

Fenchurch Neighbourhood Plan



Tāmaki Regeneration. **Making it happen.**

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THE VISION FOR TĀMAKI WHICH HAS BEEN DEVELOPED WITH THE COMMUNITY IS:

“Tāmaki is a strong and welcoming community, where people thrive and prosper, celebrated for its distinct history and vibrant future.”



Section 1:

Introduction and Context





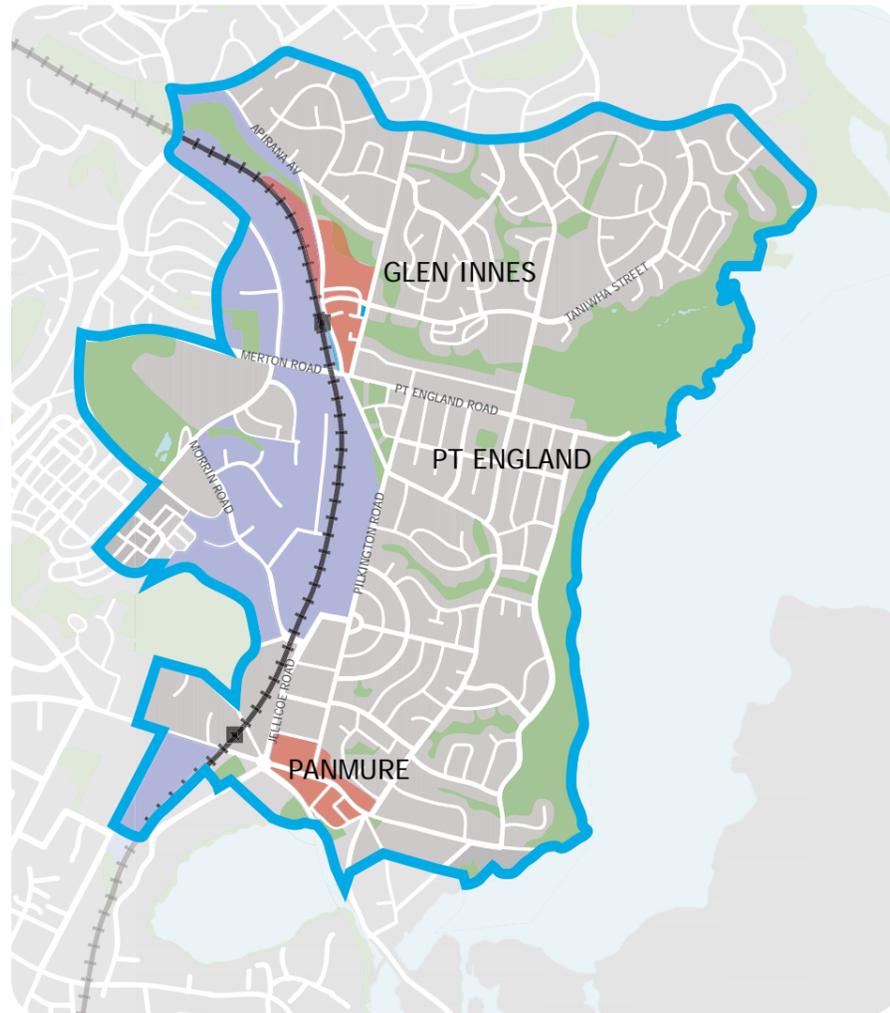
Tamaki

NEIGHBOURHOOD



Strategic Context

The Tāmaki Redevelopment Company (TRC) was established by the Crown and Auckland Council in 2012. The purpose of the company is to continue the transformation of Tāmaki (the suburbs of Glen Innes, Pt England and Panmure) that was started through the Tāmaki Transformation Programme (TTP).



The vision for Tāmaki which has been developed with the community is:

“Tāmaki is a strong and welcoming community, where people thrive and prosper, celebrated for its distinct history and vibrant future.”

This vision will be realised through taking a regeneration approach. This focuses on working with existing communities to help them to fulfil their potential while also creating the opportunity for new communities to move into the area. This is achieved through simultaneously tackling housing, spatial, economic and social development issues.

1. CULTURAL IDENTITY	LIFESTYLE & CULTURE
2. HEALTHY, HAPPY CHILDREN	Tāmaki people are engaged, healthy and safe and their cultural identity and diversity is celebrated
3. HEALTH AND RECREATION	
4. SAFETY AND SECURITY	
5. EDUCATION	TALENT & CREATIVITY
6. EMPLOYMENT	Tāmaki residents have good sustainable employment and education opportunities
7. ECONOMIC DEVELOPMENT	
8. INNOVATION	
9. URBAN DEVELOPMENT	PLACES & NEIGHBOURHOODS
10. HOUSING	Connected, safe, attractive and well-used spaces with quality healthy homes
11. NATURAL ENVIRONMENT	
12. TRANSPORT	

There are a number of ‘key moves’ which will be the main drivers of the regeneration programme. These are:

- Reinforcing the good things that are already happening in the area
- A significant focus on education as a ‘pathway for life’
- Establishing the first neighbourhood regeneration project as a demonstration that change is happening in the area
- Developing a range of housing options to provide choice and access to housing
- Enabling the market to operate in Tāmaki to deliver outcomes that are beneficial to Tāmaki residents
-

The role of TRC is to facilitate these changes and enable activity in Tāmaki, working in partnership with a range of people, including the community. TRC will leverage of the investment made by others and think creatively to achieve different results.

The work of TRC is built on the legacy that has gone before. This includes the spatial plans that were developed by Auckland Council and Housing New Zealand (HNZ) which have been used to guide any design and development projects. In addition, the activities proposed are aligned with current Government and Auckland Council policy and strategies.

What this means for neighbourhoods?

Within this framework, TRC is taking a neighbourhood approach. This means looking at the things that are unique to each neighbourhood to determine the best approach rather than applying a ‘one size fits all’ philosophy. It also means taking into account all aspects of a neighbourhood including the physical environment and the people and communities that live there. This Neighbourhood Plan for the Fenchurch area demonstrates this approach.

For each neighbourhood, there are a number of requirements that need to be factored into any plan for the area. These are:

- **Community and stakeholder engagement** – each neighbourhood plan should be developed alongside the community and key stakeholders in the area to ensure that it reflects the actual needs of the community
- **Putting the existing community first** – in each area, the needs of the existing community are the most important factor and this will be driven through the ‘Tāmaki Commitment’ where those who live in Tāmaki and want to remain here will have the opportunity to do so
- **Commercial viability** – each neighbourhood development must demonstrate commercial viability and prudent use of public money
- **Increasing the density of the existing housing stock** – this is necessary to achieve the overall target of 6,000 additional houses across Tāmaki
- **Creating mixed communities** – developing a range of housing types and tenures (ownership) to attract different types of people to each neighbourhood creating diverse communities
- **Taking a regeneration approach** – this seeks to improve the social and economic wellbeing of communities alongside the physical transformation of the place
- **Working in partnership** – finding suitable partners to deliver development and relevant social and economic programmes
- **Exemplar developments** – all developments need to demonstrate quality place-making and in particular, high quality medium density housing options

In developing this plan for the Fenchurch neighbourhood, and delivering this on the ground, we will listen to the Fenchurch residents to enable them to shape the plans and influence what their neighbourhood will be like in the future.



Fenchurch

NEIGHBOURHOOD

The Fenchurch Neighbourhood

This Neighbourhood Plan is for an area known as the Fenchurch Neighbourhood to the north of the Tāmaki area in Glen Innes. The location of this neighbourhood is shown in the map below.

The Fenchurch area was chosen as one of the first regeneration projects in Tāmaki for a number of reasons:

- The Fenchurch community represents the broader community in Tāmaki with a significant proportion of Maori and Pacific Island residents, predominantly state housing tenants and high proportions of young people, unemployment and low levels of qualifications.
- There is a significant amount of vacant land in the area which minimises disruption to existing residents and also provides the opportunity to create new housing before people are required to vacate existing houses.
- The existing houses in the area are predominantly owned by HNZ which provides a site of a suitable size to undertake a comprehensive redevelopment project. This provides opportunities to take a broader placemaking approach including open spaces and connections, not just new houses.
- There is an opportunity to demonstrate that change is happening in this area as it will be visible from one of the busiest streets in Tāmaki. This will help to attract further investment into the area.
- There are opportunities created by the proximity of local schools and the presence of an existing (but unused) community facility which can be built upon.
- There are a number of issues in the area that have been identified by residents and can be addressed through the neighbourhood regeneration, such as the poor condition of the housing stock, anecdotal evidence of anti-social behaviour and unsafe pedestrian links and reserves.



History of Fenchurch Neighbourhood

Maori History

The Fenchurch neighbourhood sits within an area with strong ancestral significance to Ngāti Paoa and Ngāti Whātua in particular with the Pa sites of Mauinaina and Mokoia of particular relevance to Ngāti Paoa. Strong view shaft connections to the west with the dominant pa site of Maunga Rei (Mt Wellington) providing important narrative connections to Tainui (Te Maunga a Reipae) while to the north Te Taurere Pa (Taylors Hill) connects strongly with the Waiohua iwi.

Te Wai o Taiki (Tāmaki estuary) has been an extremely significant waterway for Iwi for around a 1000 years both for access to the upper river portages and for the significant estuary / inshore fishing grounds. It is intended that the neighbourhood plan will allow for strong visual and physical access to Te Wai o Taiki to promote both enhanced kaitiakitanga and recreational use of the awa.

Both Ngāti Paoa and Ngāti Whātua along with a range of wider mana whenua groups maintain active kaitiaki roles in the area and it is anticipated that detailed consultation will ensure that appropriate iwi narratives are incorporated in the new built and landscaped environment.

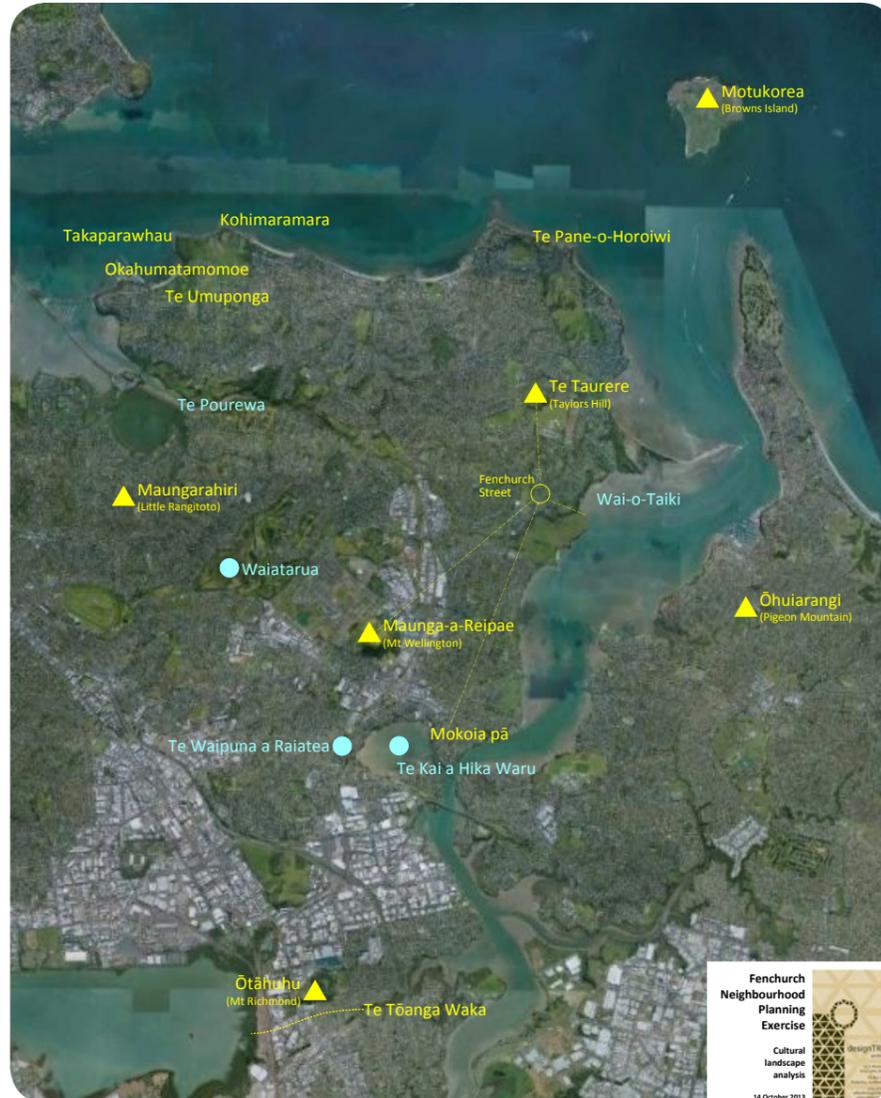
European History

Glen Innes as a suburb was developed after the Second World War. The Government of the day commissioned the subdivision of all the land between West Tāmaki Road and Panmure town centre. The suburb was largely developed as a state housing area and included Auckland's first comprehensively-planned town centre. The houses in the Fenchurch neighbourhood were largely all built in the 1950s.

The following historical aerial photos show the development of the Fenchurch area from 1940 to 2010.

