



Note:
 The sites modelled are in Porirua; however, they are appropriate to illustrate the difference in building envelope options. Sites of a similar size (15m) with flat topography in Lower Hutt are located around 4 Bengie Crescent, Naenae.

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North

SITES INFORMATION

HIRB CASE STUDY

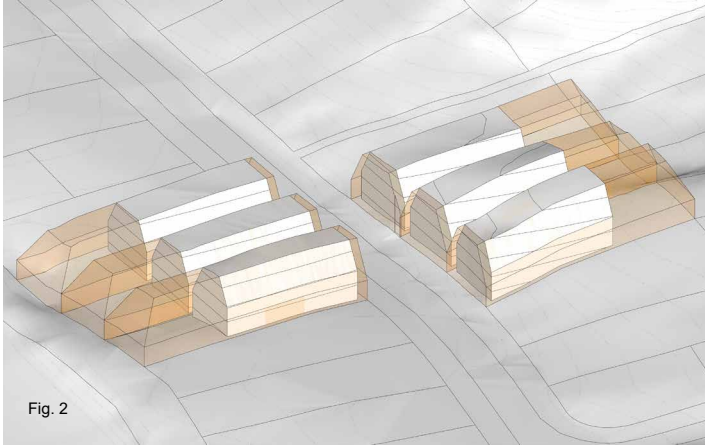
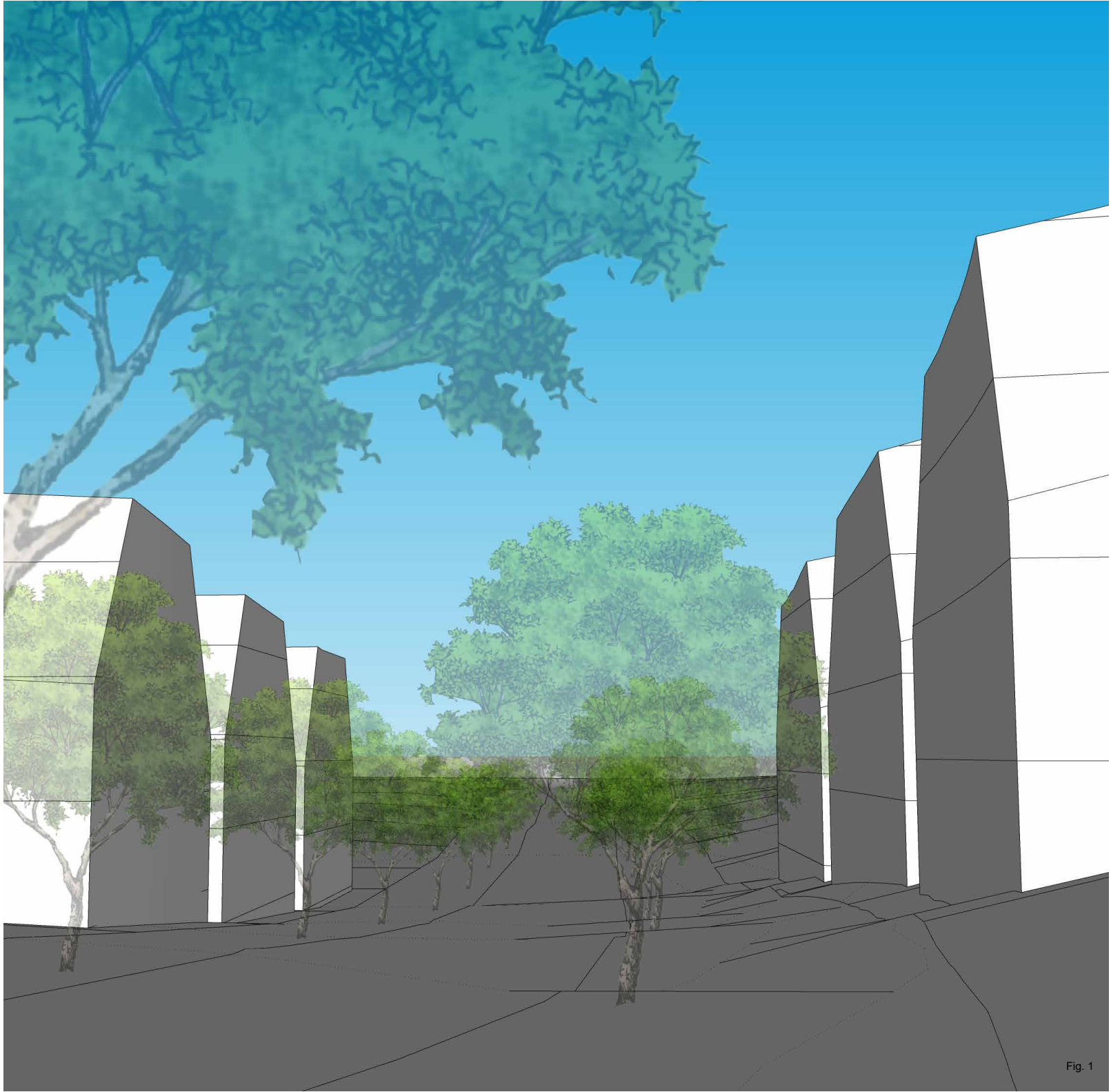
Kainga Ora

Date : 29 March 2023

SK01
 Rev 0

MDRAA

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



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MDRAA - POTENTIAL STREETSCAPE

HIRB CASE STUDY

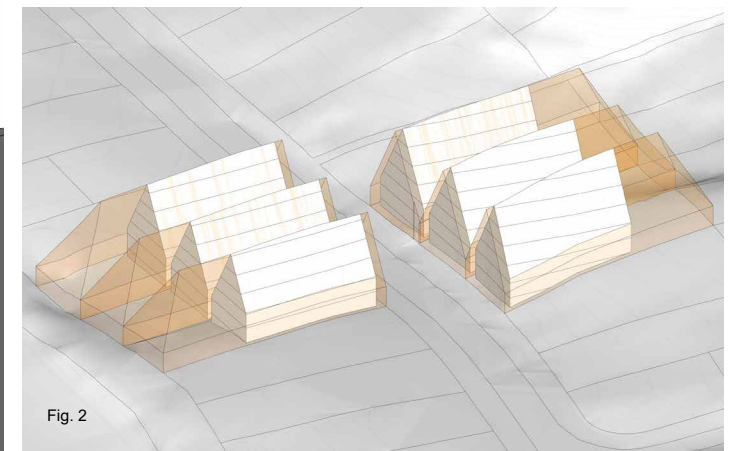
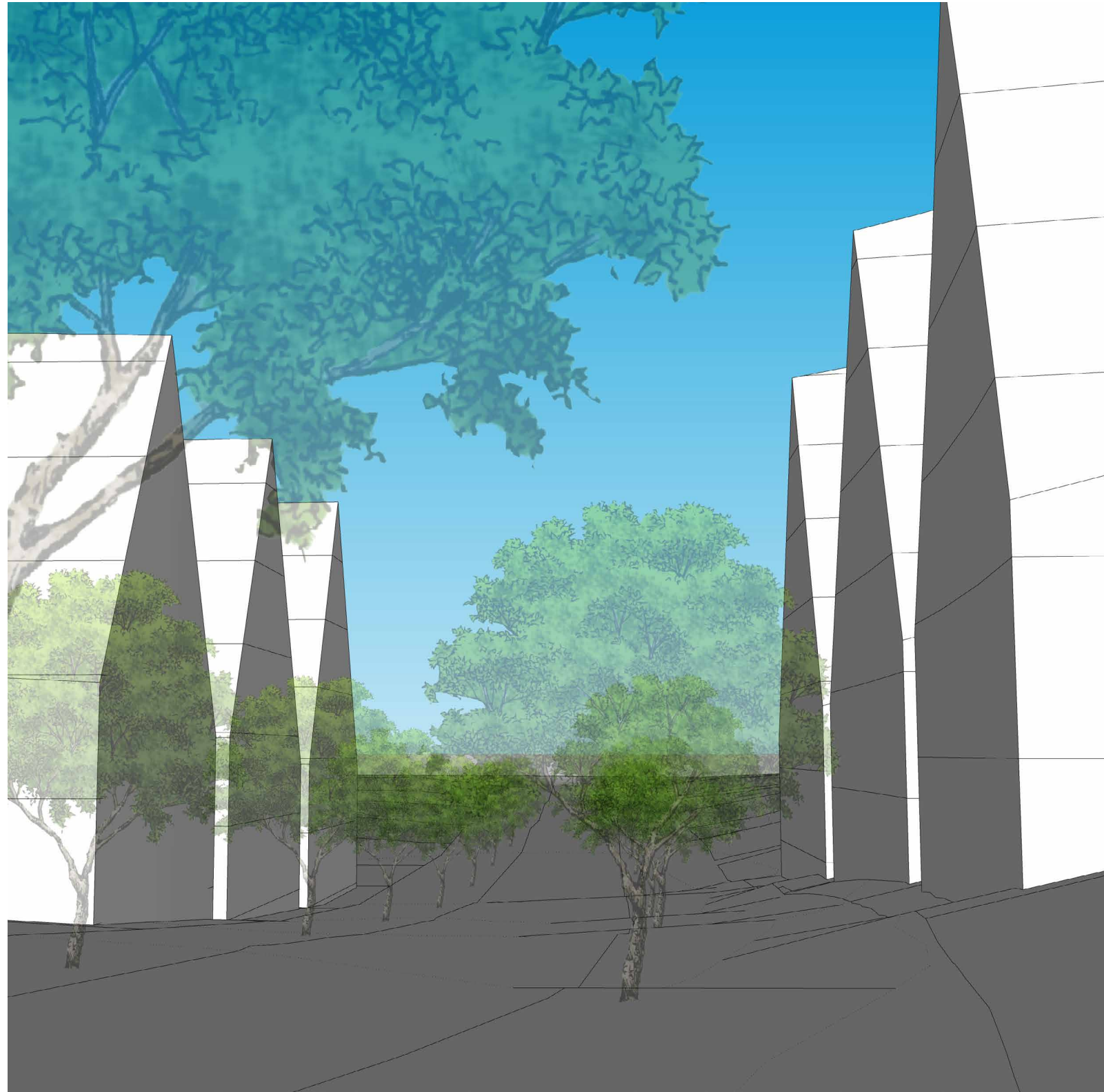
Kainga Ora

Date : 29 March 2023

SK02
Rev 0

HDRAA - PDP

Height	Building Coverage	Yards	HIRB
22m	50%	1.5m (front), 1m (side and rear)	4m+60°



Note:
 Illustrating the more permissive standards for multi-unit and retirement villages.

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PDP HDRAA - POTENTIAL STREETSCAPE

HIRB CASE STUDY

Kainga Ora

Date : 29 March 2023

SK03
 Rev 0

HDRAA - KO

Height	Building Coverage	Yards	HIRB
22m	50%	1.5m (front), 1m (side and rear)	19m+60°(21.5m) 8m+60°

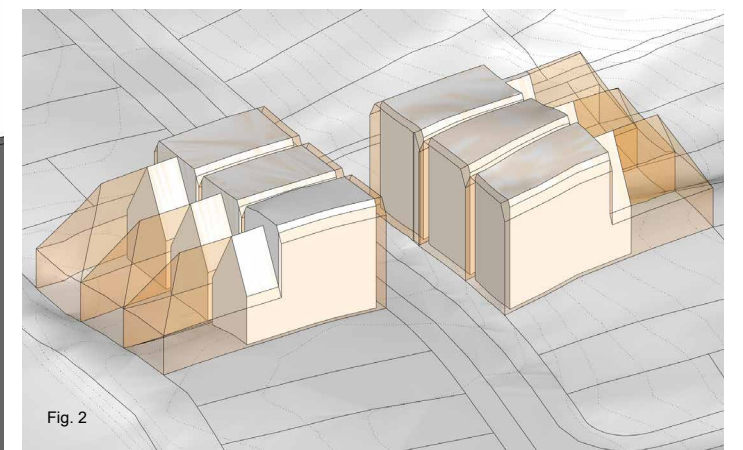
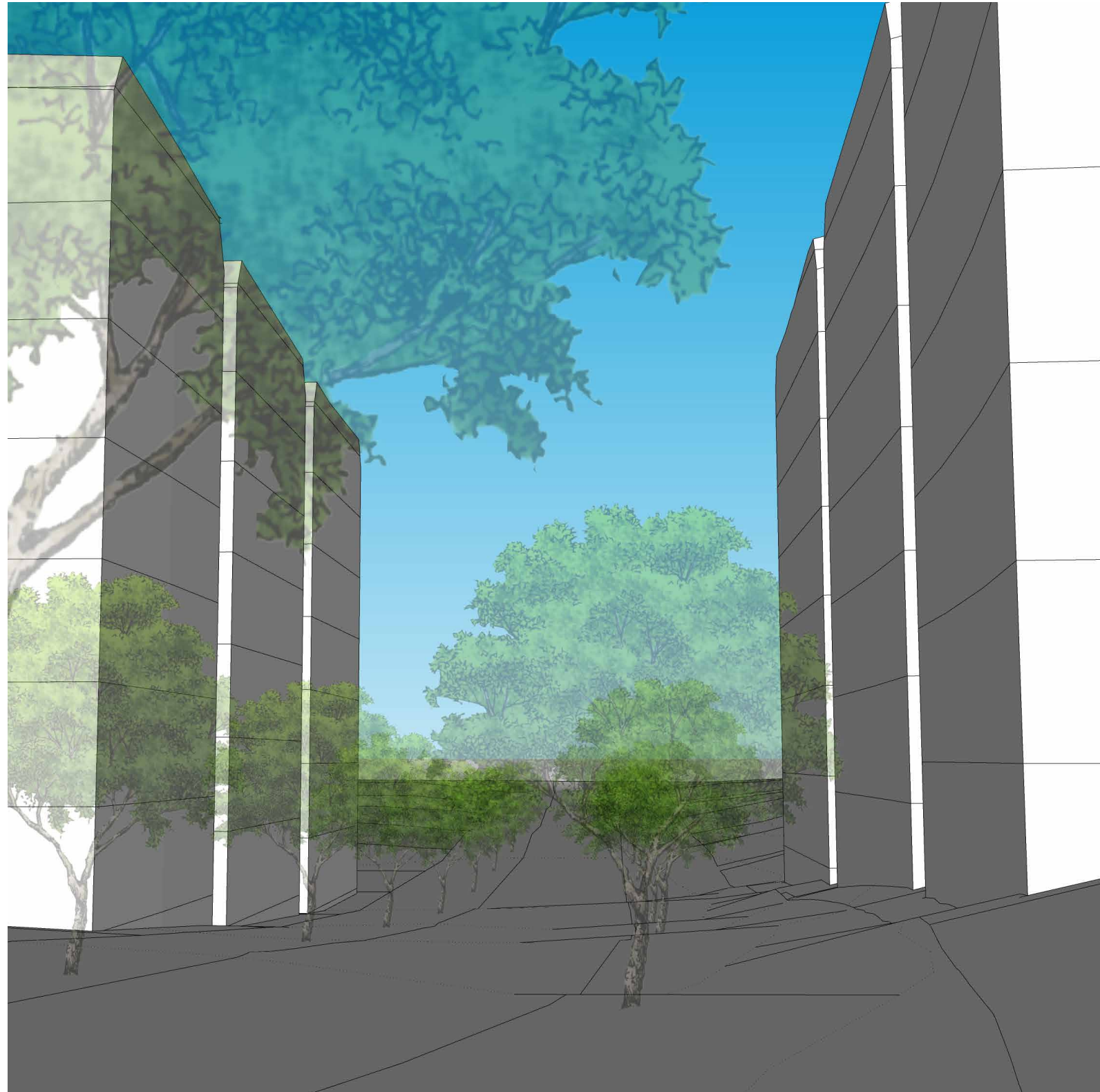


Fig. 2

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HDRAA KAINGA ORA - POTENTIAL STREETSCAPE

