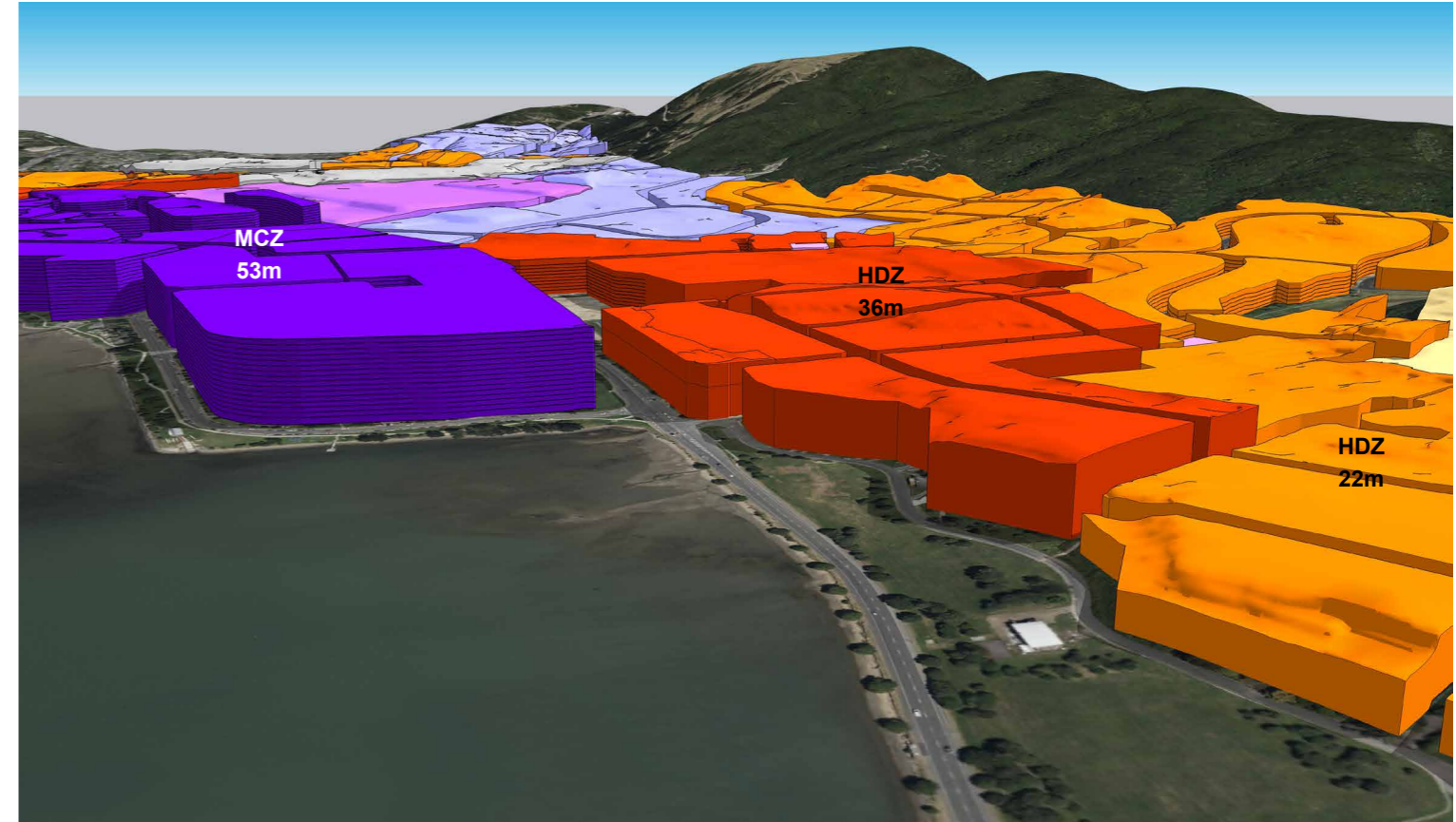


Proposed District Plan



Kainga Ora Submission

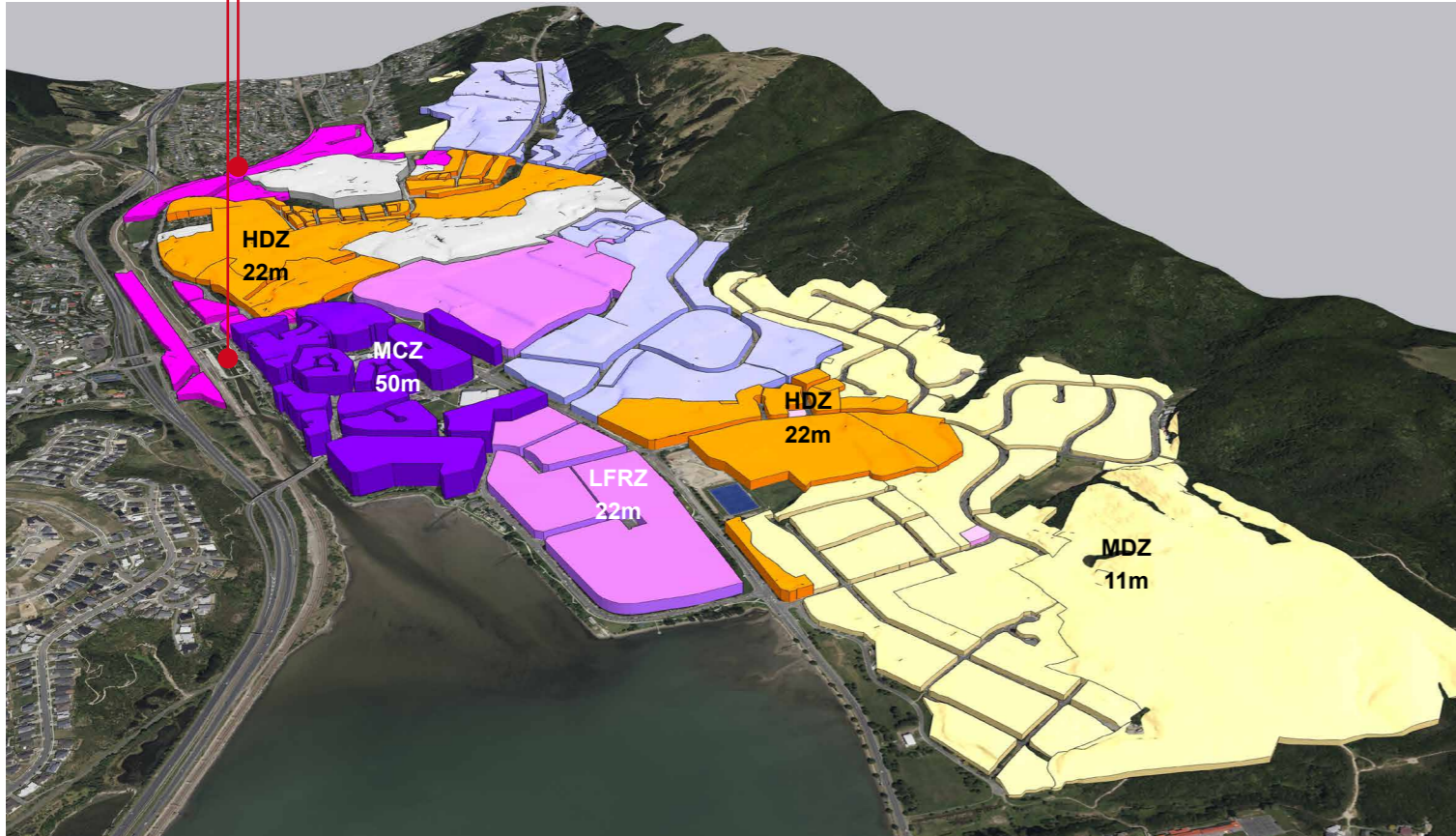
Disclaimer:
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BIRDVIEW SOUTHWARDS
PORIRUA METROPOLITAN CENTRE HEIGHT MODEL
 Kainga Ora
 Date : 22 February 2023

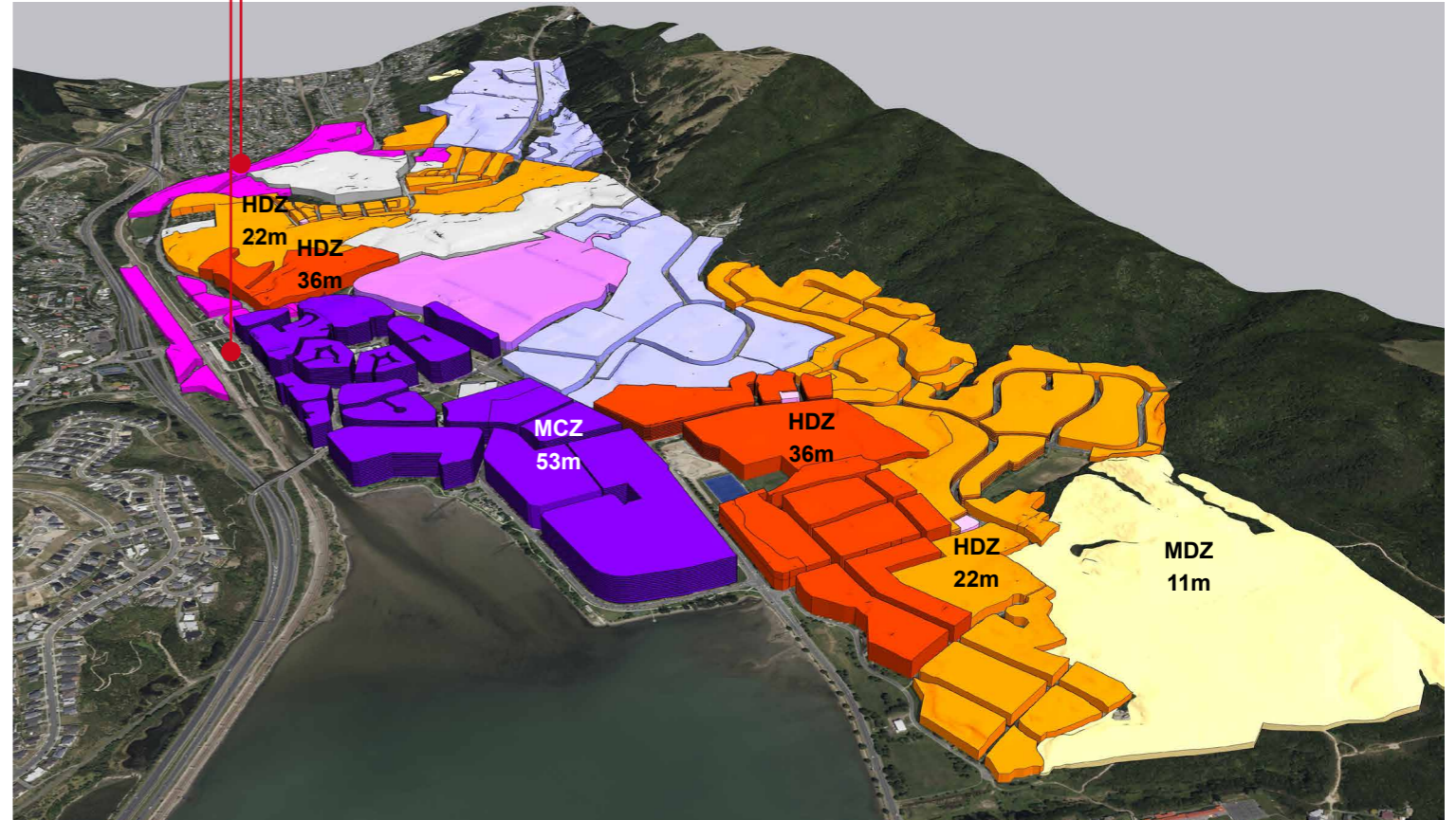
SK01
 Rev 0

KENEPURU TRAIN STATION
PORIRUA TRAIN STATION



Proposed District Plan

KENEPURU TRAIN STATION
PORIRUA TRAIN STATION



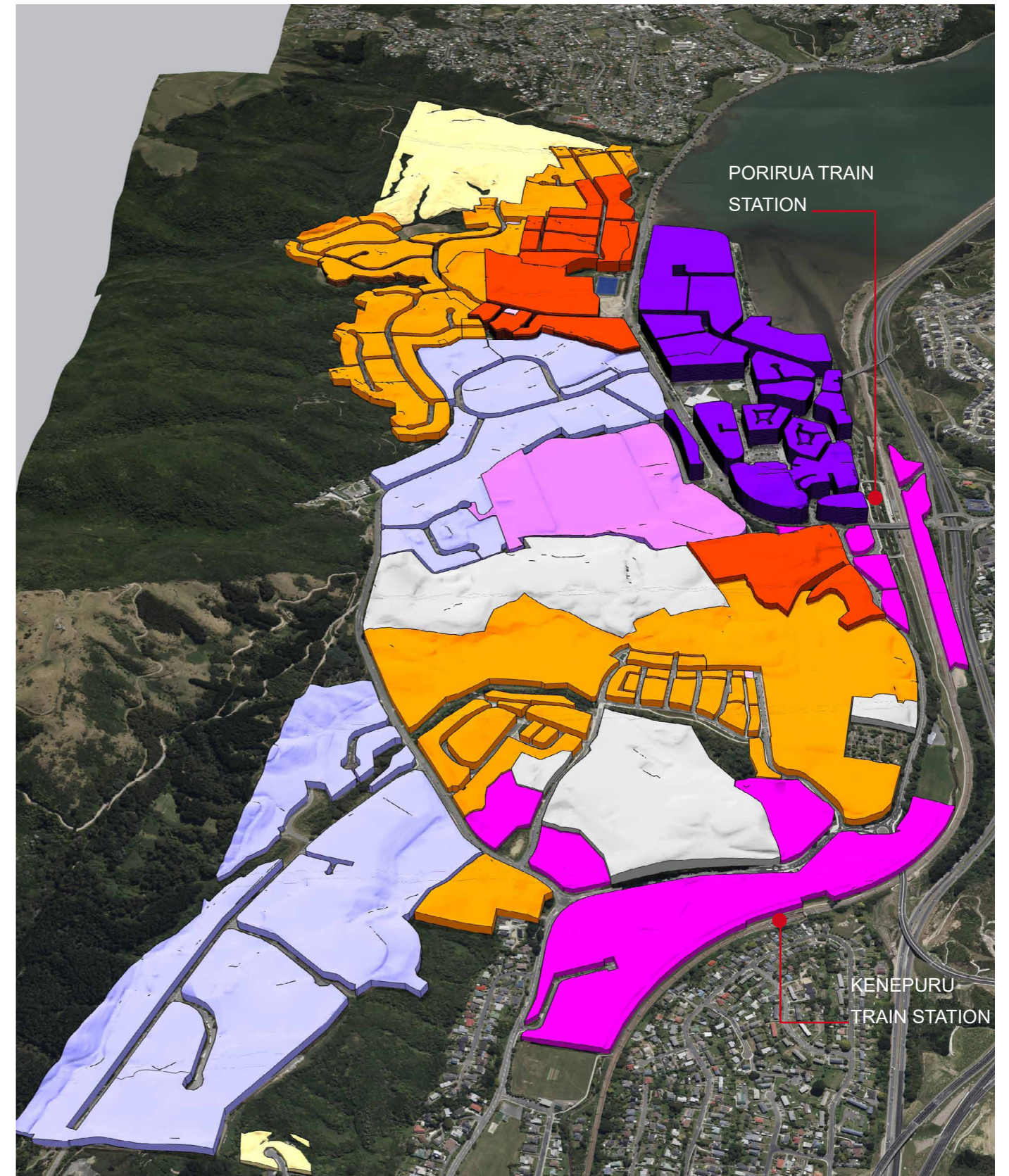
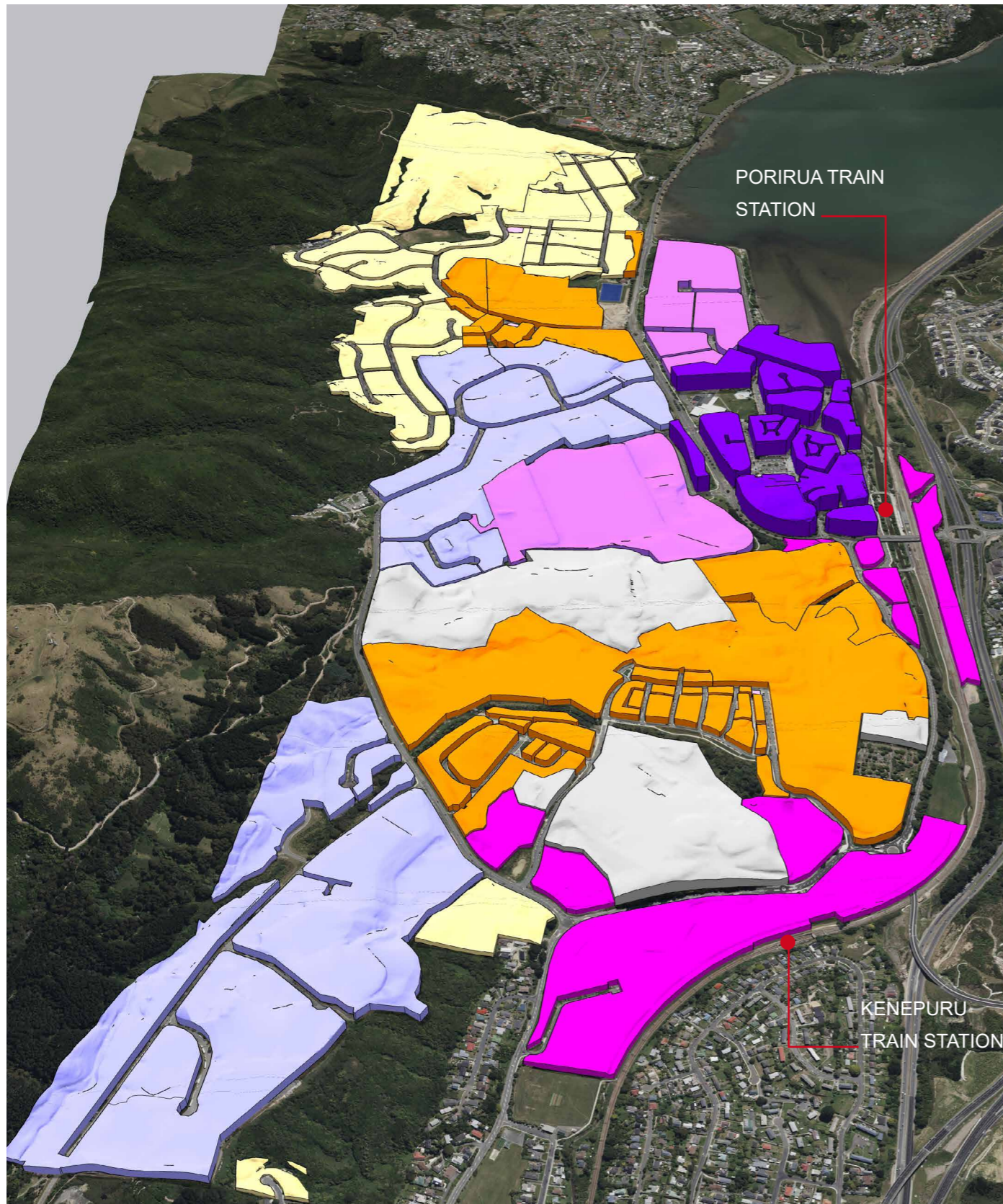
Kainga Ora Submission

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BIRDVIEW SOUTHWARDS
PORIRUA METROPOLITAN CENTRE HEIGHT MODEL
Kainga Ora
Date : 22 February 2023

SK02
Rev 0



Proposed District Plan

Kainga Ora Submission

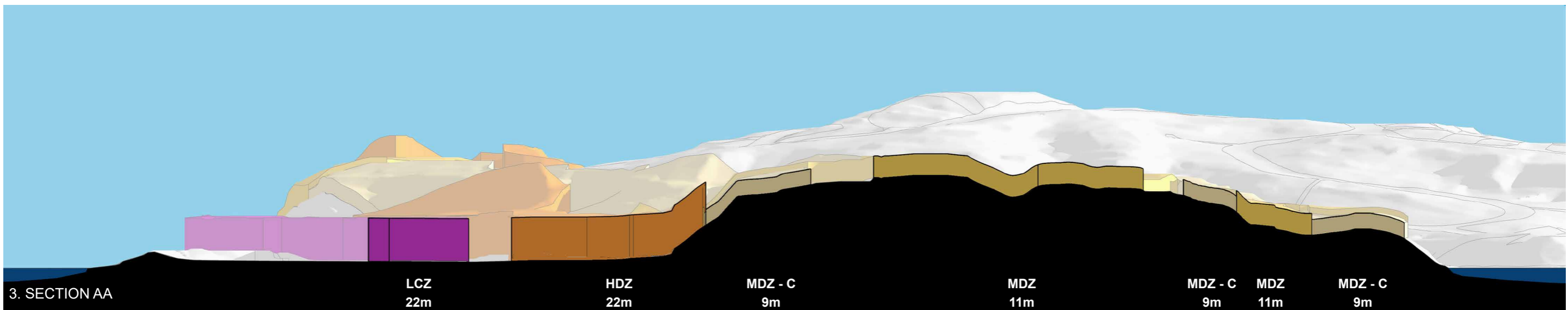
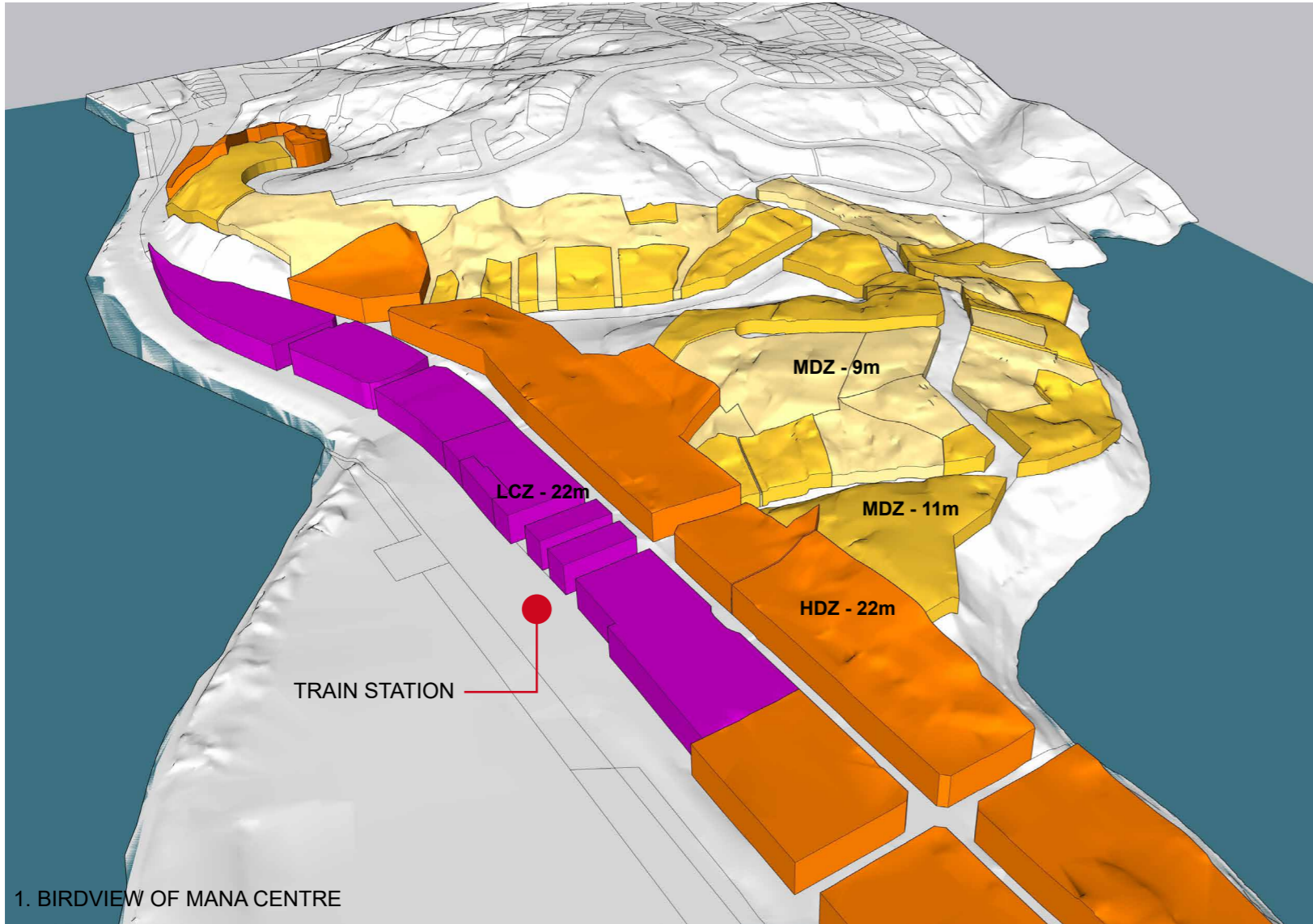
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BIRDVIEW NORTHWARDS
PORIRUA METROPOLITAN CENTRE HEIGHT MODEL