Cultural Landscape

1940



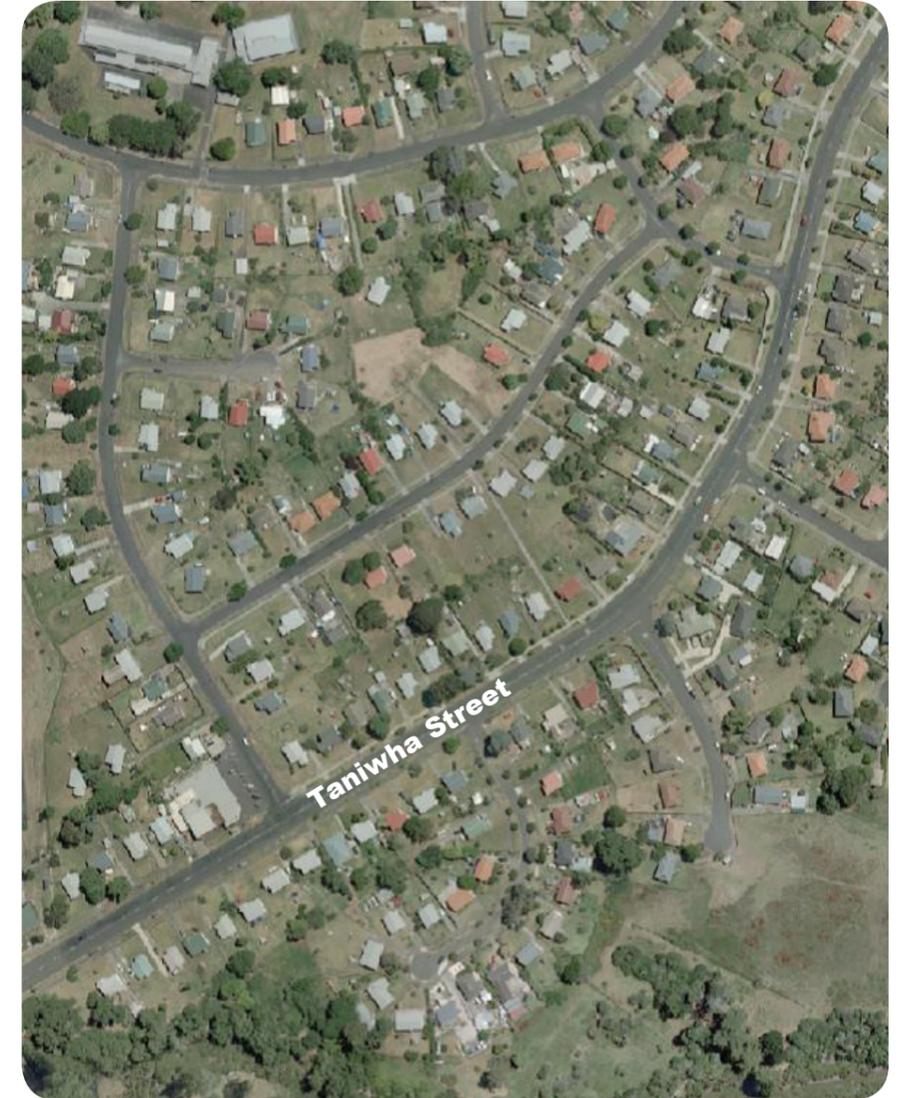
1959



1996



2008



Fenchurch Community

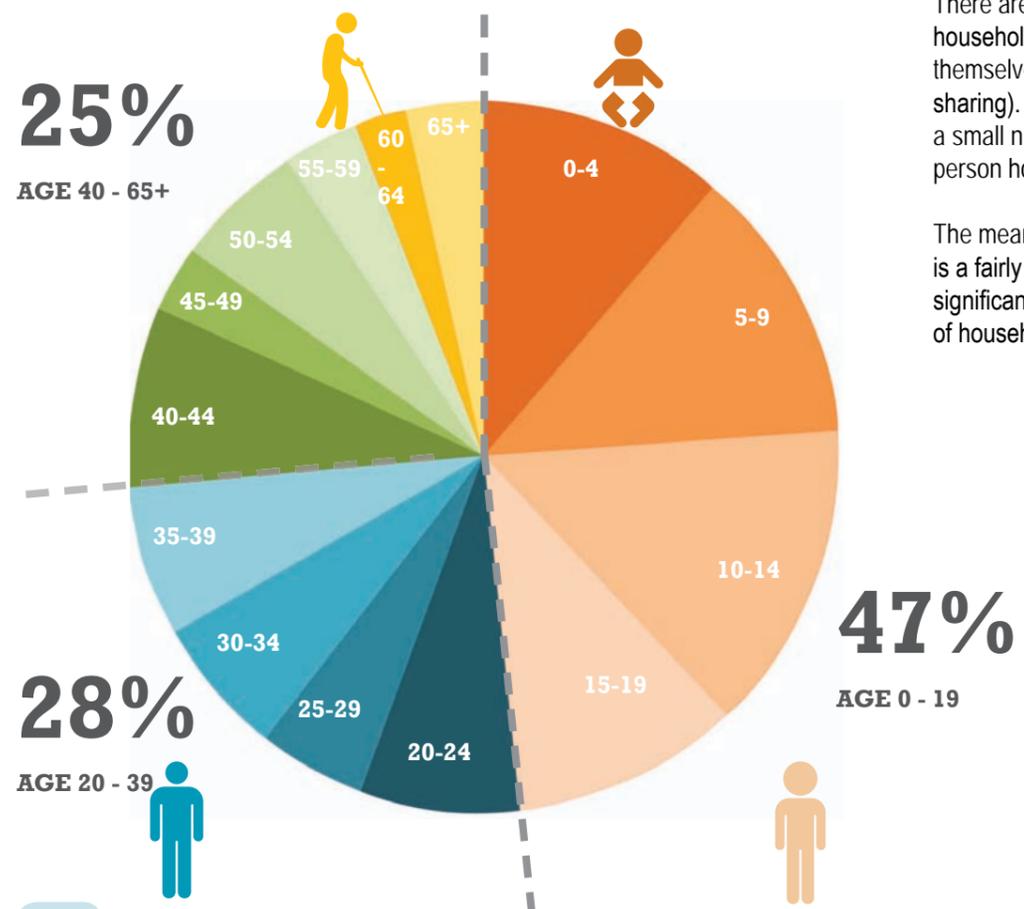
The information below regarding the Fenchurch community is taken from the 2006 Census. Although this data is relatively old, the new 2013 Census information is yet to be released and other data sources that provide more up-to-date information are not available at the local level.

Census data that is presented at meshblock level is subject to data suppression where the limited number of entries would enable individuals to be identified. This data is therefore used here to give an indication of the community in the Fenchurch neighbourhood but should not be taken as a detailed profile of the community.

Population and Age

Approximately 600 people live in the Fenchurch neighbourhood with just under 50% of the population being under the age of 20 years old. The 10-19 year age groups have been the fastest growing since the 1996 Census.

FENCHURCH RESIDENT AGE



Ethnicity

The ethnic mix of the Fenchurch neighbourhood shows that there is predominantly Pacific Islanders in the area, followed by Maori.

European	Māori	Pacific Peoples'	Asian	MELAA*	Other
108	168	354	45	3	15
18.9%	29.5%	62.1%	7.9%	0.5%	2.6%

*Middle-Eastern Latin American and African

Households

The majority of people in the community have lived in their current home for less than 10 years but around 11% have lived in their current home for 15 years or more.

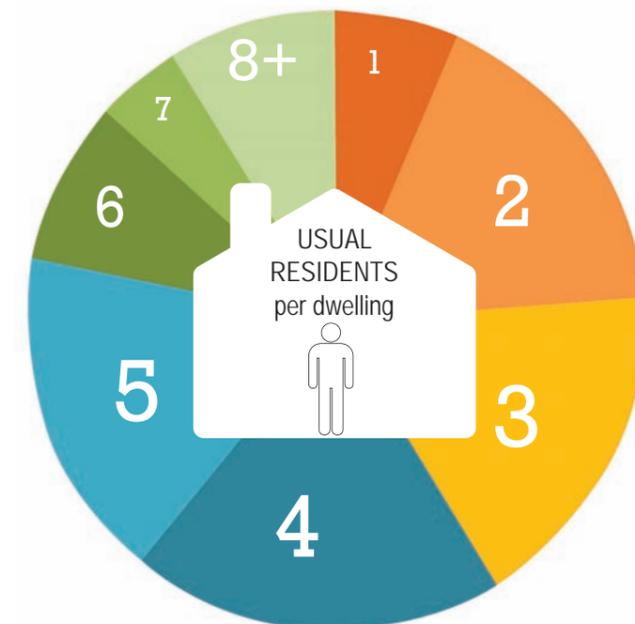
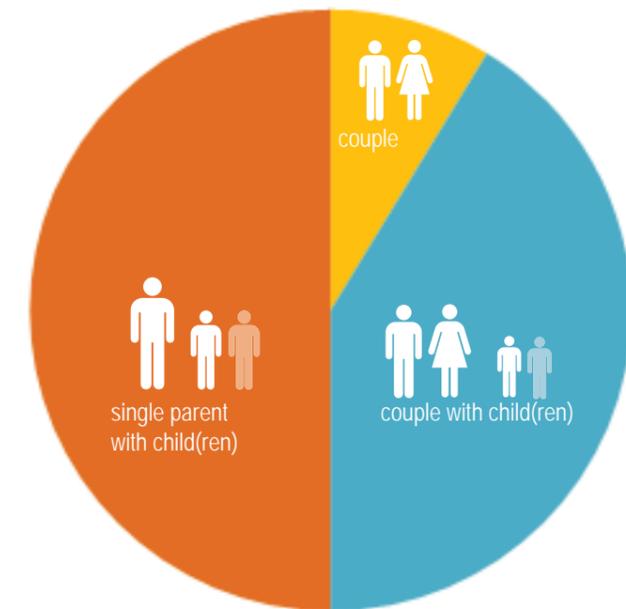
Approximately half of the current residents are in the same house as they were in at the previous Census. However, of those that are new to the area, only 6% came from overseas with the majority (27%) coming from elsewhere in NZ. 63% of residents were born in NZ with 31% born overseas which is a significant proportion of the community being 1st generation New Zealanders. Of those born overseas, 38% have been in New Zealand for less than 10 years.

The number of families in the Fenchurch neighbourhood has grown from 108 to 138 between 1996 and 2006. Of those 138 families, approximately 50% are single parent households, with less than 10% of families being couples with no children.

There are approximately 147 households in the Fenchurch neighbourhood. The households figure differs from the family figure above as it includes people living by themselves or sharing a house that are not considered part of a family unit (eg. Flat sharing). The majority of these households (70%) are single family households with only a small number of two-family households (9), one person households (9) and multi-person households (9).

The mean number of usual residents in households in this area is four. Although there is a fairly even spread of household sizes from two people to five people, there is a significantly higher proportion of larger households than in Auckland as a whole with 21% of households having six or more people compared to only 7% in Auckland.

FENCHURCH HOUSEHOLDS

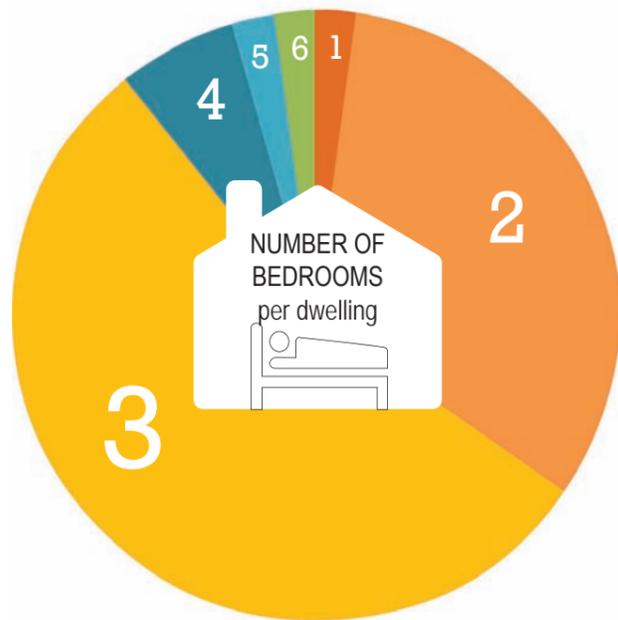


Housing

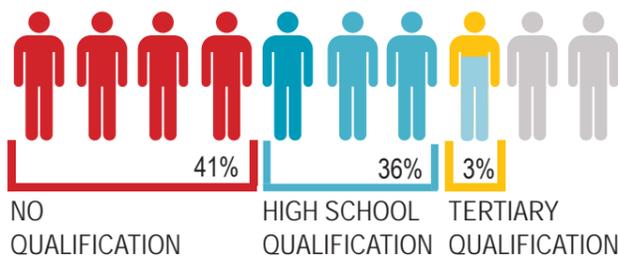
Of the occupied households in the area, only 13% are owned by the residents and 83% are rented. Of those rented properties, 8% are owned by private landlords and 81% by HNZ.

All dwellings in the Fenchurch area are currently stand alone houses with no attached houses or apartments. The current housing stock in the Fenchurch Neighbourhood is predominantly 3 bedroom houses (50%) and 2 bedroom houses (30%). The total number of rooms is predominantly 5-6. Comparing this to the number of residents per household, this demonstrates that there is a potential mismatch between household sizes and house sizes.

FENCHURCH HOUSING



FENCHURCH RESIDENT EDUCATION



NOTE: 20% Not elsewhere included

Education and Employment

The proportion of people with low levels of qualifications in the neighbourhood is very high with over 40% having no qualifications and a further 20% having up to a Level 4 Certificate. There are very few people with higher education qualifications, although this has improved slightly over the previous 10 years.