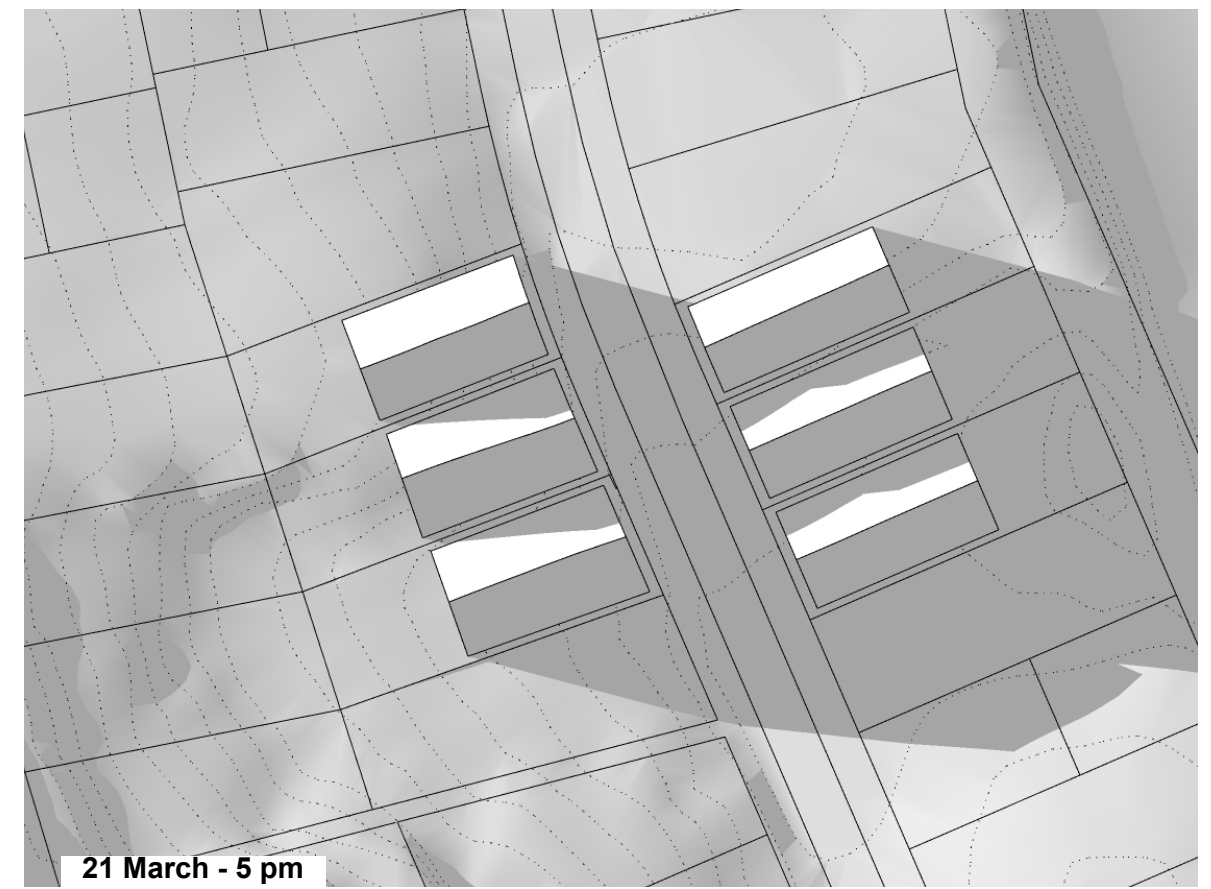
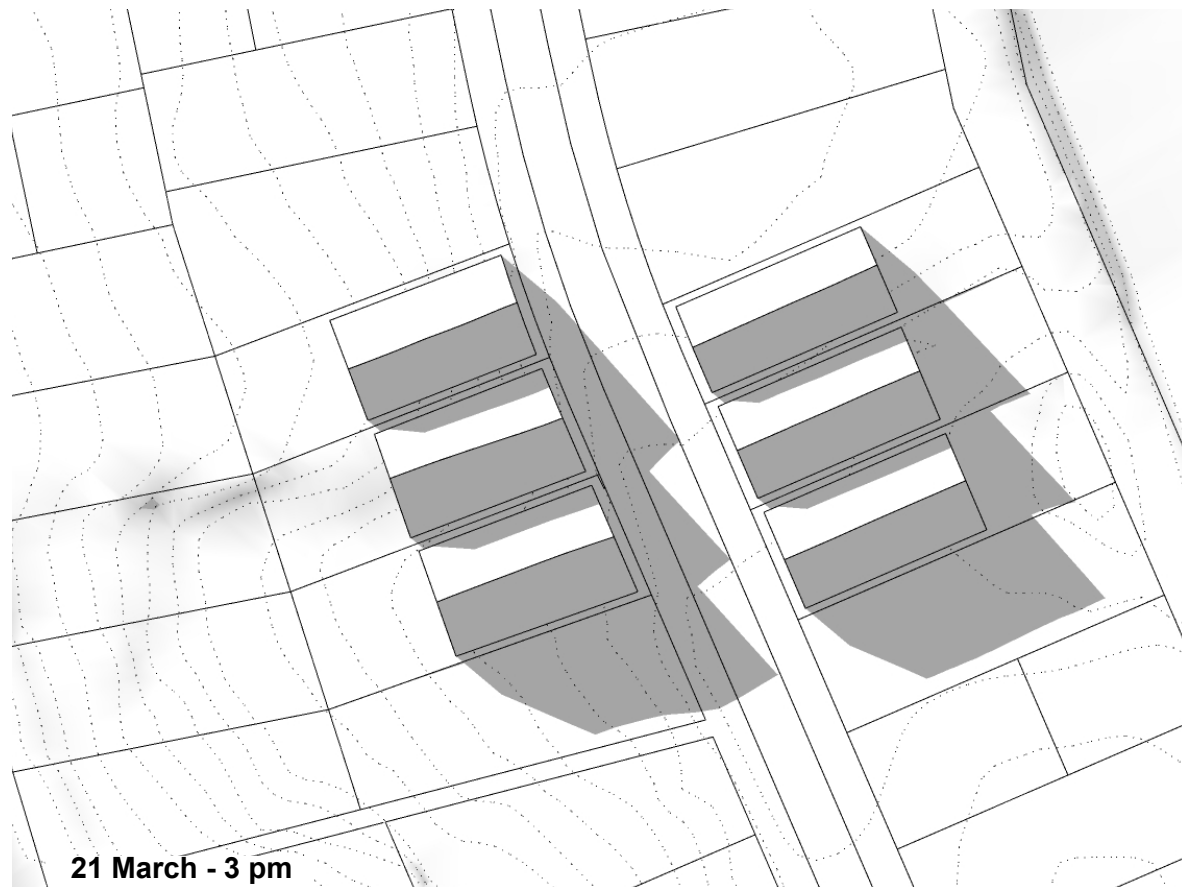
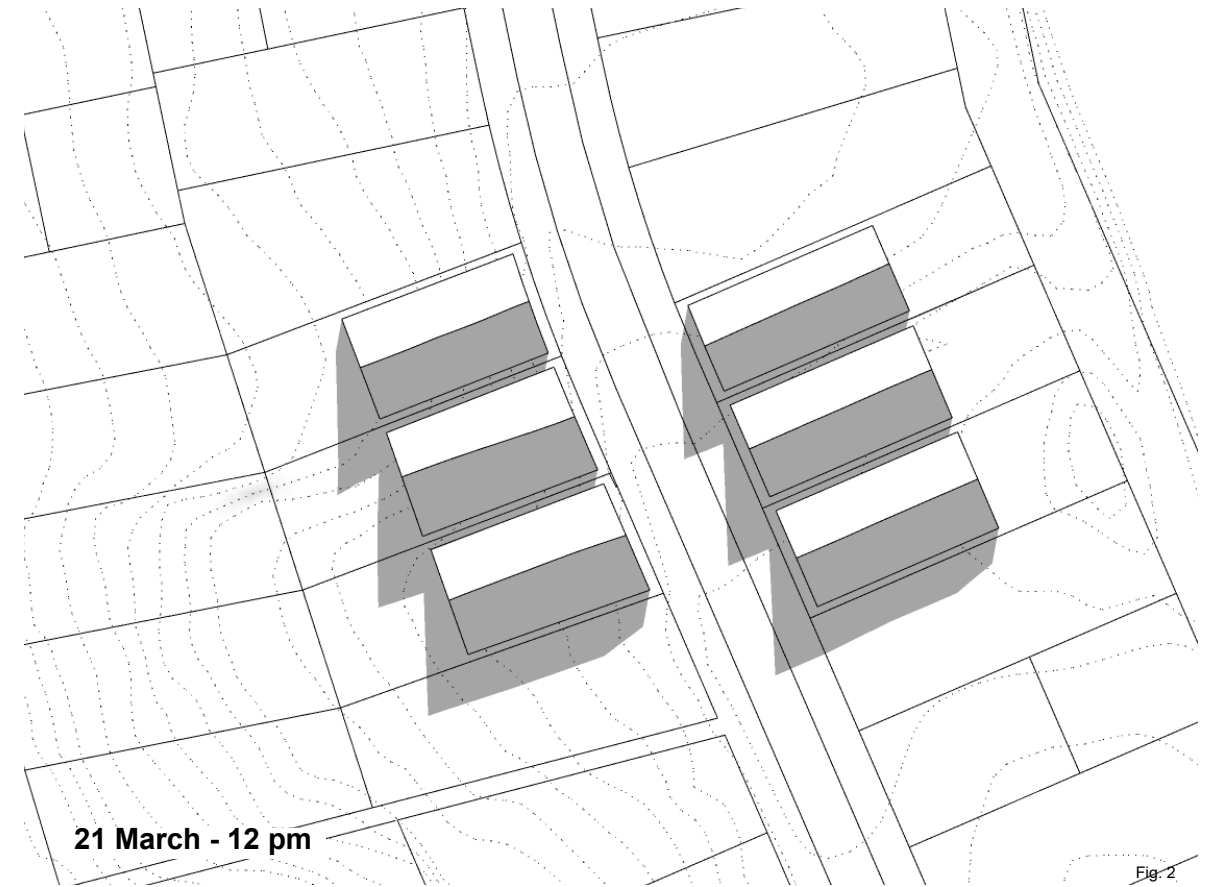
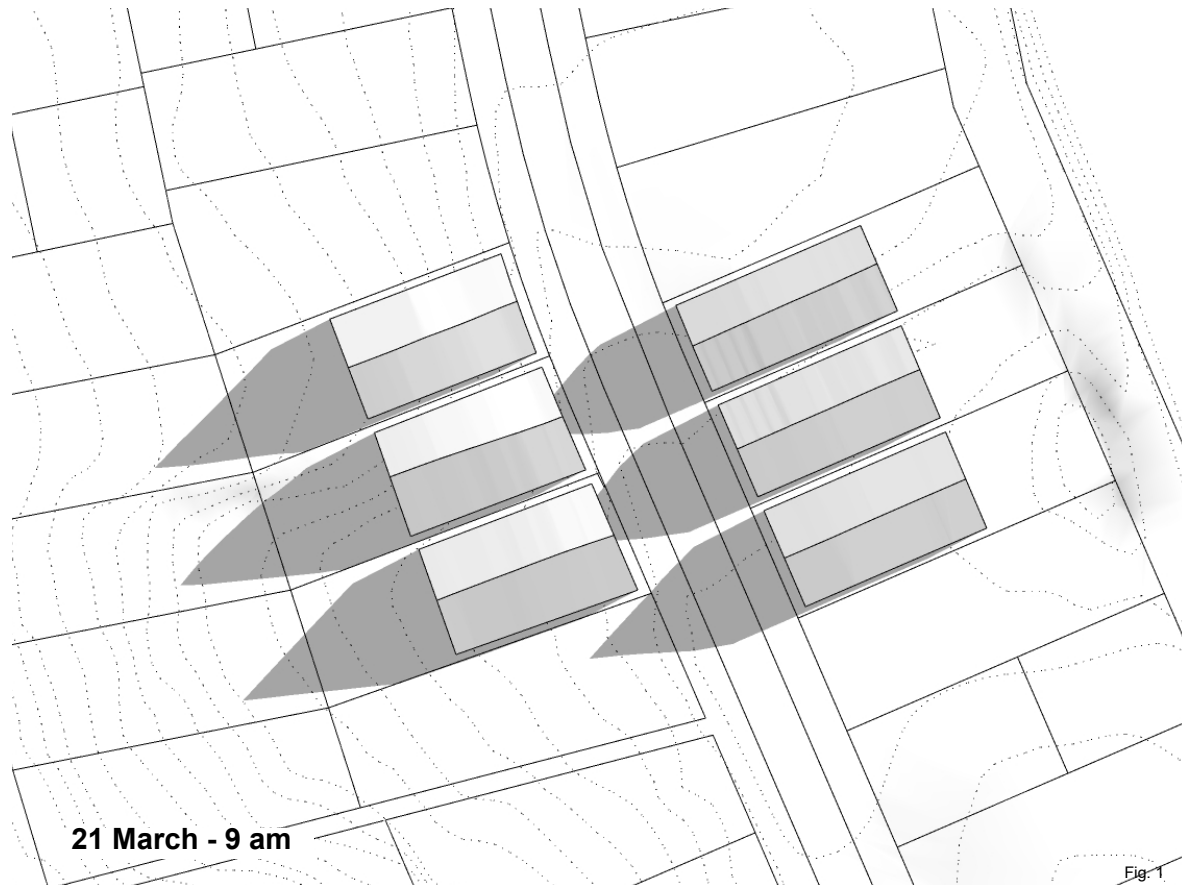
HIRB CASE STUDY

Kainga Ora

Date : 29 March 2023

SK04
 Rev 0

HDRAA - PDP
Height
22m
Building Coverage
50%
Yards
1.5m (front), 1m (side and rear)
HIRB
4m+60°



Note:
This illustrates one option for building size and location on a site with 50% coverage, maximising bulk to the street. Many other outcomes are possible.