Kainga Ora
Date : 22 February 2023

SK03
Rev 0



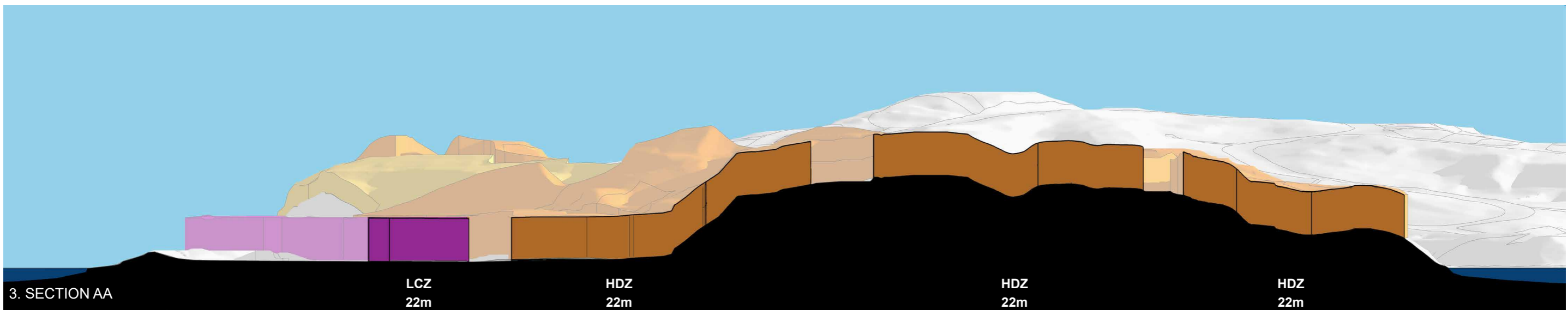
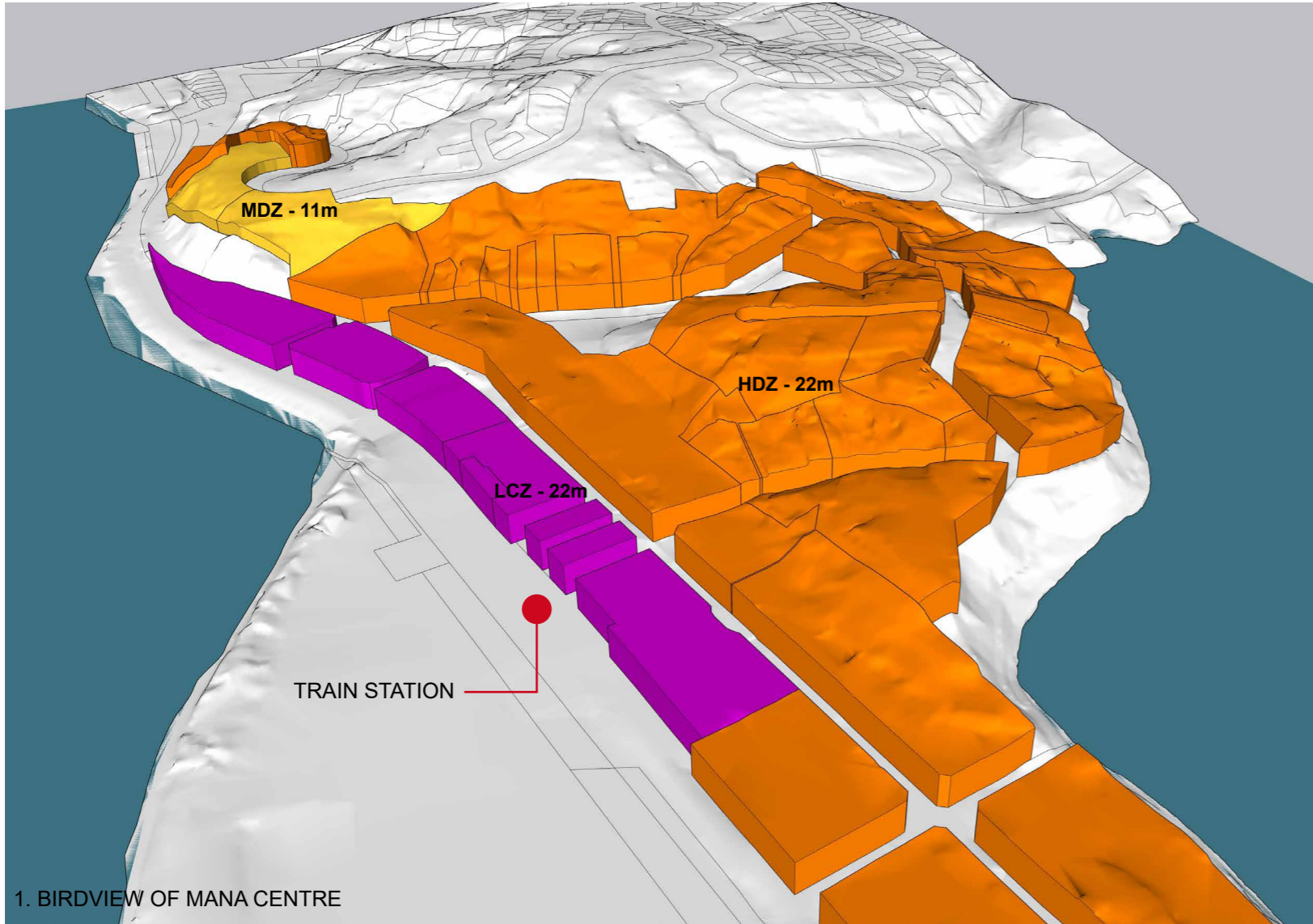
North

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PROPOSED DISTRICT PLAN
MANA CENTRE - HEIGHT MODEL
Kainga Ora
Date : 22 February 2023

SK01
Rev 0



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KAINGA ORA SUBMISSION
MANA CENTRE - HEIGHT MODEL
Kainga Ora
Date : 22 February 2023

SK02
Rev 0



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SELECTED SITES
HIRB CASE STUDY
Kainga Ora
Date : 22 February 2023

SK01
Rev 0



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North

SITES INFORMATION

HIRB CASE STUDY

Kainga Ora

Date : 22 February 2023

SK02
Rev 0

EXISTING TOPOGRAPHY

FLAT

Site 1
20 Kotuku Street
723.17m² - 15.82m frontage

Site 2
22 Kotuku Street
695.22m² - 15.2m frontage

Site 3
24 Kotuku Street
652.09m² - 14.29m frontage

Site 4
27 Kotuku Street
748m² - 17.35m frontage

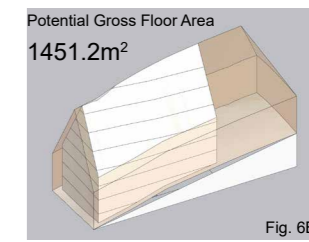
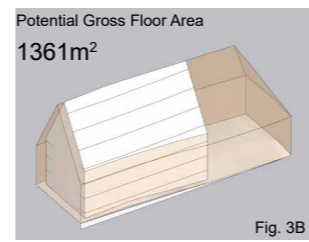
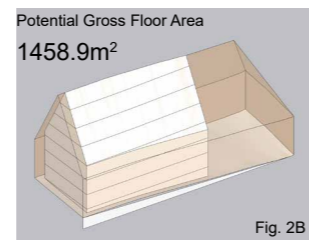
Site 5
29 Kotuku Street
709.07m² - 16.77m frontage

Site 6
31 Kotuku Street
673.78m² - 15.89m frontage

MDZ
Height
11m
Building Coverage
50%
Yards
1.5m (front), 1m (side and rear)
HIRB
4m+60°



HDZ-PDP
Height
22m
Building Coverage
50%
Yards
1.5m (front), 1m (side and rear)
HIRB
8m+60°



HDZ-KO
Height
22m
Building Coverage
50%
Yards
1.5m (front), 1m (side and rear)
HIRB
19m+60°



MDZ
Height
11m
Building Coverage
50%
Yards
1.5m (front), 1m (side and rear)
HIRB
4m+60°



HDZ-PDP
Height
22m
Building Coverage
50%
Yards
1.5m (front), 1m (side and rear)
HIRB
8m+60°



HDZ-KO
Height
22m
Building Coverage
50%
Yards
1.5m (front), 1m (side and rear)
HIRB
19m+60°



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3D MODEL AND FLOOR CALCULATION

HIRB CASE STUDY

Kainga Ora

Date : 22 February 2023

SK03
Rev 0

MDZ			
Height	Building Coverage	Yards	HIRB
11m	50%	1.5m (front), 1m (side and rear)	4m+60°

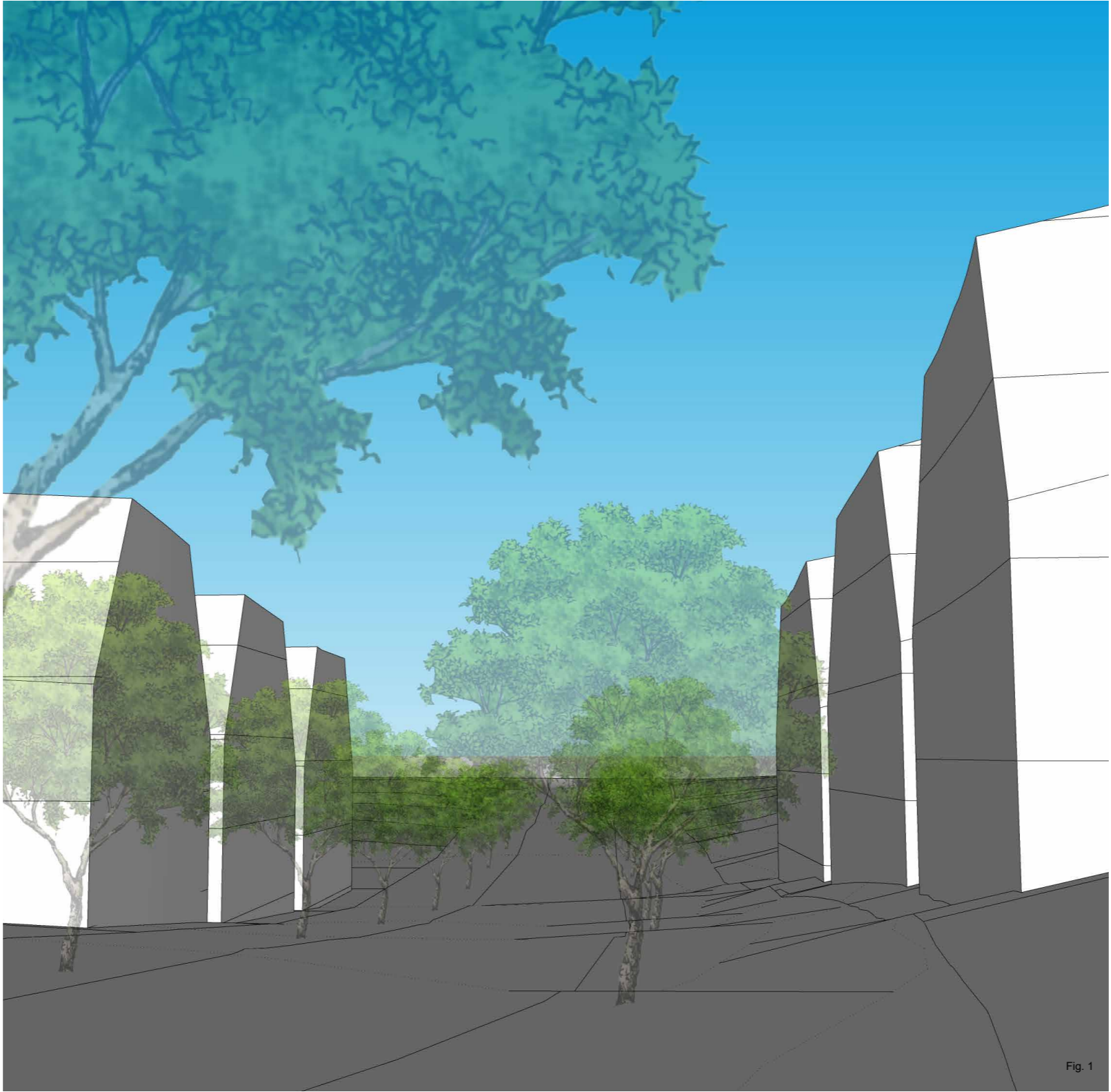


Fig. 1

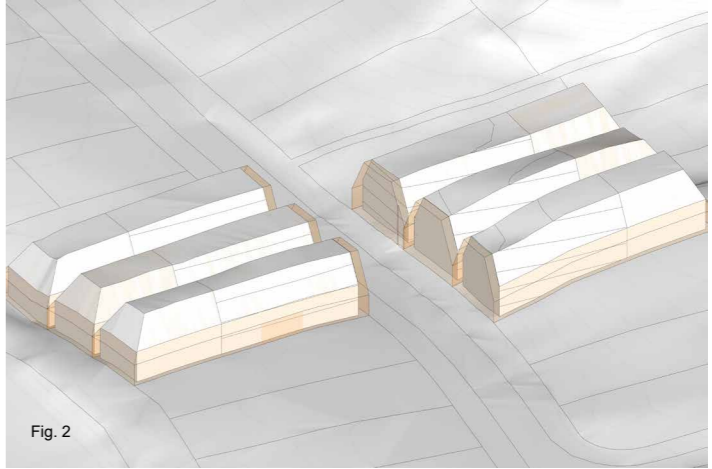


Fig. 2

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MDZ - POTENTIAL STREETSCAPE

HIRB CASE STUDY

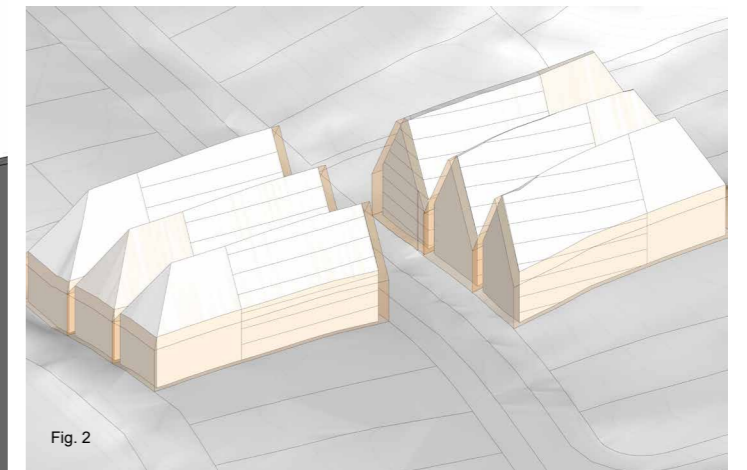
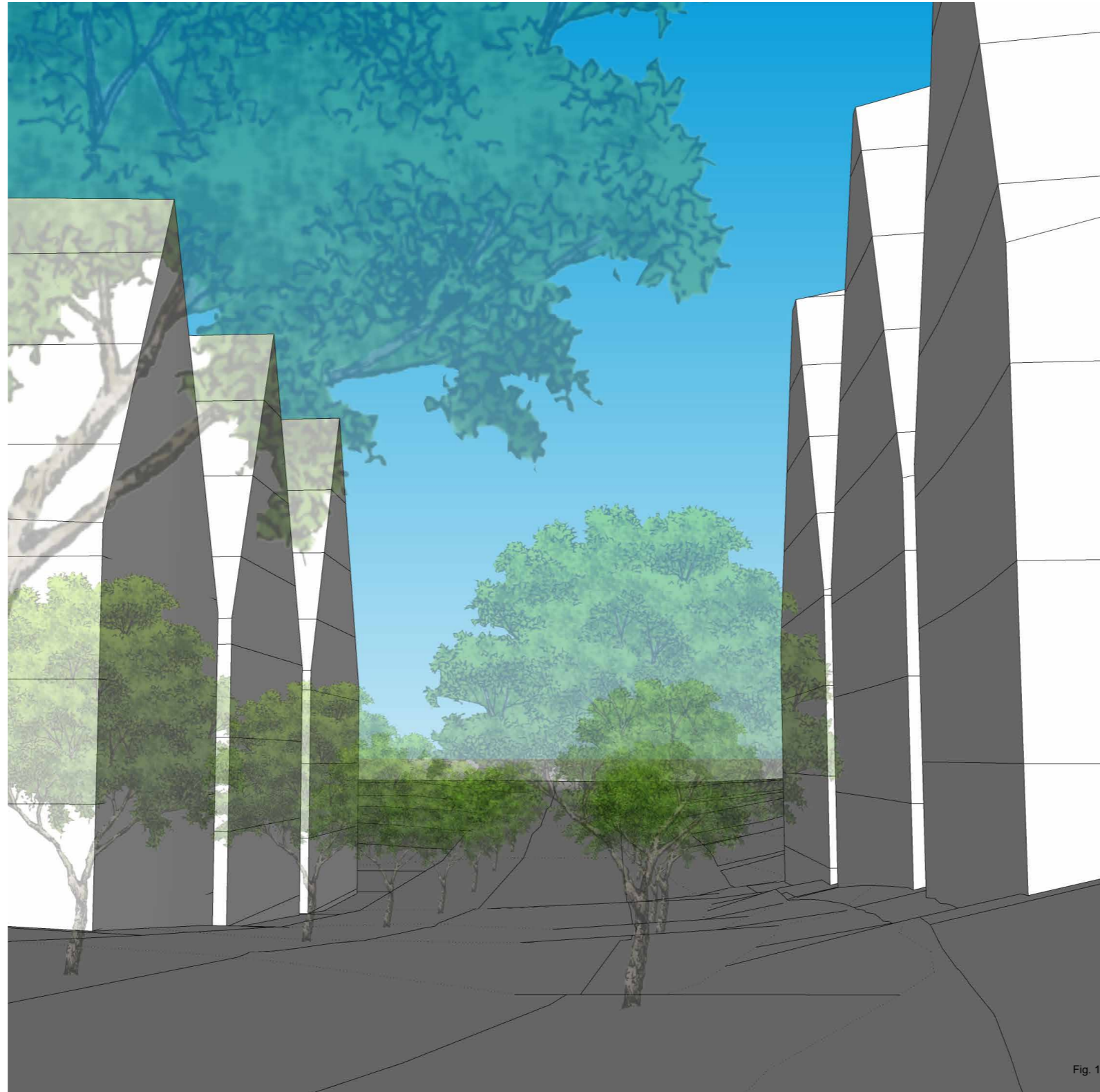
Kainga Ora

Date : 22 February 2023

SK04
Rev 0

HDZ-PDP

Height	Building Coverage	Yards	HIRB
22m	---	1.5m (front), 1m (side and rear)	8m+60°



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HDZ PDP - POTENTIAL STREETScape

HIRB CASE STUDY

Kainga Ora

Date : 22 February 2023

SK05
 Rev 0

HDZ-KO

Height	Building Coverage	Yards	HIRB
22m	---	1.5m (front), 1m (side and rear)	19m+60°(20m) 8m+60°

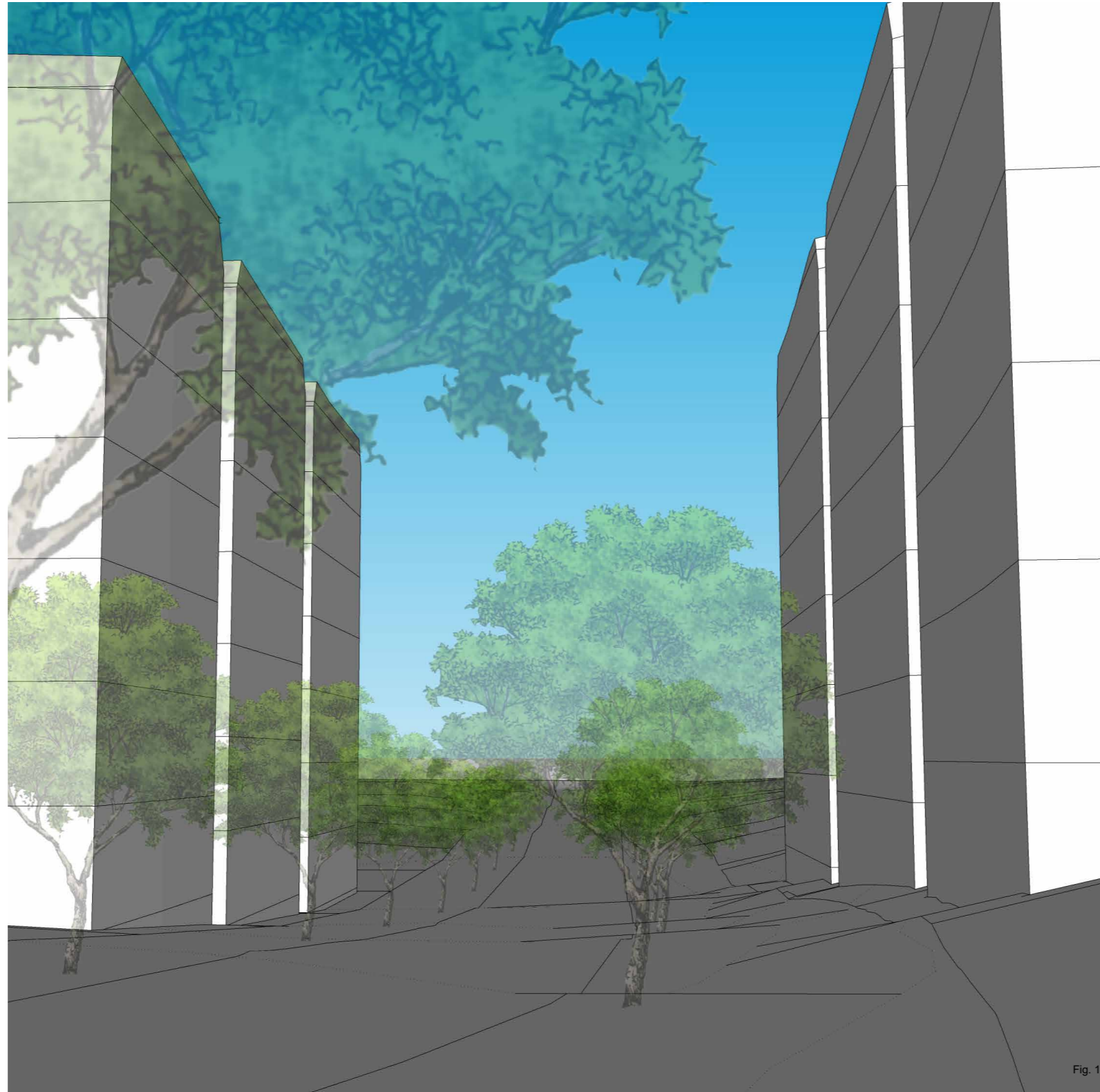


Fig. 1

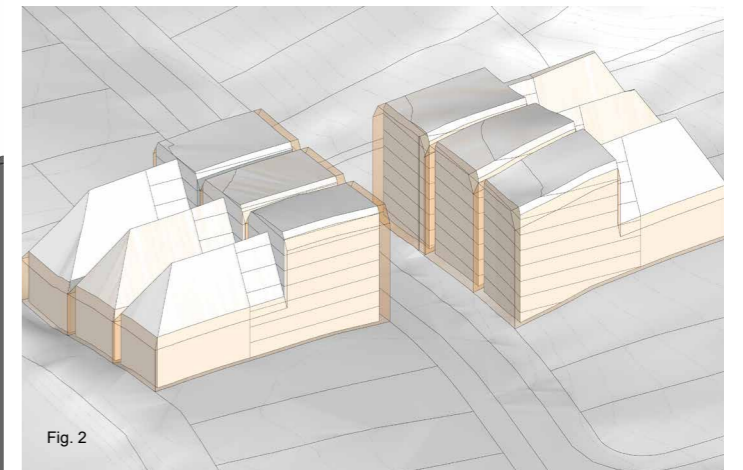


Fig. 2

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HDZ KAINGA ORA - POTENTIAL STREETSCAPE