There are the same number of people unemployed or not participating in the labour force as there are people employed in the Fenchurch neighbourhood. Of those in employment, there are a higher proportion of people employed as machinery operators, labourers, technicians and trades workers and community and personal service workers. Lower proportions are employed as managers, clerical and administrative and sales workers.

Managers	Professionals	Technicians and Trades	Community and Personal Service	Clerical and Administrative	Sales	Machinery Operators and Drivers	Labourers	Not Elsewhere Included
15	9	21	21	9	12	36	24	24
8%	5%	12%	12%	5%	7%	20%	14%	14%

There are a number of people who regard themselves as doing unpaid work, most doing household work or looking after children. However, there are also a number of people looking after other children (not their own) or caring for sick or disabled relatives. This responsibility can be a significant barrier to entering employment.

Income

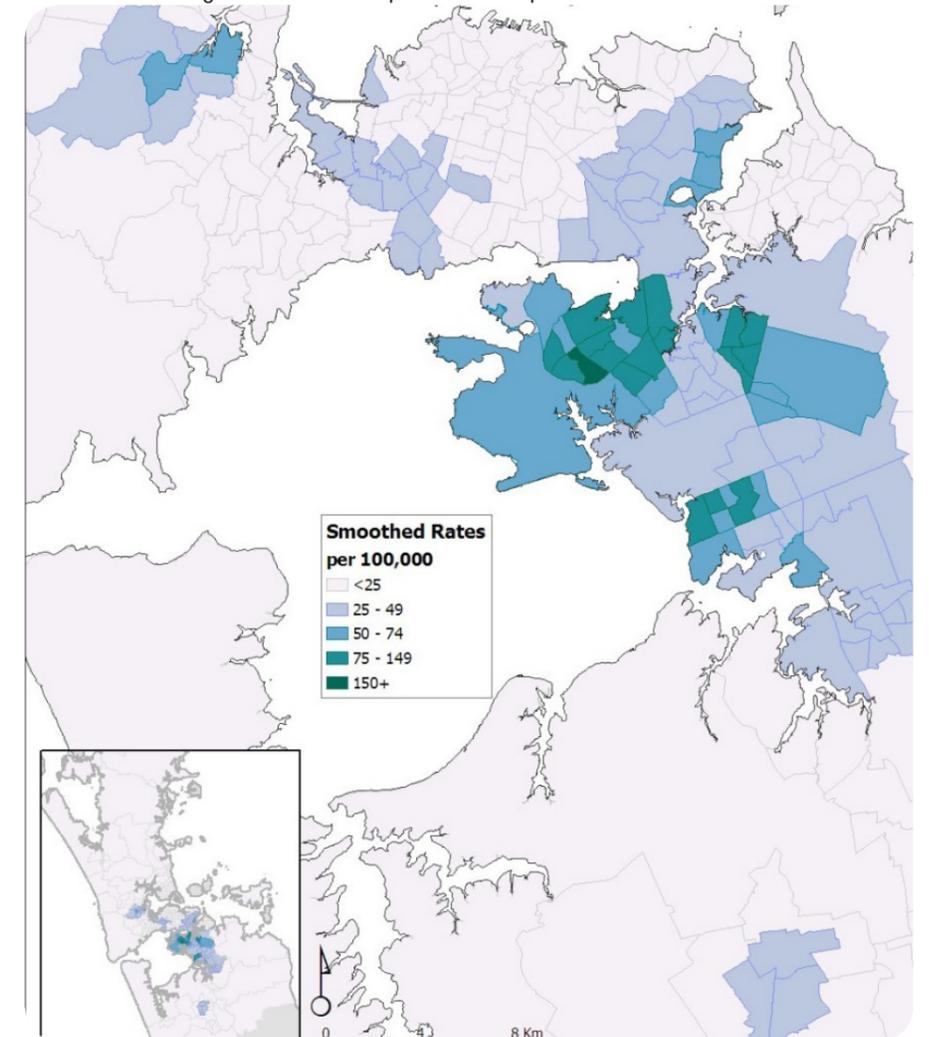
The main sources of income in the neighbourhood are wages and salary (45%) and Government benefits (30%). People can have more than one source of income so may be receiving both wages and a benefit. Income levels are relatively low in the area with approximately 50% of people earning less than \$30,000 and only 2% of people earning over \$50,000 per year.

The household income in the Fenchurch area is low, similar to the whole of Tāmaki. 14% of households earn less than \$20,000 and a further 22% earn less than \$50,000. Only 2% of households earn more than \$100,000. However, a significant number of households did not state their income. The median household income gives an indication of how much each household can afford to spend in housing costs and therefore what house price they can afford to buy.

Health

40% of the population in the Fenchurch neighbourhood identify themselves as regular smokers in the 2006 Census which is higher than the 33% in the 1996 Census. This is significantly higher than in Auckland as a whole where 17% of the population are regular smokers.

There are greater incidences of rheumatic fever in children in the Tāmaki area than in the wider Auckland region, with the exception of some parts of South Auckland.



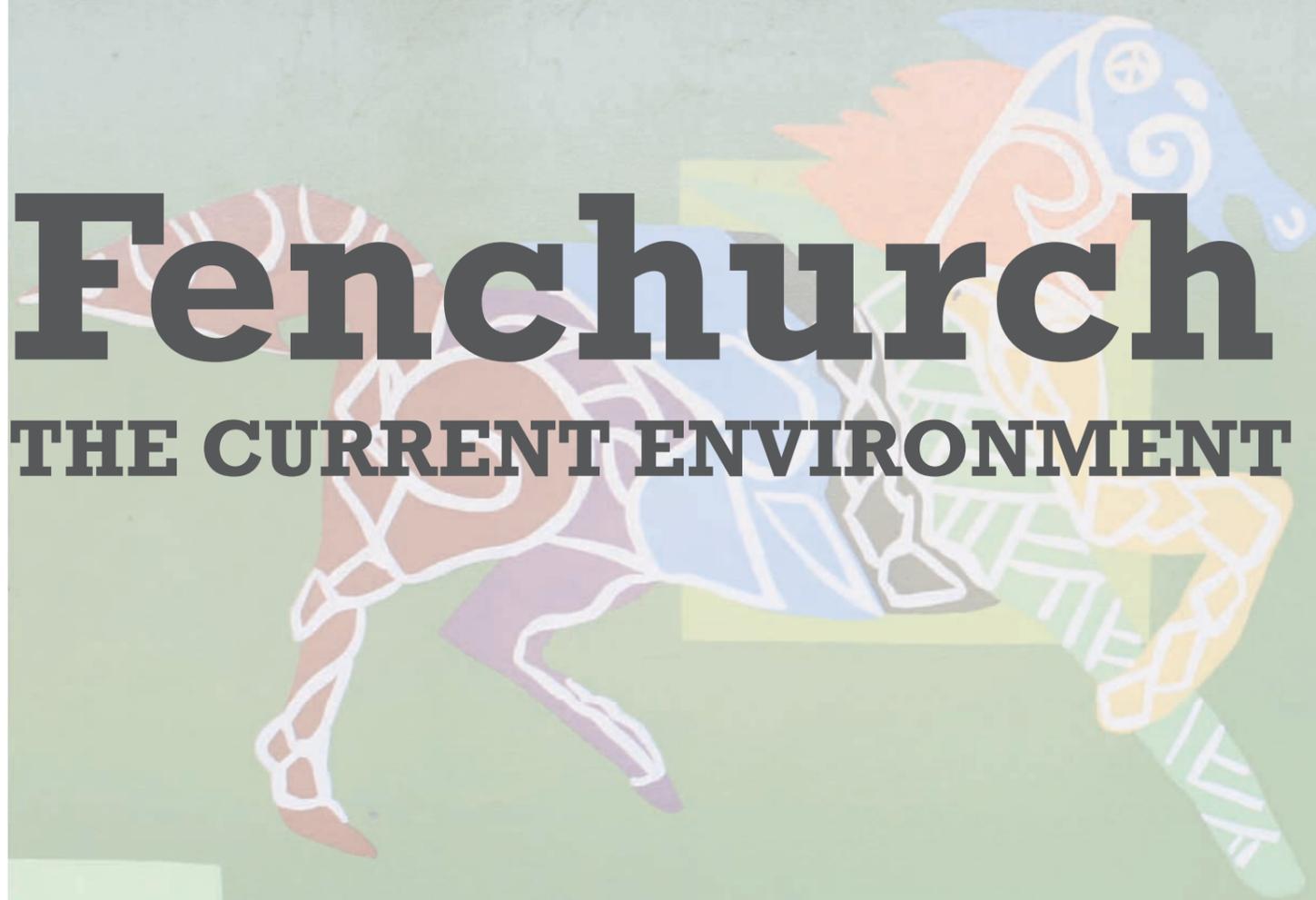
Source: Jackson, C and Lennon, D. Rheumatic Fever in the Auckland Region 1998-2010: Data from the Auckland Rheumatic Fever Register. Paediatric Infectious Diseases Starship Children's Hospital and Auckland Regional Public Health Service, Auckland. 2011.

Transport

The vehicle ownership rate is low in Tāmaki with 25% of households having no access to a car. This compares to 7% in Auckland as a whole. This highlights the need for walkable neighbourhoods and facilities close to residential areas.

Fenchurch

THE CURRENT ENVIRONMENT



Fenchurch Environment

The urban environment is dominated by a consistent residential pattern. There is also a derelict scout hall site on land owned by the Department of Conservation (DoC), two adjoining schools, a group of local shops and extensive surrounding green spaces. Taniwha Street provides the main transport access into the neighbourhood.

SUNNYMEAD ROAD



FENCHURCH STREET



TANIWHA STREET



Streetscape and Neighbourhood Character

The Fenchurch neighbourhood is represented in these photographs from Taniwha St, Fenchurch St and Sunnymead Rd, which all have a very similar character. The predominant built form consists of single storey, 1950s state homes which are positioned about 10- 15m away from the street boundary. This separation distance in combination with the height of the buildings means that there is a little street edge contribution made to the streetscape by the houses.

The dominant cladding material is horizontal weatherboard with a light colour paint finish and a corrugated pitched gable roof. Front entrances are articulated with a gable end extension which is typically glazed. Vegetation and fencing are variable with Taniwha St and Fenchurch St having street planting incorporated in berms, while Sunnymead Rd and Aveline Pl are reliant on planting on lots predominately. Fencing types range from full height (1.8m) timber fencing, to wire low (1.0m) fencing, to none at all. The lack of consistency in fencing treatment is normally reflective of the ownership status of the lot but this does not create a uniform street appearance.

There are few character and heritage elements in the area. The local group of shops is the tallest building in the neighbourhood boundary at two storeys, and the school sites and adjacent reserves form the most distinctive urban building/space landmarks in the area. Mt Wellington and the Tamaki Estuary provide distant landmark references that are visible in parts of the area.

Future zoning

The neighbourhood is generally subject to a specific version of the Mixed Housing Suburban rules under the Tamaki Precinct within the Unitary Plan, and this is operative under the Special Housing Areas Act. The zone controls envisage detached and attached housing up to 12m in height and at a density of up to 1 per 150m². Street setbacks must be a minimum of 2.5m.

Street types

There are two main street types in the current network.

Taniwha Street is classified as an Arterial Road in the Unitary Plan, with around 23m reserve width, 12m roadway formed with single lanes and unmarked parking in each direction and hosts bus routes.

The other streets are of lower order in the roading hierarchy, with some dimensional variations.