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North

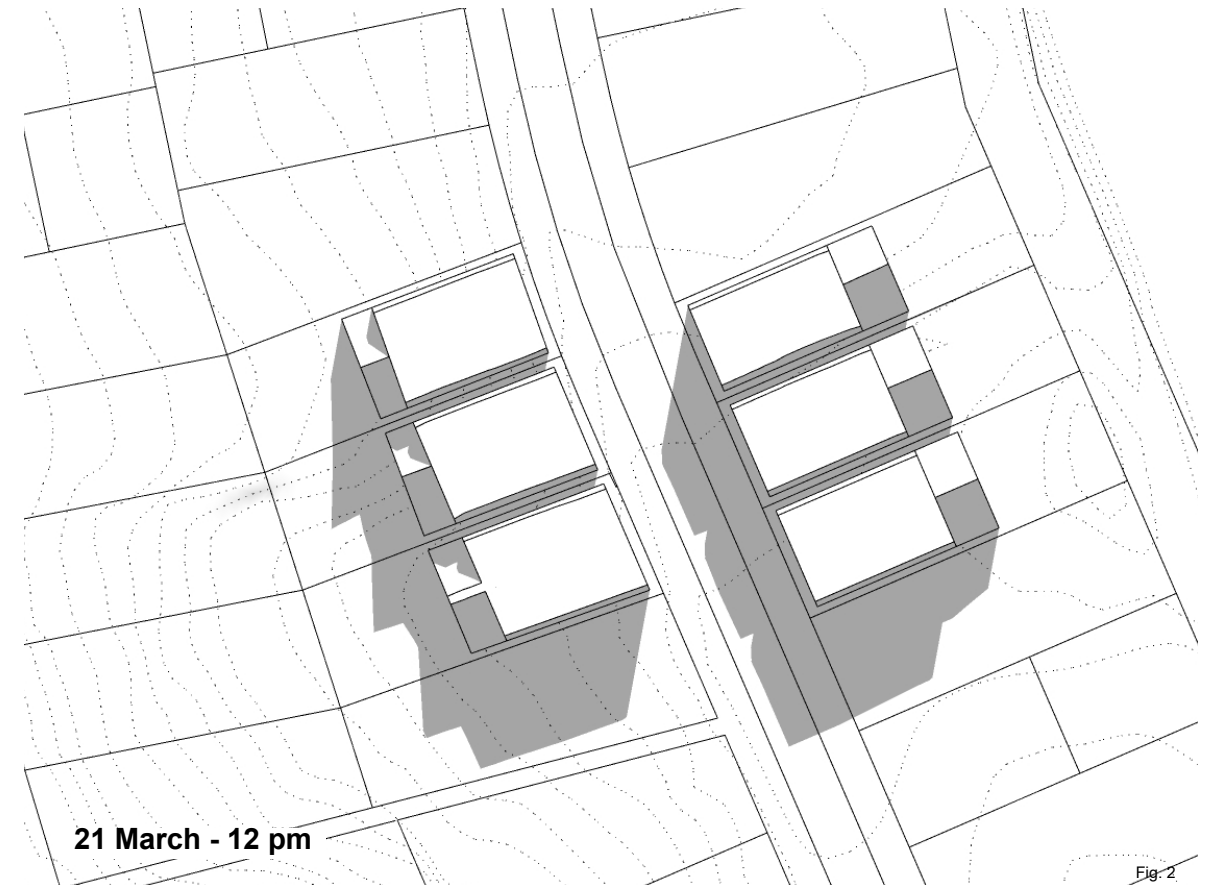
SHADING - PDP HDRAA

HIRB CASE STUDY

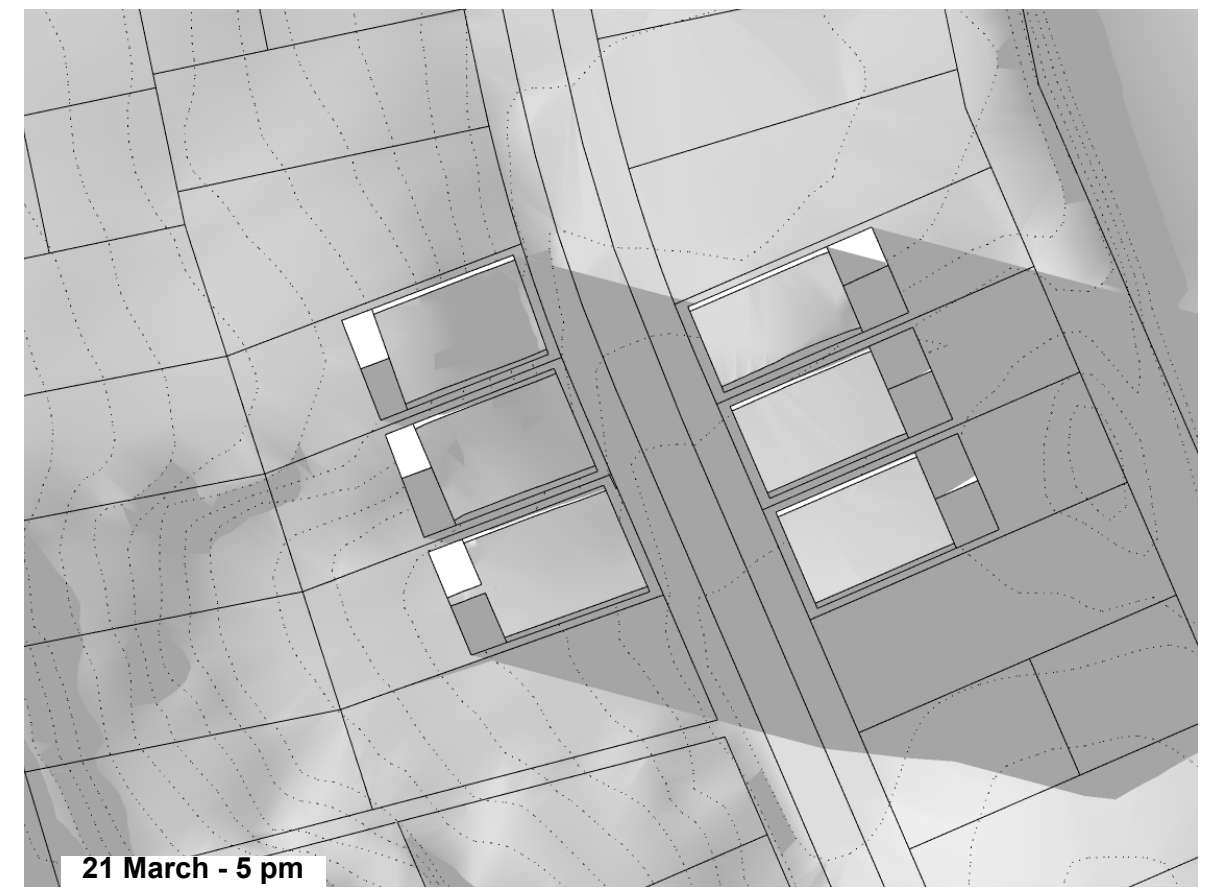
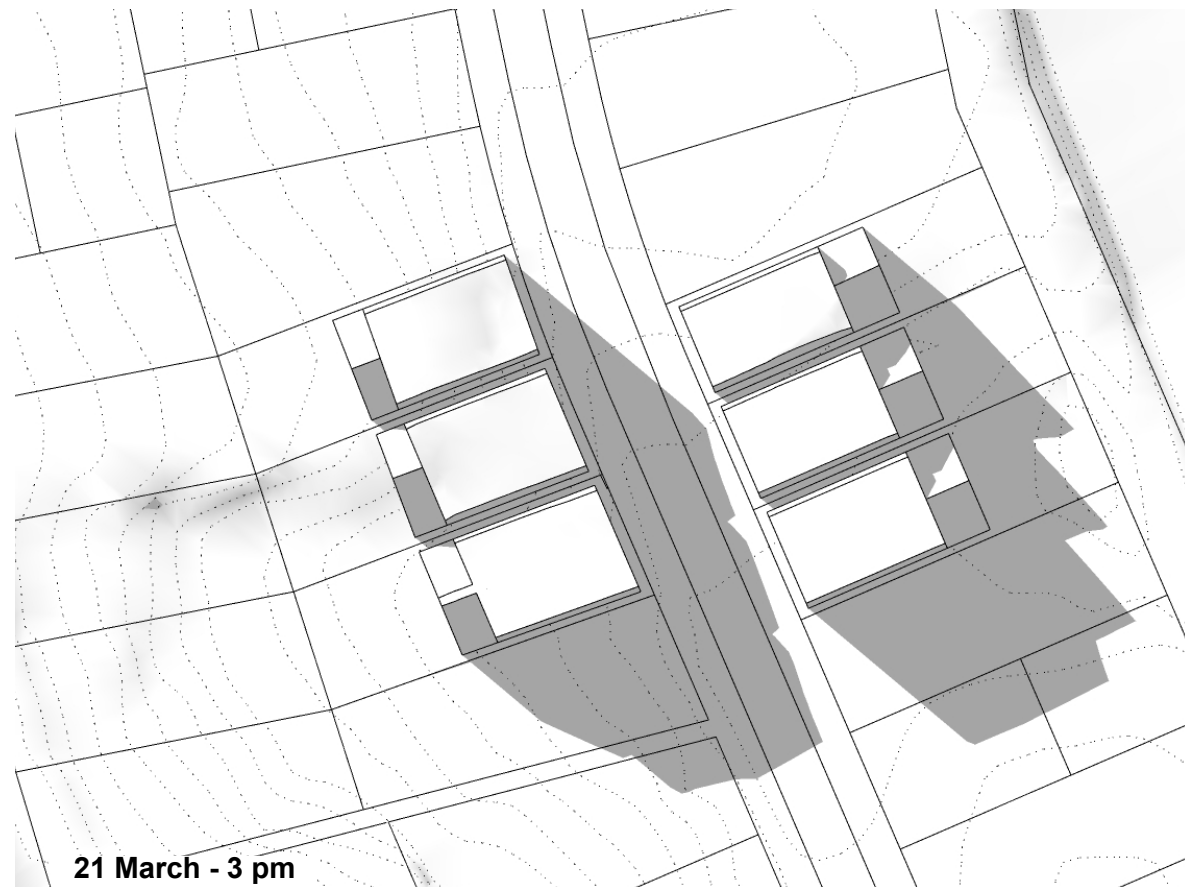
Kainga Ora

Date : 29 March 2023

SK05
Rev 0



HDRAA - KO
Height
22m
Building Coverage
50%
Yards
1.5m (front), 1m (side and rear)
HIRB
19m+60° (21.5m) - 8+60°



Note:
This illustrates one option for building size and location on a site with 50% coverage, maximising bulk to the street. Many other outcomes are possible.

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SHADING - HDRAA KAINGA ORA ALTERNATIVE HIRB

HIRB CASE STUDY

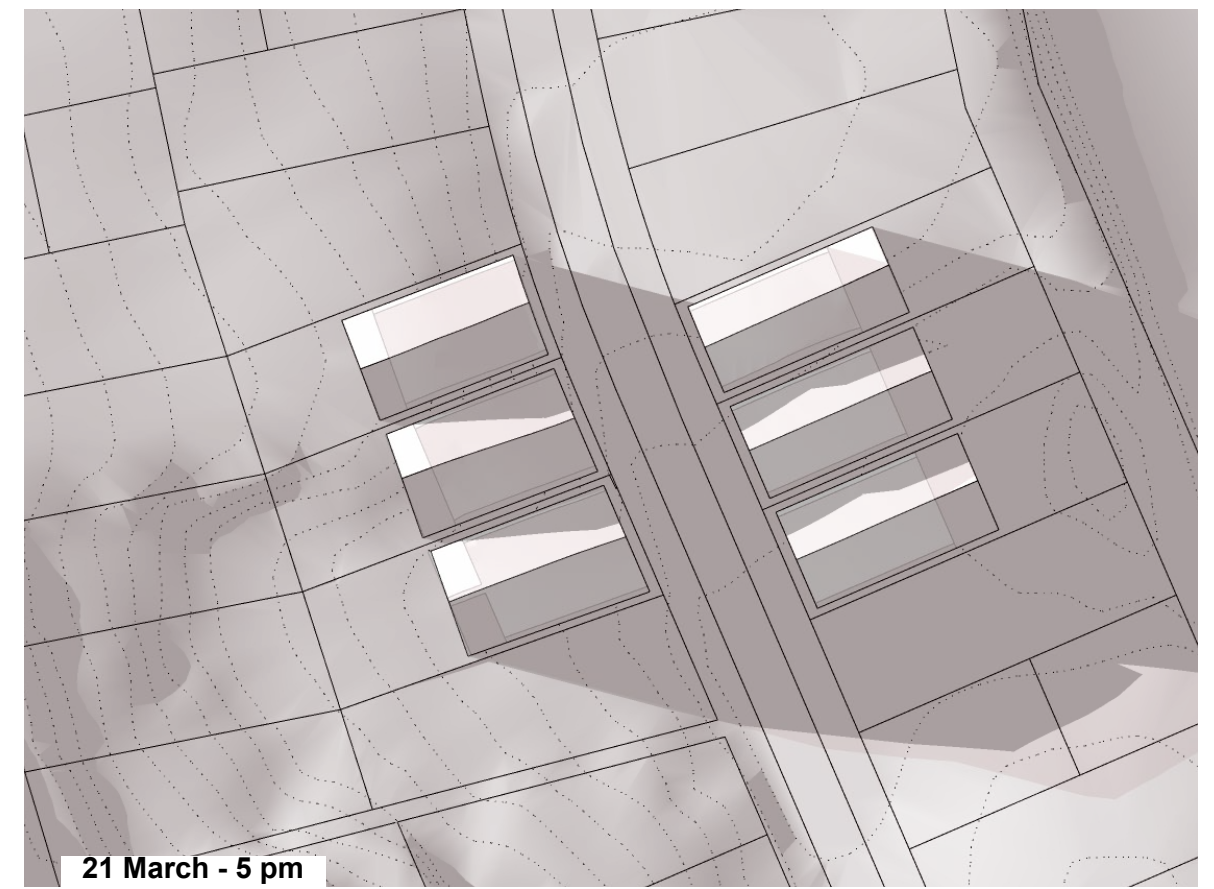
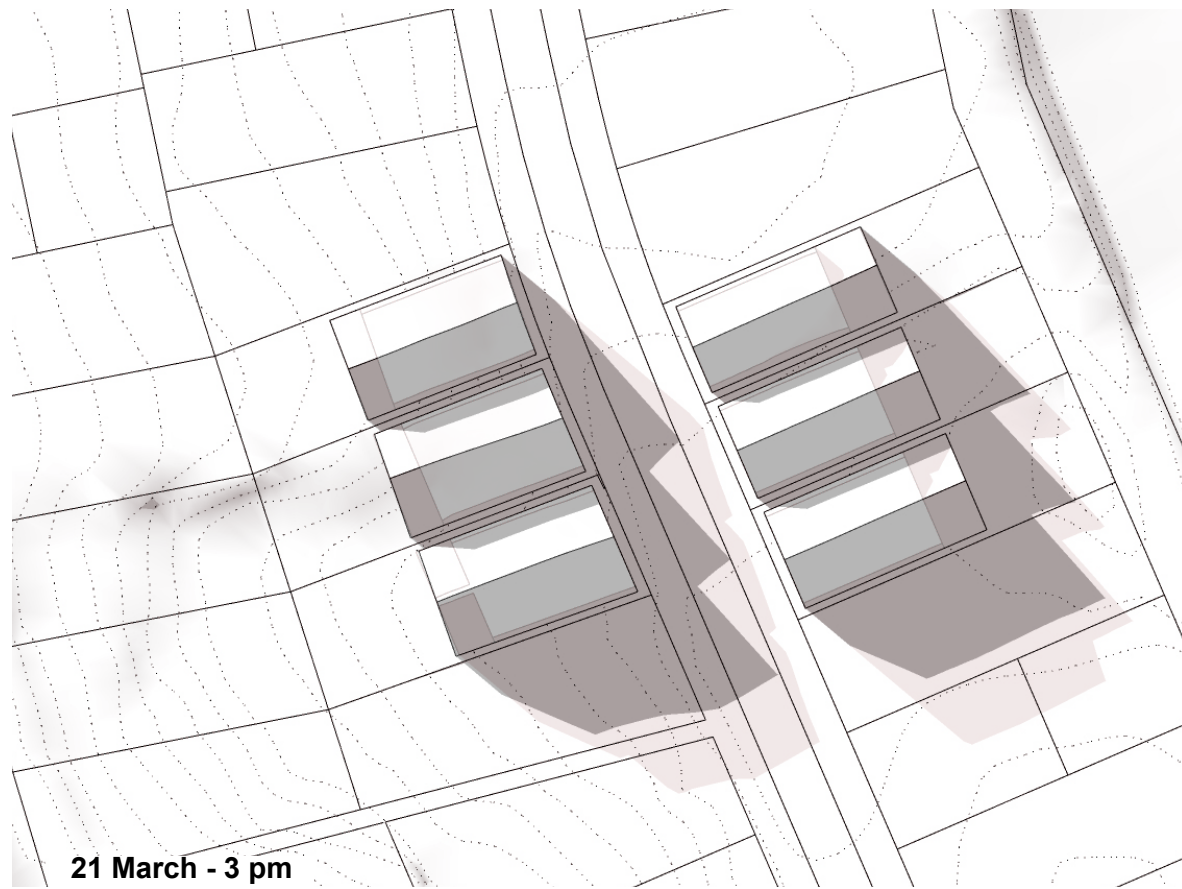
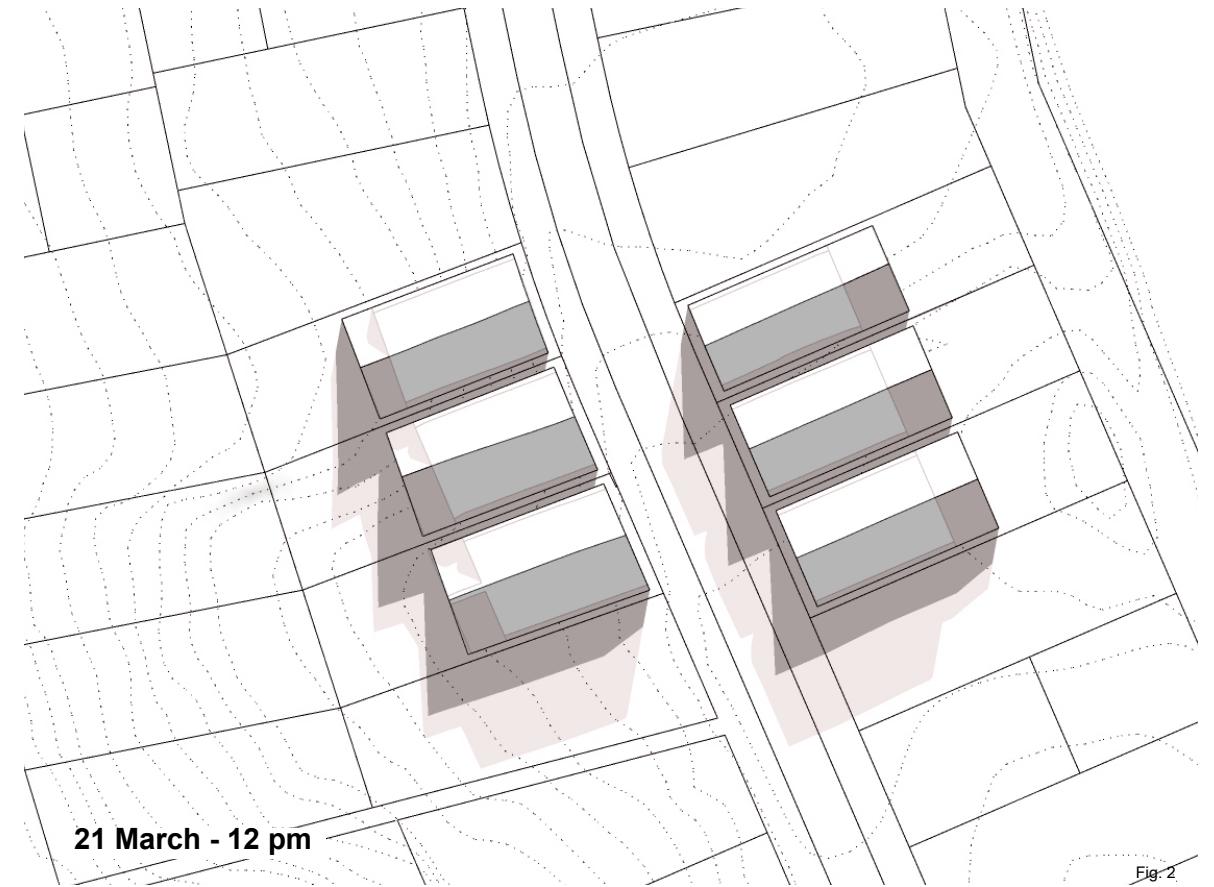
Kainga Ora