HIRB CASE STUDY

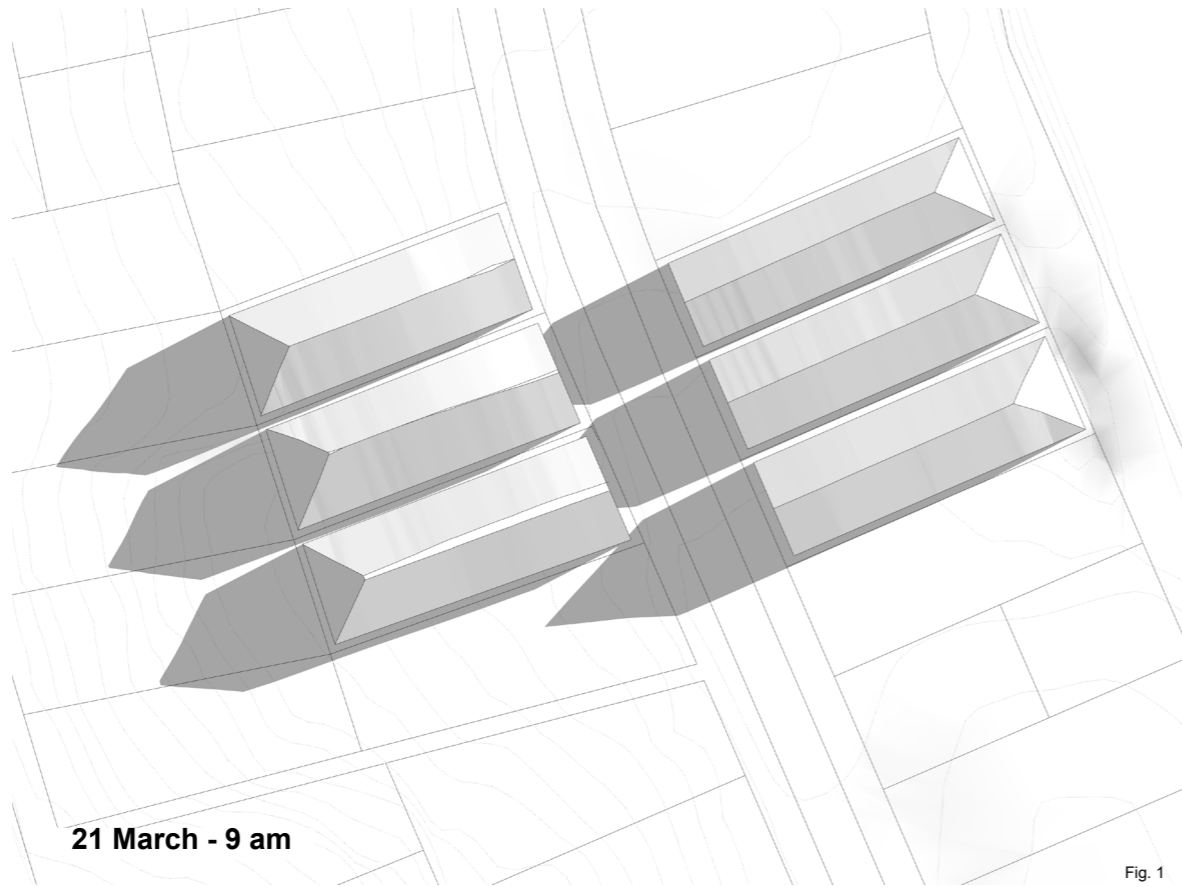
Kainga Ora

Date : 22 February 2023

SK06
 Rev 0

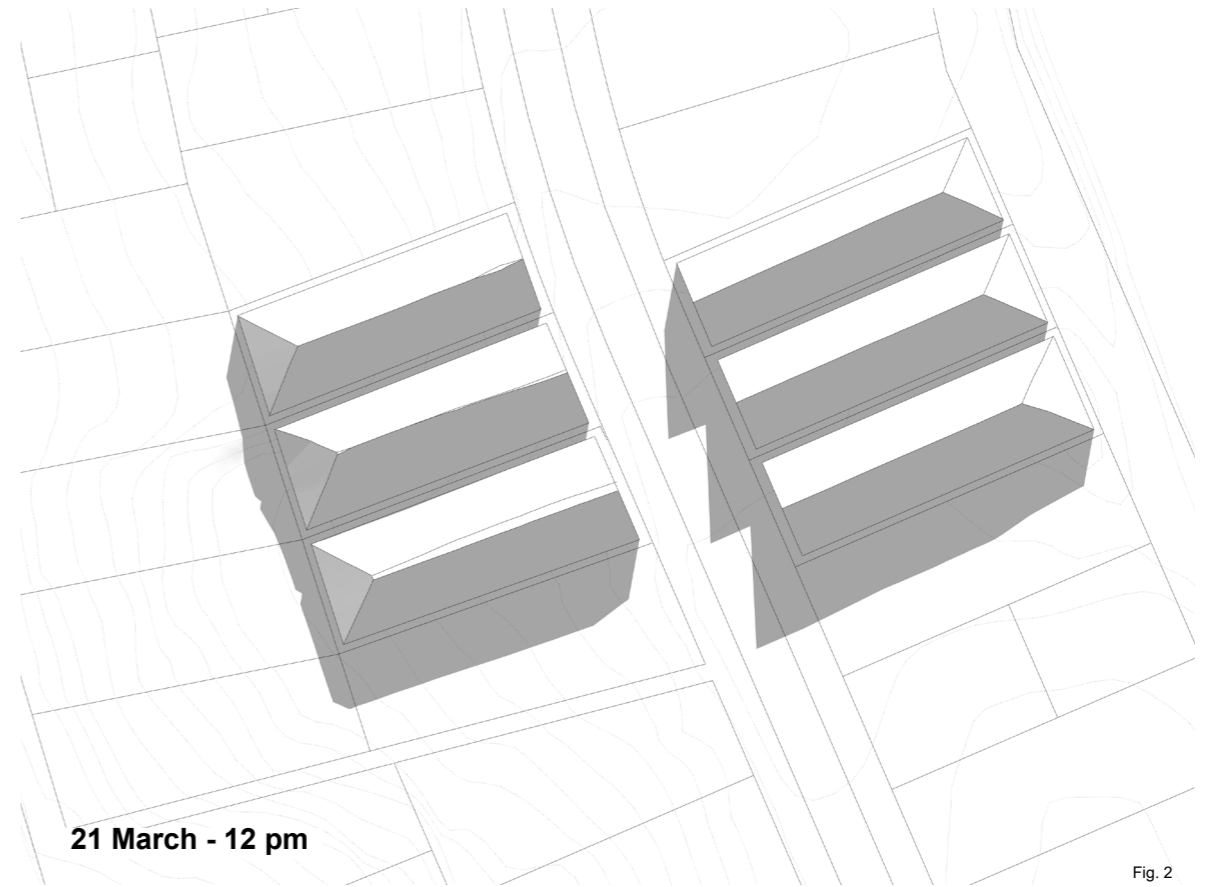
HDZ-PDP
 Height
 22m
 Building Coverage

 Yards
 1.5m (front), 1m (side and rear)
 HIRB
 8m+60°



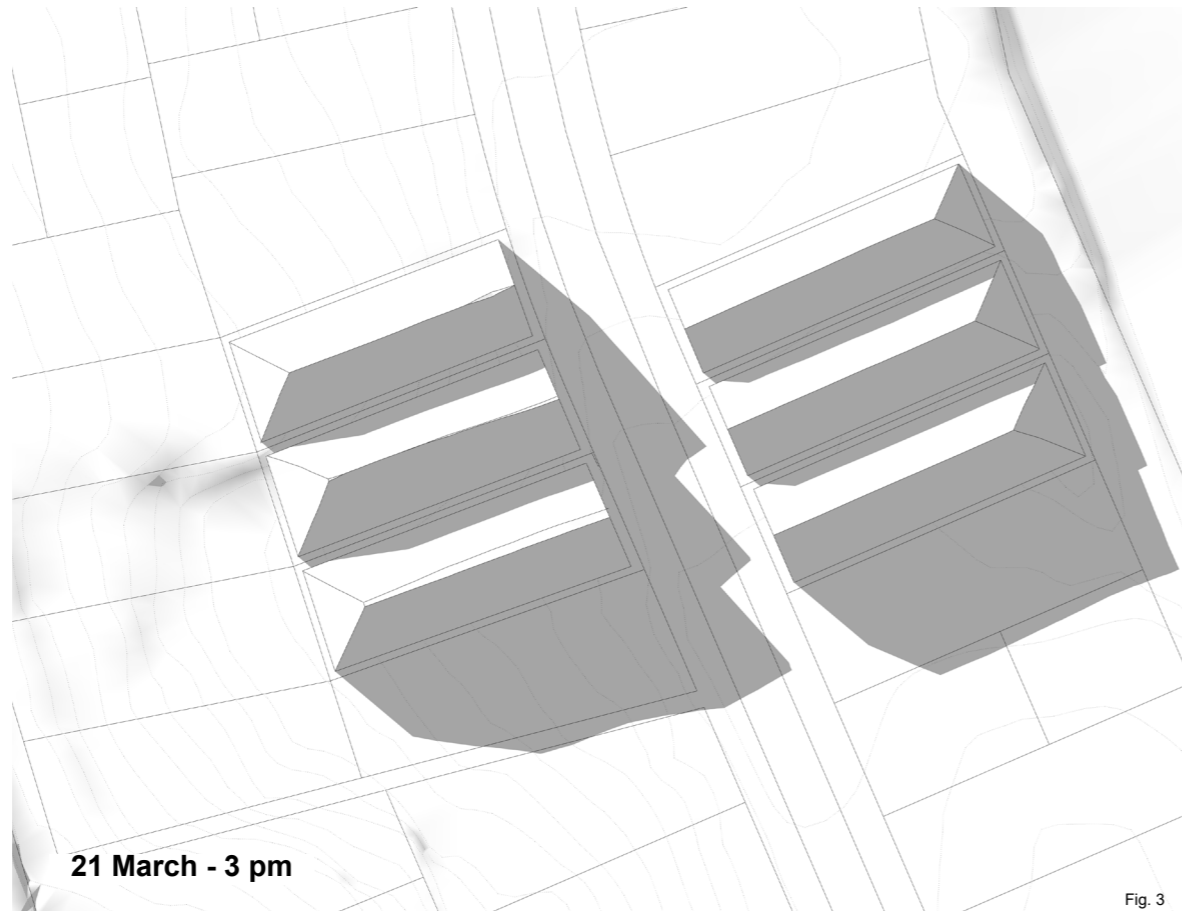
21 March - 9 am

Fig. 1



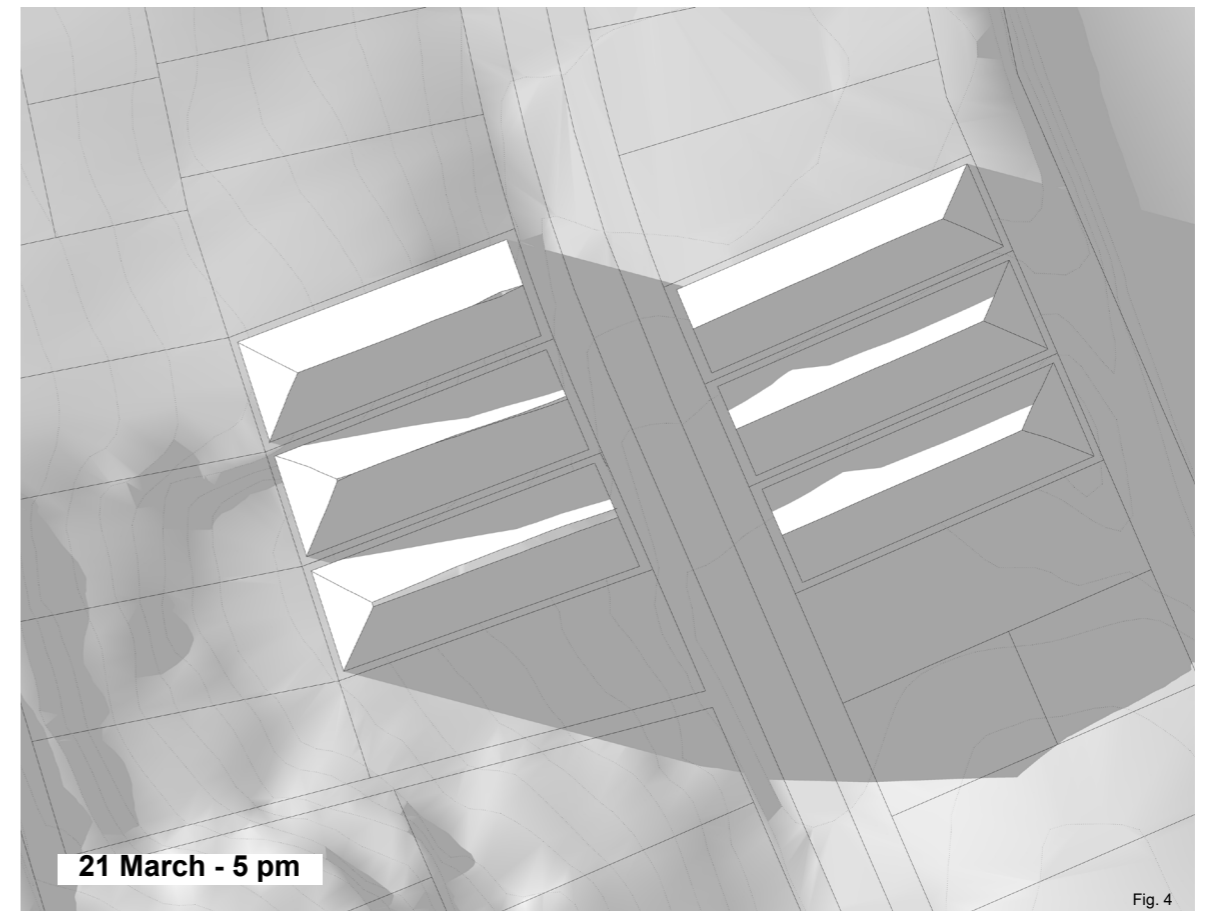
21 March - 12 pm

Fig. 2



21 March - 3 pm

Fig. 3



21 March - 5 pm

Fig. 4

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SHADING - HDZ PDP

HIRB CASE STUDY

Kainga Ora

Date : 22 February 2023

SK07
 Rev 0

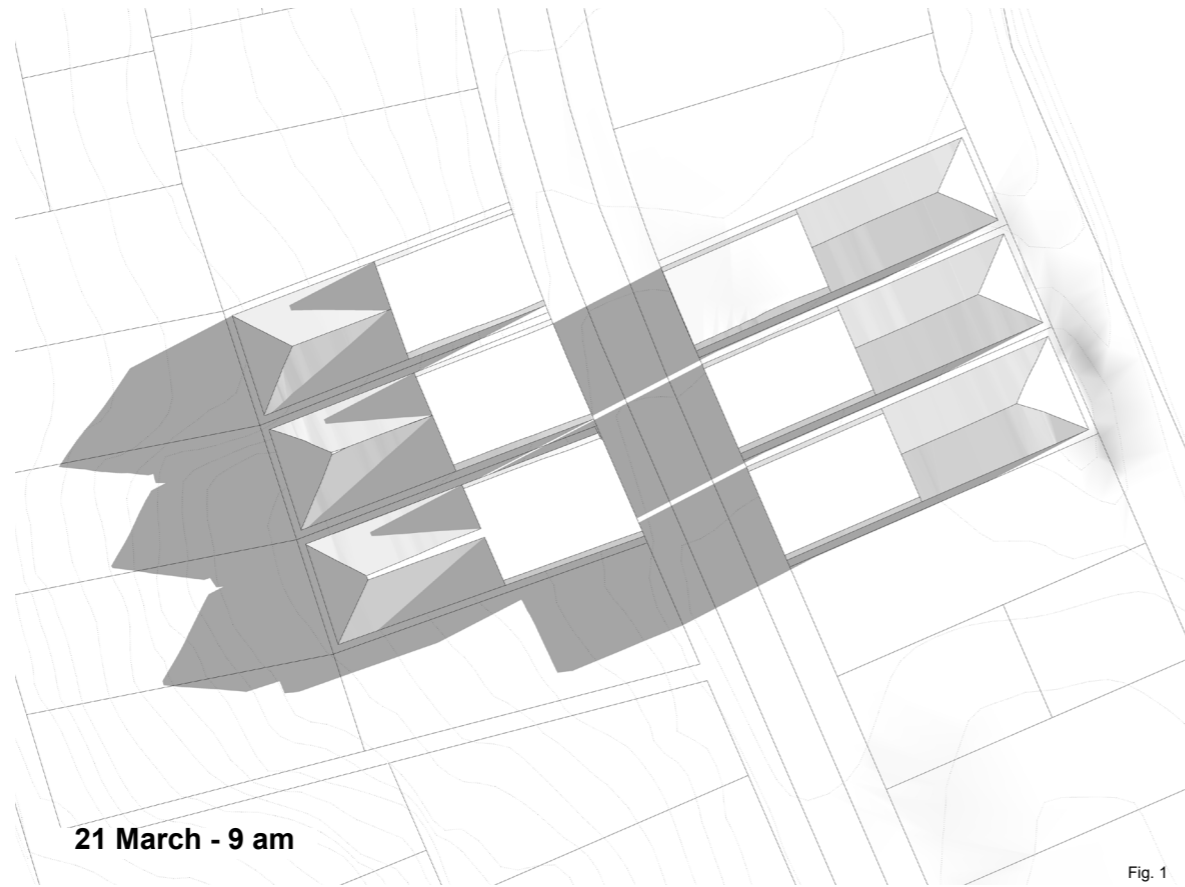


Fig. 1

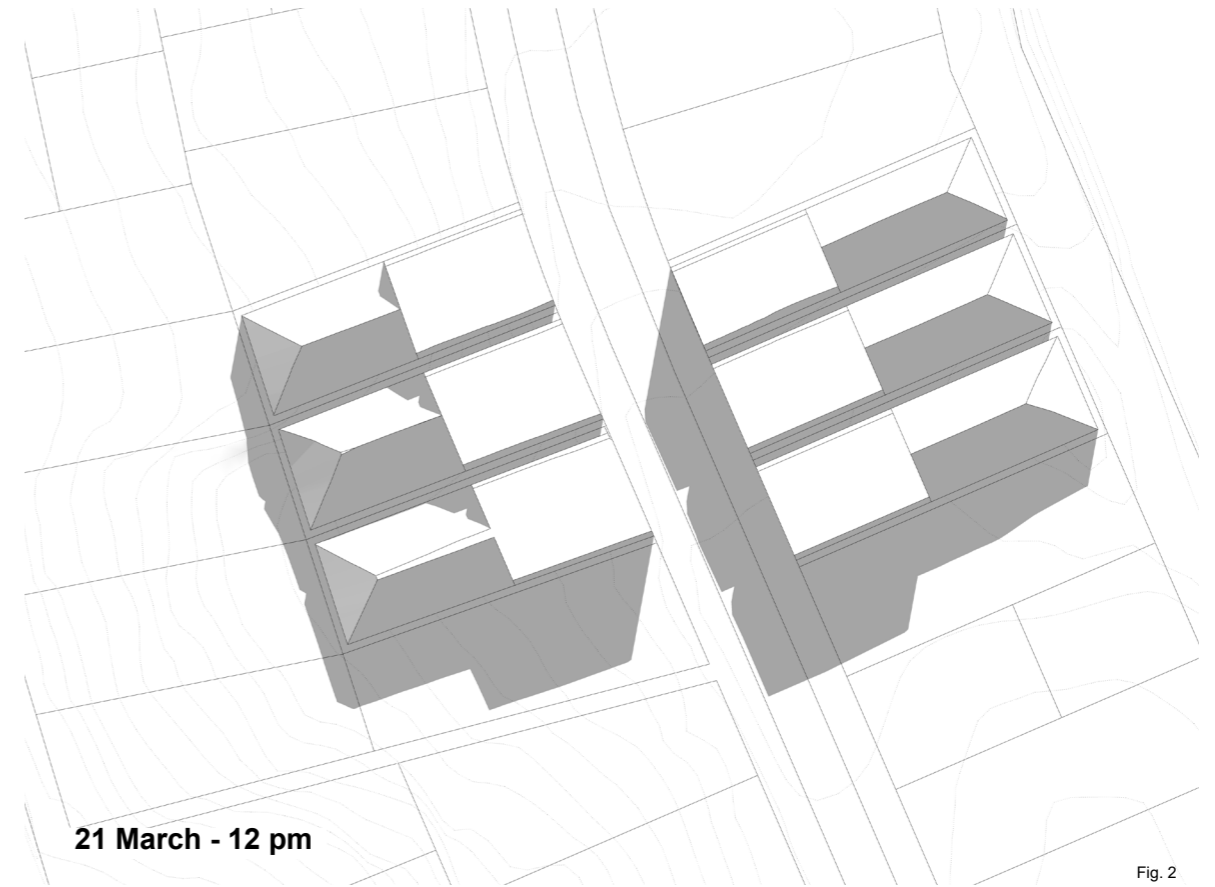


Fig. 2

HDZ-KO
Height
22m
Building Coverage

Yards
0m (front), 1m (side and rear)
HIRB
19m+60° (20m) - 8+60°

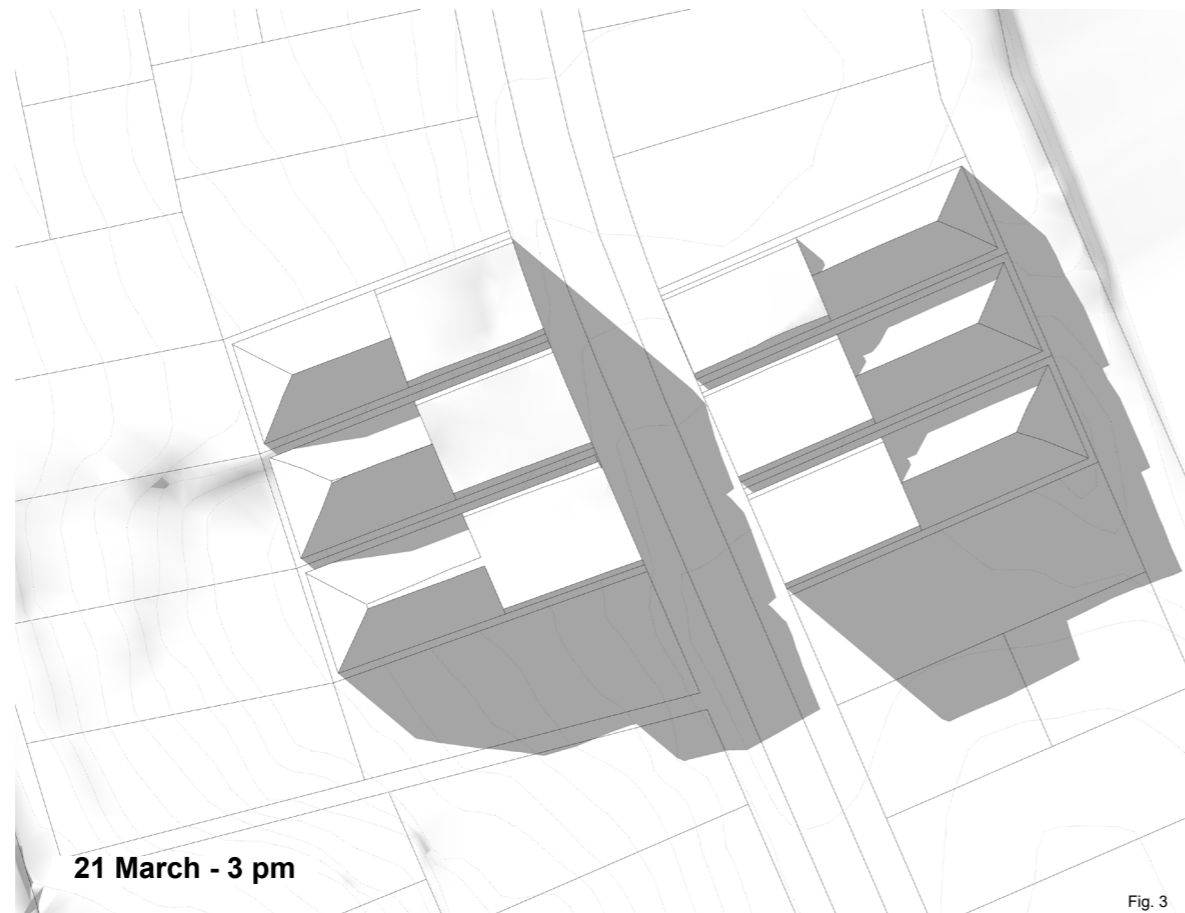


Fig. 3

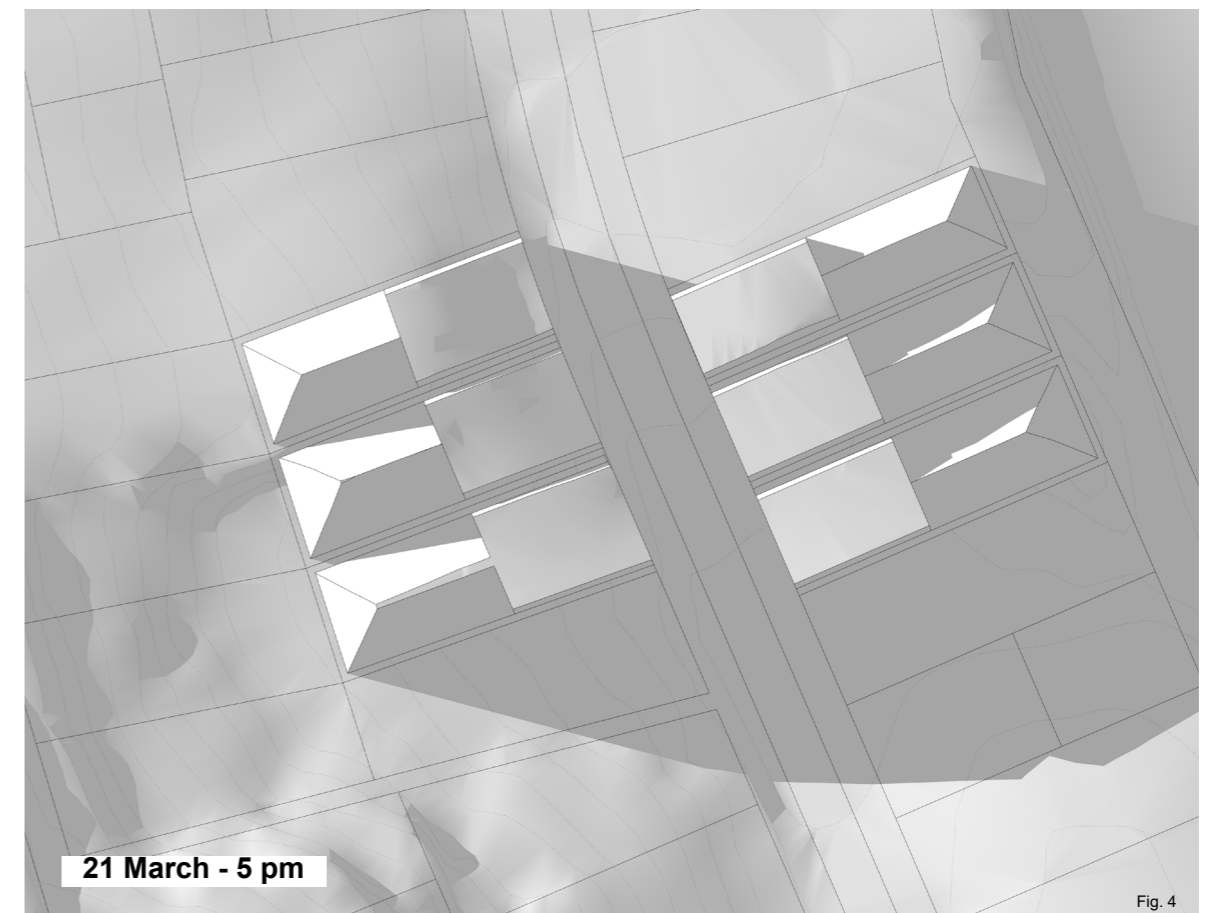


Fig. 4

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SHADING - HDZ KAINGA ORA ALTERNATIVE HIRB

HIRB CASE STUDY

Kainga Ora

Date : 22 February 2023

SK08
Rev 0

HDZ-KO
Height
22m
Building Coverage
50%
Yards
0m (front), 1m (side and rear)
HIRB
19m+60° (20m) - 8+60°