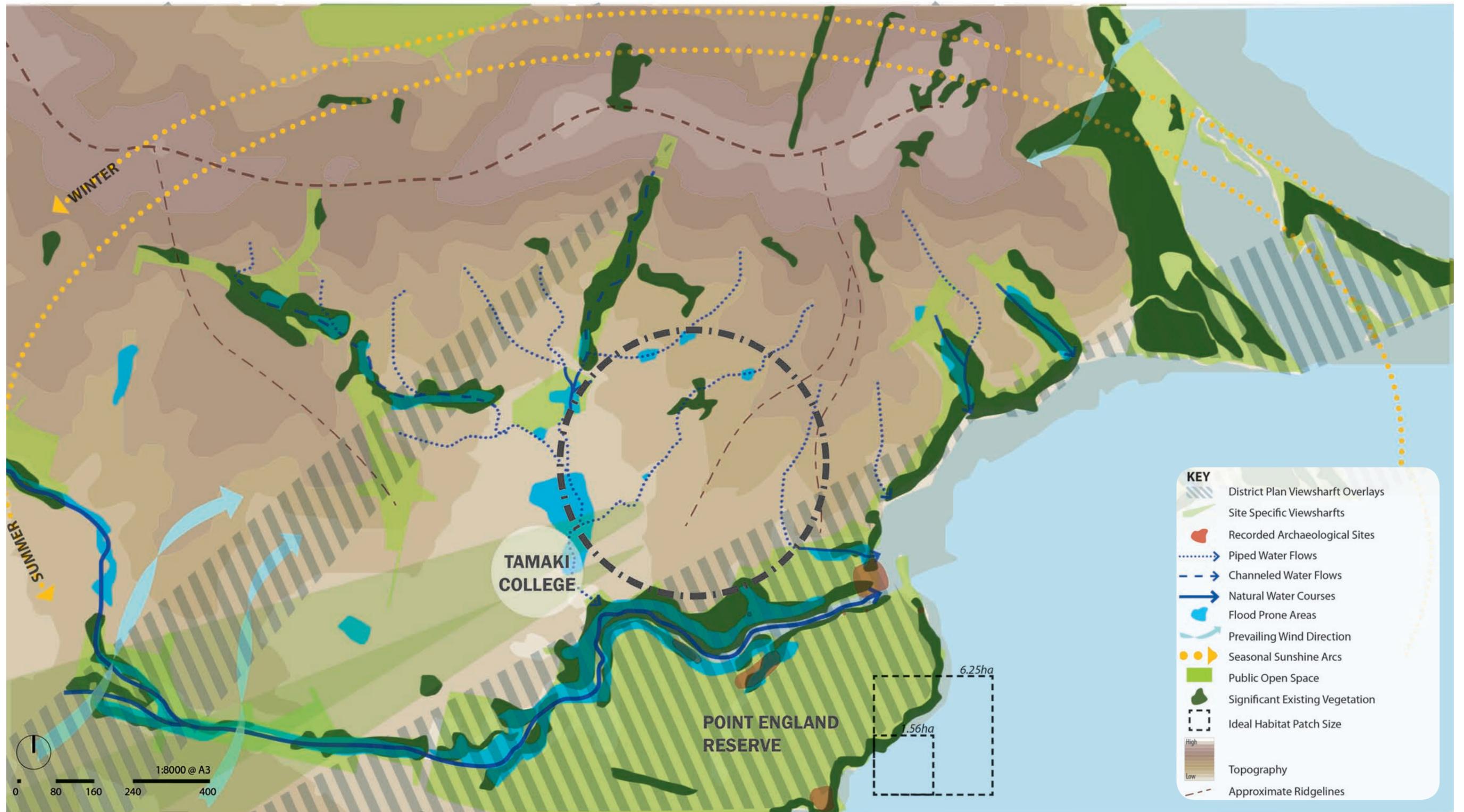
- Fenchurch, Sunnymead, Leybourne and Mansfield are all feature around 15-16m reserve width, with a 7m roadway formed with single lanes and unmarked parking in each direction. Kestrel Place is a no exit street with a 15m reserve and 5m roadway.
- Aveline Place is a no-entry street with 12m reserve width, with a 5m roadway formed with single lanes and unmarked parking in each direction.
- Kiano Place is a no-entry street with 20m reserve width, with a 10m roadway formed with single lanes and unmarked parking in each direction.

All streets feature tarmac roadways, grassed and tree planted berms on both sides, and 1.5m paths concrete adjacent properties.



Current Fenchurch

LANDSCAPE & CULTURAL ANALYSIS

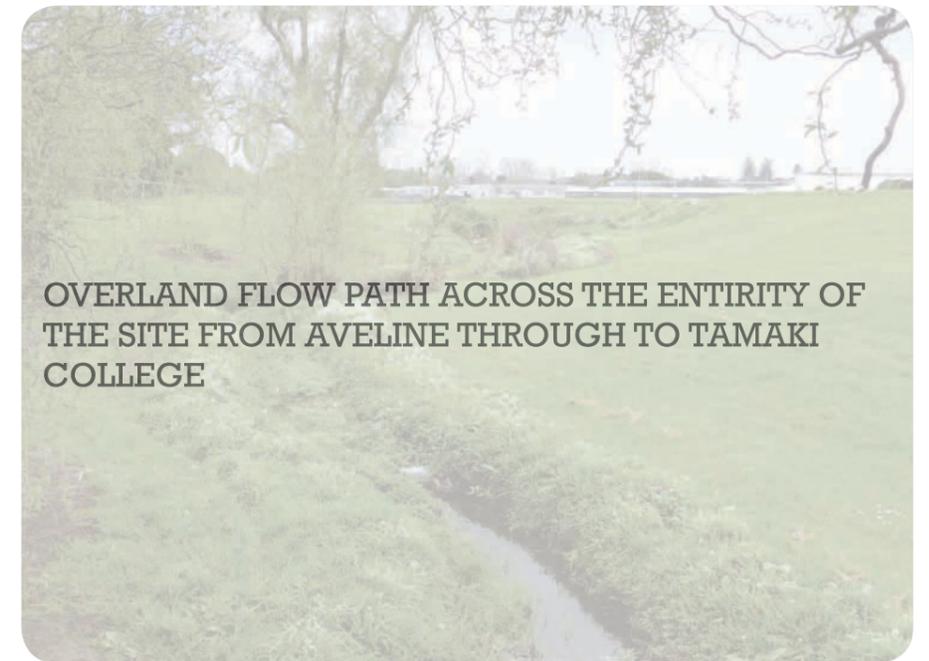




DIRECT CONNECTION TO PT ENGLAND RESERVE



LACK OF EASILY ACCESSIBLE, SAFE PUBLIC RESERVE



OVERLAND FLOW PATH ACROSS THE ENTIRITY OF THE SITE FROM AVELINE THROUGH TO TAMAKI COLLEGE



POOR CONNECTION TO TAMAKI COLLEGE FACILITIES AND DESIRE LINE



STREAM DAYLIGHTING POTENTIAL



GOOD VIEWS TO MT WELLINGTON AND TAYLOR'S HILL

Current Fenchurch

MOVEMENT & ACCESSIBILITY ANALYSIS





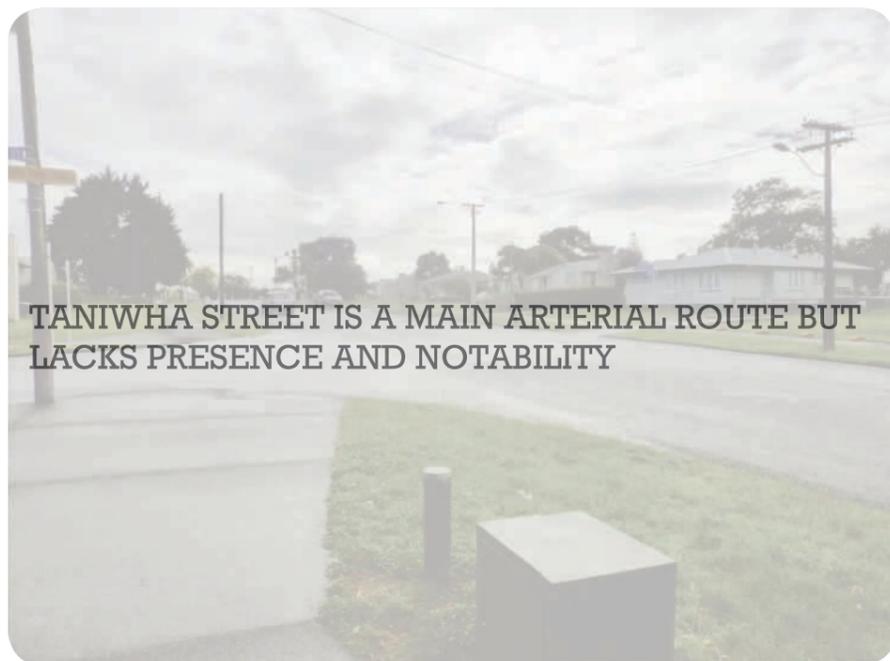
GOOD PUBLIC TRANSPORT FACILITIES AND FURTHER IMPROVED 2016 PROPOSED ROUTES



EXISTING HOUSING STOCK IS RUN DOWN AND SPARSE IN ITS USE OF LAND



OPEN SPACE IS NOT OVERLOOKED BY BUILDINGS WHICH ENCOURAGES ANTI-SOCIAL BEHAVIOUR



TANIWHA STREET IS A MAIN ARTERIAL ROUTE BUT LACKS PRESENCE AND NOTABILITY



LARGE AMOUNT OF PEDESTRIAN WALKWAYS WHICH AREN'T WELL LIT OR VISIBLE FROM THE STREET



FENCHURCH STREET REQUIRES SPEED MANAGEMENT ELEMENTS

Current Fenchurch

PUBLIC AMENITIES ANALYSIS

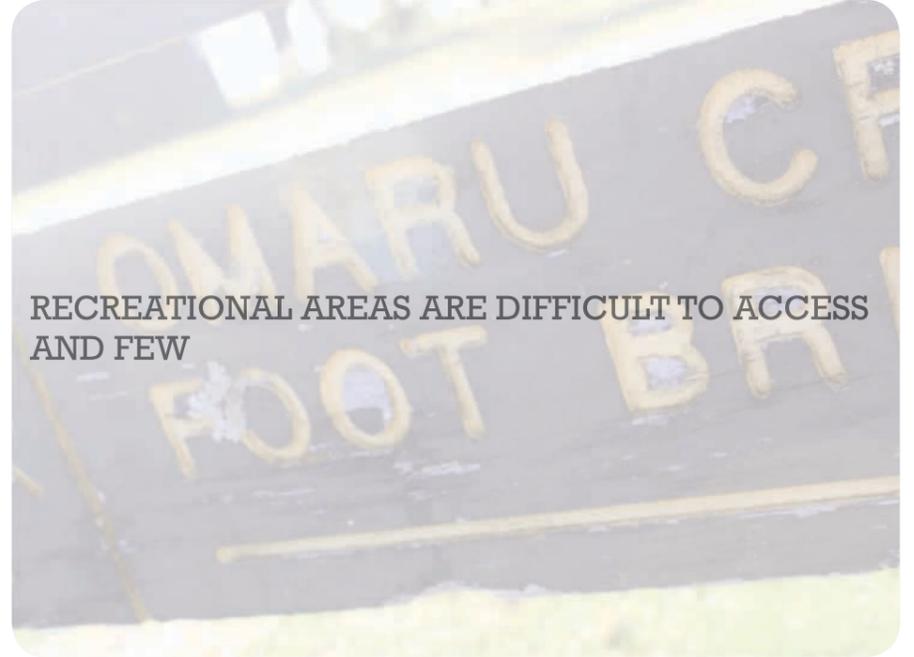




CLOSE PROXIMITY TO PRIMARY AND SECONDARY SCHOOL FACILITIES



LACK OF SPECIALISED PACIFIC LEARNING FACILITIES AND EARLY EDUCATION PROVIDERS



RECREATIONAL AREAS ARE DIFFICULT TO ACCESS AND FEW



SCOUT HUT SHOULD BE A COMMUNITY ASSET BUT CURRENTLY RUN DOWN AND PROVIDING A LOCATION FOR ANTI-SOCIAL BEHAVIOUR



LOCAL SHOPS CONSIST OF ALCOHOL STORE AND A DAIRY



OPEN SPACE FACILITIES ARE UNDERUTILISED AND UNSAFE

Opportunities and challenges

Looking at the strategic and local context presented above, there are a number of challenges and opportunities in the Fenchurch neighbourhood. This Neighbourhood Plan aims to address the challenges and capitalise on the opportunities to deliver regeneration for this community.

OPPORTUNITIES:

Land
Ownership

Community
Infrastructure

Condition of
Housing

CHALLENGES:

Housing
Affordability

Anti-social behaviour

Zoning &
Infrastructure

Crime hotspots

Potential Flooding

Lack of Early
Childhood Facilities

Quality of Open
Spaces

Falling school
rolls

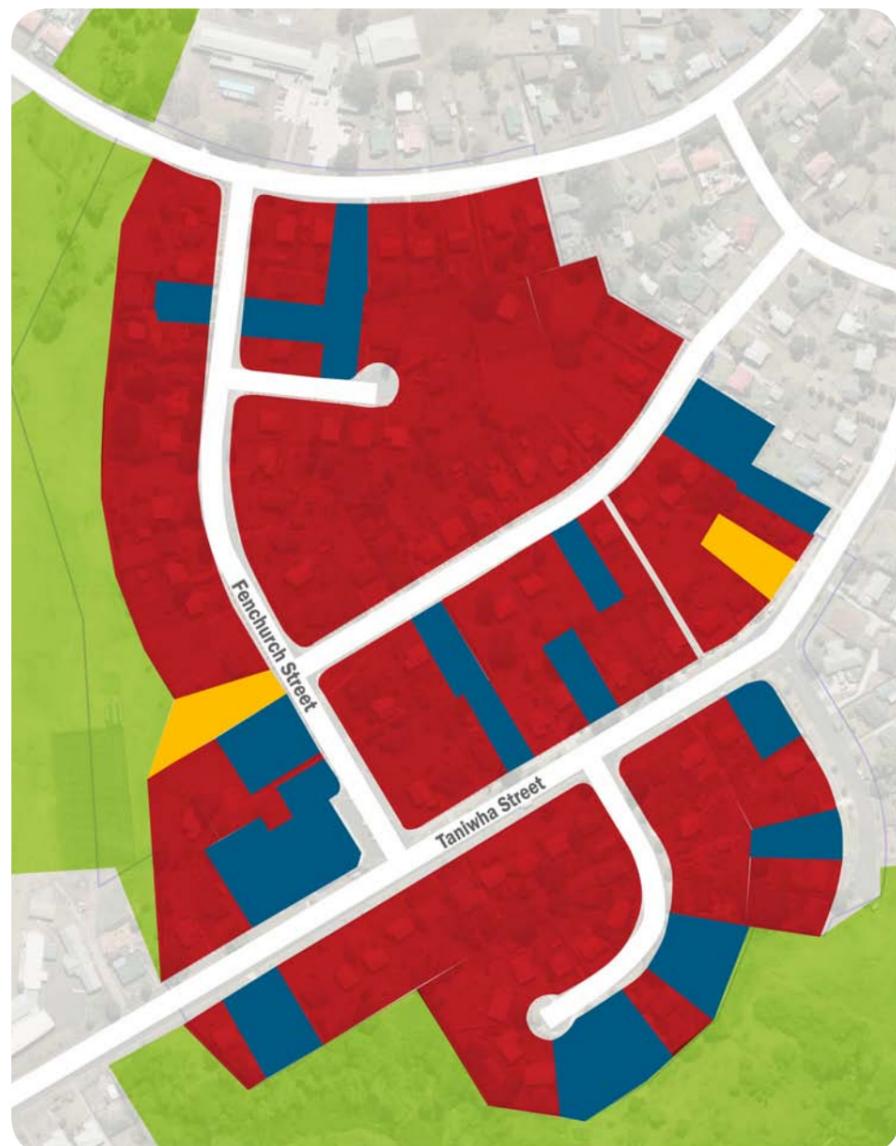
Opportunities

Land Ownership

In the Fenchurch neighbourhood, approximately 77% of all properties are owned by HNZ. This includes non-residential land such as the commercial properties on the corner of Taniwha Street and Fenchurch Street. This provides an opportunity for comprehensive development blocks which allow a placemaking approach where the desired densities to be achieved without compromising on urban design and having a negative impact on surrounding properties.