Date : 29 March 2023

SK06
Rev 0

HDRAA - PDP
Height
22m
Building Coverage
50%
Yards
1.5m (front), 1m (side and rear)
HIRB
4m+60°

HDRAA - KO
Height
22m
Building Coverage
50%
Yards
1.5m (front), 1m (side and rear)
HIRB
19m+60° (21.5m) - 8+60°



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SHADING - PDP HDRAA VS KAINGA ORA

HIRB CASE STUDY

Kainga Ora

Date : 29 March 2023



North

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SK07
Rev 0

EXAMPLE 1

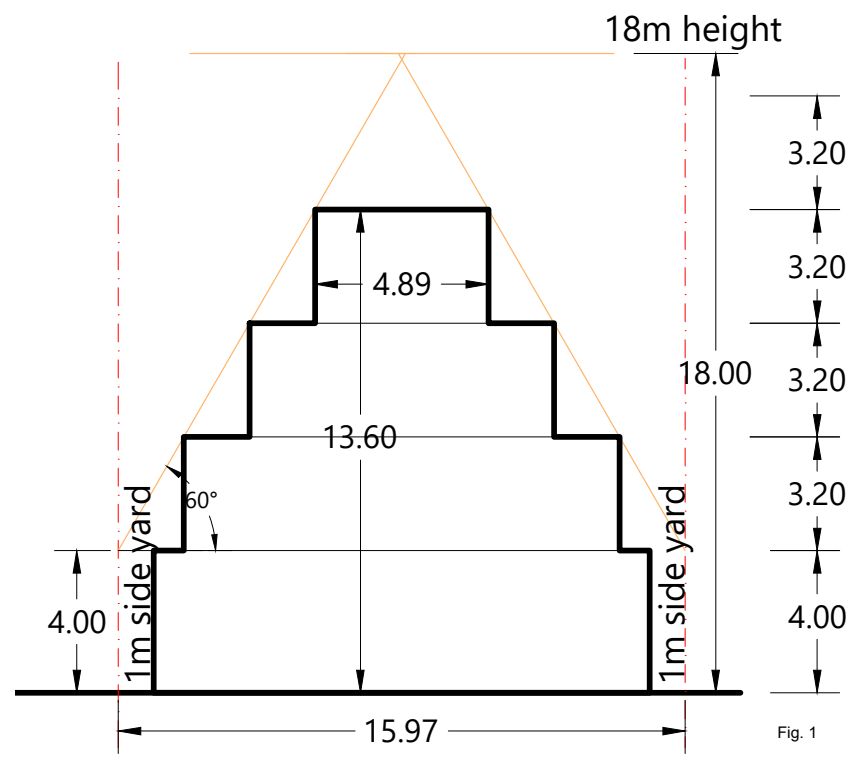


Fig. 1

EXAMPLE 2

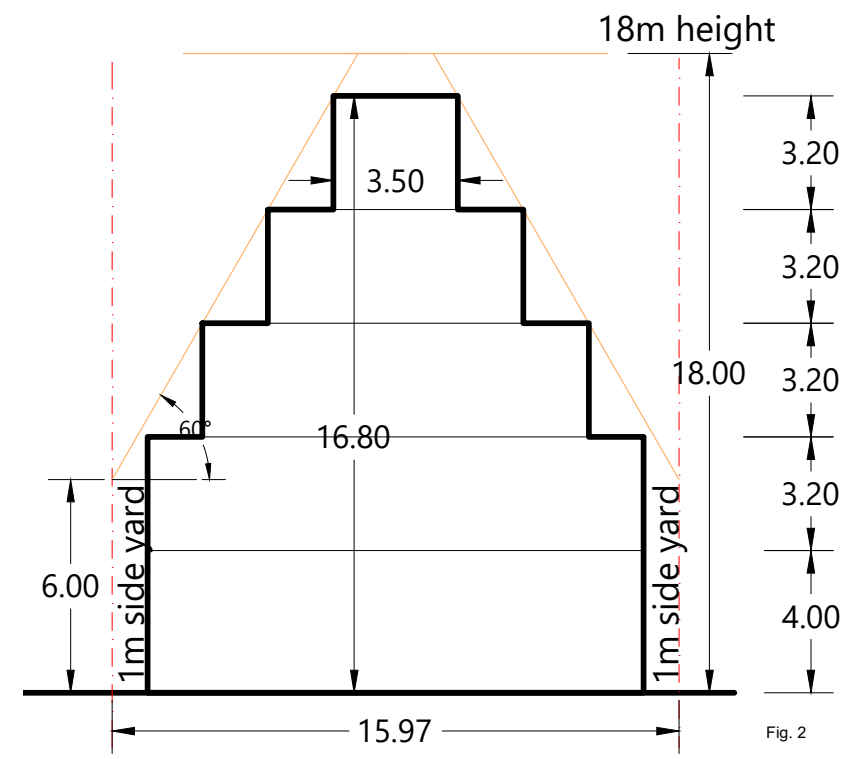


Fig. 2

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HIRB COMPARISON - KAINGA ORA MDRAA HEIGHT OVERLAY

HIRB CASE STUDY

Kainga Ora

Date : 29 March 2023

SK08
 Rev 0

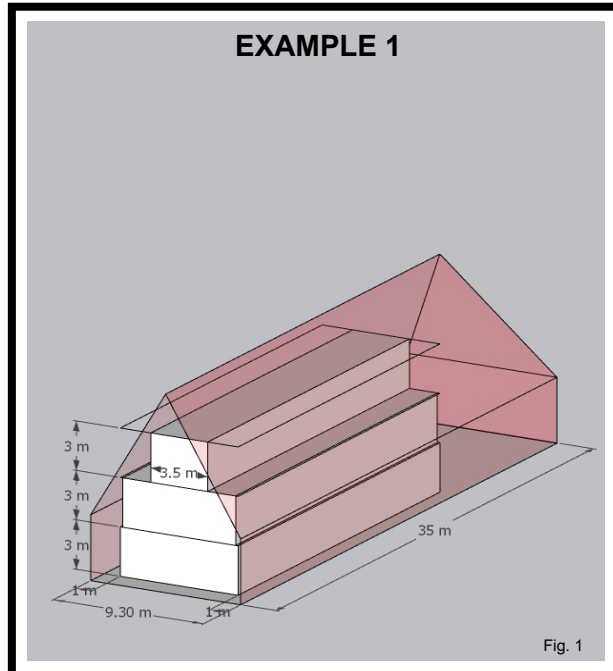


Fig. 1

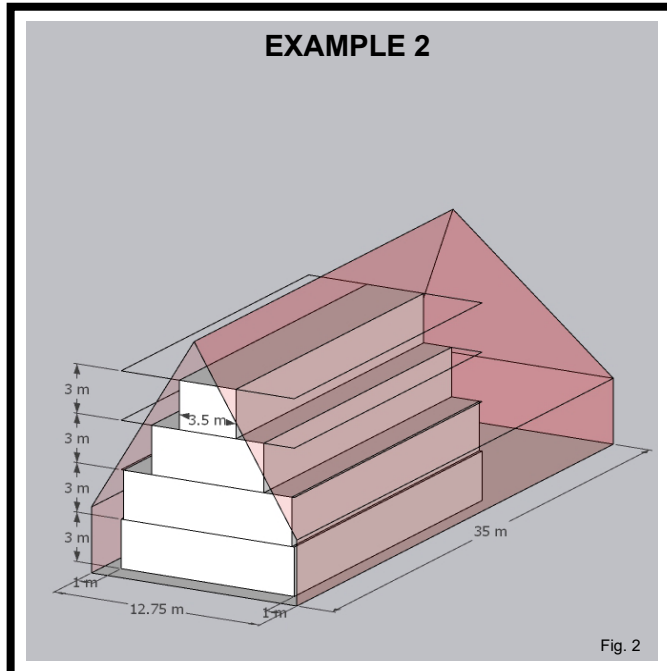


Fig. 2

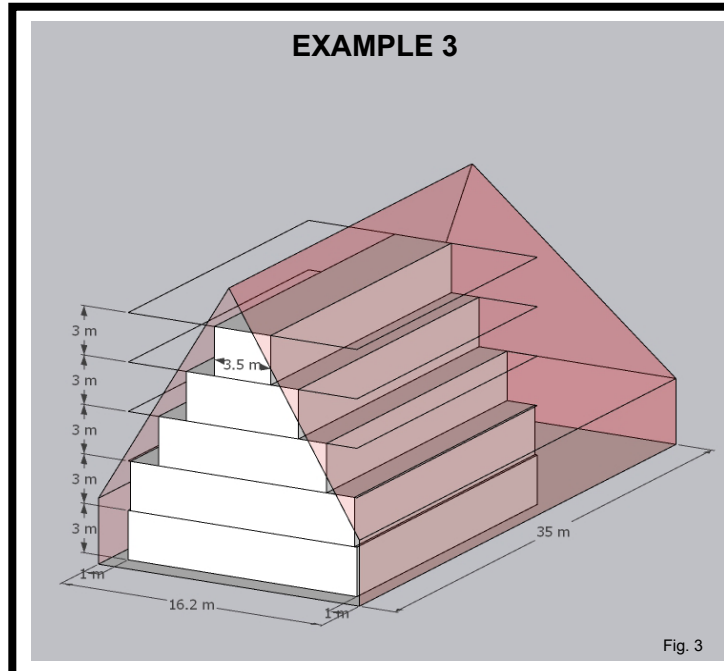


Fig. 3

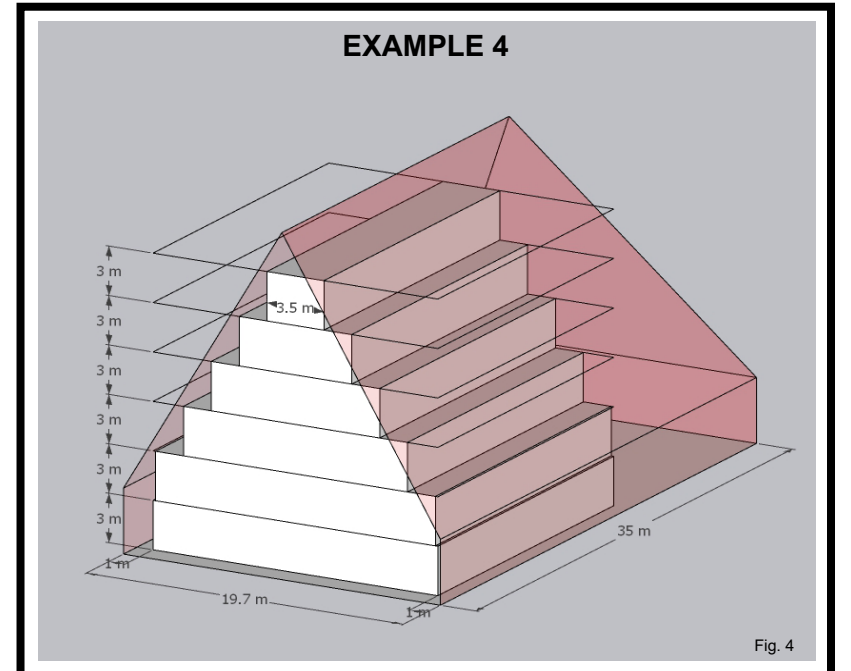


Fig. 4

HDRAA - PDP

Height
22m
Building Coverage
50%
Yards
1.5m (front), 1m (side and rear)
HIRB
4m+60°