Fig. 1

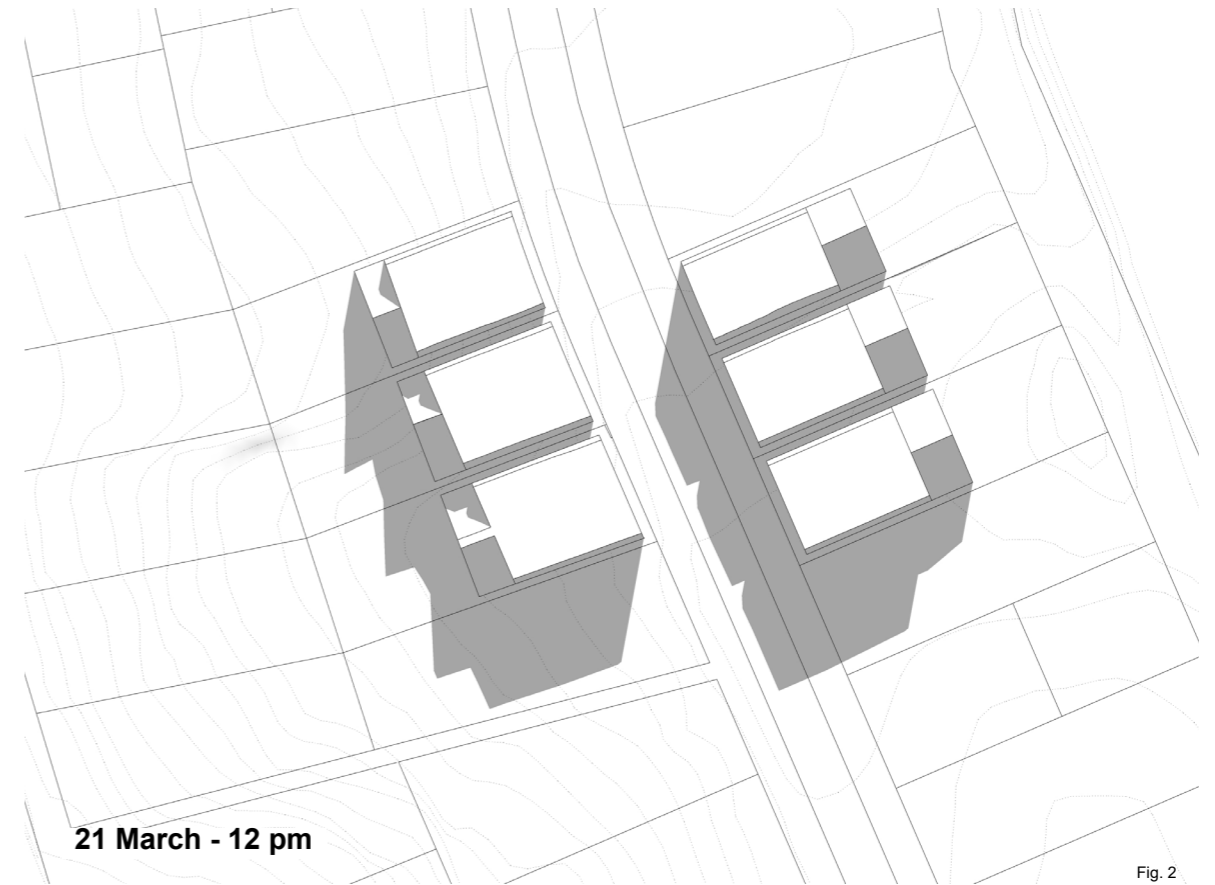


Fig. 2

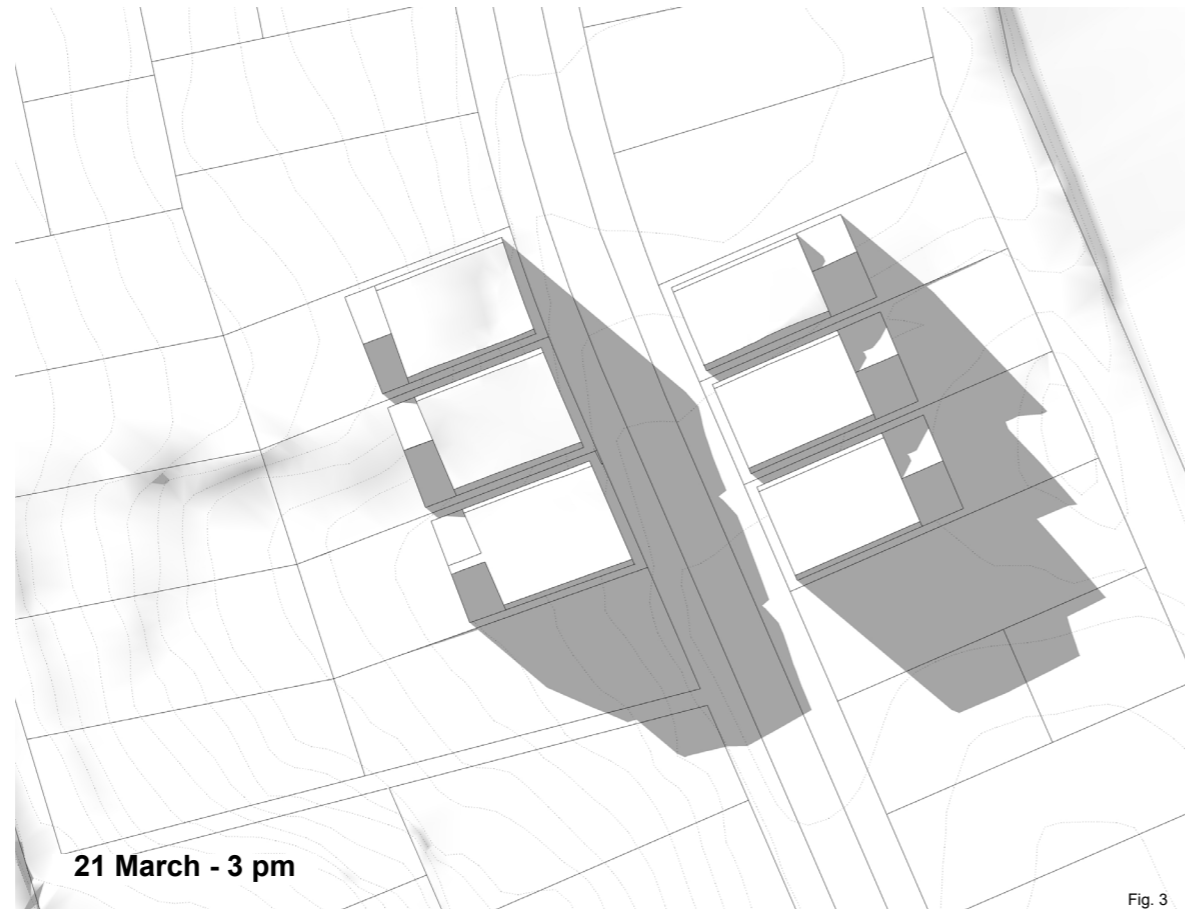


Fig. 3

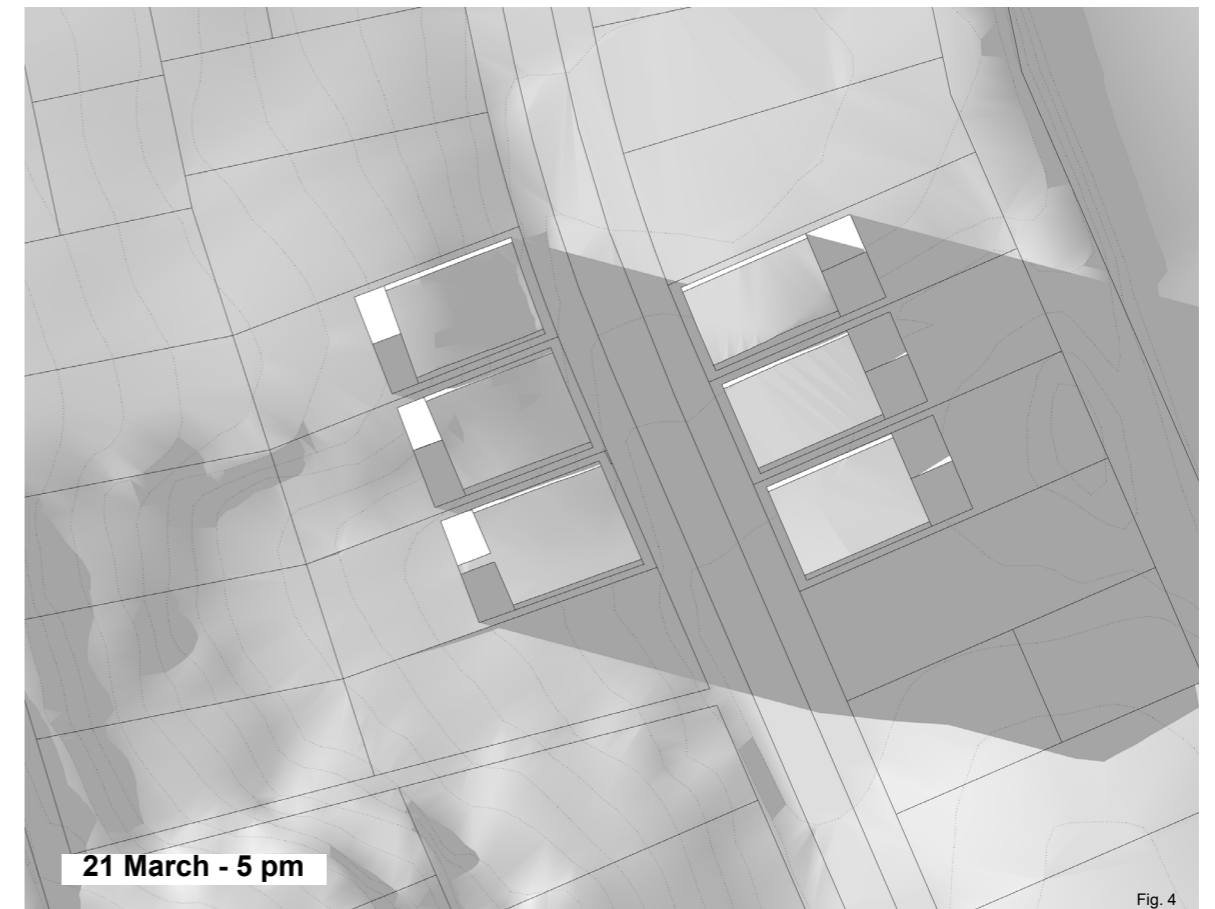


Fig. 4

SHADING - HDZ KAINGA ORA ALTERNATIVE HIRB - 50% SITE COVERAGE

HIRB CASE STUDY

Kainga Ora

Date : 22 February 2023

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SK09
Rev 0

HDZ-PDP
Height
22m
Building Coverage

Yards
1.5m (front), 1m (side and rear)
HIRB
8m+60°

HDZ-KO
Height
22m
Building Coverage

Yards
1.5m (front), 1m (side and rear)
HIRB
19m+60° (20m) - 8+60°

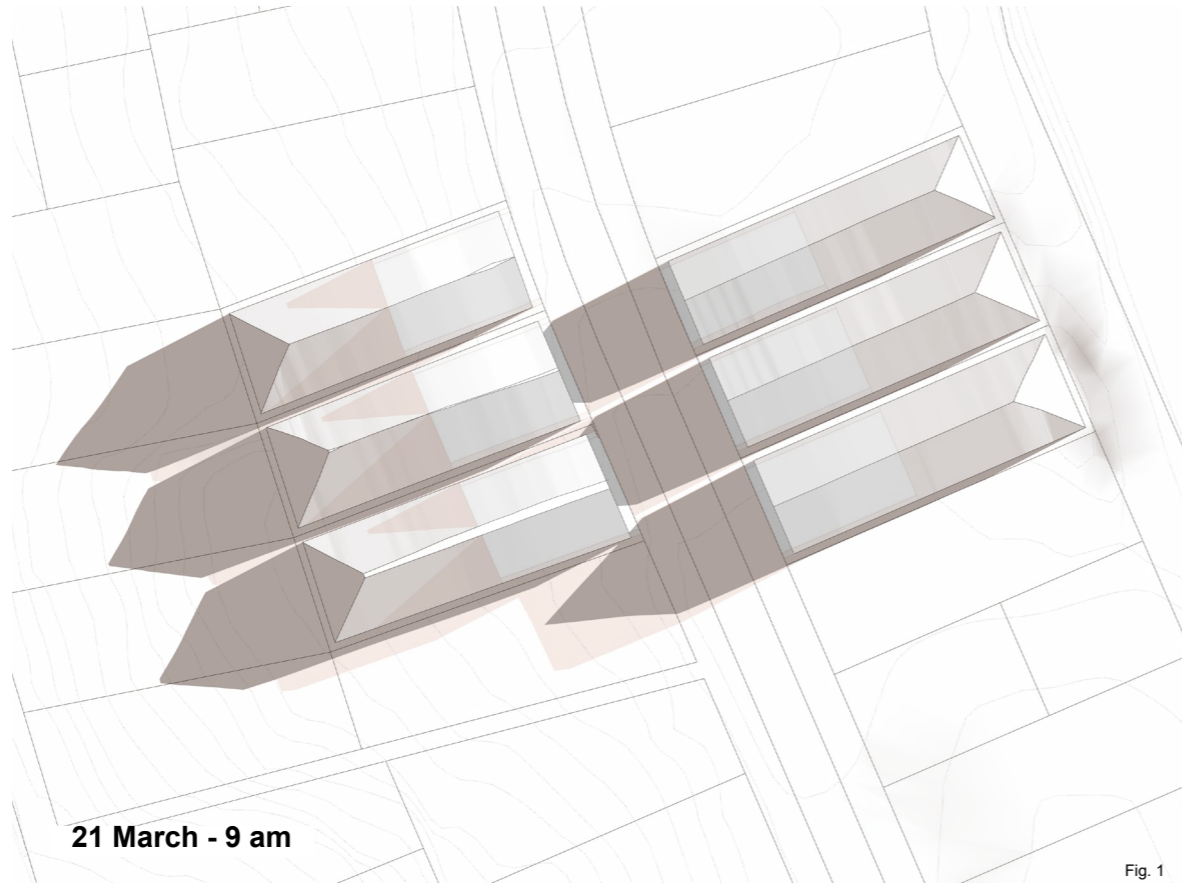


Fig. 1

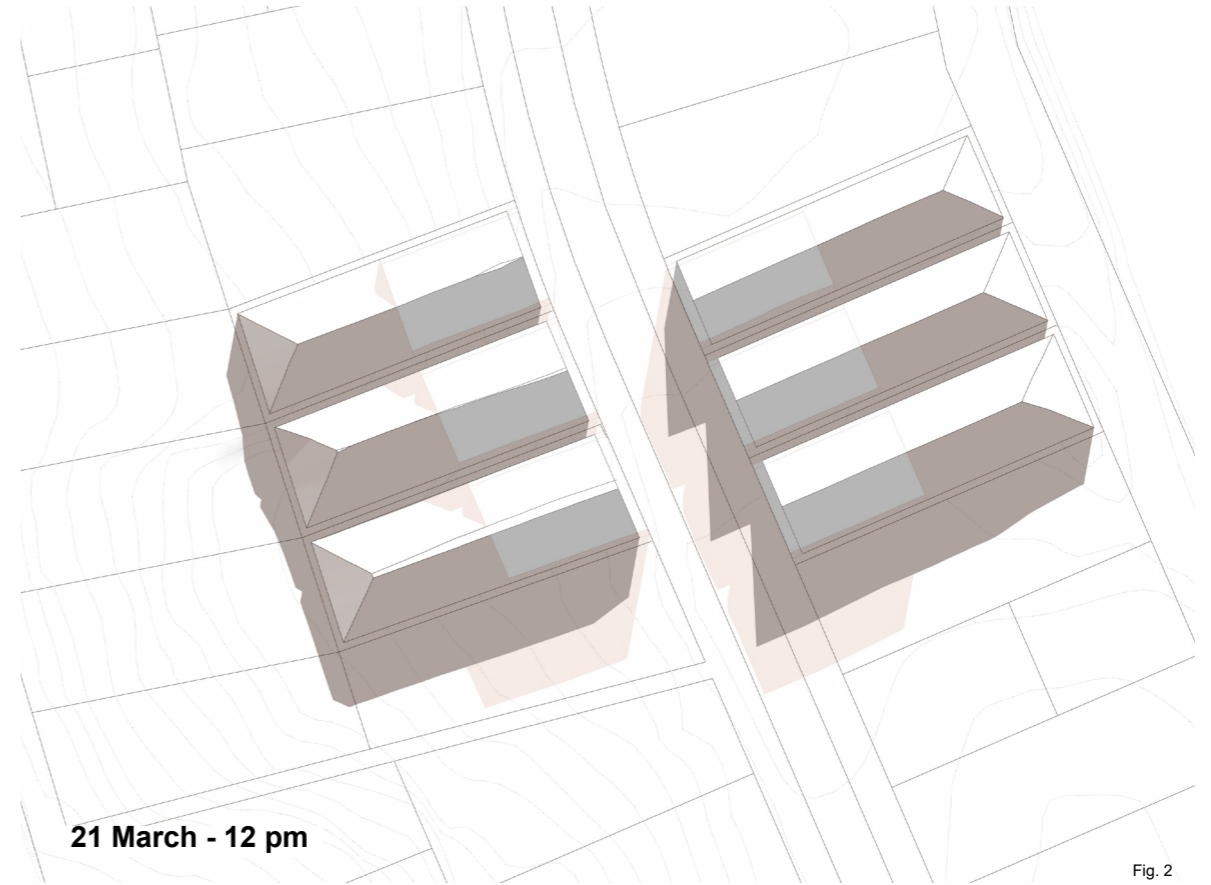


Fig. 2

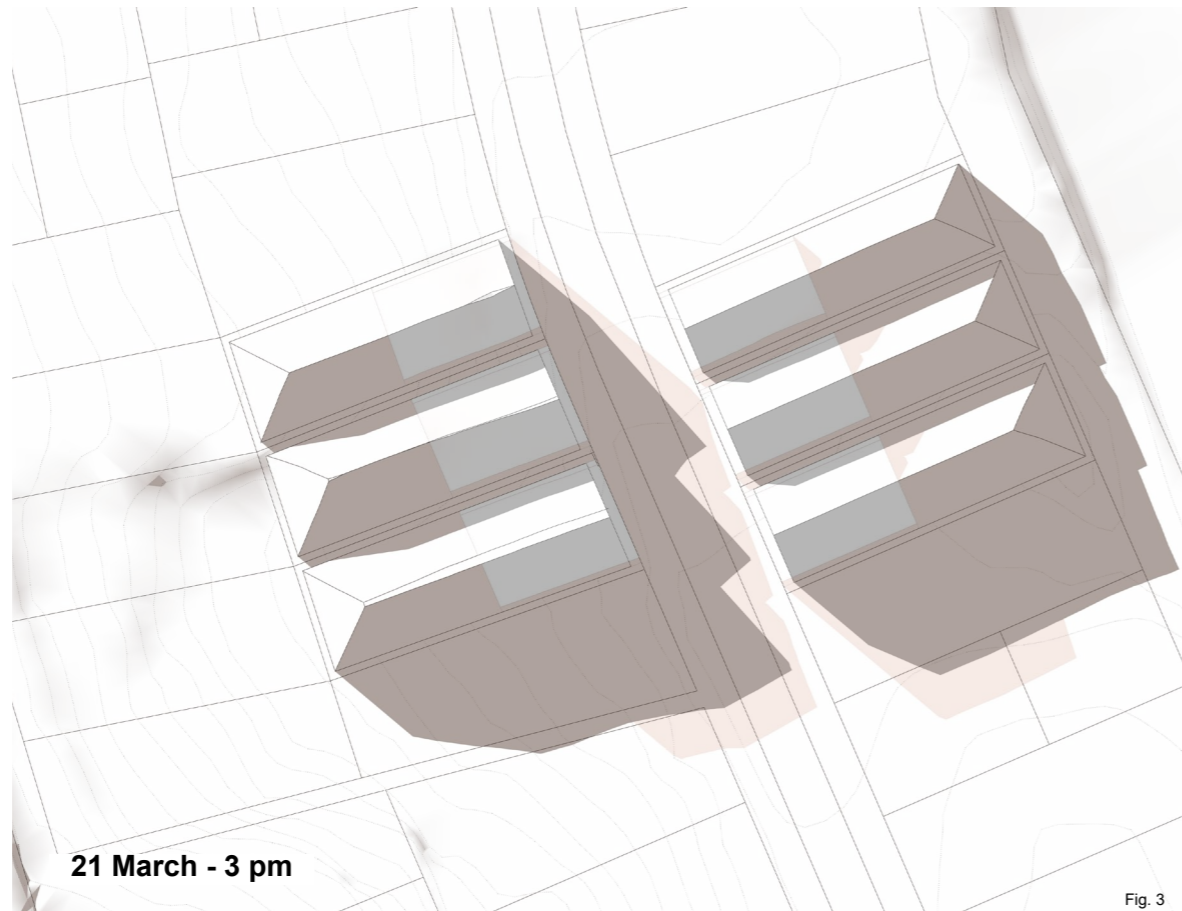


Fig. 3

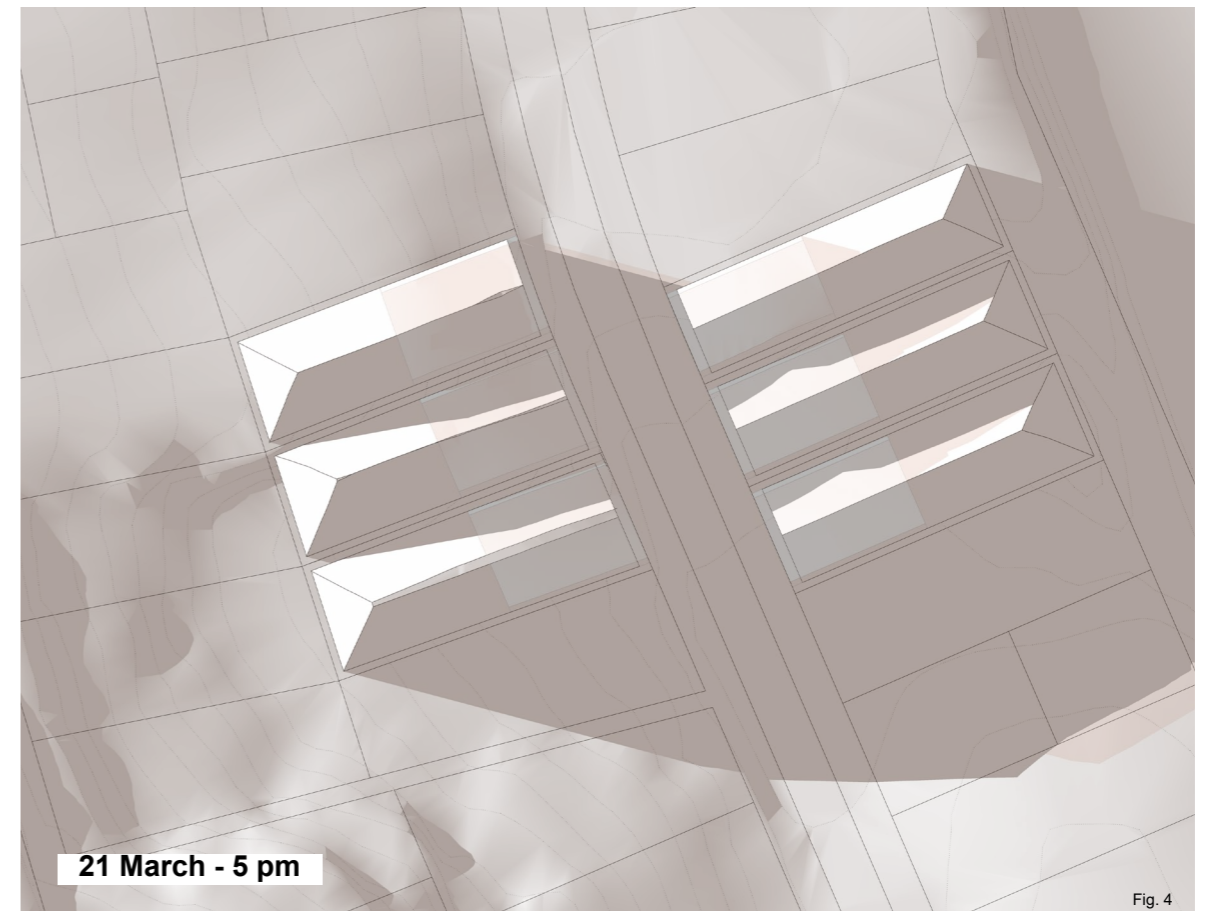


Fig. 4

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SHADING - HDZ PDP VS KAINGA ORA