There is also other public land in the vicinity of the sites which opens up the potential for a broader placemaking approach than would be possible just utilising the HNZ land. There are two schools, one immediately north of the Fenchurch neighbourhood and one to the west. There is also Department of Conservation land on Fenchurch Street.

HOUSING NEW ZEALAND/PRIVATE OWNERSHIP MAP



Community Infrastructure

As the Census data shows, there are large numbers of people in the Fenchurch neighbourhood who do not have access to a car. There is also a significant proportion of the community that do not work. Low rates of car ownership and high levels of unemployment often mean that people are more self-contained within their neighbourhood and rely on the facilities in the close vicinity.

Anecdotal evidence from community members suggests that residents generally stay within the Fenchurch neighbourhood and immediate surrounds.

The recently installed play area in the reserve to the north of Tāmaki College is infrequently used by local families. Anecdotal evidence suggests that this is due to both the location of the playground, being too far away from residential areas, and also the design of the activities which are not appropriate for young children.



Condition of Housing

The housing stock in the area is predominantly 1950's state housing which is in poor condition and reaching the end of its useful life. Most houses built around this time did not have many of the features of modern houses including double glazing, insulation and other energy saving elements. These features also contribute to creating healthy housing which may help to address some of the health issues in the area, such as rheumatic fever.

This provides an opportunity as most of the stock is not in a condition where it is beneficial to refurbish the property. Because of this, it is possible to start from scratch and build high quality, healthy and environmentally friendly homes. It also means that the designs will not be constrained by the original house layouts which would restrict the number of houses that could be built and influence the design of the new houses.



Challenges

Anti-social Behaviour

Anecdotal evidence from community members has indicated that anti-social behaviour is an issue in the Fenchurch neighbourhood.

The local school principals have identified some issues with school grounds being used as a dumping ground for some houses in the Fenchurch area and parties extending into the school fields. This leads to fields and courts being closed to the community at a time when they could be used by the local children. Residents have also mentioned that there are often cars doing burnouts in the streets surrounding the Fenchurch area which causes safety concerns for local children. There are also concerns within the community about the speed of cars on some roads such as Fenchurch Street.

In particular, there are some concerns about the impact of alcohol on the safety of the neighbourhood. There is no shortage of alcohol outlets in the Glen Innes area with XX licences active. The proportion of licences that are 'off-licence' establishments (eg. liquor stores) rather than 'on-licence' (eg. restaurants and bars) is significantly higher in Glen Innes at 80% compared to 25% in Auckland as a whole. It is not surprising that this is higher in suburban areas than across the city where there are likely to be more eating and drinking establishments. However, across the Tāmaki area as a whole the proportion is 50%, so the proportion in Glen Innes is high even by suburban standards. Even just taking off-licences into consideration, Glen Innes has a higher proportion of Bottle Shops at 67% than Auckland at 54%.

Crime Hotspots

There are some known crime hotspots in the Fenchurch area, primarily due to poor urban design. The backs of houses face onto the open spaces, including the Tāmaki College playing fields reducing the amount of natural surveillance and making it unsafe. There are also several small alleyways which are not overlooked and provide an opportunity for crime.



Falling School Rolls

The school principals in the northern Glen Innes area have raised the issue of falling school rolls and the implications that this has on the ability to provide innovative learning opportunities to their students.

Data from the Ministry of Education shows that rolls have been declining at both Glen Innes Primary School and Tāmaki College over the past few years. This is in part due to the Northern Glen Innes redevelopment project which has led to rehousing of a number of HNZ tenants and some additional tenants choosing to move to alternative locations due to the uncertainty. Projections show these rolls continuing to fall over the next three years. This fall in school rolls can result in reductions in the number of teaching staff.

It is predicted that through the Tāmaki Regeneration Programme there will be an increase in the number of children in the Tāmaki area brought about through the growth in housing. This will happen earliest in the Fenchurch neighbourhood as this is the first development project. It is therefore important that the schools retain the skilled staff that they currently have as they will be needed in the future as the rolls increase.

Lack of Early Childhood Education Provision

Although there are a number of early learning facilities in the broader Glen Innes area, and even in the Fenchurch neighbourhood itself, there is a lack of provision in terms of available places for children, particularly in specialist services such as language nests.

There are five language nests and 4 Kohanga Reo services in the Tāmaki area, all of which are full and many have waiting lists, with the exception of one facility that has places available for older children. There are also two home-based centres that are full and also have waiting lists. Other mainstream facilities have more places available, but the number of waiting lists suggests that there is demand for particular types of care which may not be provided at these facilities.

More provision is required for Tongan, Samoan, and Cook Island Language Nests, and Kohanga Reo and in particular, high quality low cost culturally appropriate centres.



71.1% can read

28.9% cannot

OVERALL LITERACY

56.1% can understand numbers

43.9% cannot

OVERALL NUMERACY

EDUCATION PROVIDERS & ENROLMENT MAP



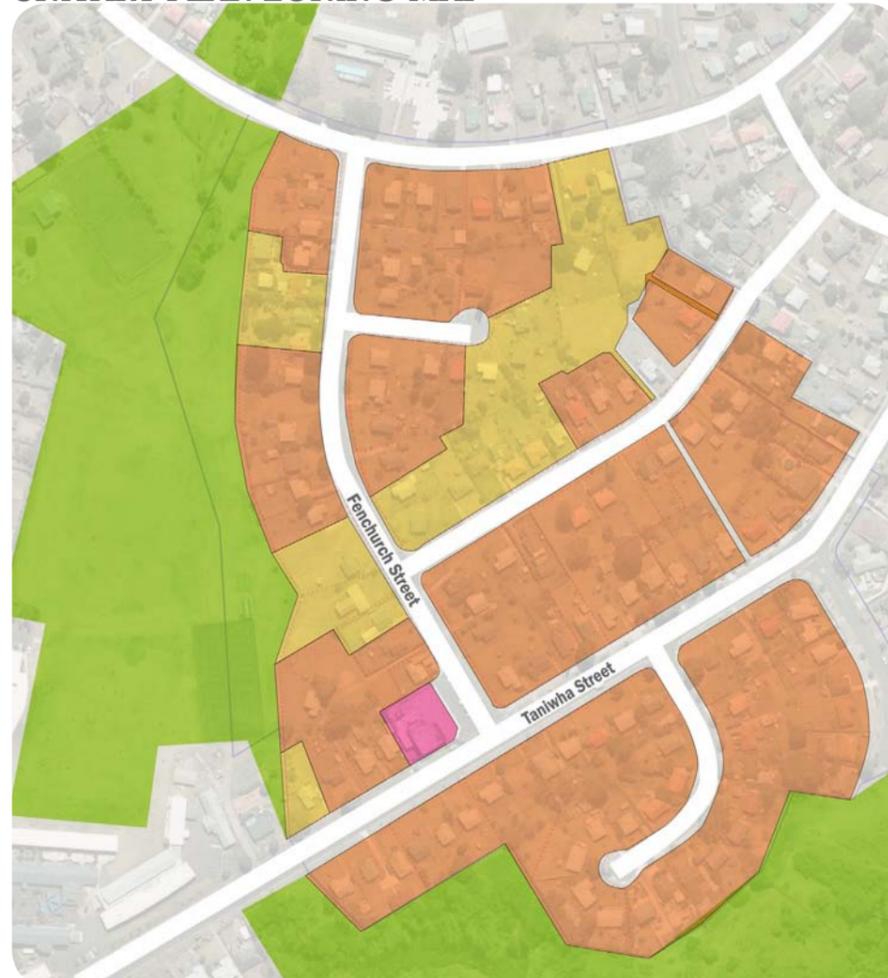
Housing Affordability

Housing affordability is a problem, not just in the Tāmaki area, but across the whole of Auckland. In Glen Innes, the problem is exacerbated through high land values and low levels of income which make it difficult for a large proportion of the population to afford their own home without assistance from the Government. Research undertaken by Colliers International shows that even houses at \$350,000 are unaffordable for a large proportion of Tāmaki residents.

Many of the residents are HNZ tenants and therefore live in rental accommodation subsidised through the Government. However, these tenants may be able to move out of state housing into alternative types of houses if they were available. It is therefore important that alternative housing options are provided to meet the needs of these members of the community.



UNITARY PLAN ZONING MAP



Zoning and Infrastructure Constraints

Physical constraints

Most of the land in the northern part of Glen Innes has potential for flooding in extreme rainfall events. The Fenchurch neighbourhood is no exception. The land affected by flooding is concentrated mainly in and around the Aveline Street to Mansfield St boundary. There is a natural flow path which dissects the land and which Council has identified through its flood mapping exercise completed in November 2013.

This potential flooding issue can be overcome through the design and technical engineering solutions to alleviate or minimise the effects of flooding as the neighbourhood goes through the redevelopment process.

Watercare has advised that the wastewater network has sufficient capacity to accommodate early growth within the Fenchurch neighbourhood. As the programme moves into its later stages however, some upgrading to the network may be required and factored into the individual projects.

Zoning

As one of the approved Special Housing Areas in Auckland, the zoning controls for this area are transitioning from the District Plan that has been operative until now to the new Unitary Plan.

The current predominant zoning under the operative District Plan is Residential 5. From an implementation perspective, this zone does not envisage the level of intensity which the Fenchurch Neighbourhood Plan anticipates. Pursuing consents under the operative District Plan to realise the neighbourhood plan outcomes would present risk as the project would not be in line with the objectives and policies of the plan, despite the fact that the plan provisions are now outdated.

Under the Unitary Plan, the zoning for this area is generally Mixed Housing Suburban. In addition to the underlying zone classification, Tāmaki is covered by "Precinct" provisions. This means that applicants or landowners within the Precinct will have the option to utilise specific controls for this area, subject to adoption of an area "Framework Plan" to guide development.

However, given the potential flooding issues at Fenchurch not all of the neighbourhood has been afforded a "Mixed Housing Zone", with some sites zoned "Single House" as a precautionary measure until stormwater solutions can be resolved.

The Neighbourhood Plan includes design elements that address flood risk, by providing open spaces and roads that allow stormwater to be kept out of private property. This approach should allow the precautionary "Single House" zone to be replaced with the same zoning as the rest of the Fenchurch area.

Quality of public spaces

Fenchurch features open spaces that are similar to many across the Tāmaki area. In general they are of a suitable size and location to serve the community but are not necessarily high quality. Many public spaces in Tāmaki feature the backs of properties adjoining them, and this contributes to problems around personal safety and property security. Most homes in Tāmaki sit on large sections, and many people will tend to use this private space instead of public spaces for amenity and leisure.

Elstree North Reserve and the sports fields of Tāmaki College run down the western edge of the neighbourhood plan area, and Wai O Taiki Nature Reserve runs along the coastal edge to the south. Both of these areas feature the problem of properties backing onto, rather than overlooking, the space.

As a result, the paths and facilities in these spaces are not as attractive for use as they could be. Without activities such as recreation and walking or cycling in these spaces they tend towards feeling unsafe and unloved. There is great potential to improve the appeal and safety of reserves by making sure redevelopment next to them creates a positive arrangement of overlooking and access into the spaces.

Streets in Fenchurch have relatively wide road surfaces with grass berms, and are laid out in curving lines with wide intersections. They are designed to allow cars to travel at speed, but have little amenity for walking and cycling – there are few crossings and no cycle lanes. This road layout allows drivers to speed, or to display burnouts and other dangerous behaviours in the public road. The area around Glenbrae School entrance contains a lot of activity – crossings, intersection and parking used for school pickups – and this could potentially be made more safe.



WHAT WOULD YOU LIKE TO HAVE IN TAMAKI THAT WE DON'T HAVE NOW:

“Better use of Tāmaki estuary - clubrooms for rowing, windsurfing, yachting, waka ama, dragon boating. More playgrounds.”

Section 2:

The Neighbourhood Plan





Fenchurch

STRATEGIC DIRECTION FOR THE NEIGHBOURHOOD

The Fenchurch neighbourhood will be an exemplar of regeneration, delivering on a number of objectives. The approach set out in this Neighbourhood Plan takes into account the unique features of the Fenchurch neighbourhood and aims to address the challenges and make the most of the opportunities available.