3 - storeys

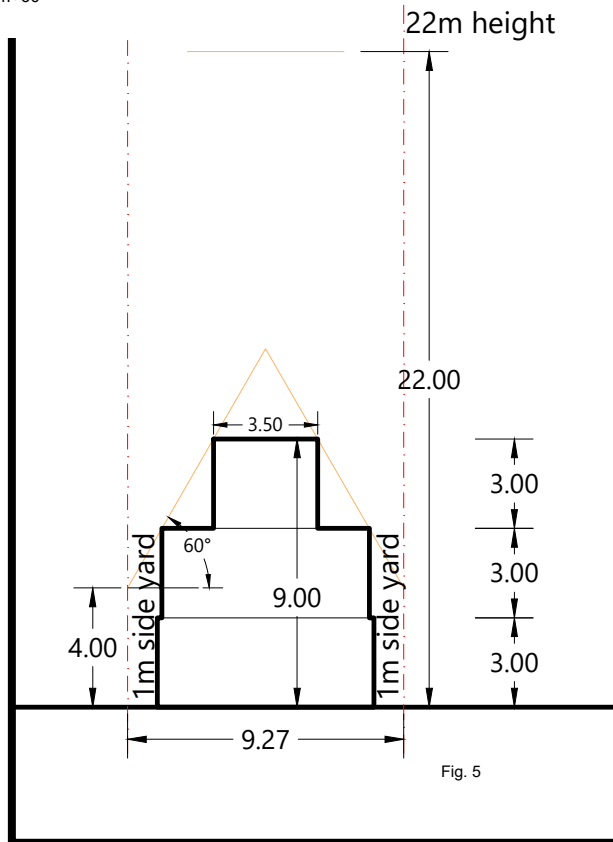


Fig. 5

4 - storeys

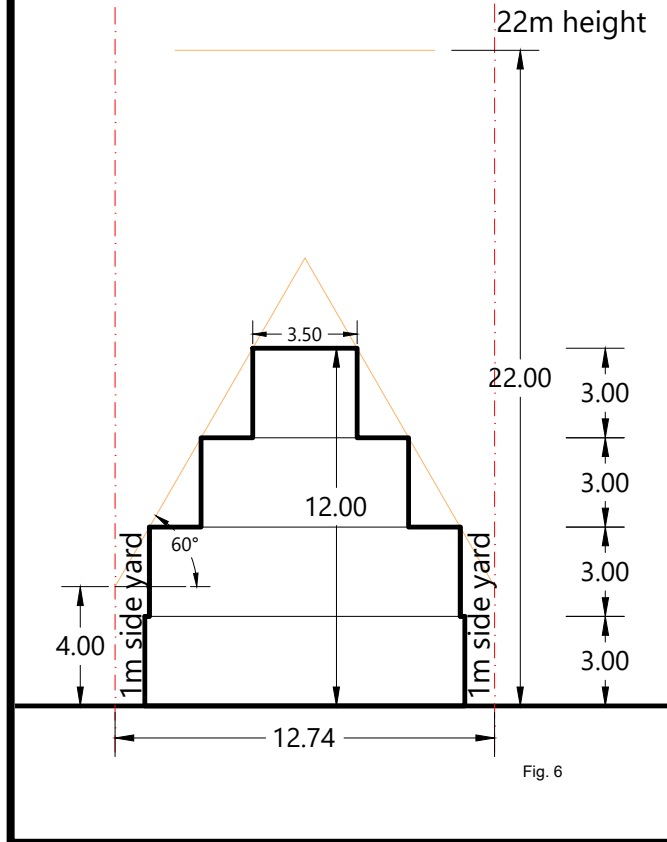


Fig. 6

5 - storeys

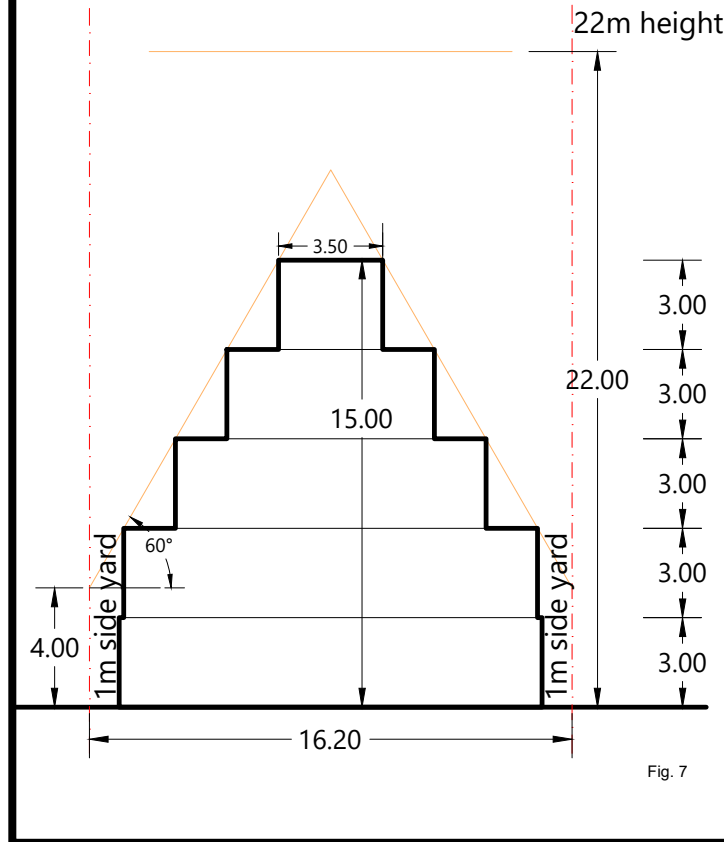


Fig. 7

6 - storeys

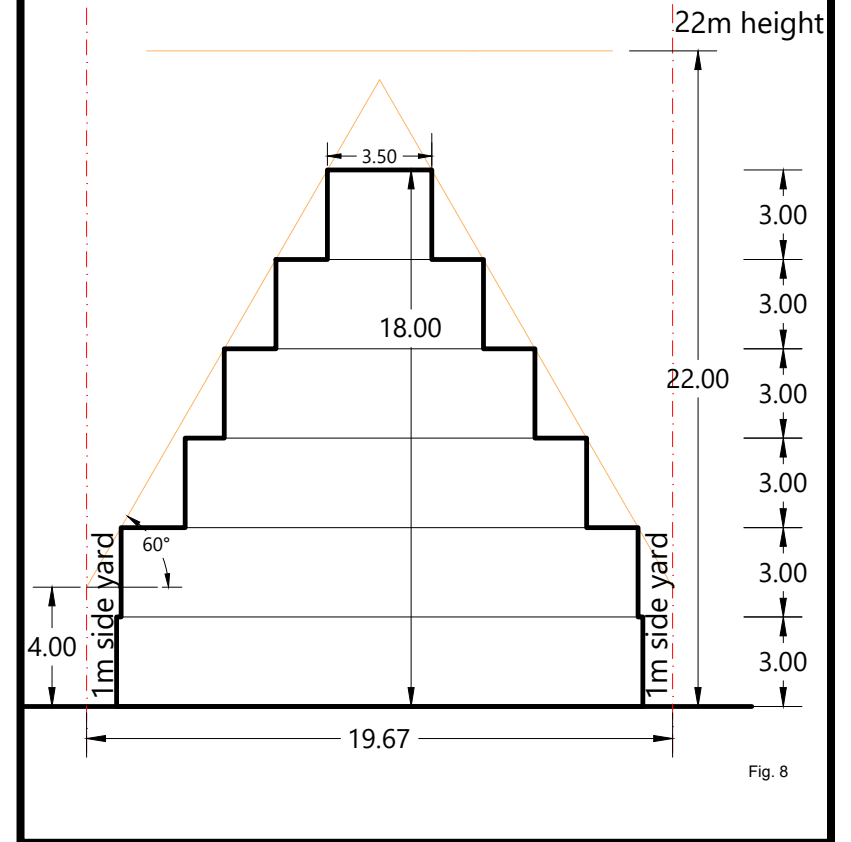


Fig. 8

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HEIGHT VS SITE WIDTH - HDRAA PDP - MINIMUM SITE FRONTAGE INVESTIGATION

HIRB CASE STUDY

Kainga Ora

Date : 29 March 2023

SK09
Rev 0

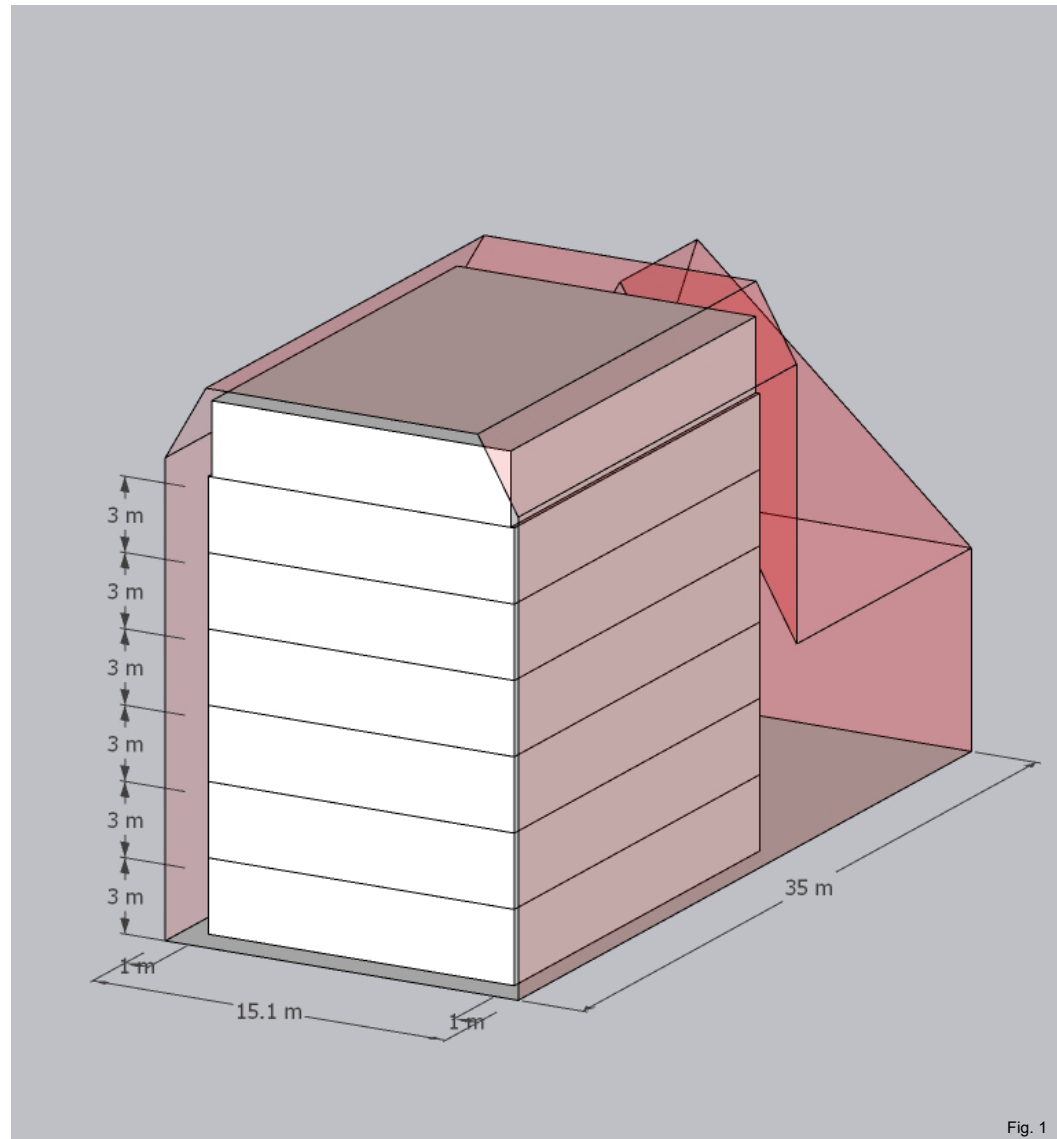


Fig. 1

HDRAA - KO
 Height
 22m
 Building Coverage
 50%
 Yards
 1.5m (front), 1m (side and rear)
 HIRB
 19m+60° (21.5m) - 8+60°

