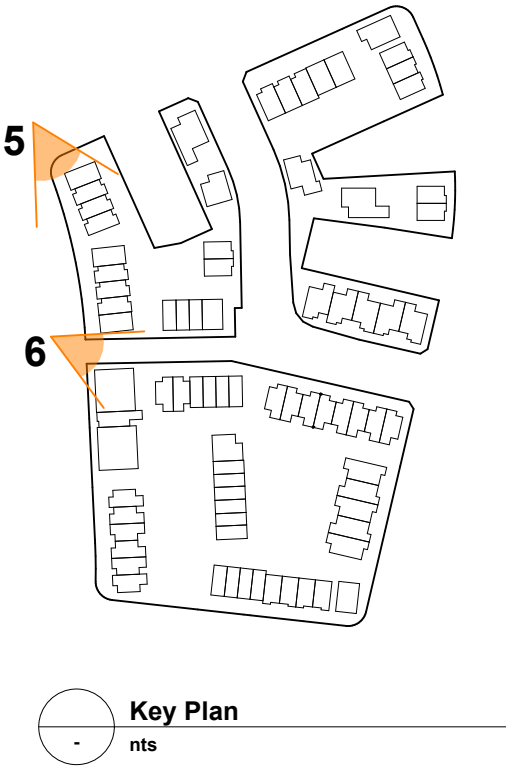


1 View 01
nts



2 View 02
nts

Resource Consent
Site Perspectives



1 View 05
nts



2 View 06
nts