

Purpose

The purpose of this study is to explore the development potential of the sites at 67S Otara Road, Otara, Auckland and 39 Alexander Crescent, Otara, Auckland.

This study will outline the potential for a low risk development including two and three story residential buildings. The development will demonstrate a proposal aligned with the objectives and policies of the Auckland Unitary Plan’s Residential - Mixed Housing Urban zone.

Key Outcomes Sought

- 1) Adopting a range of housing typologies that fit for purpose and reflect economy in design suitable for Kiwibuild purchasers.
- 2) Utilise conservative transport design including road widths, parking and accessway layout.
- 3) Achieve a quality urban neighbourhood that balances high yield with good public and private amenity.

Target Density: 30dw/ha or greater
Target Yield: 60% (net residential land) or greater

Design Assumptions

We have adopted the following assumptions in preparing this Reference Scheme:

- The site will be re-zoned to either Mixed Housing - Urban or Mixed Housing Sub-Urban.
- All existing development is removed (or could be removed).
- The site is virtually flat; no earthworks or major retaining walls are envisaged.
- A Planning, Infrastructure and Transportation Assessment Report (Calibre, 30 August 2018) prepared for this site has indicated that there are no particular constraints on development within the broad expectations of this zone.
- Housing Typologies have been adopted and agreed with M.HUD as a precursor to our design.
- The two legal parcels are treated as one larger landholding for the purposes of development and no further amalgamation or subdivision with neighbouring properties is provided for.
- Any development proposal would be subject to Auckland Council design review and possibly Urban Design Panel review.



LOCATION PLAN
Scale 1:7500

Name	Address	Legal Description	Area	Current Zone	Proposed Zone
Block B	67S Otara Road, Otara, Auckland	LOT 2 DP 354465	21,806 m2	Special Purpose - School Zone	Mixed Housing - Urban/Suburban
Block C	39 Alexander Crescent, Otara, Auckland	LOT 2 DP 13	8,653 m2	Special Purpose - Tertiary Education Zone	Mixed Housing - Urban/Suburban
			Total Area	3.05 Hectares	

DESIGN BRIEF

CLIENT: M.HUD
PROJECT: M.I.T. OTARA CAMPUS BLOCK B & C
DATE: 23 June 2022
STATUS: DRAFT FOR DISCUSSION



LEGEND

TERRACED HOUSING AND APARTMENT BUILDING ZONE

MIXED HOUSING URBAN ZONE

MIXED HOUSING SUBURBAN ZONE

BUSINESS - NEIGHBOURHOOD CENTRE ZONE

BUSINESS - LIGHT INDUSTRY ZONE

OPEN SPACE - SPORT & ACTIVE RECREATION ZONE

OPEN SPACE - COMMUNITY ZONE

OPEN SPACE - INFORMAL RECREATION ZONE

SPECIAL PURPOSE - TERTIARY EDUCATION ZONE

SPECIAL PURPOSE - MAORI PURPOSE

SPECIAL PURPOSE - SCHOOL ZONE

SITE BOUNDARY (TOTAL SITE AREA 3.05ha)

NOTABLE TREE (APPROX POSITION)

BUS STOPS

CONTOURS SHOWN AT 0.5m INTERVALS

SITE CONTEXT

SCALE: 1:5000 - A3

CLIENT: M.HUD

PROJECT: M.I.T. OTARA CAMPUS BLOCK C

DATE: 11 OCTOBER 2021

STATUS: DRAFT FOR DISCUSSION

HARRISON
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OPPORTUNITIES

- The surrounding area has a strong cultural identity and family-oriented facilities, parks, schools and services.
- The site has strong pedestrian links, as follows:
 - 2** minute walk - two corner stores, bus stops (located on Otara Road and Clyde Road), and MIT;
 - 5** minute walk - a school, play ground, access to nature walks, and a two Marae;
 - 15** minute walk - Otara Town Centre.
- The existing M.I.T. horticulture and landscaping area could be maintained or re-applied through urban gardens within the site.
- Substantial earthworks will not be required since the topography of the site is quite flat, with a slope of less than 3%.
- Reinstating a narrow pedestrian walkway to the north of the site would provide convenient access to a corner store, school and playground.

CONSTRAINTS

- Otara Road is a collector road and the existing intersection (vehicle crossing) location may need to be respected.
- Several suburban residential homes with their primary outdoor spaces are located along the site's northern boundary. Appropriate buildings setbacks should be considered to maintain amenity.
- A minor overland flow path is passes through the site, from south to north. The points where it enters and exits the site may need to be retained.
- No vehicle access is available from the northern or southern boundaries of the site.



LEGEND

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|--|------------------------------------|--|--------------------------------|--|---------------------------------|--|---|
| | SITE AREA | | EXISTING VEHICLE ACCESS POINTS | | OVERLAND FLOW PATH ENTRY & EXIT | | EXISTING GREEN SPACES (WITH MATURE TREES) |
| | PEDESTRIAN CONNECTION TO KEY AREAS | | RESIDENTIAL INTERFACE | | OVERLAND FLOW PATH | | NOTABLE TREE (POSITION NOT VERIFIED) |
| | | | | | FLOOD PLAIN/ FLOOD PRONE AREA | | |

OPPORTUNITIES AND CONSTRAINTS

SCALE: 1:5000 - A3
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KEY			
	Site Boundary	30,459m ²	
	Net Residential	15,971m ²	52.4%
	Subdivision Boundary		
	JOAL	4,515m ²	14.8%

SUBDIVISION PLAN: OPTION A

SCALE: 1:1500 - A3

CLIENT: M.HUD

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DEVELOPMENT YIELD					
	NUMBER	LOT AREA	GFA	STOREYS	CAR SPACES
3 Bed Apart	36		105	1	1
2 Bed Apart	104		62	1	1
4 Bed Duplex	8	200	186	2	2
3 Bed Terrace (Type 1)	35	119	144	3	1
3 Bed Terrace (Type 2)	6	113	144	3	1
4 Bed Terrace	14	124	140	2	1
TOTAL	203 Residential Units				
DENSITY	67 dw/ha				

CONCEPT PLAN: OPTION A

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PERSPECTIVE FROM SE: OPTION A

CLIENT:	M.HUD
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PERSPECTIVE FROM SW: OPTION A

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