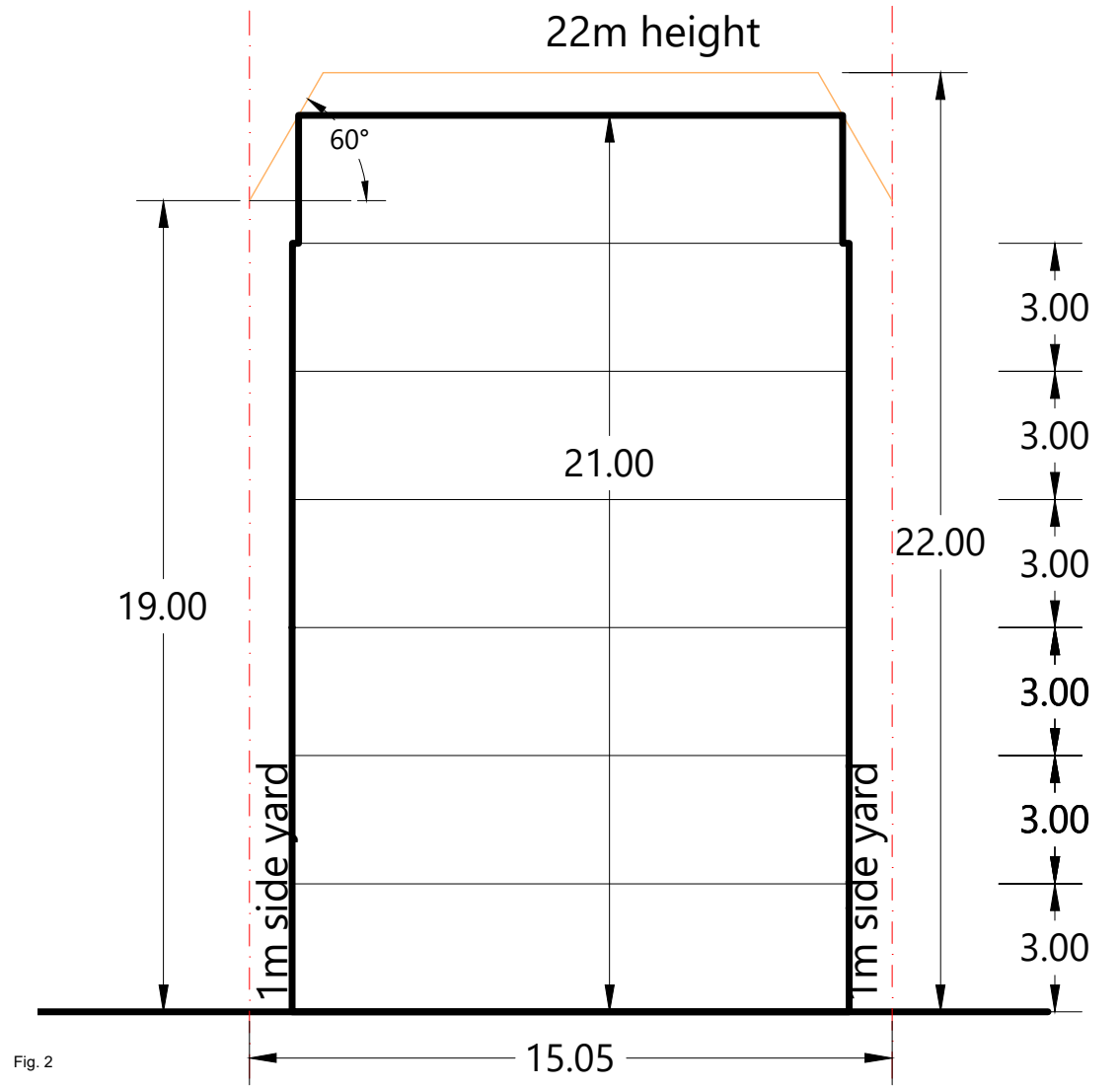


Fig. 2

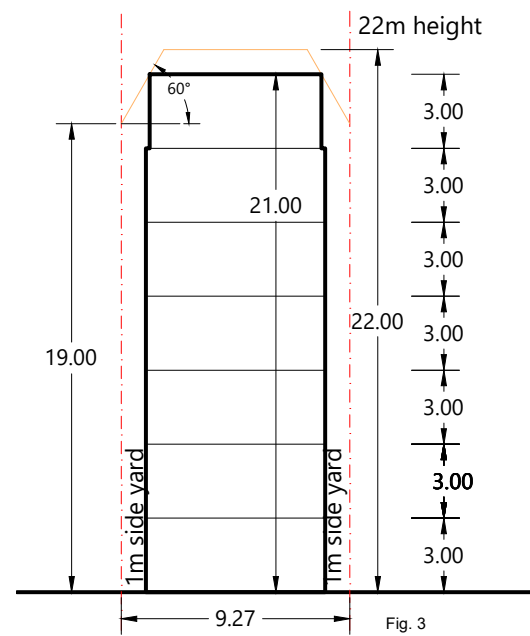


Fig. 3

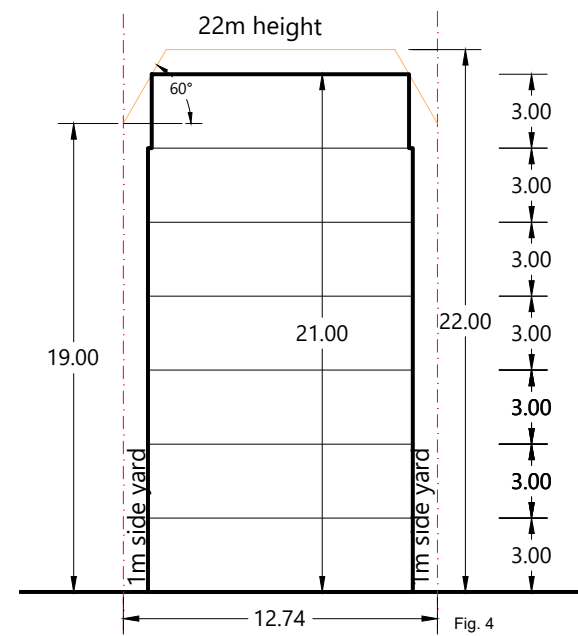


Fig. 4

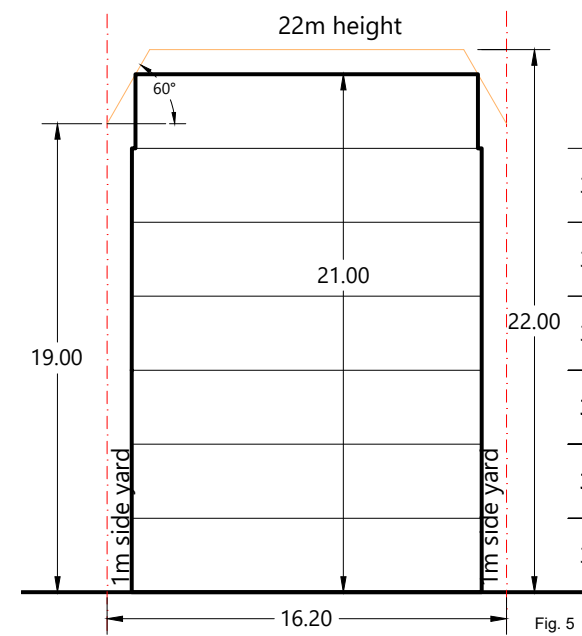


Fig. 5

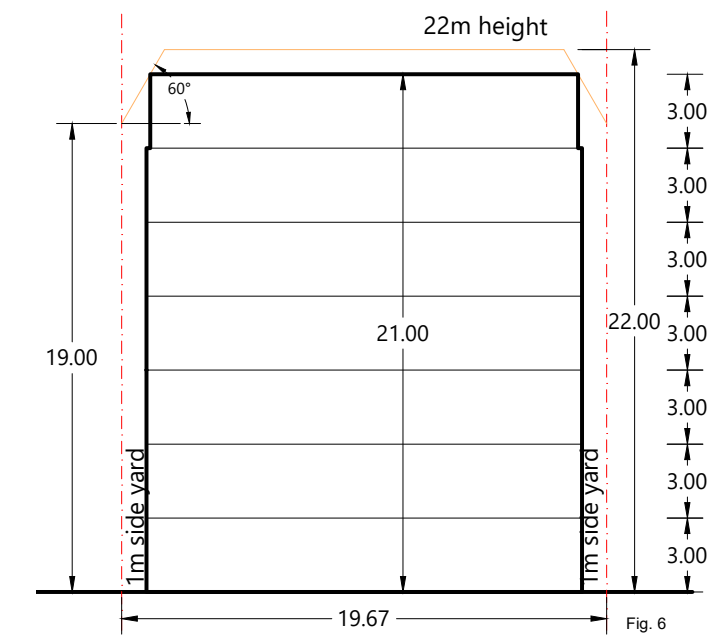


Fig. 6

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HEIGHT VS SITE WIDTH - HDRAA KAINGA ORA - MINIMUM SITE FRONTAGE TO PERMIT 6-STOREYS

HIRB CASE STUDY



Kainga Ora

Date : 29 March 2023

SK10
 Rev 0

ADJUSTED ZONE MAPS

Public Transport

-  Train Station
-  Railway

Kāinga Ora Proposed Changes Sought

-  Height Variation Control

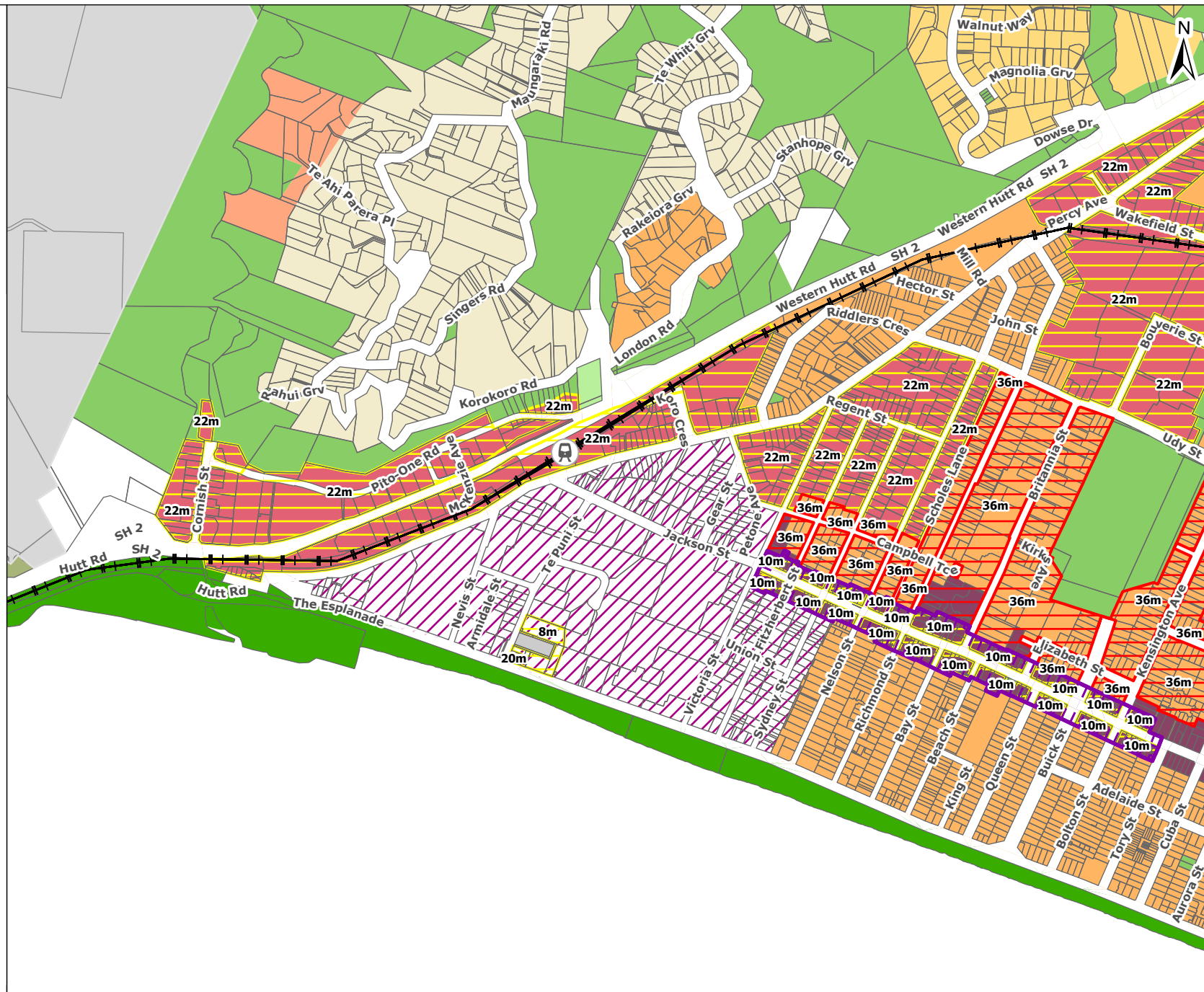
Proposed District Plan Zones (Plan Change 56)

-  Jackson Street Heritage Precinct

-  Height Variation Control

Zones

-  Community Iwi
-  General Business
-  General Recreation
-  General Rural
-  Hill Residential
-  Landscape Protection
-  Medium Density Residential
-  High Density Residential
-  Passive Recreation
-  Petone Commercial - Area 1
-  Petone Commercial - Area 2
-  Special Recreation

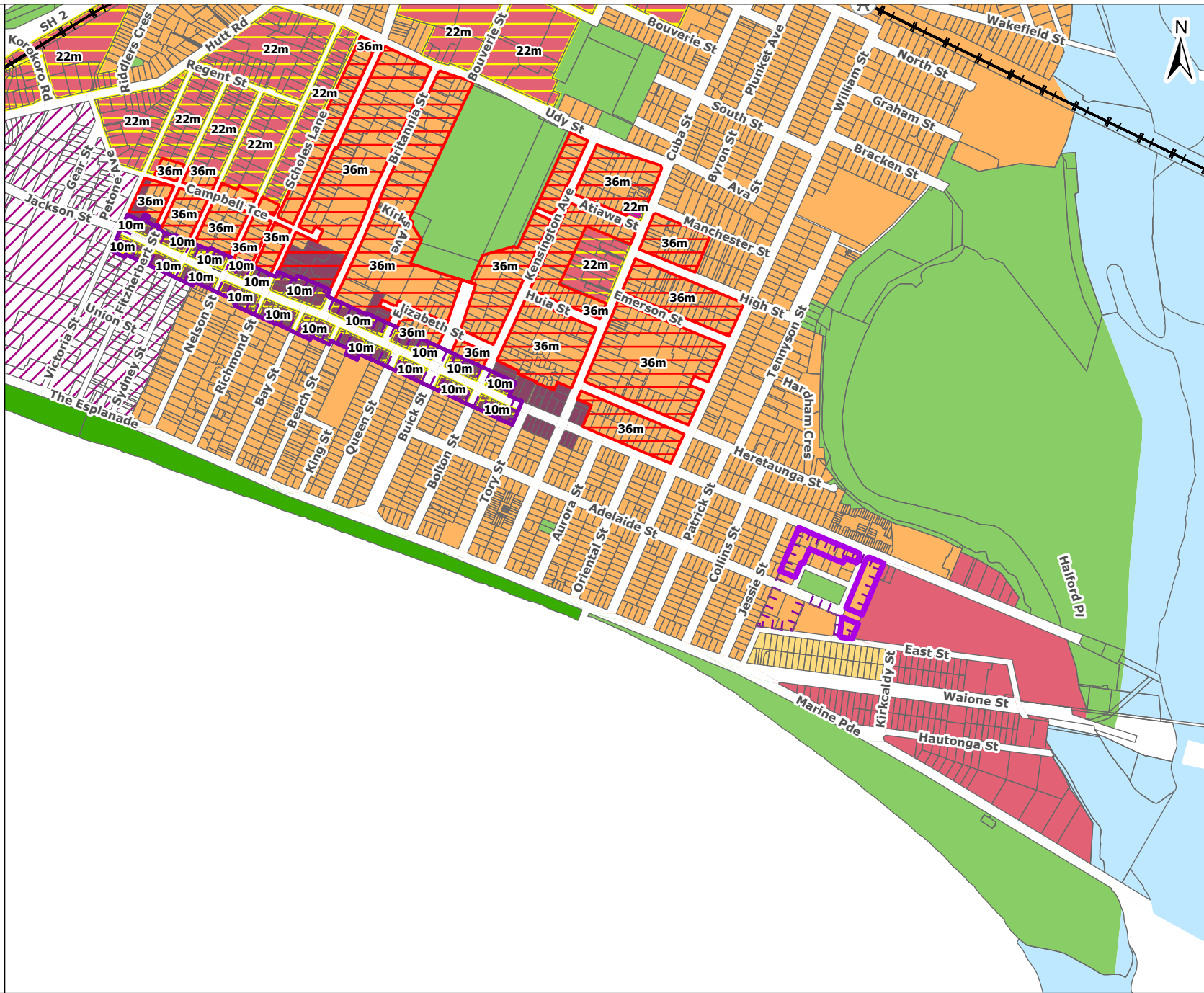


Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced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

Centre: Petone (West)

PREPARED BY	TPG REF.
Conor McIntosh	718449
DATE	SHEET
29/03/2023	1 OF 13
A4 Scale 1:11,000	
0 280 Metres	





Public Transport

- Train Station
- Railway

Kāinga Ora Proposed Changes Sought

- Height Variation Control
- Heritage Area (HA-09)

Proposed District Plan Zones (Plan Change 56)

- Residential Heritage Precinct
- Jackson Street Heritage Precinct
- Height Variation Control

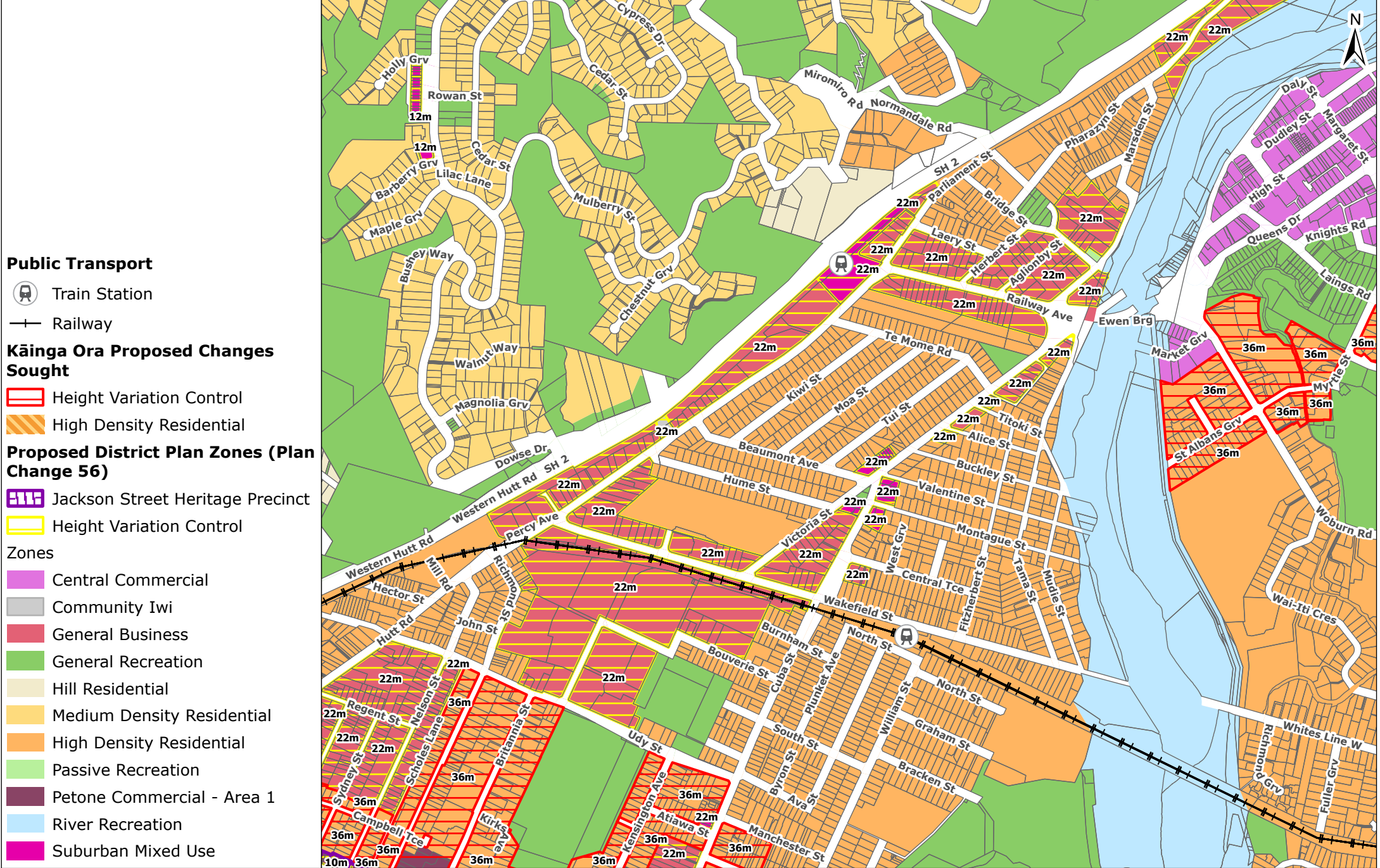
- Zones**
- General Business
 - General Recreation
 - Medium Density Residential
 - High Density Residential
 - Petone Commercial - Area 1
 - Petone Commercial - Area 2
 - River Recreation
 - Special Recreation
 - Suburban Mixed Use