The key features of the Fenchurch Neighbourhood Plan are:

- A rehousing strategy that **minimises disruption to existing tenants as far as possible** by utilising vacant land in the first phase and providing opportunities for people to be relocated within the Tāmaki area
- Provision of an ECE facility at Glenbrae school to provide a range of early learning opportunities including **culturally specific** places
- **New neighbourhood parks** on Fenchurch Street and in the Aveline Block to provide amenity for local residents and links to Tāmaki College
- A community hub utilising the old scout hall on the Department of Conservation land to **provide a facility for young people** in the area who don't have the ability to travel far
- Maximising the local benefits of the construction programme through opportunities for work experience, **training and employment for local people**
- Provision of **a range of housing options**, including different sizes and types of houses, to provide opportunities for tenants to progress along the housing continuum and meet their needs

- **Identifying opportunities for tenants** to participate in other aspects of the regeneration programme such as support into employment or improving their financial literacy
- Improved **safety and security through good urban design** including opening up alleyways, properties overlooking open spaces and traffic calming measures
- **Addressing the anti-social behaviour issues** through developing a plan for the Fenchurch Liquor site
- Better urban design outcomes through new road layouts that provide front lots and **better connections throughout** the neighbourhood
- Higher density housing designs that enable provision of **new homes**



Opportunities

- 1 Taniwha Street – the ‘face’ of the neighbourhood, a busy road with many Housing New Zealand sites facing onto it
- 2 Western edge of the neighbourhood – mostly Housing New Zealand homes looking out over the ‘green corridor’ of Tamaki College grounds and Elstree North Reserve, the unused Scout Hut site, ‘desire line’ routes across the green corridor, a busy road leading to Leybourne Circle
- 3 Aveline block and pathways leading out to the coast – empty Housing New Zealand sites, large blocks that would benefit from new street connections to make it more walkable, and sections that have overland flooding problems
- 4 Taniwha and Fenchurch intersection – the local dairy and bus stops, the ‘front door’ of the neighbourhood
- 5 Glenbrae school – making the most of this education site



Key Moves

- 1 Transform the Scout Hut into a community hub – renew the building, create outdoor play and gathering facilities, create new paths towards the sports centre
- 2 A new Early Childhood Education facility in the grounds of Glenbrae school
- 3 A new off road path for walking and cycling along the 'green corridor' from Taniwha Street to Leybourne Circle
- 4 New homes throughout the neighbourhood
- 5 New streets and park spaces that solve overland flooding problems
- 6 Traffic calming and new road crossings in key locations



The following sections of the plan set out what is proposed in the Fenchurch neighbourhood to deliver on the strategic objectives of the regeneration programme and respond to the specific challenges and opportunities in the Fenchurch neighbourhood. The Neighbourhood Plan is presented under the three Strategic Framework themes and a spatial plan showing the overall design for the community is also included.



Lifestyle and Culture

“Tāmaki people are engaged, healthy and safe and their cultural identity and diversity is celebrated.”

This section of the Neighbourhood Plan looks at the activities that will take place in the Fenchurch neighbourhood that will aim to improve the social wellbeing of the community. This includes contributing to improved health outcomes, greater feelings of safety and security, celebrating diverse cultures and putting children and young people at the heart of the community.

Safety and Security



Anti-Social Behaviour and Neighbourhood Safety

The existing layout of streets and urban blocks includes locations where open spaces are not well arranged for safety. It is common for spaces and walking paths in Glen Innes to be poorly overlooked due to the orientation of the houses and high rear fences. Tāmaki College grounds, Wai O Taiki reserve and Elstree North reserve are examples of this within the project area.

The Plan includes redevelopment of properties adjacent to open spaces and paths. Spaces and buildings will be arranged to provide overlooking and new entrances into homes from these spaces. New paths will be added in areas that are attractive for accessing schools and parks.

The Plan suggests providing traffic calming in existing streets to improve safety. This was one of the key issues raised through engagement with the Fenchurch residents. This means using features such as raised tables, build-outs and planting to deter high speed driving behaviour. These features are usually designed to improve safety both for people on foot and in cars. The location and design of traffic calming should be agreed with input from Auckland Transport and the community to achieve a positive outcome. Some indicative ideas are shown on the neighbourhood plan drawings.

The Plan also shows some new and updated off-road paths. A new cyclepath along the eastern side of Tāmaki College and Elstree North Reserve connects from Wai O Taiki Reserve and Taniwha Street to Glenbrae School and Reserve. A new path from Tāmaki College grounds direct to Sunnymead Road passes through the Department of Conservation (DOC) Scout Hut site where a new park space is proposed. The existing path between Sunnymead Road and Taniwha Street would be redesigned as part of redevelopment of the land on both sides of the path, to create a safer and more attractive route with houses overlooking both sides.

Anecdotal evidence from consultation with the community suggests that alcohol is a major contributor to a number of social issues in the area and causes anti-social behaviour. One way that is proposed to address this is by providing community spaces that give alternative options for people, particularly young people, to gather and take part in activities. In addition to a new local park in the heart of the neighbourhood, it is proposed to revitalise the Scout Hall and surrounding site as a community hub and open space. This could be used by a variety of community groups.

COMMUNITY SPACES



Happy Healthy Children



Early Childhood Education

One of the key priorities for the regeneration programme is to increase participation in early childhood education (ECE) and enhance the quality of services. The current participation is low at 78% (compared to a national target of 98%) and part of the issue is lack of available spaces, particularly in specialist ECE services such as Kohanga Reo, Tongan language nests and Samoan schools.

There is an opportunity to provide an ECE facility as part of the Fenchurch neighbourhood which will help to address this issue. Discussions to date with Tāmaki Learning Champions (TLC), a network of ECE providers in Tāmaki, and the Ministry of Education (MOE) have determined that the most likely venue for this facility would be Glenbrae School.

The detailed design and placement of the facility will be determined following completion of this Neighbourhood Plan with input from the Glenbrae School Board, Ministry of Education, ECE specialists and community leaders in the area. This will determine the size of the facility and potential operators. However, at this stage, it is intended that the centre will be run by a locally based provider and will be diverse and culturally intelligent, delivering high quality learning and experiences for children and their whanau.

Health, Physical Activity and Recreation



Personal Wellbeing

One of the core principles of the regeneration approach is providing for the existing community and enabling the people who currently live in Tāmaki to achieve their potential. This means delivering a range of community development initiatives to enhance safety, improve health outcomes and give people appropriate skills (such as financial literacy, language skills etc) to build capacity and capability in the community.

One of the main opportunities in the Fenchurch regeneration project is to leverage off the housing development process to engage with tenants about other parts of the regeneration programme that may be beneficial to them. This approach means that TRC would be reaching out to tenants at a time when they are already going through significant changes in their lives, including moving to a new house, and may be open to others. TRC would work closely with tenants in a one-on-one situation to establish their needs and understand their goals. Tenants will then be guided towards appropriate services provided by community organisations, central and local government as appropriate.

The types of issues that may be addressed through this process include:

- Increasing financial literacy levels with to improve the general financial position of tenants, such as management of debt, with a view to future home ownership.
- Improving language skills for tenants with English as a second language to enhance community participation and increase potential employment opportunities
- Health issues that can be addressed through referral to appropriate services such as addiction services, smoking cessation services or nutrition and exercise information.
- Family violence and safety concerns that can be referred to relevant programmes such as the Heart programme.

Community Development

In addition to helping individual families to achieve their goals, a core feature of the regeneration programme is to take a neighbourhood approach to community development. In Tāmaki, the thing most valued by people is the strong sense of community and the connectedness and support that people offer each other. Two key building blocks of community cohesion are strong families and neighbourhoods. Strong supportive families and neighbourhoods enable people to flourish and reach their full potential in the wider community and in their lives generally.

TRC aims to work deeply within the Fenchurch community so that neighbourhood cohesion is strengthened and people feel safe, supported and experience high levels of wellbeing. This is particularly important in neighbourhoods impacted by a housing redevelopment as the disruption caused has the potential to fracture the neighbourhood.

This will include working with community leaders to engage the residents of the neighbourhood and involve people in shaping and influencing their neighbourhood and holding community events to strengthen existing networks and build cohesion. This

will be delivered through a dedicated TRC resource who will work with both individual families and neighbourhoods. The specific services that are identified for tenants throughout this process will be delivered by others. TRC will support existing social support networks which may help to support the growth of community organisations.

Walking and Cycling

A key objective for the regeneration programme is to encourage residents to use active transport modes such as walking and cycling as this can have significant health benefits. The Fenchurch neighbourhood is designed to make the most of opportunities for walking and cycling through understanding the movements of people within and across the neighbourhood.

The Neighbourhood Plan includes elements that will encourage people to enjoy walking and cycling as part of active lifestyles. These activities are particularly important to address at a neighbourhood level, as they are influenced by issues such as how roads and paths connect, how safe they feel, and how attractive the spaces are to be in.

As part of the redevelopment of Aveline Block, between Sunnymead, Leybourne and Fenchurch streets, new roads will be formed in a grid for access to new homes. These roads will reduce the size of blocks, which makes walking more convenient, and provide smaller roads from Glenbrae School towards the southeast of the neighbourhood.

The existing alleyway between Sunnymead and Taniwha streets will be improved making it wider with safe overlooking from new homes alongside.

A new cycle path is proposed parallel to Fenchurch Street, in the grounds of Tamaki College and Elstree North Reserve. This will be a traffic-free route joining up with Taniwha Street and the paths in Wai O Taiki reserve to the south, connecting to the new park on the Scout Hut site, and joining up with Leybourne Circle and Glenbrae School to the north. The path will follow along the eastern edge of the College and reserve, where it will run in front of the entrances to new homes and alongside the line of the piped watercourse.

Improvements to existing streets are proposed, particularly when these will result in safer traffic speeds and more attractive walking environments. The location and form of these will be agreed as part of detailed design work. However, it is likely to involve Taniwha Street, Fenchurch Street and Leybourne Circle. As part of the whole neighbourhood approach these will be intended to improve how attractive the street and path network is as a whole and may include the introduction of cycleways on key roads.

SAFER SPACES & STREETS



Cultural Identity



The Neighbourhood Plan aims to recognise elements that are important to Tangata Whenua and other cultural groups such as Pacific Islanders, and make opportunity to incorporate features that convey the stories of the land and people.

The Fenchurch neighbourhood redevelopment offers a significant opportunity to embed a range of sense of place devices into both the shared landscape and actual building designs. By applying the Auckland Design Manual Te Aranga Māori Design Principles the design team, working with Mana whenua and local residents have the opportunity to create a neighbourhood which both honours and celebrates the cultural landscape it sits within ensuring that both residents and visitors alike are able to deepen their connection to and appreciation of the area.

In terms of the big picture of significant features in the Tamaki landscape, the Neighbourhood Plan shows the potential to respond in the following ways:

- Views to Maunga-a-Reipae (Mount Wellington), in particular on the axis of Sunnymead Road and across the DoC / Scout Hut site and Tamaki College grounds.
- Aligning roads and paths to make access to Wai-O-Taiki Reserve more significant.

It may also be possible to consider house design typologies that truly reflect Māori and Pasifika intergenerational and extended whānau living patterns with clusters of dwellings able to accommodate multiple connected family groups located around shared courtyards, gardens and outdoor dining areas. Here greater family support opportunities are afforded and more efficient use of outdoor areas can be achieved with fewer side yards.



Talent and Creativity

“Tāmaki residents have good sustainable employment and education opportunities.”

This section of the Neighbourhood Plan looks at the activities that will take place in the Fenchurch neighbourhood that will aim to improve the economic wellbeing of the community. This includes providing opportunities for training and work experience as part of the development activity and brokering employment opportunities for local people. It also demonstrates the things that we propose to do differently in this neighbourhood.



Education and Skills

Enabling the residents of Tāmaki to improve their economic position over time through training and development is a vital part of the regeneration programme. This helps to achieve long term change in the Tāmaki community by providing a sustainable future without the need for government intervention.

Skills development in trades

There will be a range of different training opportunities to support entry into a wide variety of jobs as part of the regeneration programme. In the Fenchurch neighbourhood, the construction programme provides a clear opportunity to partner with appropriate training organisations to deliver skills development programmes that will help people to access jobs in construction.

Unitec and the Manukau Institute of Technology (MIT) have established a construction and infrastructure workforce roadmap alliance with a number of independent training organisations (ITOs). The purpose of this alliance is to develop a workforce roadmap for Auckland and align funding for vocational training to this roadmap.

TRC's role working with contractors provides an opportunity to establish what the training and skills requirements for employees are and this knowledge can then be used to inform training providers. This will ensure that Tāmaki residents are not only given the appropriate skills to access employment, but are also able to specifically benefit from the types of construction activity taking place in Tāmaki.

This is a long-term approach that will help to train people from the Tāmaki area to access opportunities that will be available through the construction aspects of the regeneration programme. However, the amount of time needed to train people to an appropriate level will mean that this is unlikely to make people available in time for the construction activity in the Fenchurch neighbourhood.

In the short term, the alliance has agreed to work with TRC to identify people that are ready to enter into some form of continued training, such as apprenticeships, or work experience as part of the development of the Fenchurch neighbourhood.

In addition, TRC will work with HNZ and contractors to ensure that opportunities are provided for local people through contractual obligations. Although it is unlikely that the construction contracts available in the Fenchurch neighbourhood will be significant enough to require contractors to take on apprenticeships, as this is a long term

commitment, there is an option for work experience or other forms of training.

Tāmaki College has a successful Trades Academy, which provides entry level training to support students into vocational training and employment in trades. The students receive secondary and tertiary (through MIT) level education and there is a work experience component to the programme. There is a major opportunity for TRC to provide links between this programme and the construction activity taking place for the First Homes project. This could range from students working with experienced tradesmen on site to delivering small projects themselves such as decks and pergolas.