HIRB CASE STUDY

Kainga Ora

Date : 22 February 2023

SK10
Rev 0

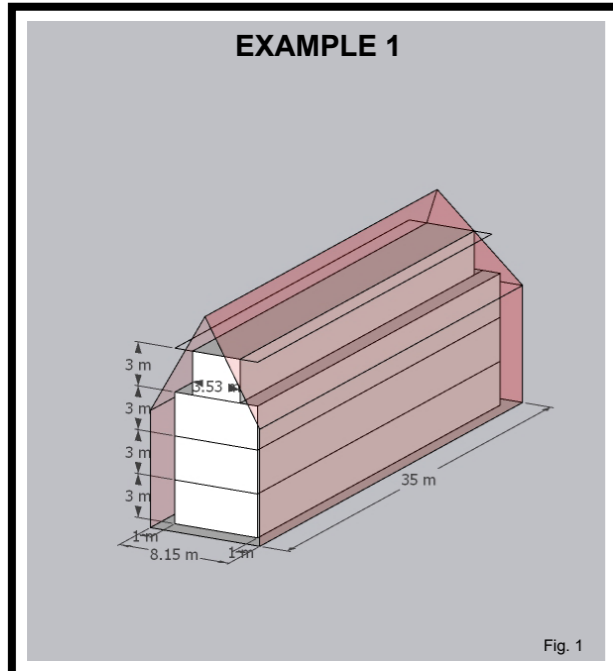


Fig. 1

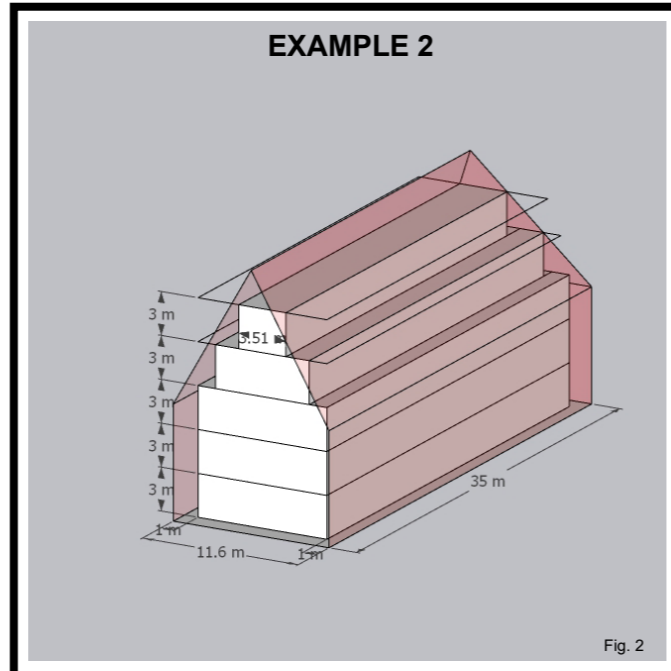


Fig. 2

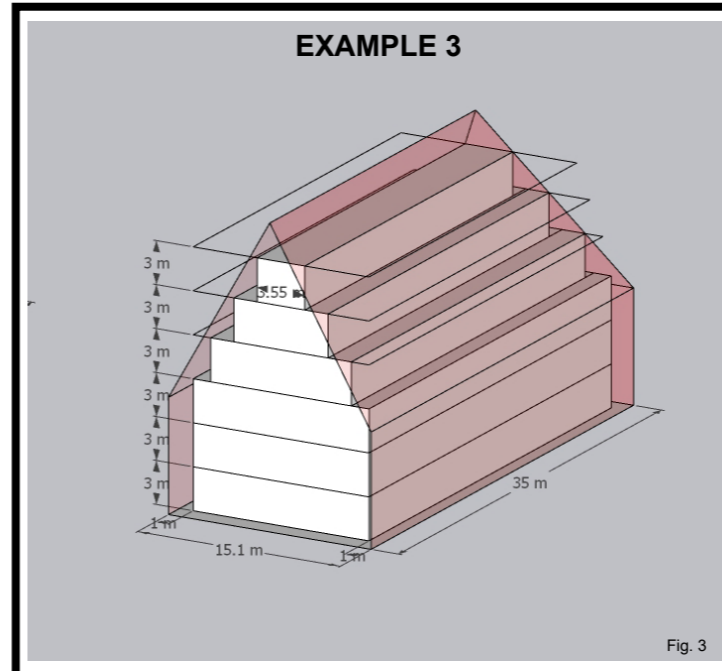


Fig. 3

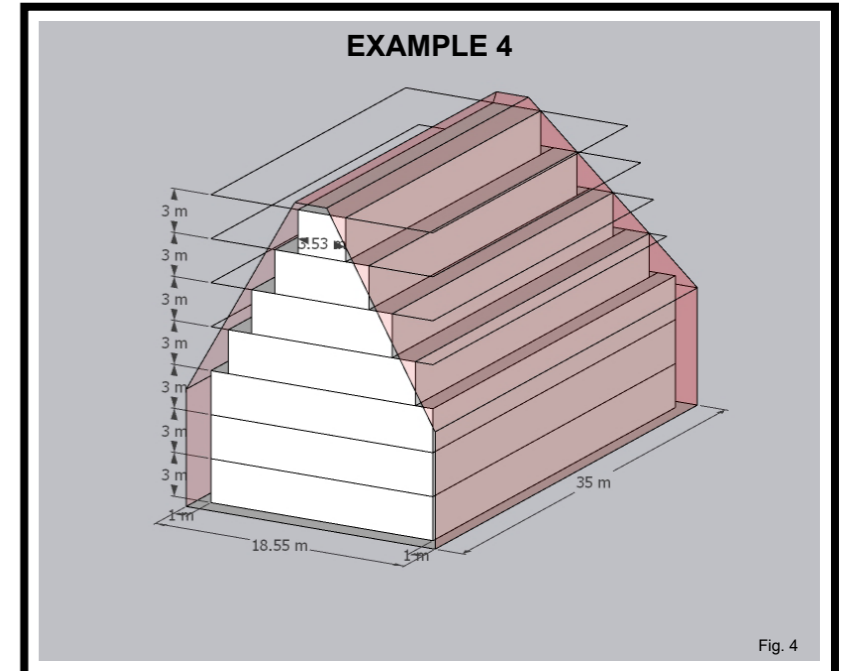


Fig. 4

HDZ-PDP
 Height
 22m
 Building Coverage

 Yards
 1.5m (front), 1m (side and rear)
 HIRB
 8m+60°

4 - storeys

5 - storeys

6 - storeys

7 - storeys

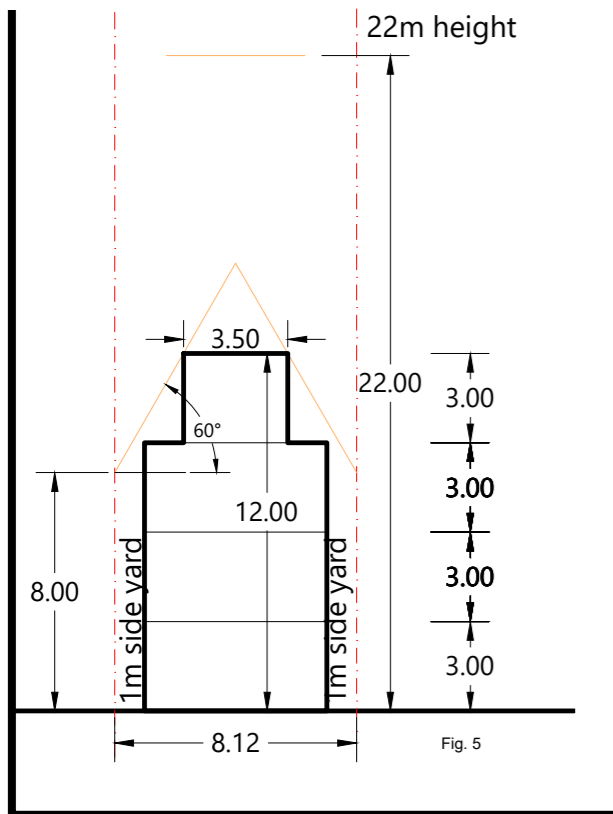


Fig. 5

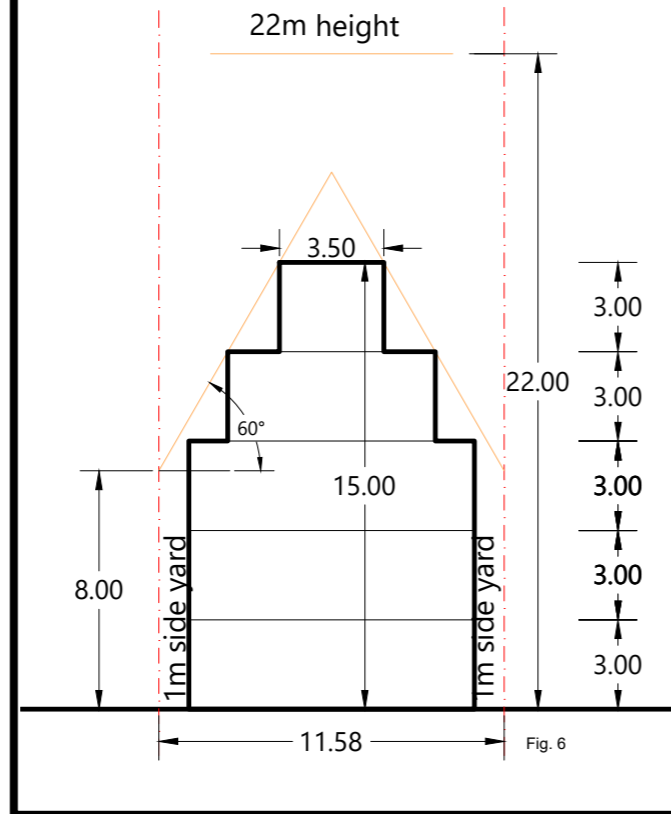


Fig. 6

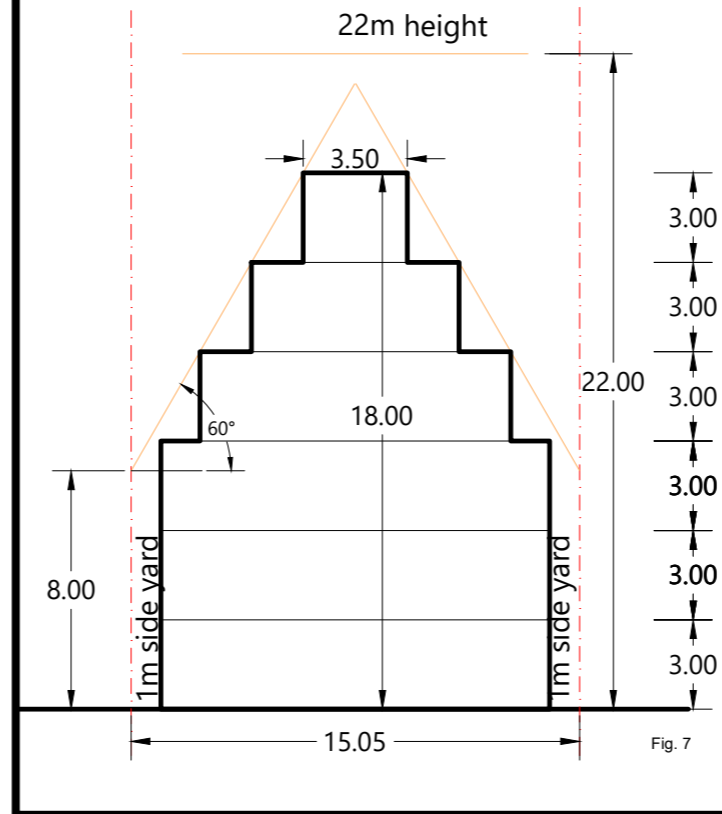


Fig. 7

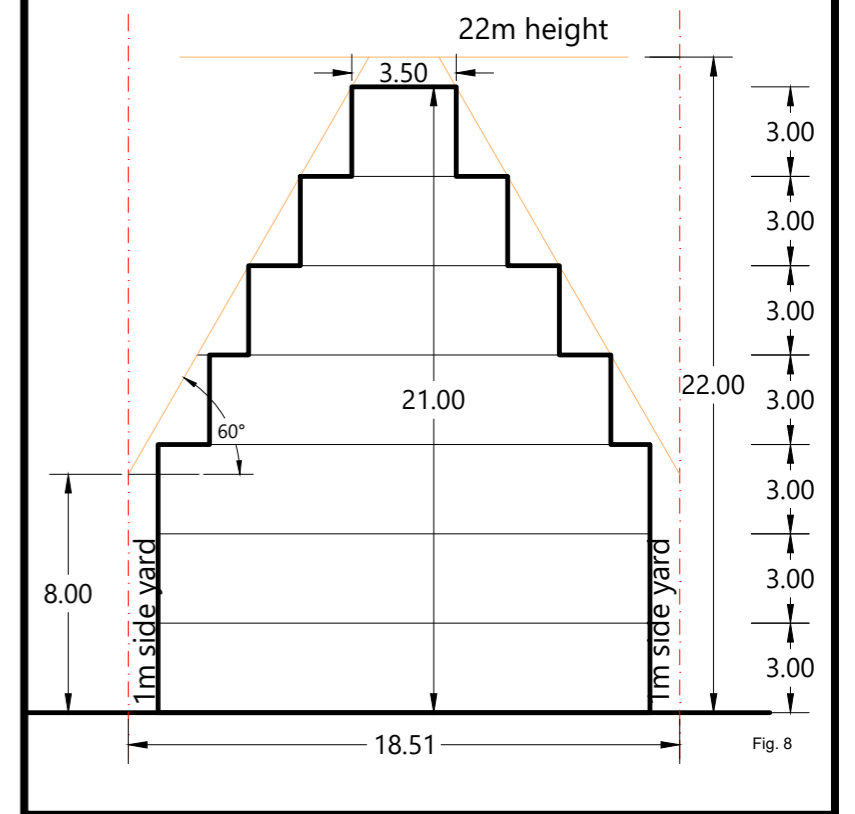


Fig. 8

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HEIGHT VS SITE WIDTH - PDP - MINIMUM SITE FRONTAGE INVESTIGATION

HIRB CASE STUDY

Kainga Ora

Date : 22 February 2023

SK11
 Rev 0

HDZ-KO
 Height
 22m
 Building Coverage

 Yards
 1.5m (front), 1m (side and rear)
 HIRB
 19m+60° (20m) - 8+60°

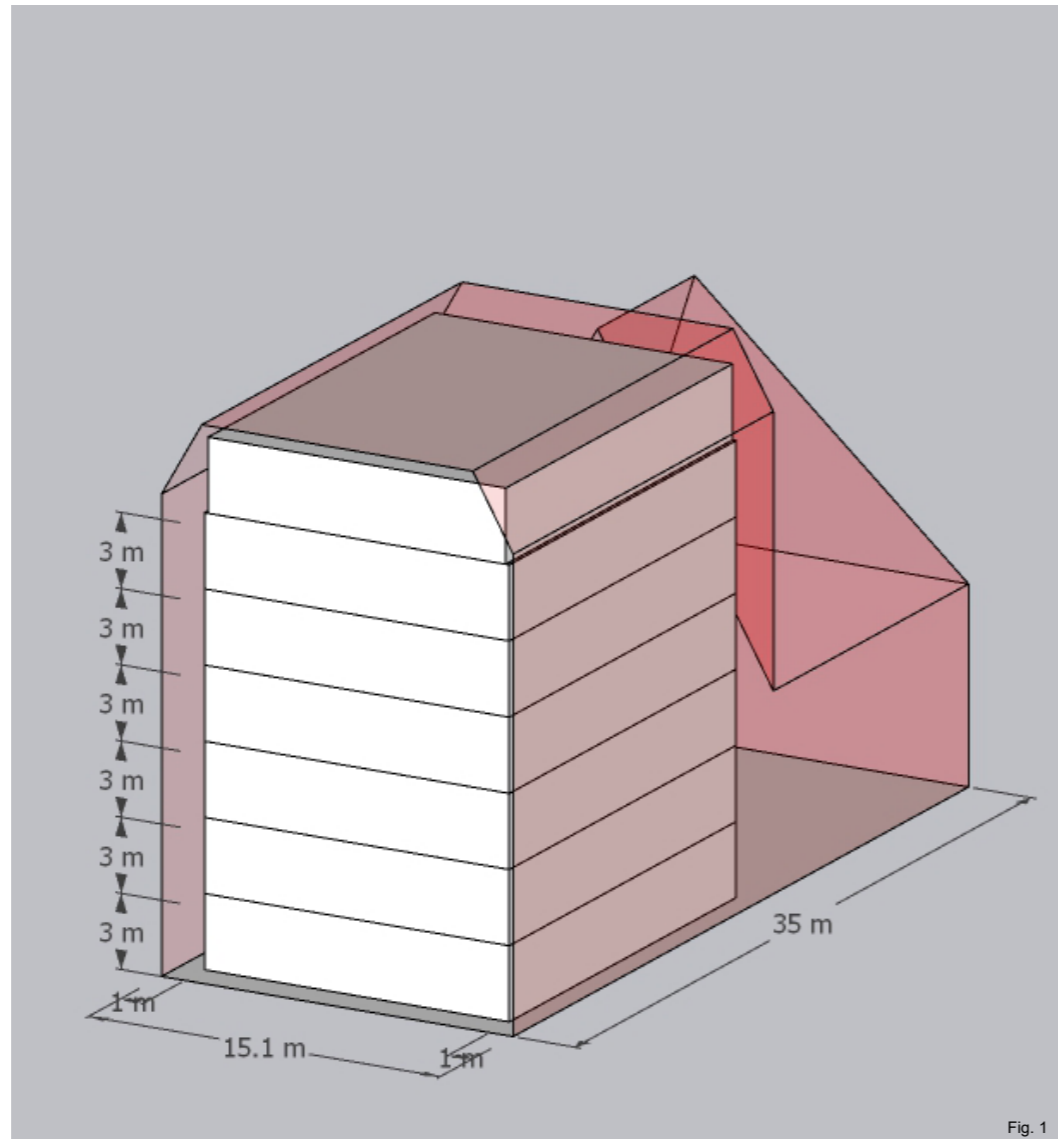


Fig. 1

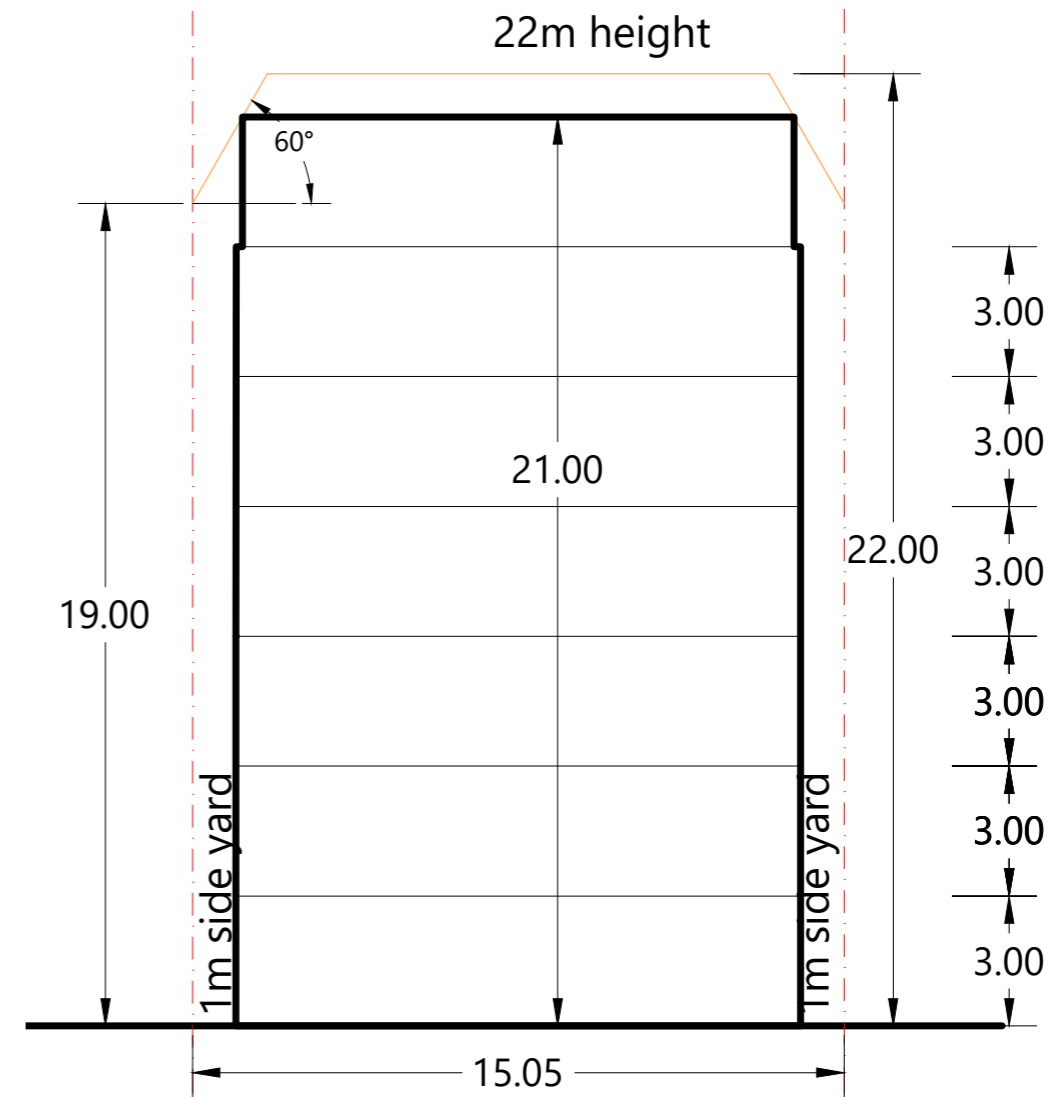


Fig. 2

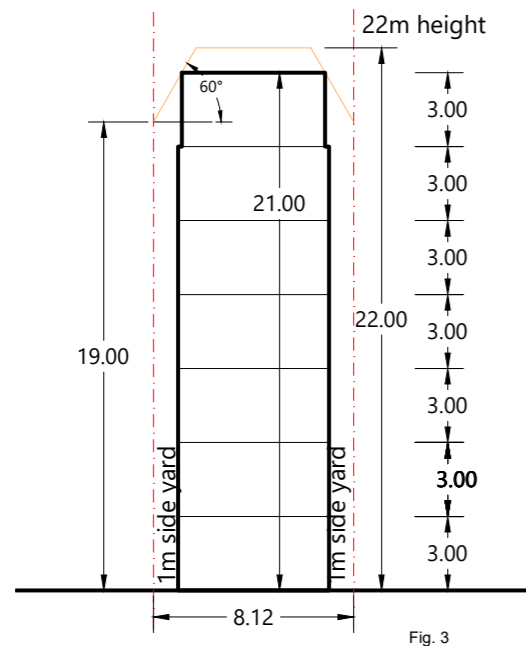


Fig. 3

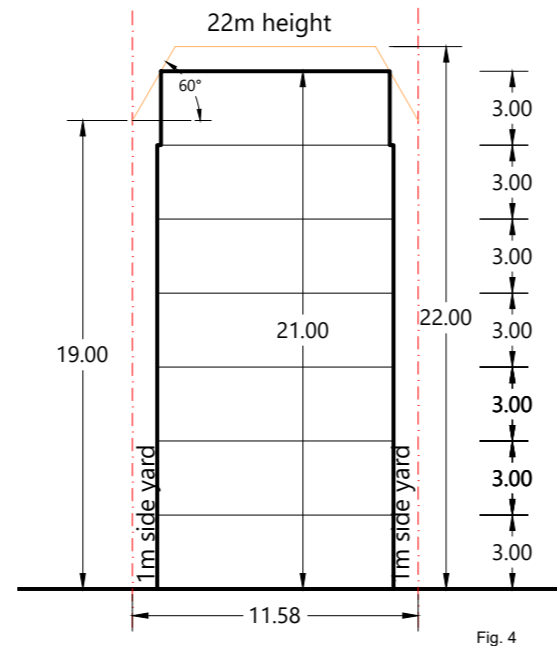


Fig. 4

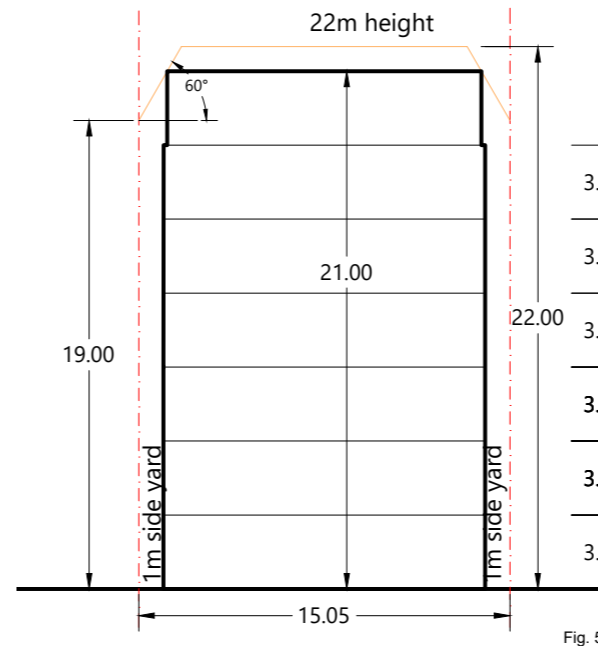


Fig. 5

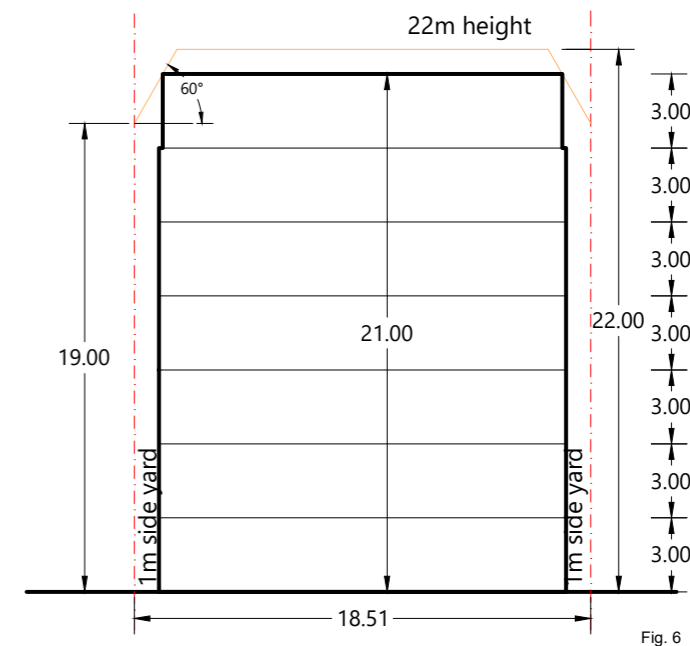


Fig. 6

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HEIGHT VS SITE WIDTH - KO - MINIMUM SITE FRONTAGE TO PERMIT 6-STOREYS