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: Petone (East)

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Conor McIntosh	SHEET 2 OF 13
DATE 29/03/2023	A4 Scale 1:11,000
0	280 Metres



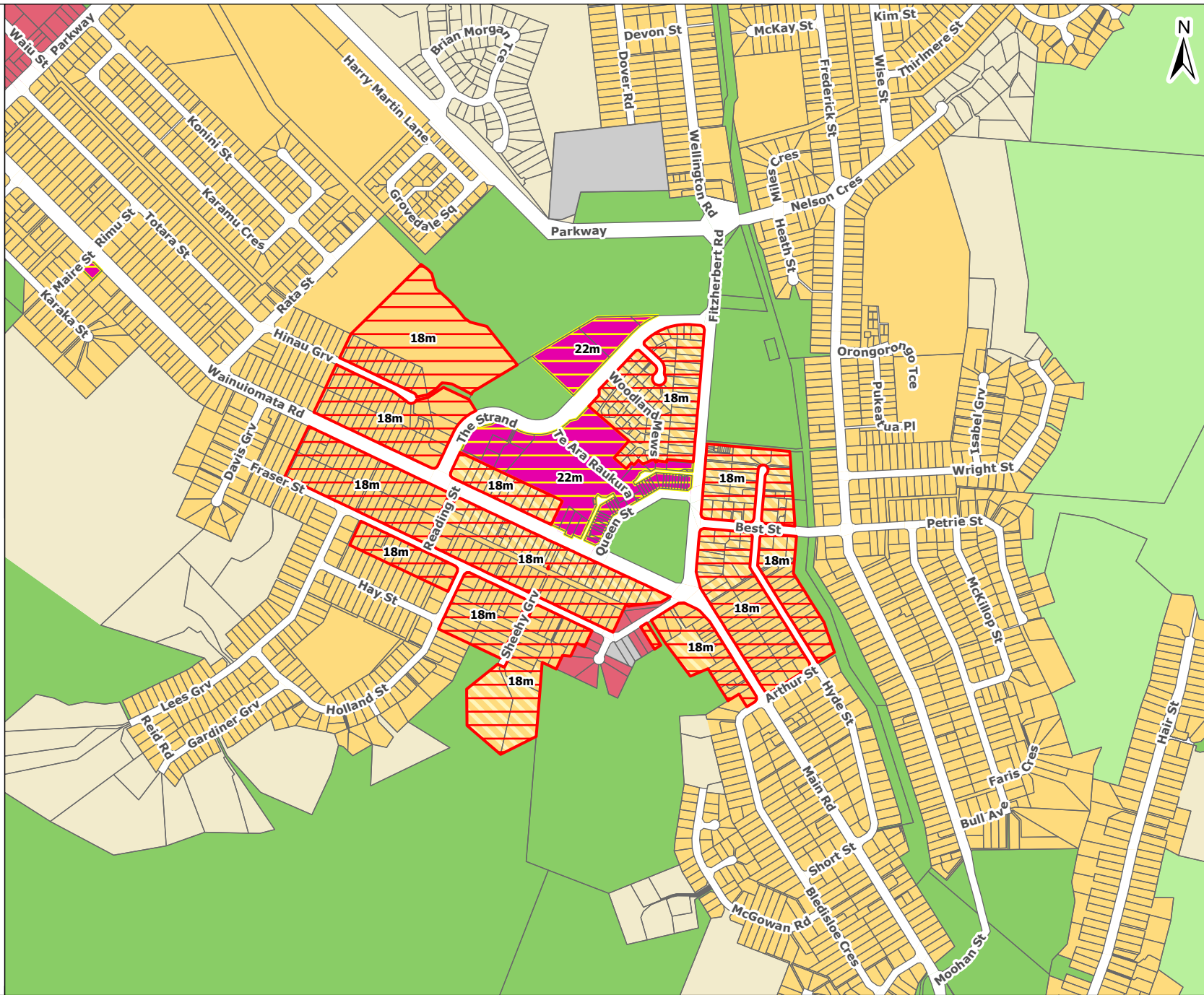


Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced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



Centre: Alicetown

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Conor McIntosh	718449
DATE	SHEET
29/03/2023	3 OF 13
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






Kāinga Ora Proposed Changes Sought

-  Height Variation Control
-  Medium Density Residential

Proposed District Plan Zones (Plan Change 56)

-  Height Variation Control

- Zones
-  Community Iwi
 -  General Business
 -  General Recreation
 -  Hill Residential
 -  Medium Density Residential
 -  High Density Residential
 -  Passive Recreation
 -  Suburban Mixed Use

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: Wainuiomata

PREPARED BY	TPG REF. 718449
Conor McIntosh	SHEET 4 OF 13
DATE 29/03/2023	A4 Scale 1:11,000
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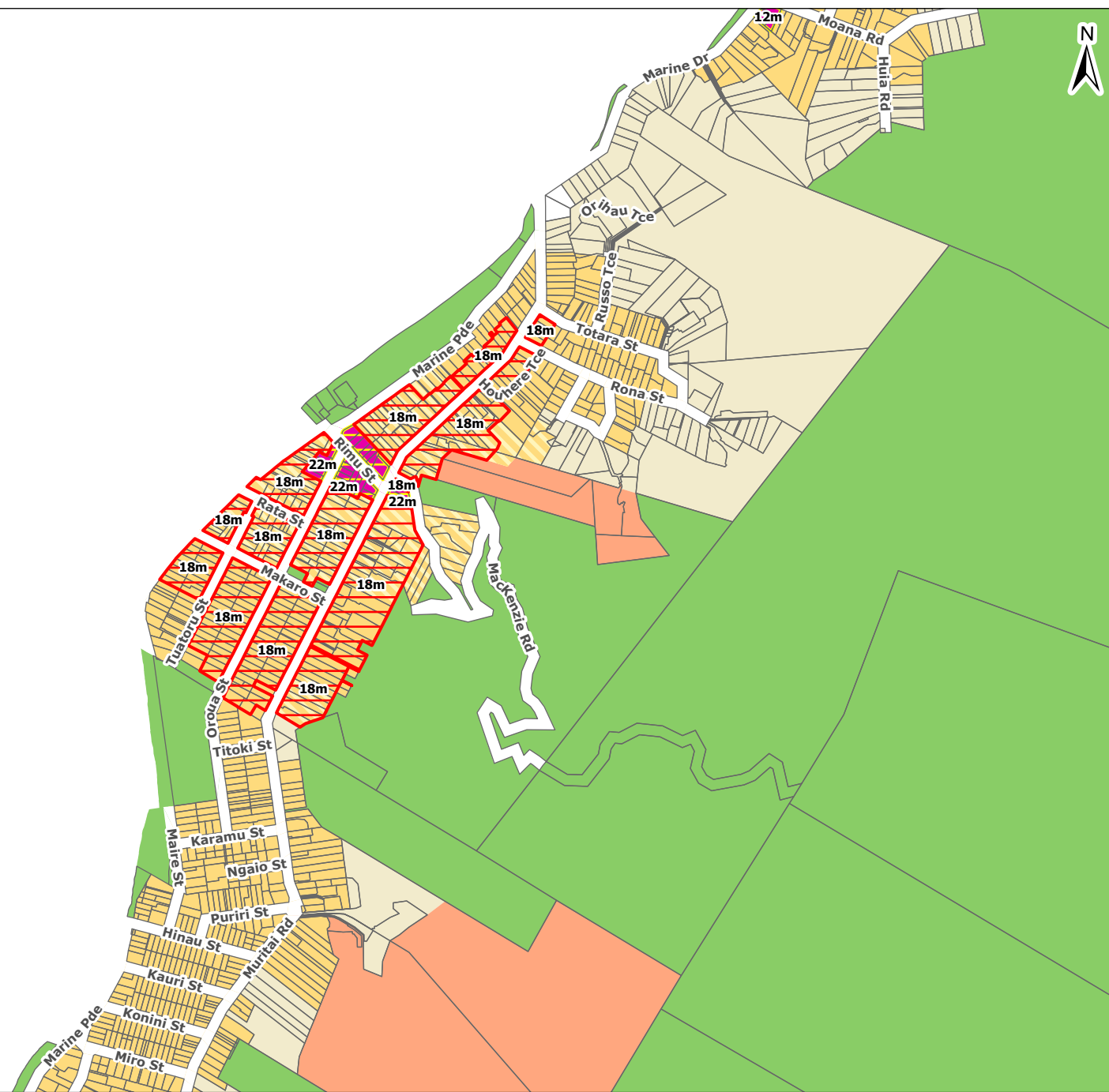


Kāinga Ora Proposed Changes Sought

-  Height Variation Control
-  Medium Density Residential

Proposed District Plan Zones (Plan Change 56)

-  Height Variation Control
- Zones**
-  General Recreation
-  Hill Residential
-  Landscape Protection
-  Medium Density Residential
-  High Density Residential
-  Suburban Mixed Use



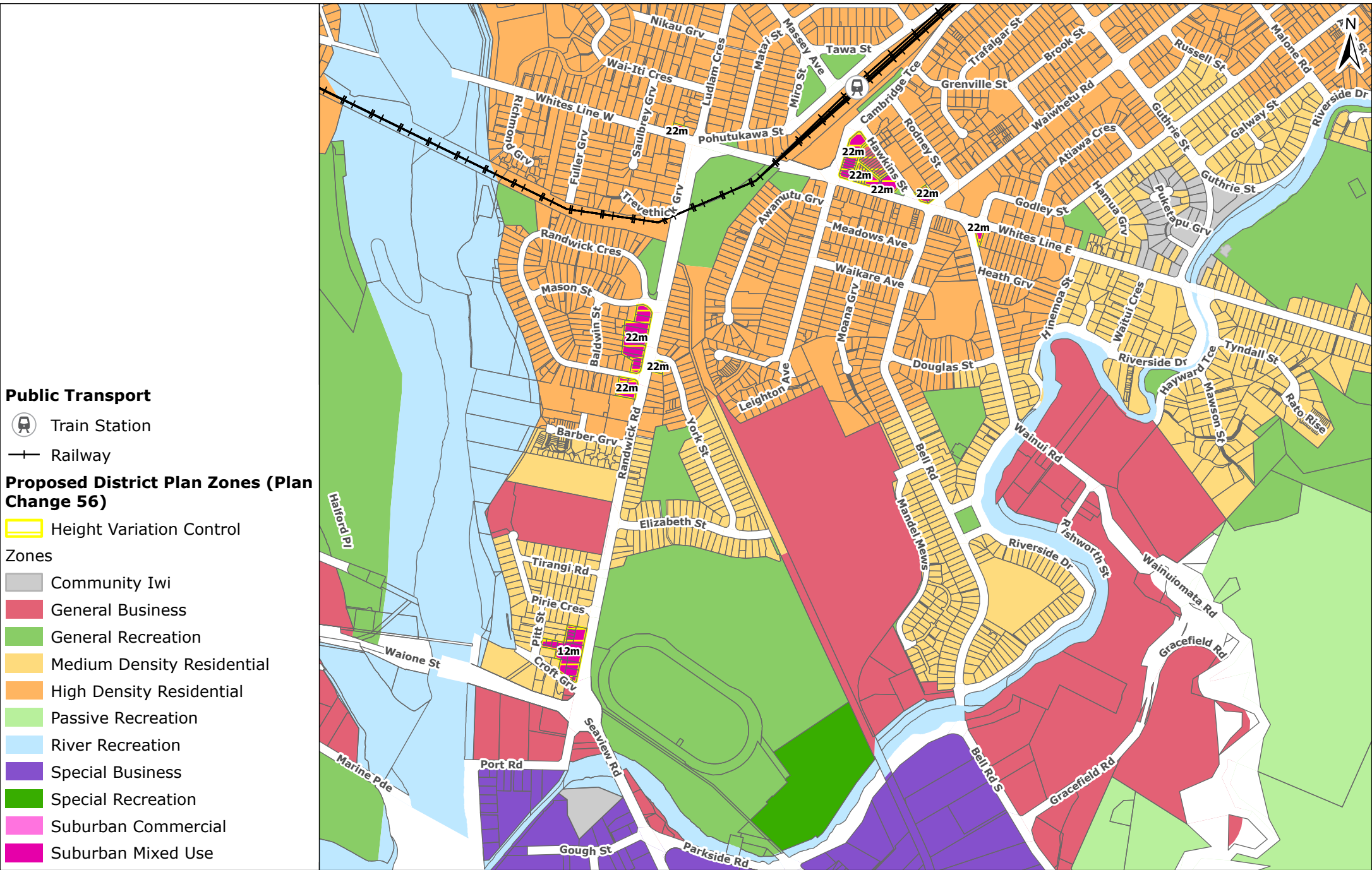
Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced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

Centre: Eastbourne



PREPARED BY	TPG REF. 718449
Conor McIntosh	SHEET 5 OF 13
DATE 29/03/2023	A4 Scale 1:11,000
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Kāinga Ora
Homes and Communities



Public Transport

-  Train Station
-  Railway

Proposed District Plan Zones (Plan Change 56)