EARLY CHILDHOOD EDUCATION



Employment



Support into employment

Even with the relevant training and skills required to do a particular job, some people still struggle to find employment. In Tāmaki, a significant proportion of people seeking employment are either young people straight out of school or tertiary education, or people returning to work after periods of unemployment, sickness or caring for children. These groups typically need more support to build their confidence and provide them with the appropriate skills to successfully enter the workforce, such as interview skills, CV writing and understanding what is expected in the workplace.

TRC is supporting the Tāmaki Youth Employment Programme in partnership with Ngati Whatua o Orakei and the Auckland Chamber of Commerce. This provides support to young people to equip them for work and help with finding employment. In addition to this programme, TRC will support other programmes which provide the most appropriate services for the Tāmaki community. In order to be successful, these programmes need to be linked with real employment opportunities at the end which in the case of construction, will be available through the Fenchurch regeneration programme.

Employment opportunities

Ensuring that there are appropriate employment opportunities available to Tāmaki residents is the final step in the process. Training programmes and support into employment initiatives will only achieve the desired outcomes if it leads to sustainable employment. Although it is not necessary that jobs for Tāmaki residents need to be in Tāmaki, it is important that they are accessible to people recognising that in this community this can be a significant barrier.

In the Fenchurch neighbourhood, the main economic activity will be in the construction sector, where TRC can take an active role in negotiating with contractors, alongside HNZ, to provide a proportion of local employment.

As the construction contracts for the Fenchurch neighbourhood are likely to be relatively small compared to later in the programme, it may not be feasible to get contractors to take on local employees when their contract here will only be of short duration. TRC will have discussions with contractors about what is feasible, but if direct employment is not appropriate, TRC will negotiate with contractors around other opportunities such as providing work experience for local students. Ideally, this should be a contractual obligation.



Places and Neighbourhoods

“Connected, safe, attractive and well-used spaces with quality healthy homes.”

This section of the Neighbourhood Plan looks at the activities that will take place in the Fenchurch neighbourhood that will aim to improve the physical characteristics of the place. This includes housing development, urban design elements, enhancing the natural features in the area and improving connectivity.



Housing

The building of new houses in the Fenchurch neighbourhood contributes to a number of objectives including increasing the supply of housing, improving quality and increasing choice and diversity of housing types. In addition, the Fenchurch neighbourhood project will also contribute to improving housing affordability.

Supply of Housing

The plan proposes an increase in the overall number of houses in the Fenchurch neighbourhood. The increase in supply will provide for anticipated growth in the Tāmaki area and also make better use of publicly owned land.

The overall increase in density will be balanced with the way in which new streets and paths are laid out, which will reduce the size of urban blocks, and that way that groups of houses will be arranged around smaller courtyards in many places. These changes should help homes to feel part of smaller groups of neighbours.



Quality and Diversity of Housing

The design for the Fenchurch neighbourhood aims to deliver a range of quality housing options that are suitable for the community. This includes 2, 3 and 4 bedroom properties and a mix of terraced, duplex and standalone houses. This creates a number of benefits to people who will live in the area, including greater choice and opportunity. The plan provides for a range of choice throughout the neighbourhood, mixing types of houses without creating conflict between the needs of different families and households.

At present the homes in Fenchurch neighbourhood are predominantly all very similar – usually three-bedroom, single level homes with extensive lawns. Their age and style means that they are not always easy to access and move around in, often do not face the sun, can be hard to keep warm and dry, and can be a burden for people to look after.

New homes can be designed and built to a higher standard, easier to use for people of all ages and much easier to keep comfortable and healthy. As part of planning requirements, all new homes will need to achieve high levels of energy efficiency and healthy, comfortable design. This is done through features such as orientation for the sun, insulation, water efficiency, use of more healthy materials and including space for growing food in gardens.

Houses will be designed to quality standards that help to deliver better health outcomes to residents. In particular, instances of rheumatic fever have been associated with overcrowding and poor quality housing and the redevelopment of quality homes that are fit-for-purpose could see a reduction in cases.

The design of residential blocks is based on the Auckland Design Manual which sets out examples of good practice design that can be applied to the Fenchurch neighbourhood.

Examples of the range of choices that can be enabled through the regeneration plan include:

- Larger homes that suit families with more children and members of extended family living under one roof
- Smaller homes that suit single people, young families and older people
- Medium-sized family homes with greater flexibility to use rooms for a variety of purposes
- Garden apartments that suit people who want a low-maintenance property
- Homes with special adaptability features that support people with limited mobility

The look and feel of the homes will be varied, creating interest and character that will help to make the neighbourhood distinctive and attractive. Most new homes are likely to be two-level buildings, with many duplex houses and some stacked single-level garden apartments.

The housing being developed in the Fenchurch neighbourhood is predominantly social housing in order to provide opportunities for rehousing affected tenants. In the long term, some of these homes may be converted to affordable or private housing to ensure that communities are mixed throughout Tāmaki. The social housing component of the Fenchurch neighbourhood will continue to be provided by HNZ.

Legislative changes taking place in the social housing area are looking at ways to diversify the social housing market and grow community housing providers (CHPs). It is important to have alternative housing options available to residents to enable them to transition out of social housing into an affordable option where possible.

Affordable Housing

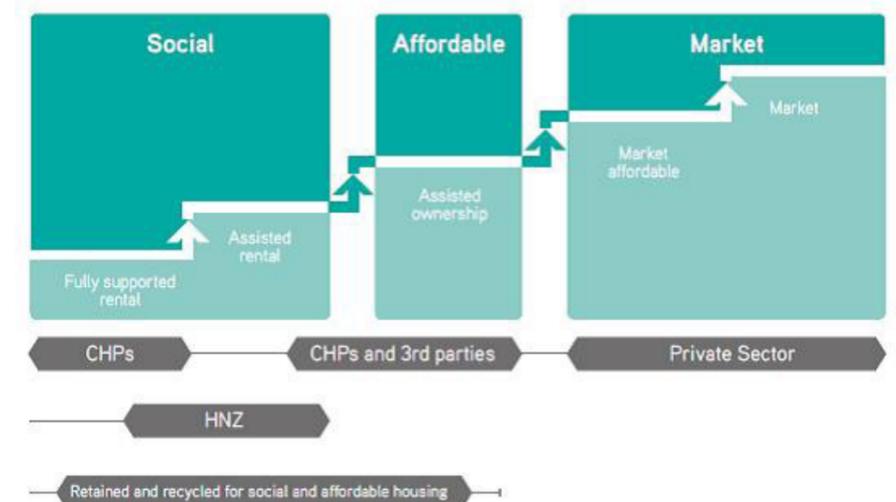
One of the main objectives of the regeneration programme is providing a variety of houses along the full housing continuum (see diagram below) to ensure that suitable housing is available for everyone in the community and provide the opportunity to move along the continuum. At present, there is a gap in the market in Tāmaki in affordable housing.

TRC has made a commitment to meet the needs of existing residents first. This means providing housing that is suitable for the existing families that live in the Fenchurch neighbourhood. In identifying relevant affordable housing products, it is therefore important to understand the needs and current financial circumstances of families that live in the area.

It is likely that current residents face a range of barriers to achieving home ownership, including lack of appropriate housing to suit their needs within an affordable price range, not having a sufficient deposit to secure a home loan from a commercial provider and low income levels and lack of financial literacy. Any affordable housing products need to take these issues into account.

As part of the Fenchurch neighbourhood, TRC will explore the possibility of providing a limited number of affordable homes in partnership with an existing provider. In the first instance, social housing will be provided to enable existing tenants to be rehoused within Tāmaki. Any affordable housing will be delivered in the later stages of the project. This will be rolled out more substantially over the wider regeneration programme.

Housing Continuum



Market Affordable Housing

In addition to providing affordable housing for those people who face multiple barriers to home ownership, there are also some people who can access finance from commercial providers and have sufficient income to purchase property. However, the lack of variety in available properties and current price boom means that they are not able to find suitable properties to meet their needs at an affordable price.

As part of the Fenchurch neighbourhood, it is intended that some of the housing in the later stages of the project will be provided as 'market affordable' products. This means developing products to meet a certain price point, which may include building smaller houses on smaller sites or different types of housing such as apartments, terraced housing and zero lot line houses. Criteria may be applied to ensure that these houses go to the people who need them most.

Tenancy Security

One of the key objectives of the regeneration approach minimise the potential negative impact of the project on the existing community and gives tenants a level of security in their future.

The approach that TRC and HNZ are taking to rehousing tenants is based on the principles in the Strategic Framework:

- People who live in Tāmaki and wish to remain here will have the opportunity to do so
- Taking a neighbourhood approach which focuses on each community to look at the unique features of that community and the networks that exist
- Developing a range of housing options to suit the needs of all people

The key to delivering on these principles is to create new houses in advance of having to move people out of their existing homes wherever possible. By doing this, it enables people to move within the Tāmaki area (and potentially within the neighbourhood) and also provides new houses that meet the needs of the existing tenants. This requires some discussions with tenants around preferences as not all tenants will want to remain in the area and in some unique cases, it may not be possible to find appropriate housing solutions for some tenants. Recent changes in legislation may also have an impact on existing HNZ tenancies.

By getting to know the communities within these neighbourhoods, it provides the opportunity for a more tailored approach which takes into account the specific networks and places that people use. This includes understanding where children from the neighbourhood go to school and where they play, where people work and shop and what types of connections exist with family and friends or local groups. This helps to provide a neighbourhood that is tailored to the current community.

The phasing of development activity is critical to the rehousing process. Minimising disruption for existing tenants is a key element of the strategy and the phasing will be integral to this to determine whether tenants need to be rehoused before building works can start or whether this can be done in stages.

It is possible that an approach similar to the HNZ tenancy advocacy services can be used to liaise with tenants throughout the rehousing process. This utilises respected members of the community to work with tenants to help them understand their rights and help them through the process. The advocates are trained and paid for by HNZ but are independent acting on behalf of the tenants.

WARM, MODERN HOMES





WHAT ARE THREE THINGS YOU THINK COULD BE IMPROVED ABOUT YOUR COMMUNITY:

“Having more places to ride my bike. Having more places to play soccer. Having more places to run & jump.”

Urban Environment

The design of new streets and open spaces will aim help to create an urban environment that people are proud of. This will be achieved through focusing on the needs of people, providing spaces that can be enjoyed safely and which encourage neighbours to spend time engaging with their community.

Some of this is about each street and each house – the way that front doors and gardens are arranged, the way paths, planting and lighting are designed – and some of it is about the special spaces where people gather, play and relax.

As many of the houses as possible will face the street with direct entrances from street paths, helping to avoid long rear driveways. Gardens for children to play in will be separate and fenced off from driveways.



Natural Environment

Parks and Open Spaces

The provision of high quality parks and open spaces is a fundamental part of the neighbourhood design. Although there is no lack of open space in the Tāmaki area, the quality and function of this space is below average. An important part of a quality neighbourhood, particularly where the residential area is being intensified, is providing quality, well-designed, parks and playgrounds that provide amenity value for residents.

The revitalisation of the Scout Hut site, owned by the Department of Conservation, as a neighbourhood park and potential community hub is a key special space in a location that can help tie together many different aspects of the neighbourhood plan. This space has many possibilities, including development of a community hub building, and detailed designs will be produced in consultation with the community.

Another public outdoor space will be within the heart of the new Aveline Block redevelopment. This will be an informal space which serves the houses around it, providing green outlook. This space and the roads around it is part of a strategy to solve the overland flow paths that occur through this block during heavy rain events.



Transport

Investment in the new cycle path, and in existing streets to improve safety and make them more attractive, will create a linked-up network of spaces that children and adults can more easily enjoy. This will serve the neighbourhood itself, creating routes and spaces that are good for walking and cycling for daily needs in the area. New streets within the Aveline Block will be designed for slow traffic speed, with a variety of measures to achieve this such as short street lengths, tree planting and compact intersections.

The pedestrian path from Sunnymead Road to Taniwha Street will be redesigned to achieve a more open, wide and safely overlooked space. The path will connect towards a new street in the Aveline Block, providing a direct and convenient route towards the coastal walkways for residents of the new Aveline area.