HIRB CASE STUDY

Kainga Ora

Date : 22 February 2023

SK12
 Rev 0

MINIMUM SITE WIDTH TO PERMIT 10-STOREYS
3m floor to floor height

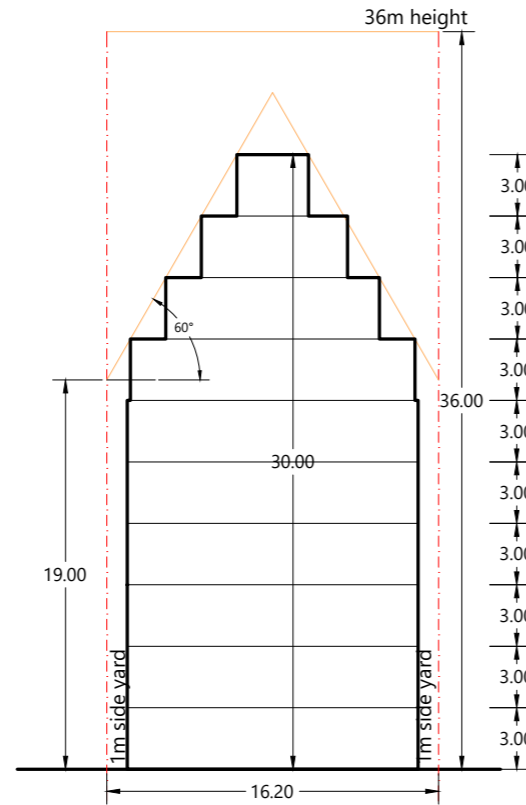


Fig. 1

MINIMUM SITE WIDTH TO PERMIT 10-STOREYS
4.5m floor to floor (ground floor)
3.2m floor to floor (above ground floor)

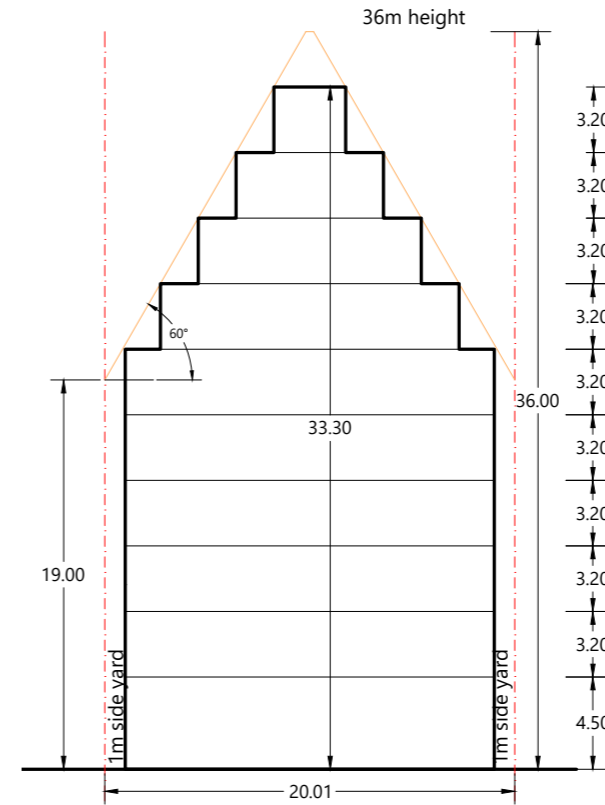


Fig. 2

HDZ-KO
Height
36m
Building Coverage

Yards
1.5m (front), 1m (side and rear)
HIRB
19m+60° (20m) - 8+60°

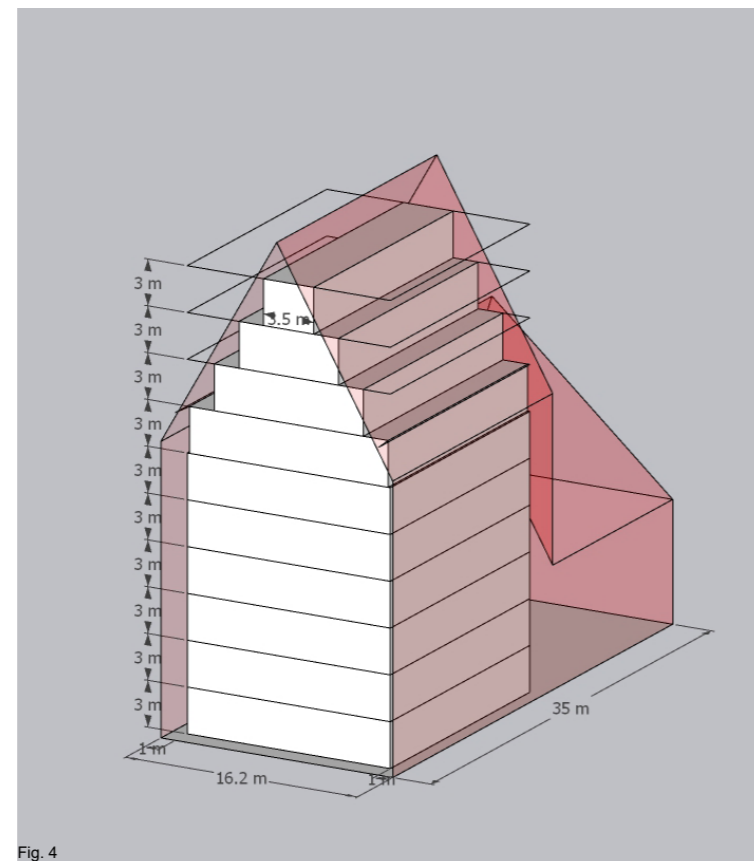


Fig. 4

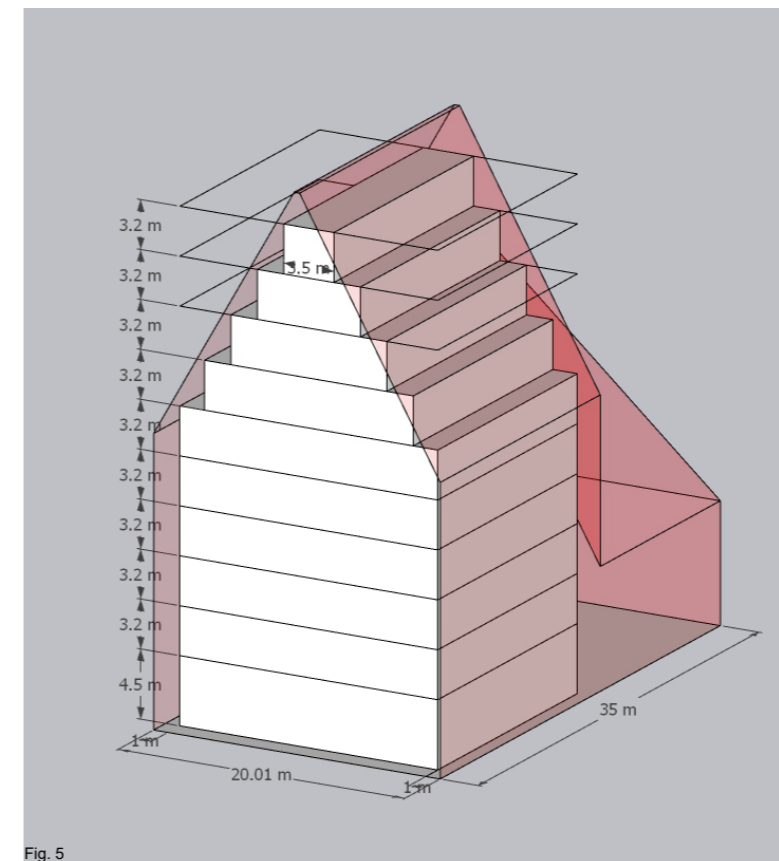


Fig. 5

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HEIGHT VS SITE WIDTH - 36m Height Overlay

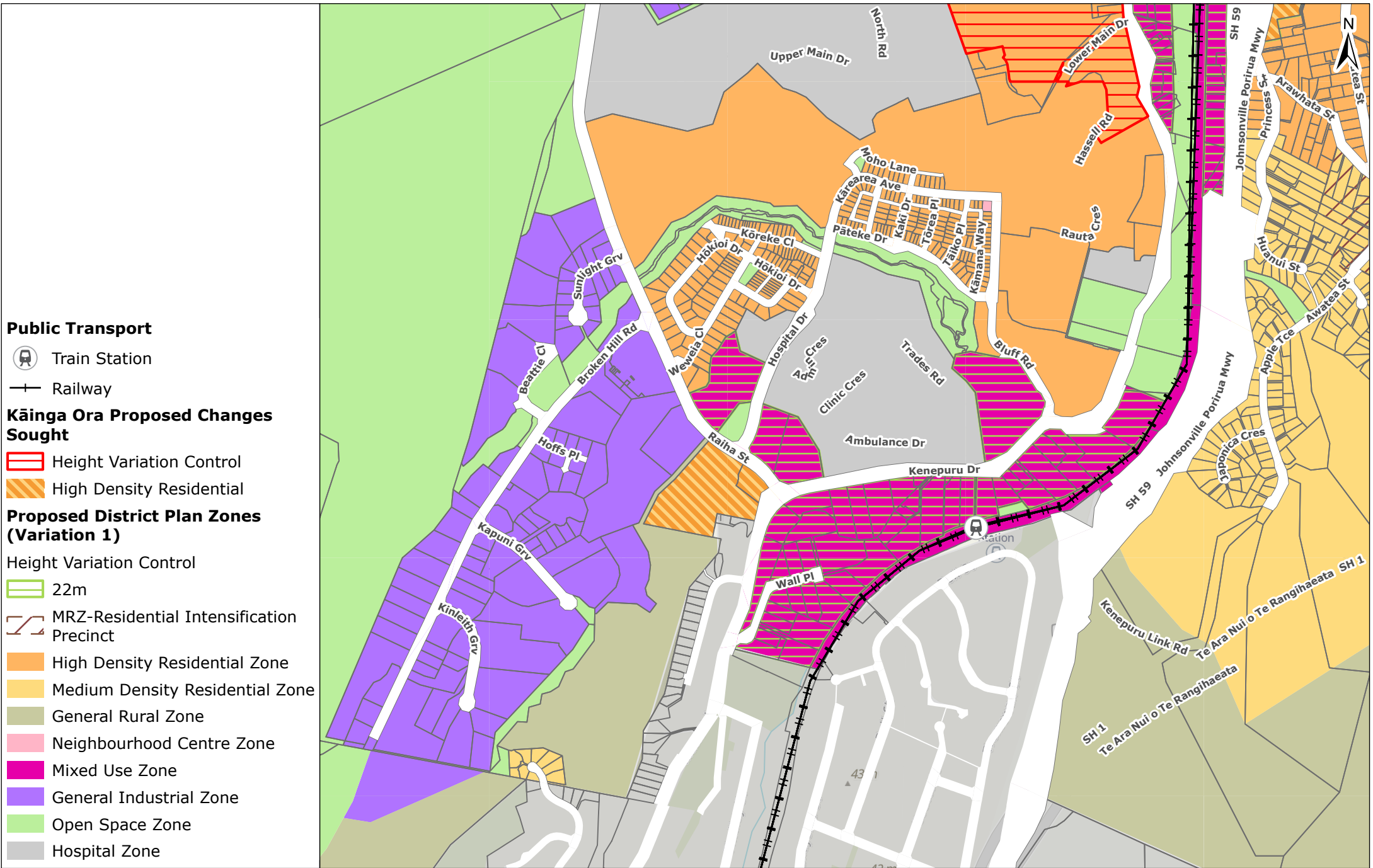
HIRB CASE STUDY

Kainga Ora

Date : 22 February 2023

SK13
Rev 0

ADJUSTED ZONE MAPS



Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Kenepuru
 Variation 1 Classification: Mixed Use
 Submission Classification: Mixed Use

PREPARED BY	TPG REF: 718448
Conor McIntosh	SHEET 1 OF 13
DATE 23/02/2023	A4 Scale 1:10,000
0	260 Metres





Public Transport

—+— Railway

Kāinga Ora Proposed Changes Sought

Centre Expansion

Height Variation Control

High Density Residential

Metropolitan Centre

Proposed District Plan Zones (Variation 1)

