

Urban Tissue Study

A tissue study has been undertaken to help understand the potential built form outcomes of the conceptual masterplan based on existing patterns of development from across New Zealand. This study demonstrates that the densitiies and built form proposed is consistent with established city fringe areas in Auckland and other comprehensively planned greenfield developments such as Hobsonville.

1. Glenpanel Masterplan

The conceptual masterplan provides for up to 748 new dwellings, giving a net density of up to **70 dwellings per hectare**.



2. Hobsonville, Auckland

Hobsonville provides an exemplar benchmark for medium to high density greenfield development in New Zealand. Gross density within a comparable area to Glenpanel is equivalent to 33 dwellings per hectare (gross), with a total of 572 dwellings provided.



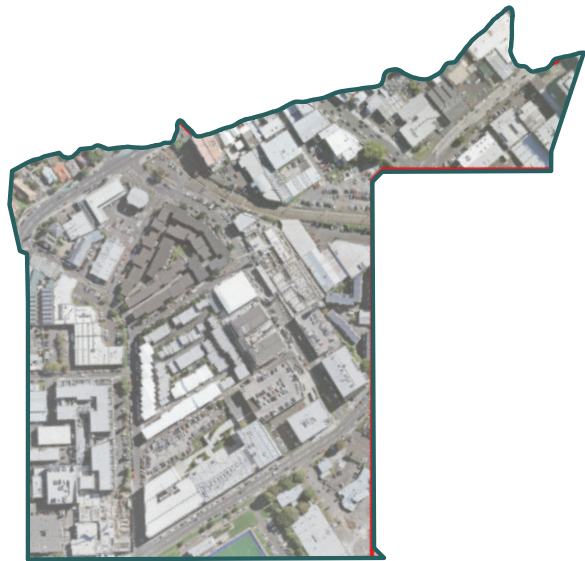
3. Addison, Auckland

Addison is a well established suburb and one of New Zealand's earliest attempts at comprehensive medium density greenfield development. This example has a gross density of 20 dwellings per hectare.



4. Eden Terrace, Auckland

The Eden Terrace around Normanby Road is an established mixed-use neighbourhood at the fringe of the Auckland City Centre. This area includes 793 dwellings and a gross density of 44 dwellings per hectare in addition to significant amounts office, retail and hospitality floor space.



5. Rolleston, Canterbury

New subdivisions in Rolleston established following the 2011 Canterbury Earthquakes feature increased densities over and above typical suburban development. This neighbourhood in south Rolleston includes 317 dwellings with a gross density of 18 dwellings per hectare.



6. Shotover Country, Queenstown

Shotover Country sits adjacent to the Site. It features a typical suburban gross density of approximately 11 dwellings per hectare (183 dwellings), less than half that proposed for Glenpanel.