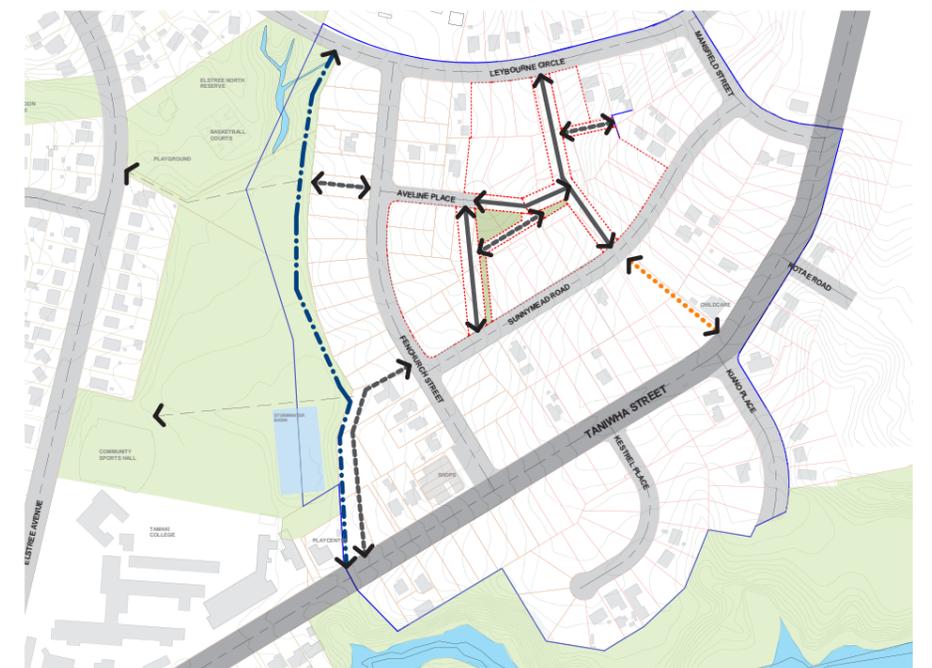


Spatial Plan

The proposed spatial plan has been built around the following design principles:

- Supporting the community. The design has been developed with community engagement and is based on meeting existing and future local needs. The spatial plan enables the derelict Scout Hut to be revitalised as a community facility located in the heart of the neighbourhood looking towards Mount Wellington, provides for a new Early Childhood Education facility at Glenbrae School, and proposes a new off-road path linking schools, parks, the Scout Hut, Playcentre and Coastal reserve. Subsequent detailed housing proposals will focus on providing new homes for existing Tamaki residents.
- Improving connectivity choices. Existing urban blocks are large, and there are a number of desire lines related to open space and schools that are not catered for. Aveline block in particular benefits from new roads which significantly increase choice, decrease block sizes and align with desire lines and the wider connectivity network. The existing walkway between Sunnymead and Taniwha will be realigned and formed with greater width and overlooking for safety. New links and routes along and into the Tamaki College/Elstree Reserve open spaces will serve school, playground, community centre and sports hall destinations as an integral part of the green spaces network. An emphasis on increasing travel choice beyond private vehicle modes is integral to the spatial plan, and relates to both community needs and positive design outcomes.
- Integrating stormwater solutions with urban form. The new road network and landscape spaces in Aveline block provide a solution to overland flow problems with alignments design to both channel flows to achieve a low-impact solution, as well as forming good urban block dimensions and connectivity alignments. Arrangements at the Scout Hut site similarly enable overland flows into the basin in the College grounds to be handled in an integrated manner, with potential for water features within recreational outdoor areas as part of the stormwater chain.
- Overlooking open spaces. Redevelopment of lots on the east side of Fenchurch Street will create a new frontage line looking west over Tamaki College grounds and Elstree Reserve towards Mount Wellington. This 'repairs' this part of the urban fabric, and subsequent detailed site arrangements will overcome the constraint of lot depth by borrowing the outlook amenity of the open space. The new landscape space in the heart of the block is overlooked from all sides, offering visual amenity for the most intensively developed part of the neighbourhood.
- Positive streets. The dimensions of blocks defined by new streets are designed to create street-facing lots, and amalgamation of lots for redevelopment will enable creation of positive street frontage. Due to the existing block and lot pattern there will be a proportion of dwellings located away from the street; in these cases their accessways will be formed as courtyards or laneways that seek to extend the street-like character of these common spaces. Improvements to existing streetscapes are identified for detailed exploration in partnership with Auckland Transport, with the intent of increasing safety and connectivity for pedestrians, and to deter undesirable driver behaviours.

- Enabling passive solar design. The orientation and dimension of new urban blocks are arranged to optimise opportunities for passive solar design as part of subsequent detailed site layout and dwelling design. Existing blocks are generally arranged in a beneficial orientation which also supports this aim. This underlying configuration should be highly beneficial to community outcomes and to achieving regulatory requirements such as Homestar ratings.



MOVEMENT DIAGRAM



Fenchurch Regeneration

SKETCH REDEVELOPMENT MASTERPLAN



GREAT NEIGHBOURHOODS

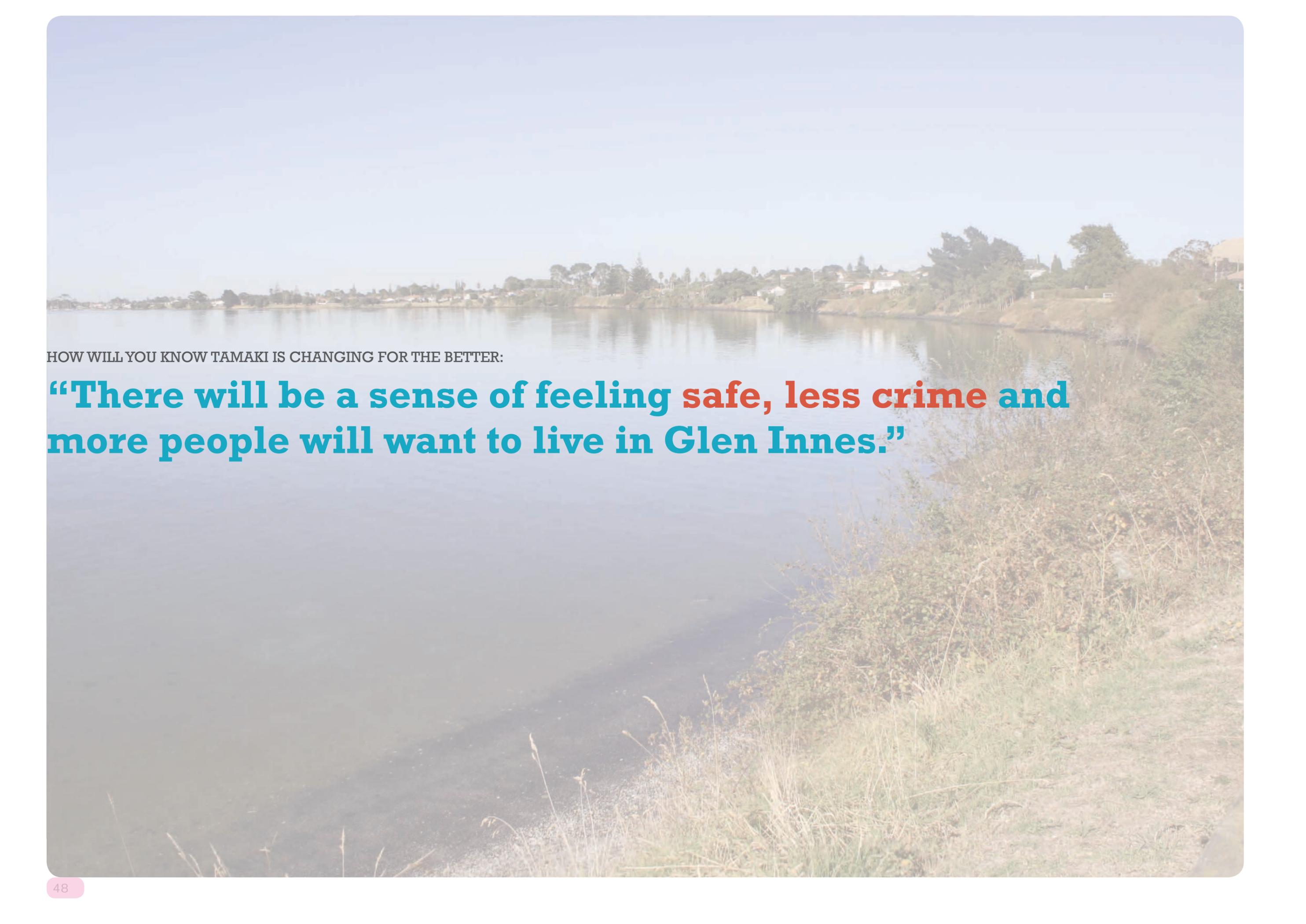
FENCHURCH



Section 3:

Implementation



A wide-angle photograph of a calm lake. In the background, a residential area with houses and trees is visible under a clear, light blue sky. The foreground shows some dry grass and bushes on the right side.

HOW WILL YOU KNOW TAMAKI IS CHANGING FOR THE BETTER:

“There will be a sense of feeling safe, less crime and more people will want to live in Glen Innes.”

Prioritisation and Phasing

For Fenchurch, TRC's preferred approach to sequencing and phasing has been based on the following principles:

- To identify and implement approaches that will help TRC deliver on the "Tamaki Commitment"
- To ensure the impact to residents, both HNZA and private, is minimised where possible
- Through the first phases, enable and deliver on the opportunities identified through neighbourhood engagement
- Develop areas first that are visible in the neighbourhood to demonstrate positive change in the area
- Through the first phases, avoid areas identified by Council as being prone to flooding

Based on these characteristics, the following options emerge as potential candidates for the likely Fenchurch phases.

Option 1: Taniwha Block

This land comprises some 1,500m² of vacant HNZA land, has good public profile and visibility and has real potential to influence positive change to the area. Due to land being vacant, limited relocation of existing residents is required. As such, new houses can be built and used as rehousing opportunities that will help to deliver on the Tamaki Commitment.

It is likely this block will form part of Fenchurch Phase 1.

Option 2: Sunnymead Block

This block comprises an aggregate area of some xxm² with a mix of vacant and occupied HNZA properties.

While the Sunnymead Block does not provide the public profile to signal change, the redevelopment potential is considered to be quite high, given the land is not well utilised and is not constrained by infrastructure. There is potential for this site to help TRC deliver on the Tamaki Commitment.

It is likely this block will form part of Fenchurch Phase 1.

Option 3: Fenchurch South

This block comprises an aggregate area as a mix of Council reserve, Ministry of Education (MoE) land, and vacant and occupied HNZA properties.

There is potential for this site to provide significant rehousing opportunities. There are currently four occupied and five vacant HNZA properties (excluding the DOC site). If the four occupied properties can be unlocked for redevelopment purposes, there is potential to provide some 50 – 60 dwellings within Fenchurch.

Opening up the corridor between Glenbrae Primary and Taniwha Street would also need to occur as part of this option so part of the MoE and Council land has been included in this phase. This may be either a shared cycleway / walkway or other such form of access along the Tamaki College boundary.

The biggest constraint in enabling this Block will be the effects of the timing of a wastewater trunkline passing through the Tamaki College land. Subject to further discussions with Watercare, it is likely that Fenchurch South will form part of Phase 2 or 3.

Option 4: Fenchurch North

Fenchurch North comprises an area of 3900m². Fenchurch North would be continuation of Fenchurch South so that the last stages of the Fenchurch Neighbourhood project adjoin Leyborne Crescent, another potential precinct planning exercise.

Option 5: Aveline Block

The Aveline Block presents an opportunity to introduce a significant amount of new homes with minimum impact on existing residents needing to be relocated. There is approximately one hectare of vacant land in this block. This has the potential to produce some 30 – 40 new homes. At present, however, the land does not have the appropriate residential zoning to enable the level of redevelopment envisaged. Overland flowpaths are the key cause for this 'downzoning'.

Significant technical and engineering work will be required to alleviate the issues of potential flooding within Aveline. Once these issues are resolved, Council will then need to reconsider the zoning regime for the Aveline Block. This will form part of the resource consent process.

Based on the issues around the potential for flooding and zoning, Aveline Block is unlikely going to form part of Phases 1 and 2.

PHASING MAP



Timing and how will the Neighbourhood Plan be implemented? Infrastructure

Based on the above, the indicative priorities for the first phase are as follows:

- Redevelop and revitalise Glenbrae Scout Hall (subject to timing of Watercare works in Tamaki College)
- Provide quality housing primarily on vacant land where possible to provide rehousing opportunities
- Investment in an early childhood facility

Stormwater Infrastructure

The Fenchurch Neighbourhood is serviced by a stormwater network that may be in poor condition. Auckland Council are yet to undertake a condition survey of their own network but there is an expectation that any future development will need to upgrade and extend the public network where necessary. This is not considered to be an insurmountable issue.

Technical engineering solutions to address future development will be dealt with at resource consent stage. The approach that will be taken to potential flooding is to redirect as much of the overland flow as possible onto the existing road network. This will help minimise the impacts on the pipe network and risk of flooding over private and HNZ properties.

Opportunities to daylight the piped stream running from Leyborne Street to Fenchurch Street may be possible and will also be explored as part of the engineering design phase.

Issues may arise in the treatment of stormwater once it leaves private property and goes onto the public road or into a stormwater pipe for collection. As part of the Unitary Plan process, Council has advised that through the design of each site and house, a small portion of land needs to be set aside for stormwater treatment purposes. This may take the form of rain garden or other such treatment device.

Wastewater

Watercare are the service providers in the provision and maintenance of all wastewater infrastructure over Auckland. They have advised that there is sufficient capacity within the network to accommodate the level of redevelopment proposed within the Fenchurch Neighbourhood. The issues therefore are at a technical detail and not matters that could preclude or constrain what is envisaged in this plan.

To cater for future intensity of residential development, Watercare are upgrading their main trunkline, which runs alongside Tamaki College, Glen Brae Scout Hall and Taniwha Street. This presents a constraint around timing of the bringing forward of land known as the scout hall site as well some HNZ properties around the Fenchurch Shops. This may affect the staging of redevelopment sites within Fenchurch.

Water supply

Watercare has also advised that there are no constraints to water supply that could preclude redevelopment of properties within Fenchurch. Power and telephone.

TRC and HNZ are yet to engage the network utility providers (telecom and vector). This will occur at resource consent stage.

INFRASTRUCTURE MAP



HOW WILL YOU KNOW TAMAKI IS CHANGING FOR THE BETTER:

“I will see visual improvements to the housing and more cafes in the town centre. It will start looking like a place that people want to spend time in...”



tāmaki
Redevelopment Co Ltd