High Density Residential Zone

Medium Density Residential Zone

Neighbourhood Centre Zone

Large Format Retail Zone

Mixed Use Zone

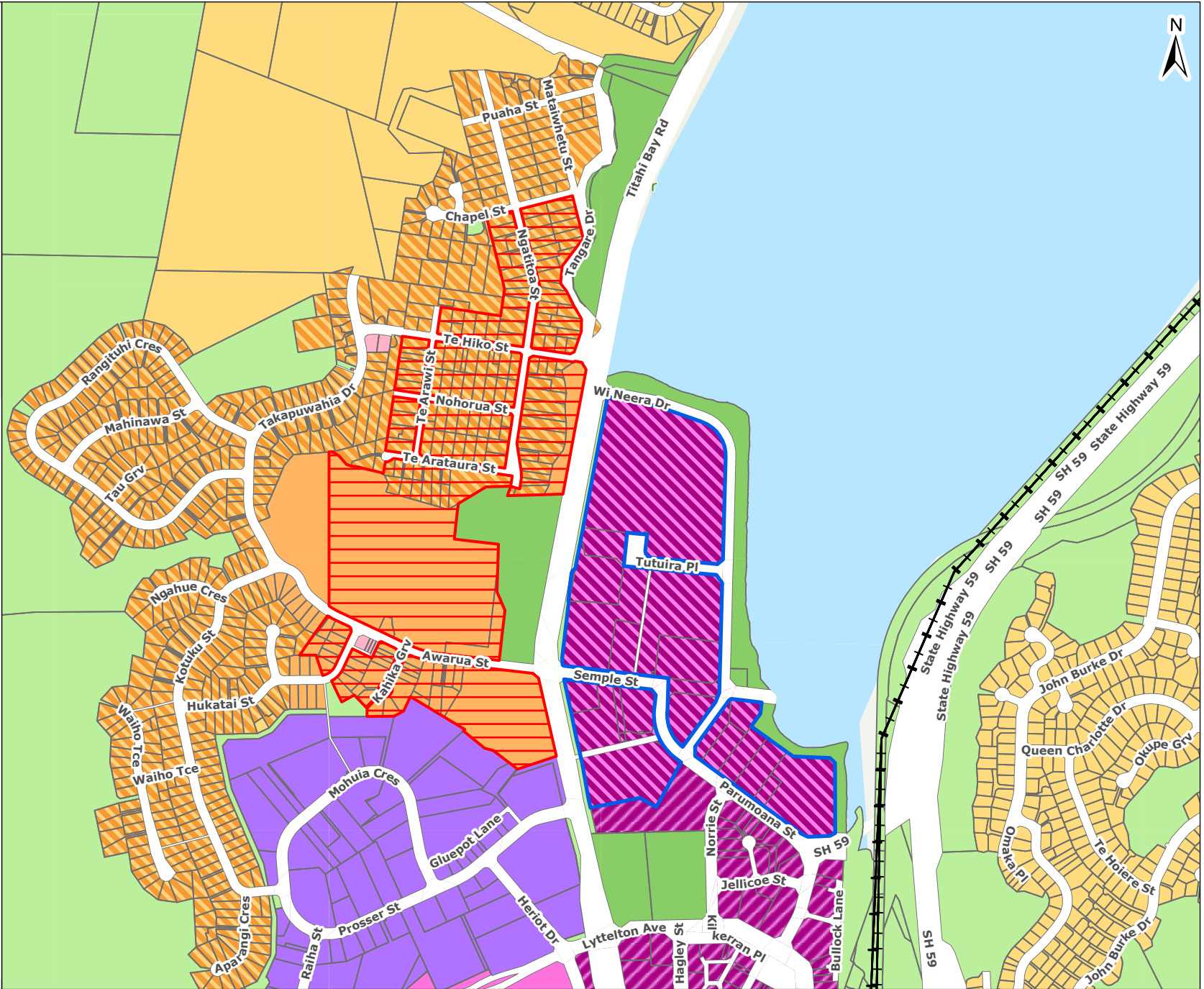
Metropolitan Centre Zone

General Industrial Zone

Open Space Zone

Sport and Active Recreation Zone

Sport and Active Recreation Zone

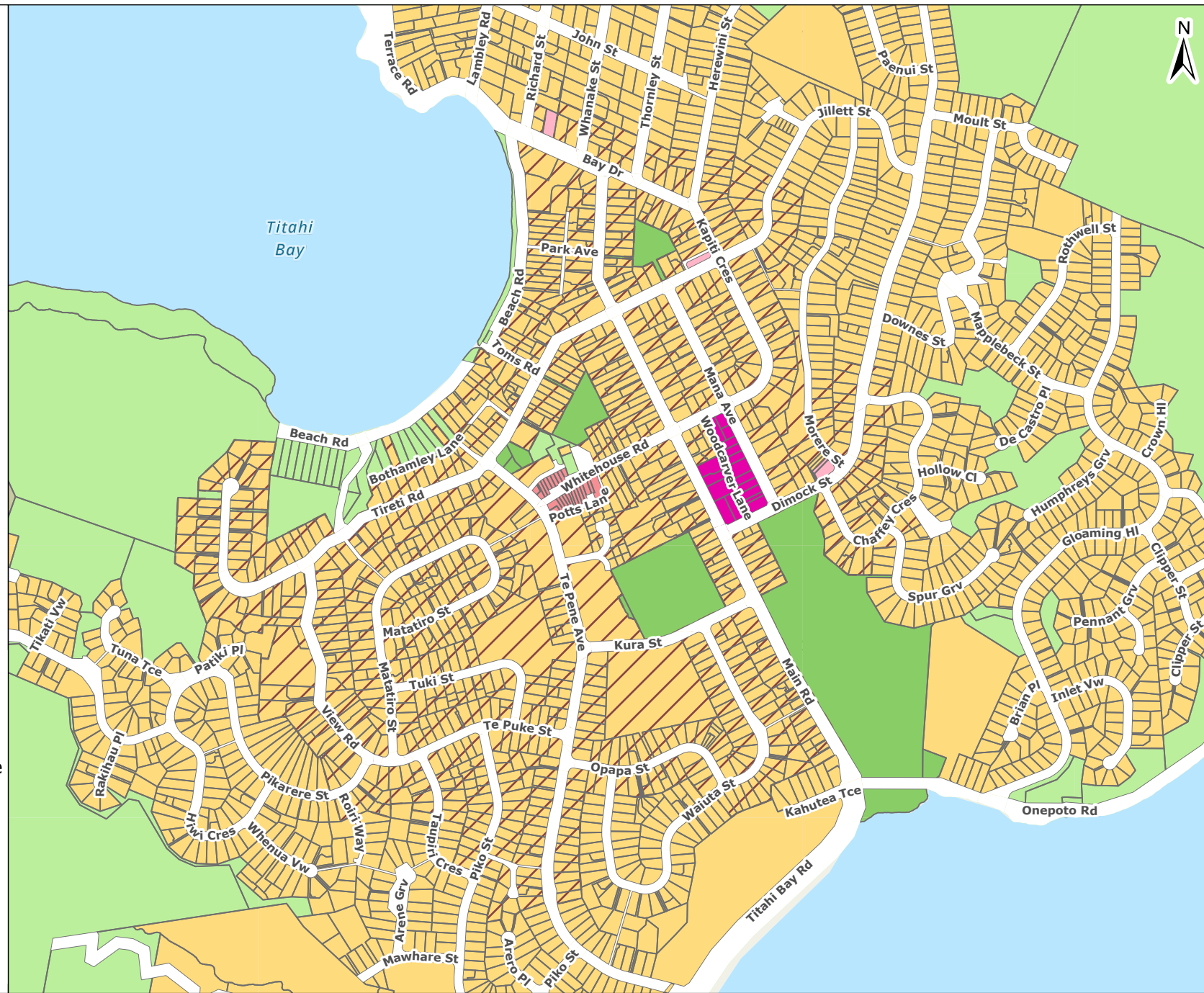


Imagery sourced from: LINZ Data Services
Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Porirua Central (North)
Variation 1 Classification: Large Format Retail
Submission Classification: Metropolitan Centre

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Conor McIntosh	SHEET	3 OF 13
DATE	23/02/2023	A4 Scale 1:10,000
0		260 Metres





**Proposed District Plan Zones
(Variation 1)**

-  MRZ-Residential Intensification Precinct
-  Medium Density Residential Zone
-  General Rural Zone
-  Neighbourhood Centre Zone
-  Local Centre Zone
-  Mixed Use Zone
-  Open Space Zone
-  Sport and Active Recreation Zone



Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Titahi Bay
 Variation 1 Classification: Local Centre
 Submission Classification: Local Centre







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Conor McIntosh	SHEET 4 OF 13
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0 260 Metres	














Public Transport

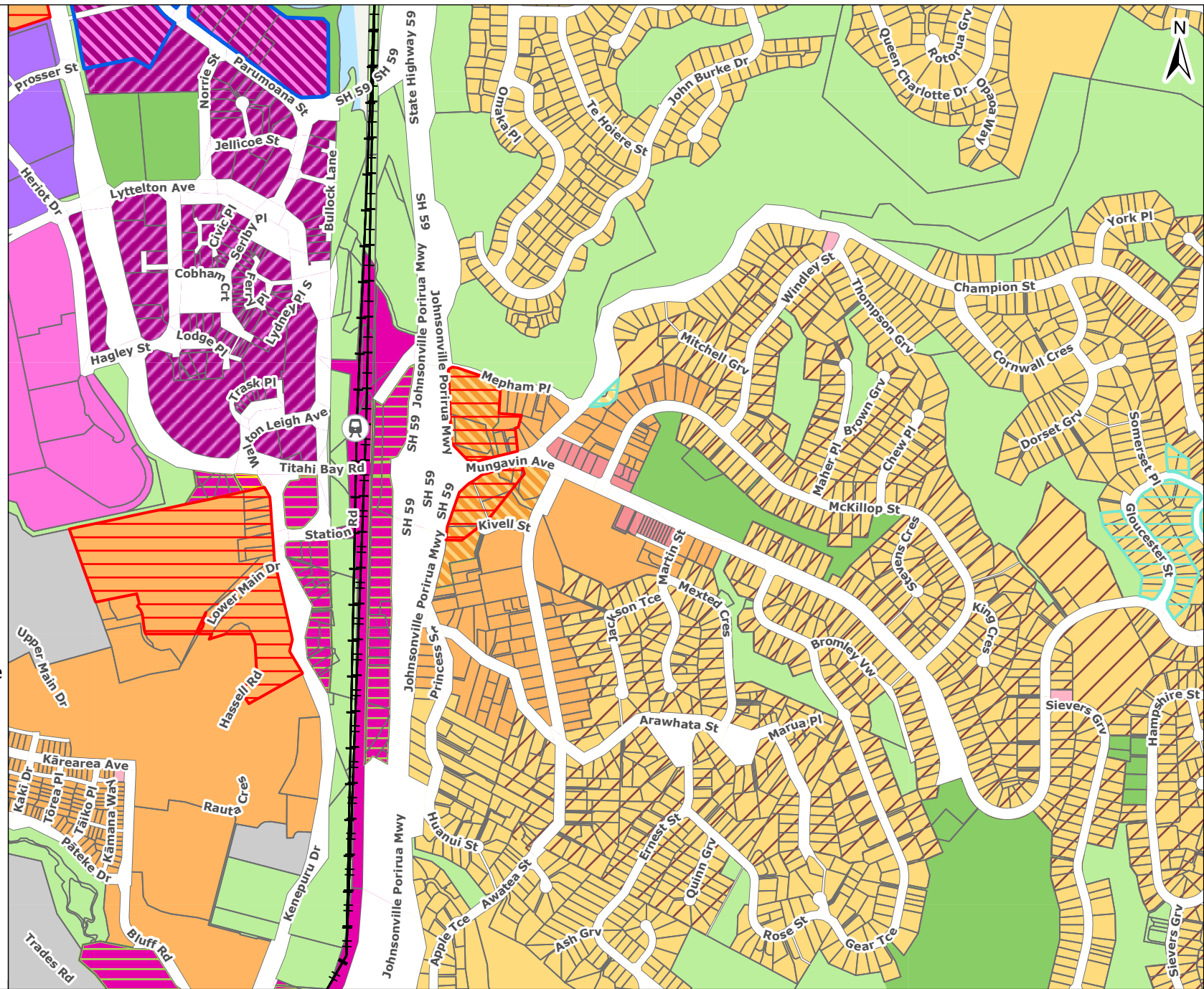
-  Train Station
-  Railway

Kāinga Ora Proposed Changes Sought

-  Centre Expansion
-  MRZ-Residential Intensification Precinct
-  Height Variation Control
-  Medium Density Residential
-  High Density Residential
-  Metropolitan Centre

Proposed District Plan Zones (Variation 1)

- Height Variation Control
-  12m
 -  22m
- MRZ-Residential Intensification Precinct
-  High Density Residential Zone
 -  Medium Density Residential Zone
 -  Neighbourhood Centre Zone
 -  Local Centre Zone
 -  Large Format Retail Zone
 -  Mixed Use Zone
 -  Metropolitan Centre Zone
 -  General Industrial Zone
 -  Open Space Zone
 -  Sport and Active Recreation Zone
 -  Hospital Zone

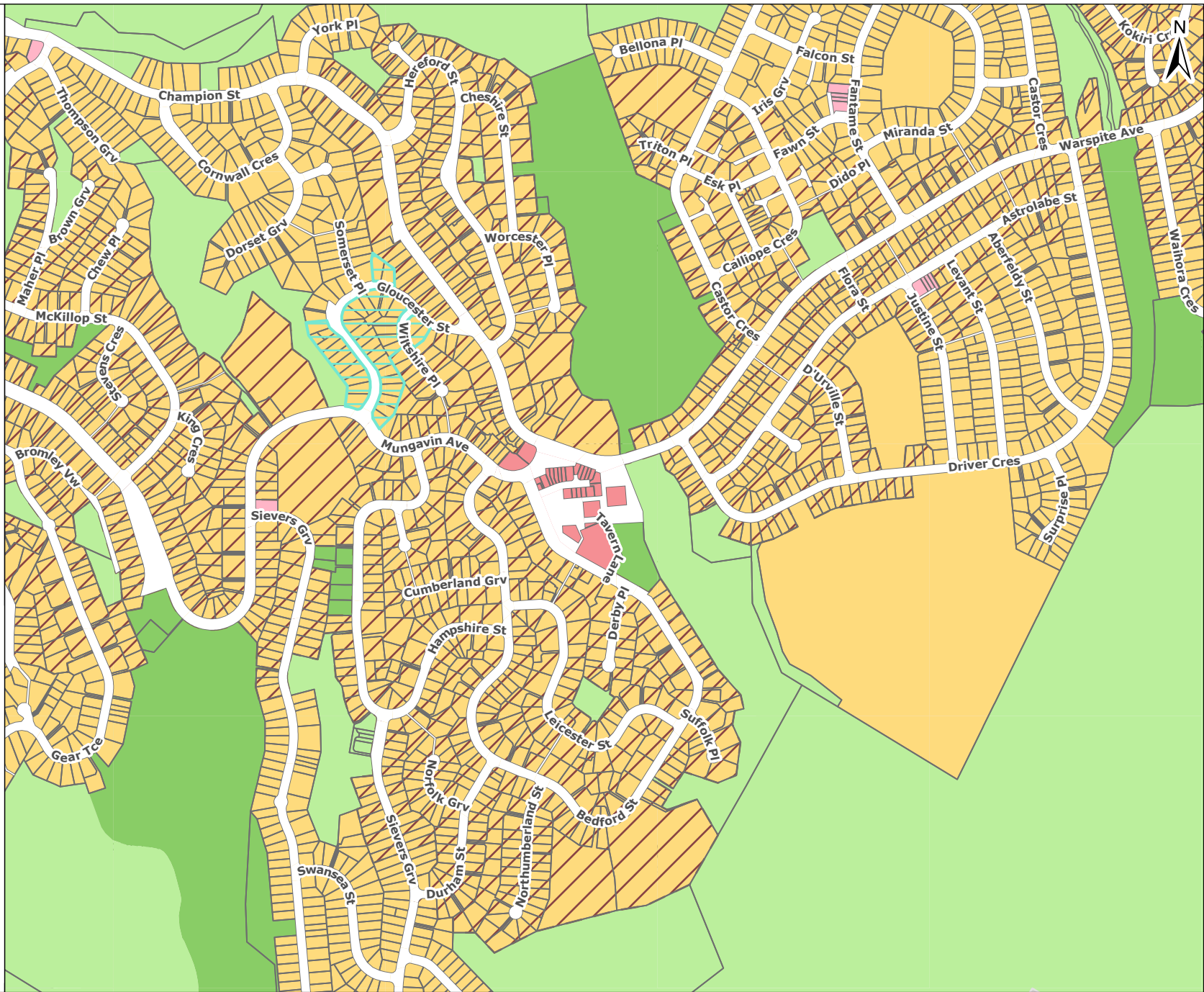


Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).


Centre: Ranui
 Variation 1 Classification: Local Centre
 Submission Classification: Local Centre

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DATE 23/02/2023	A4 Scale 1:10,000
0	260 Metres








Kāinga Ora Proposed Changes Sought

 MRZ-Residential Intensification Precinct


Proposed District Plan Zones (Variation 1)


 MRZ-Residential Intensification Precinct

 Medium Density Residential Zone

 Neighbourhood Centre Zone

 Local Centre Zone

 Open Space Zone

 Sport and Active Recreation Zone

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 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

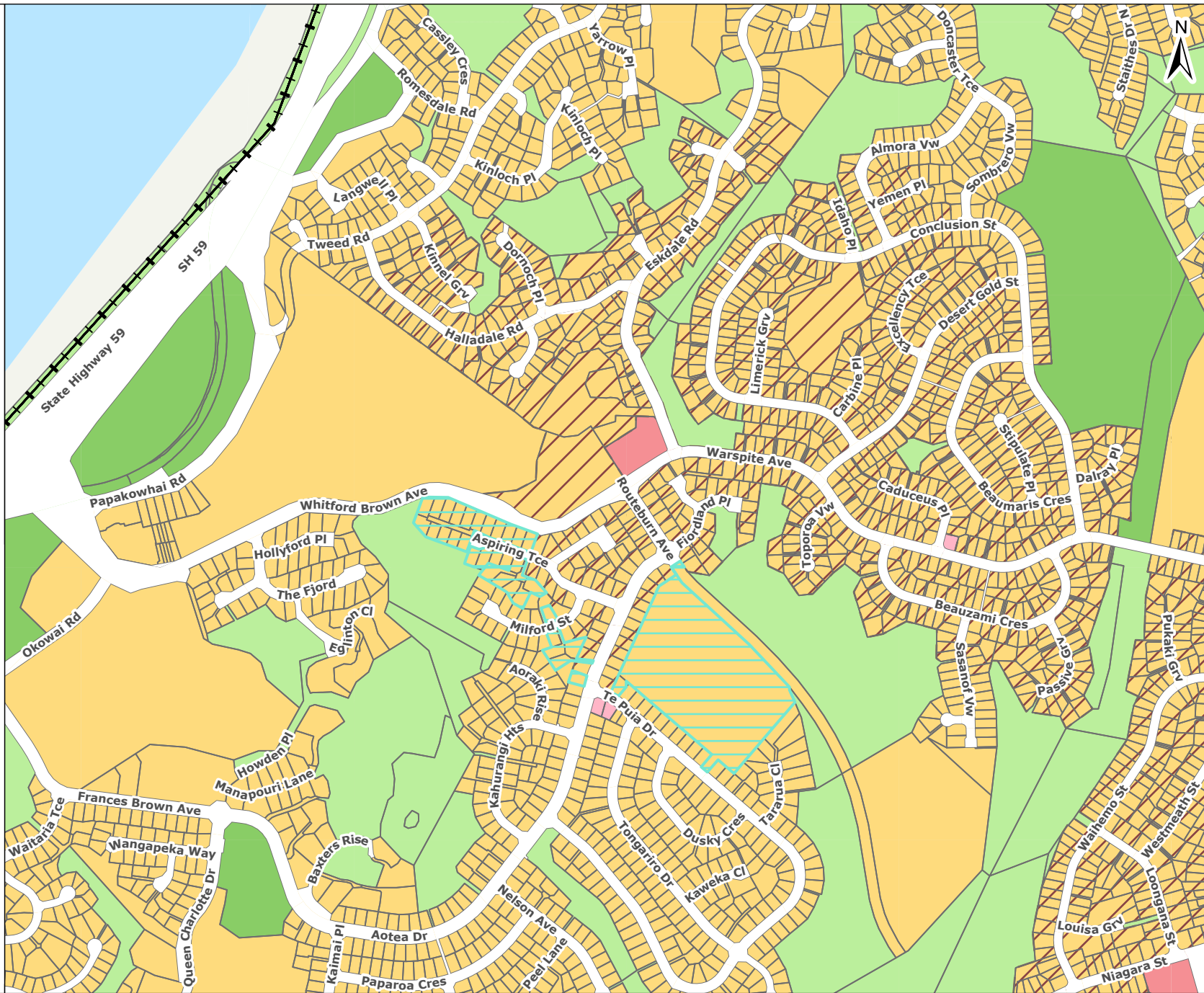
Centre: Cannons Creek

Variation 1 Classification: Local Centre

Submission Classification: Local Centre

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Conor McIntosh	SHEET 6 OF 13
DATE 23/02/2023	A4 Scale 1:10,000
0	260 Metres





Public Transport

—+— Railway

Kāinga Ora Proposed Changes Sought

MRZ-Residential Intensification Precinct

Proposed District Plan Zones (Variation 1)

MRZ-Residential Intensification Precinct

Medium Density Residential Zone

Neighbourhood Centre Zone

Local Centre Zone

Open Space Zone

Sport and Active Recreation Zone

Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Papakowhai

Variation 1 Classification: Local Centre

Submission Classification: Local Centre

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 Conor McIntosh

DATE
 23/02/2023

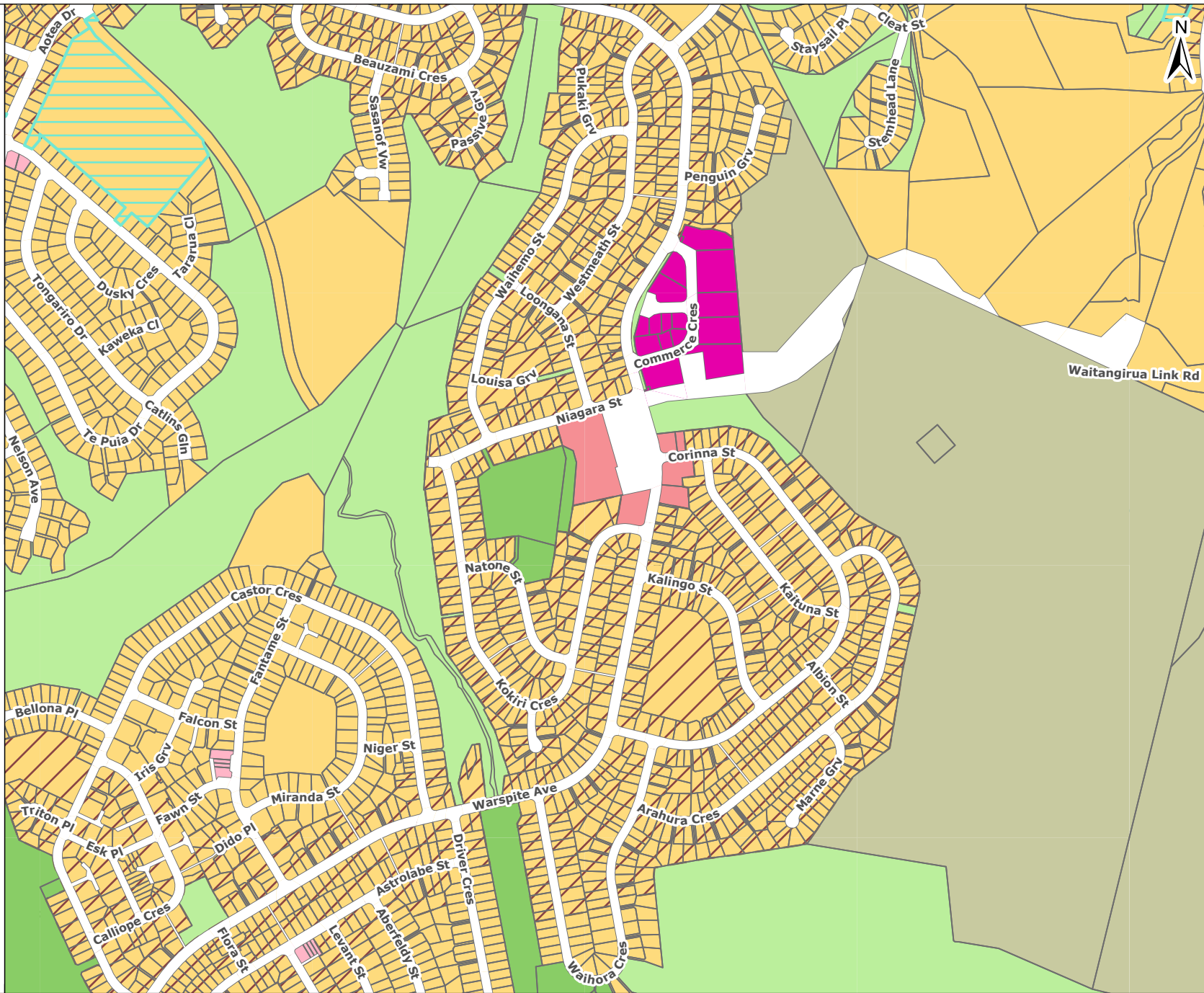
TPG REF: 718448

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A4 Scale 1:10,000

0 260 Metres





Kāinga Ora Proposed Changes Sought

MRZ-Residential Intensification Precinct

Proposed District Plan Zones (Variation 1)

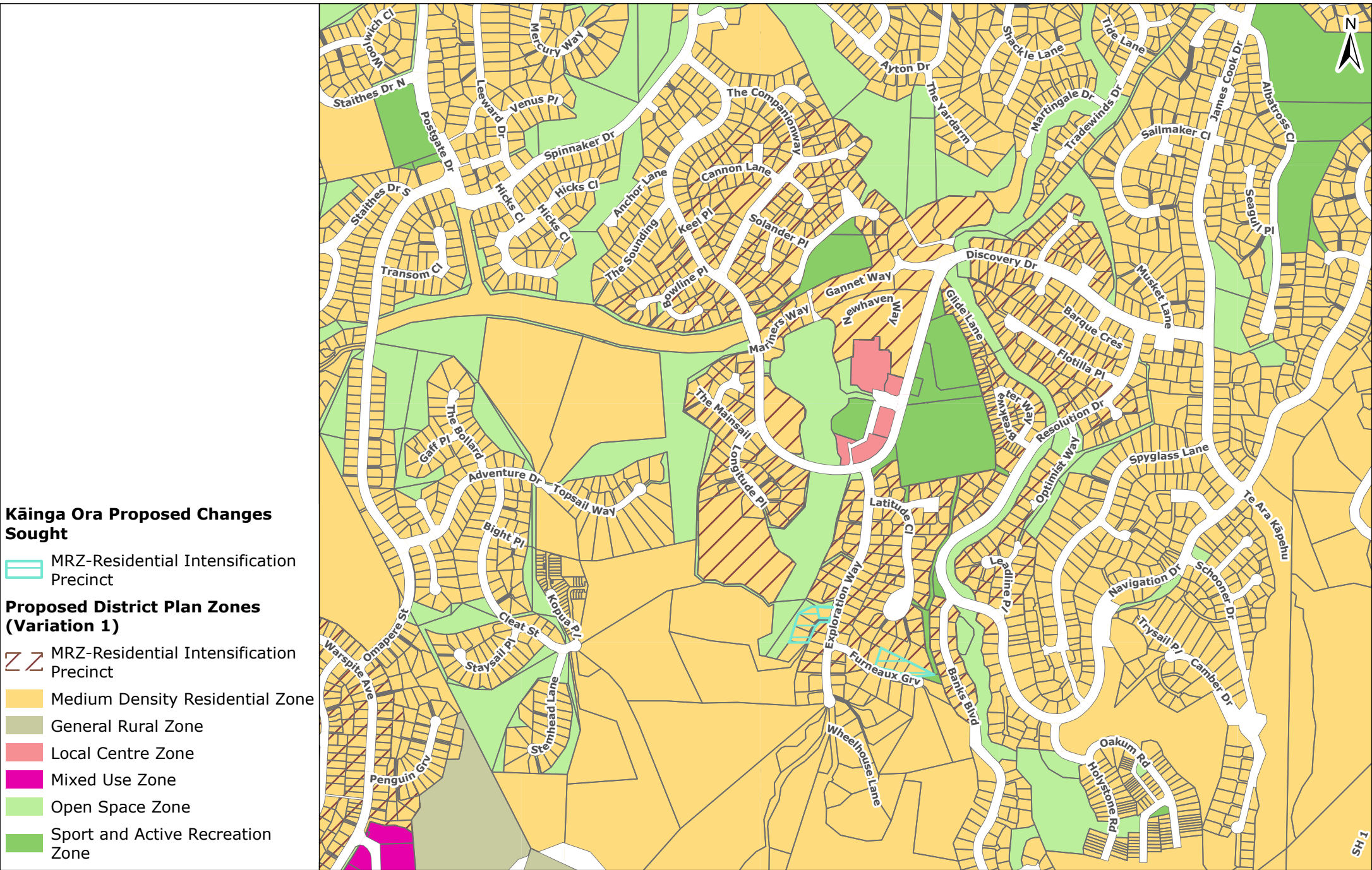
- MRZ-Residential Intensification Precinct
- Medium Density Residential Zone
- General Rural Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Open Space Zone
- Sport and Active Recreation Zone

Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Waitangirua
 Variation 1 Classification: Local Centre
 Submission Classification: Local Centre

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0 260 Metres	





Kāinga Ora Proposed Changes Sought

-  MRZ-Residential Intensification Precinct
- Proposed District Plan Zones (Variation 1)**
-  MRZ-Residential Intensification Precinct
-  Medium Density Residential Zone
-  General Rural Zone
-  Local Centre Zone
-  Mixed Use Zone
-  Open Space Zone
-  Sport and Active Recreation Zone

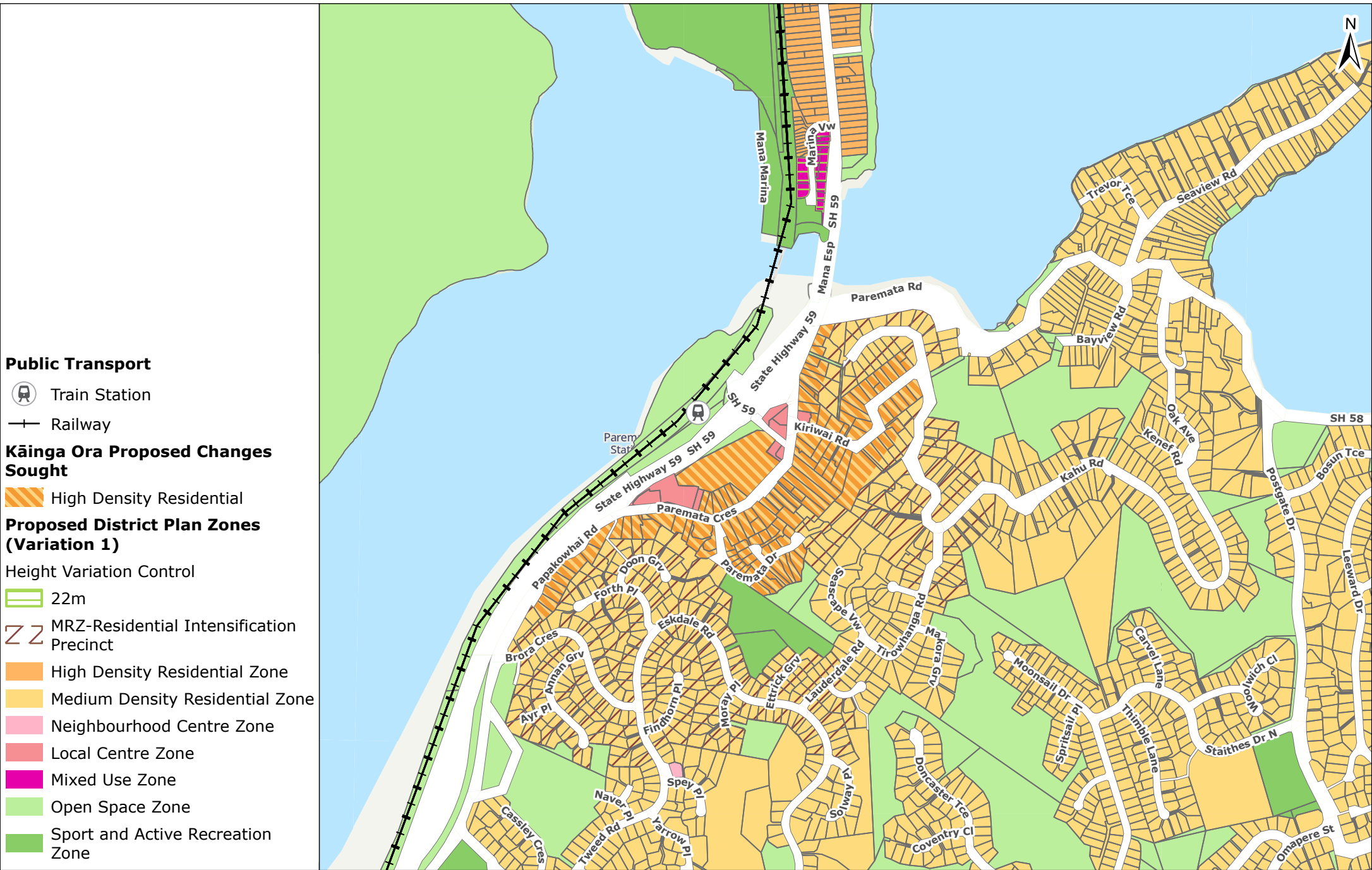
Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Whitby
 Variation 1 Classification: Local Centre
 Submission Classification: Local Centre

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DATE	SHEET
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	A4 Scale 1:10,000
0	260 Metres



SH 1



Public Transport

- Train Station
- Railway

Kāinga Ora Proposed Changes Sought

- High Density Residential

Proposed District Plan Zones (Variation 1)

Height Variation Control

- 22m
- MRZ-Residential Intensification Precinct
- High Density Residential Zone
- Medium Density Residential Zone
- Neighbourhood Centre Zone
- Local Centre Zone
- Mixed Use Zone
- Open Space Zone
- Sport and Active Recreation Zone



Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Paremata
 Variation 1 Classification: Local Centre (Expanded)
 Submission Classification: Local Centre (Expanded)


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Kāinga Ora
Homes and Communities

Public Transport

-  Train Station
-  Railway

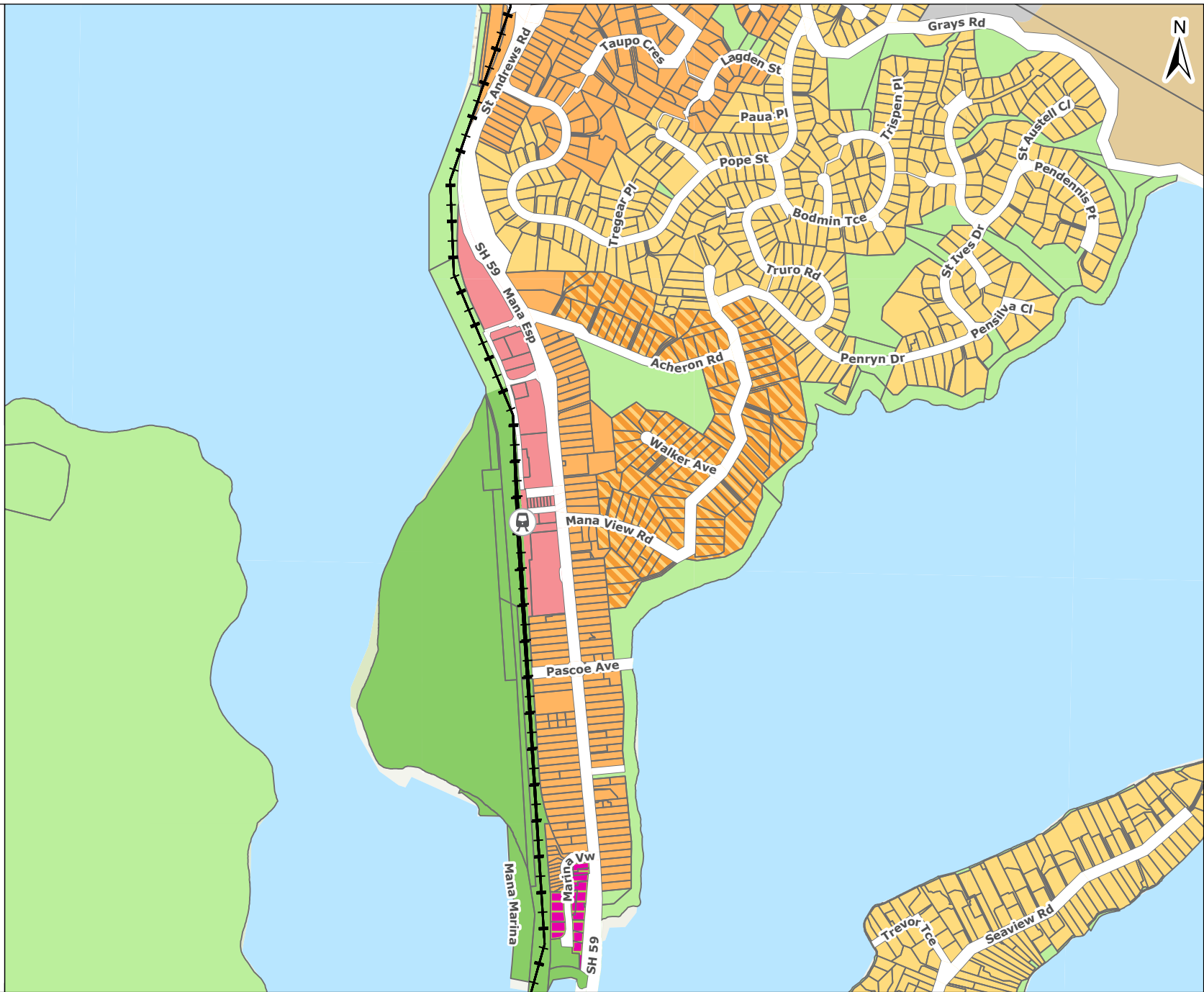
Kāinga Ora Proposed Changes Sought

-  High Density Residential

Proposed District Plan Zones (Variation 1)

Height Variation Control

-  22m
-  High Density Residential Zone
-  Medium Density Residential Zone
-  Rural Lifestyle Zone
-  Local Centre Zone
-  Mixed Use Zone
-  Open Space Zone
-  Sport and Active Recreation Zone
-  Future Urban Zone



Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Mana
 Variation 1 Classification: Local Centre
 Submission Classification: Local Centre

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Conor McIntosh	SHEET 11 OF 13
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0 260 Metres	





Public Transport

- Train Station
- Railway

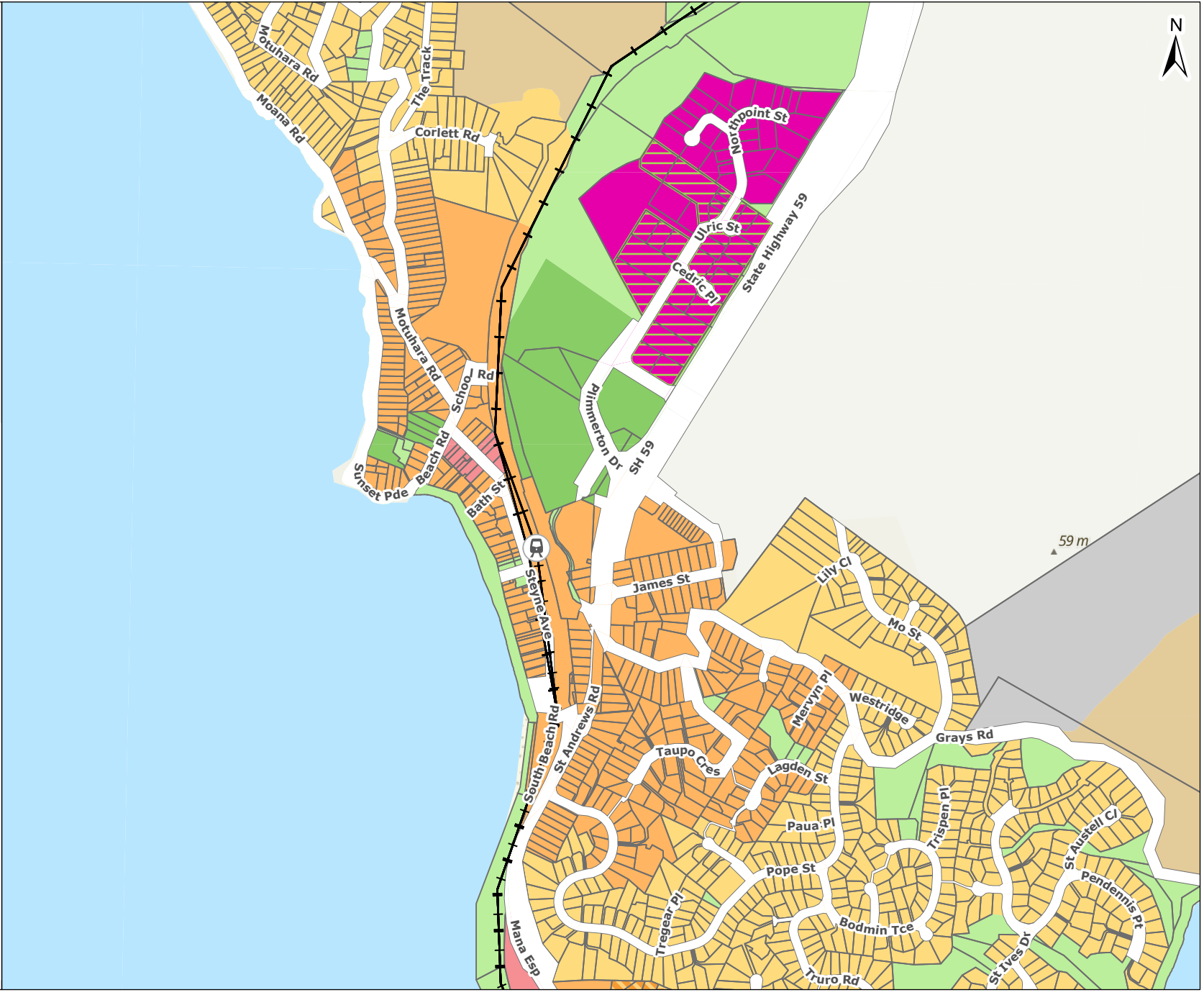
Kāinga Ora Proposed Changes Sought

- High Density Residential

Proposed District Plan Zones (Variation 1)

Height Variation Control

- 22m
- High Density Residential Zone
- Medium Density Residential Zone
- Rural Lifestyle Zone
- Local Centre Zone
- Mixed Use Zone
- Open Space Zone
- Sport and Active Recreation Zone
- Future Urban Zone

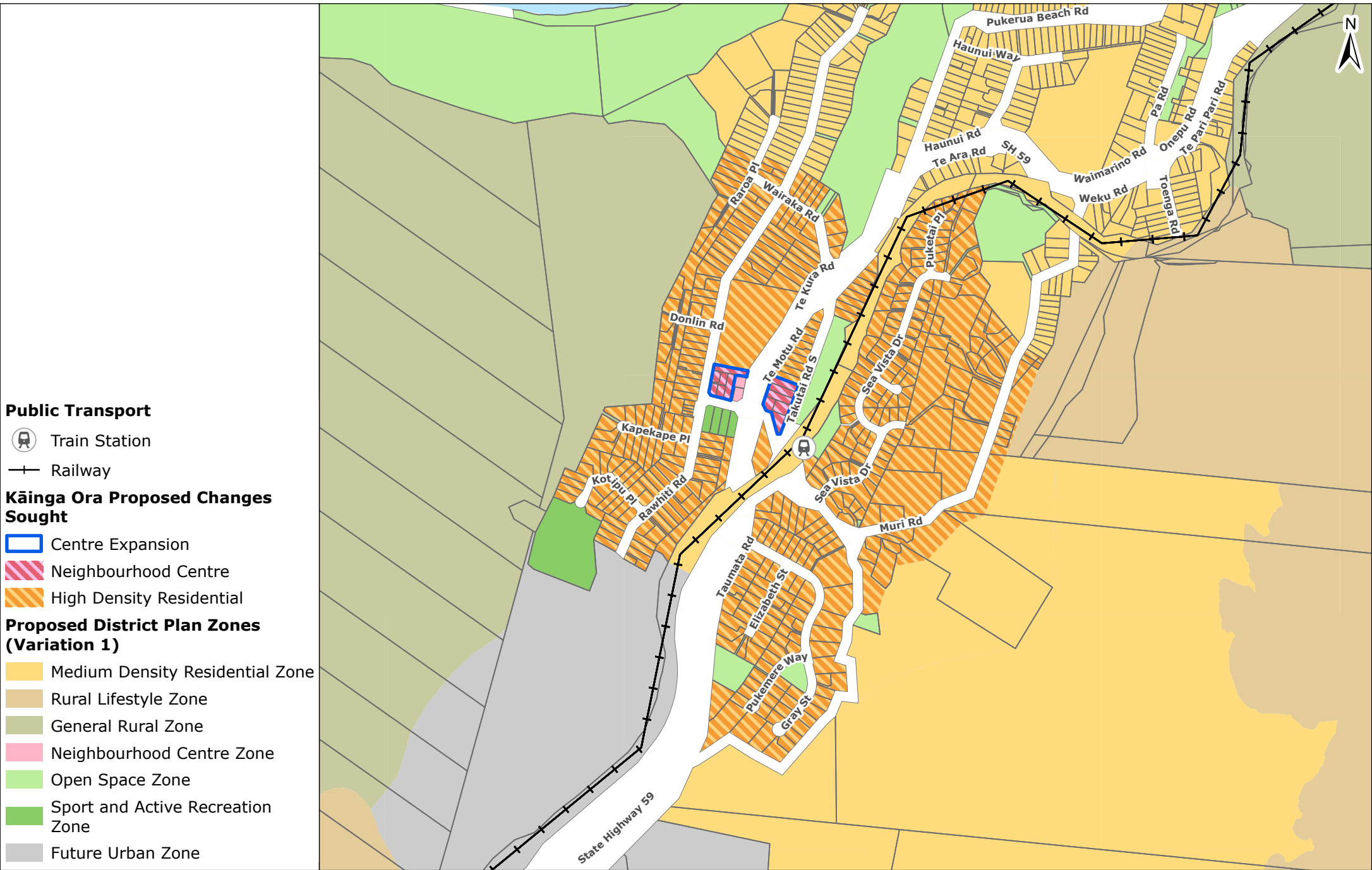


Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).



Centre: Plimmerton
 Variation 1 Classification: Local Centre
 Submission Classification: Local Centre

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Conor McIntosh	SHEET 12 OF 13
DATE 23/02/2023	A4 Scale 1:10,000
0 260 Metres	















Public Transport

-  Train Station
-  Railway

Kaitiaki Ora Proposed Changes Sought

-  Centre Expansion
-  Neighbourhood Centre
-  High Density Residential

Proposed District Plan Zones (Variation 1)

-  Medium Density Residential Zone
-  Rural Lifestyle Zone
-  General Rural Zone
-  Neighbourhood Centre Zone
-  Open Space Zone
-  Sport and Active Recreation Zone
-  Future Urban Zone

Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
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Centre: Pukerua Bay
 Variation 1 Classification: Local Centre
 Submission Classification: Local Centre + Future Commercial Zone

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0 260 Metres	