 Height Variation Control

Zones

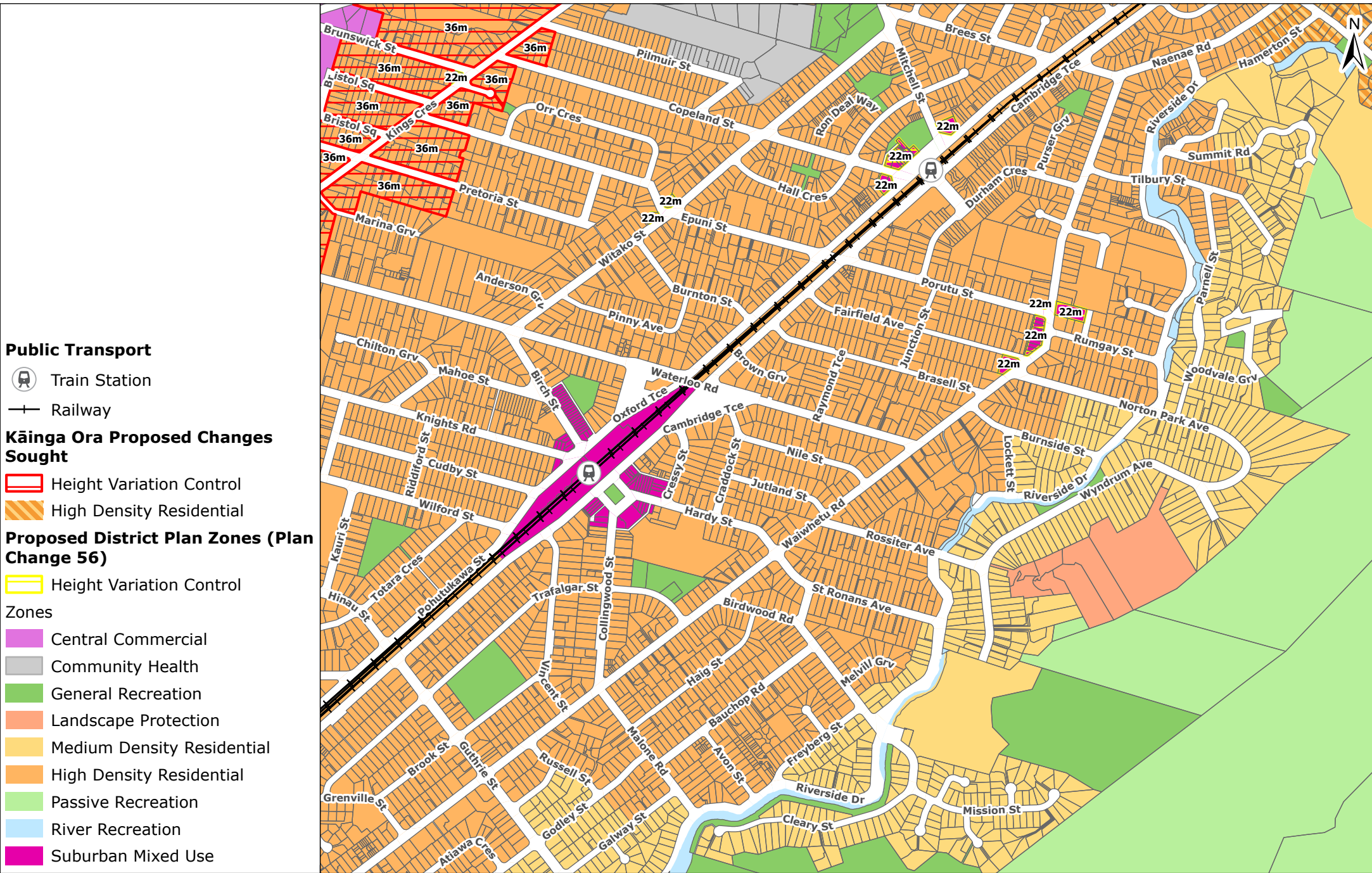
-  Community Iwi
-  General Business
-  General Recreation
-  Medium Density Residential
-  High Density Residential
-  Passive Recreation
-  River Recreation
-  Special Business
-  Special Recreation
-  Suburban Commercial
-  Suburban Mixed Use

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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: Moera/Waiwhetu

PREPARED BY	TPG REF.
Conor McIntosh	718449
DATE	SHEET
29/03/2023	6 OF 13
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0 280 Metres	



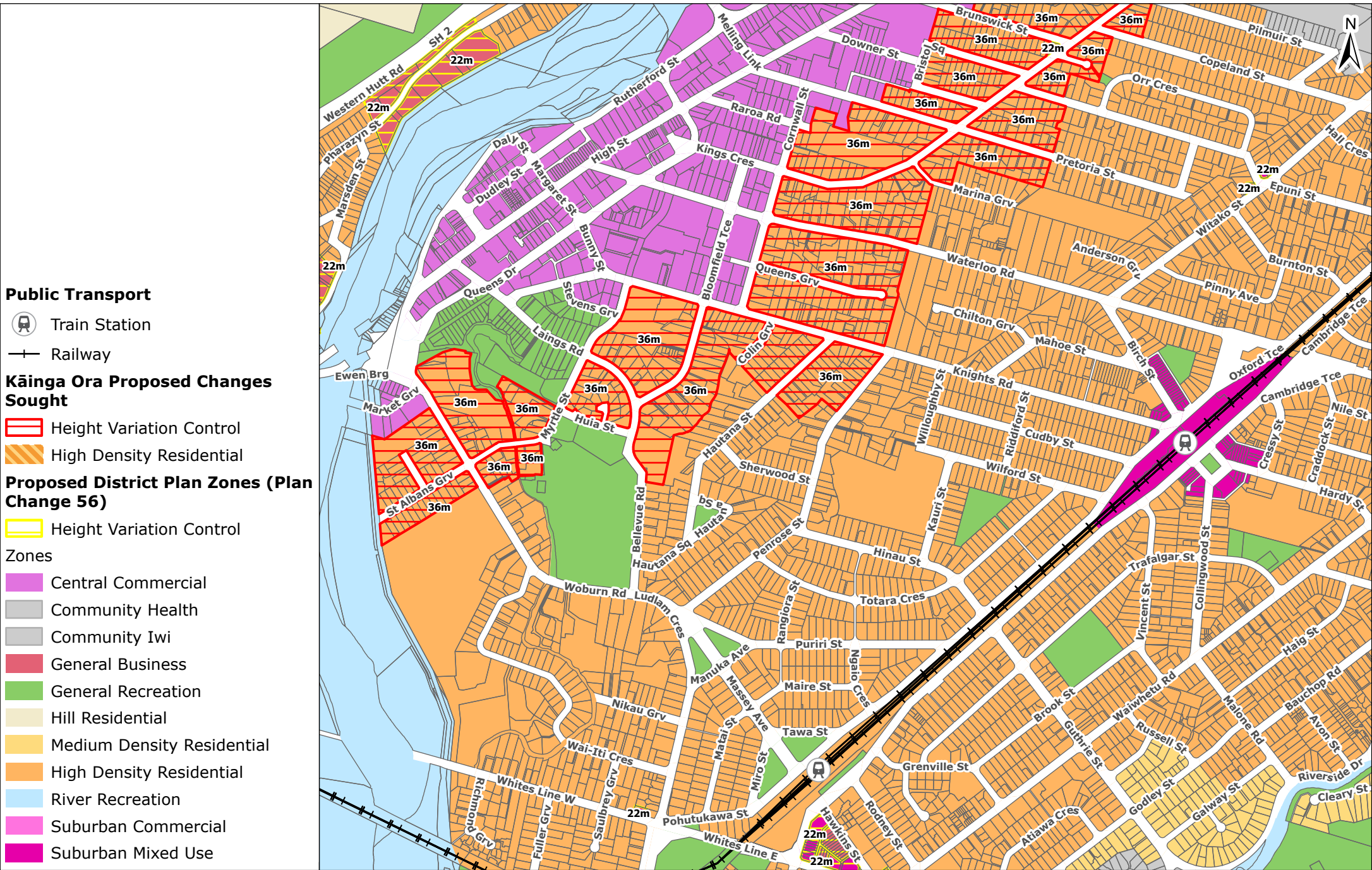


Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator Datum: NZGD 2000 // This map was produced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

Centre: Waterloo Station/Fairfield

PREPARED BY	TPG REF.	718449
Conor McIntosh	SHEET	7 OF 13
DATE	29/03/2023	
		A4 Scale 1:11,000
0		280 Metres

Kāinga Ora
Homes and Communities



Public Transport

- Train Station
- Railway

Kāinga Ora Proposed Changes Sought

- Height Variation Control
- High Density Residential

Proposed District Plan Zones (Plan Change 56)

- Height Variation Control

Zones

- Central Commercial
- Community Health
- Community Iwi
- General Business
- General Recreation
- Hill Residential
- Medium Density Residential
- High Density Residential
- River Recreation
- Suburban Commercial
- Suburban Mixed Use



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: Hutt City (South)/Waterloo



PREPARED BY	TPG REF.
Conor McIntosh	718449
DATE	SHEET
29/03/2023	8 OF 13
A4 Scale 1:11,000	
0 280 Metres	













Public Transport

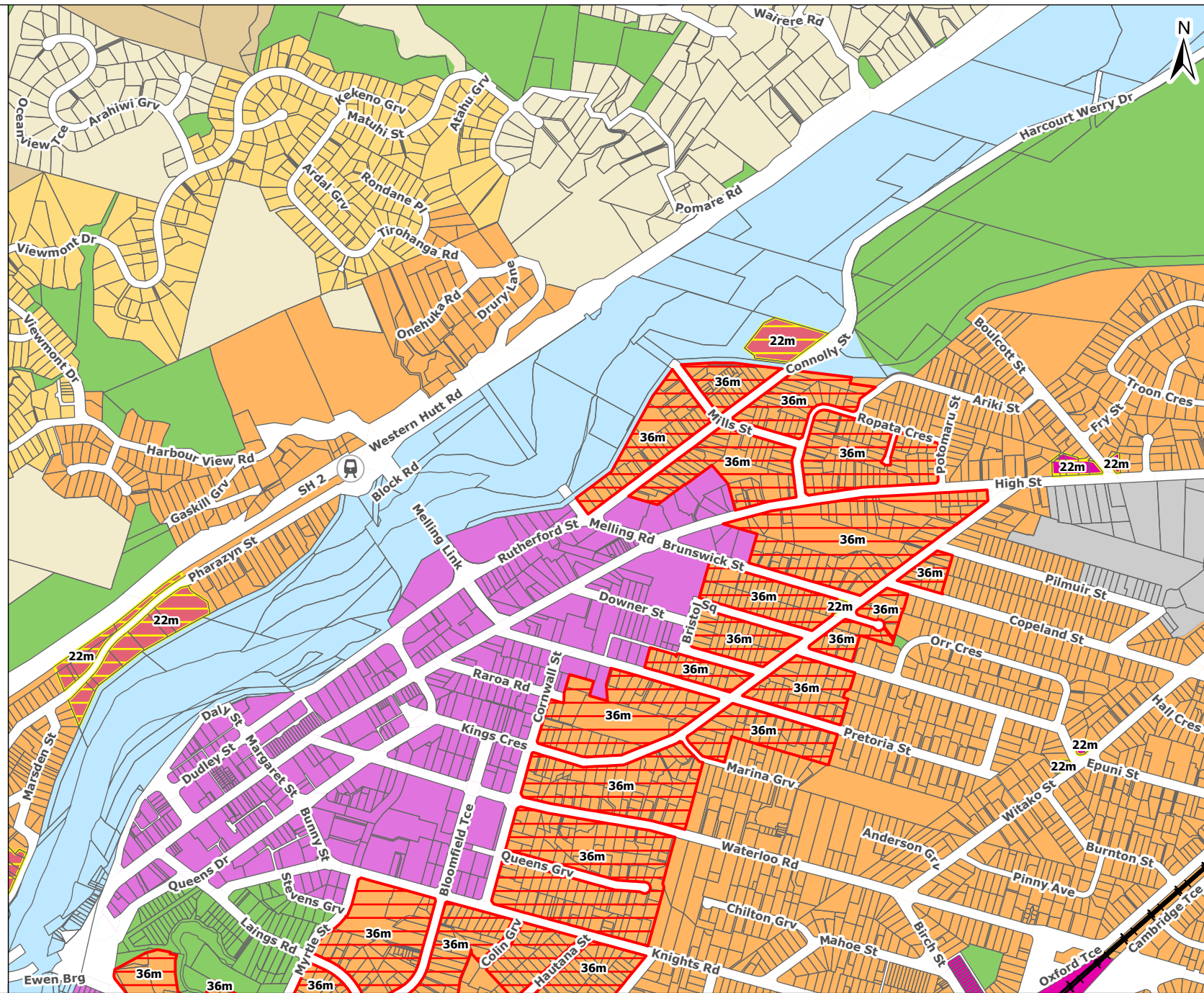
-  Train Station
-  Railway

Kāinga Ora Proposed Changes Sought

-  Height Variation Control
-  High Density Residential

Proposed District Plan Zones (Plan Change 56)

-  Height Variation Control
- Zones**
-  Central Commercial
-  Community Health
-  General Business
-  General Recreation
-  Hill Residential
-  Medium Density Residential
-  High Density Residential
-  River Recreation
-  Rural Residential
-  Suburban Mixed Use





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: Hutt City (North)



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29/03/2023	9 OF 13
A4 Scale 1:11,000	
0 280 Metres	



Public Transport

-  Train Station
-  Railway











Kāinga Ora Proposed Changes Sought

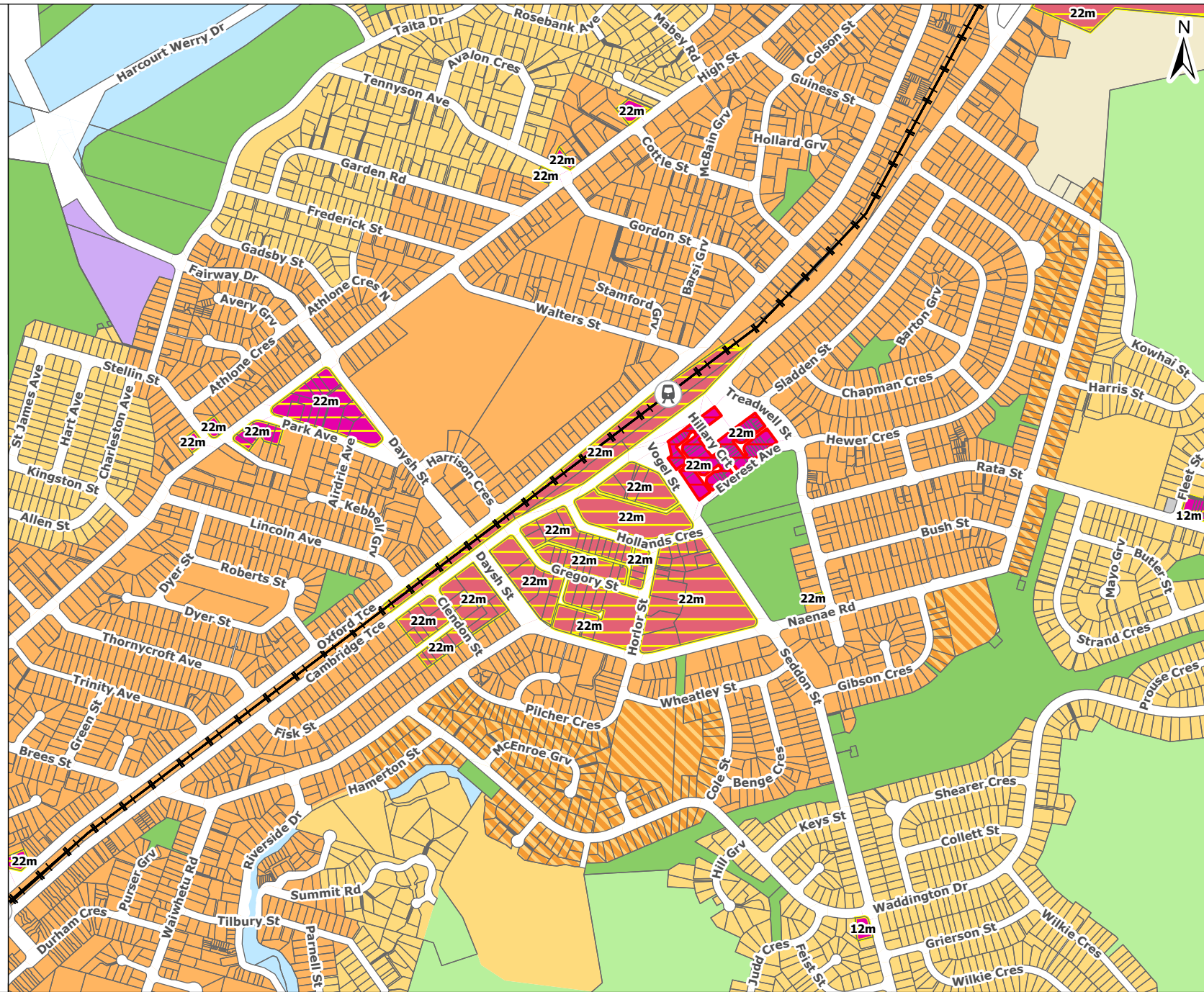
-  Height Variation Control
-  High Density Residential

Proposed District Plan Zones (Plan Change 56)

-  Height Variation Control

Zones

-  Avalon Business
-  Community Iwi
-  General Business
-  General Recreation
-  Hill Residential
-  Medium Density Residential
-  High Density Residential
-  Passive Recreation
-  River Recreation
-  Suburban Mixed Use





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
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Centre: Naenae



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A4 Scale 1:11,000	
0 280 Metres	



Public Transport

-  Train Station
-  Railway

Kāinga Ora Proposed Changes Sought

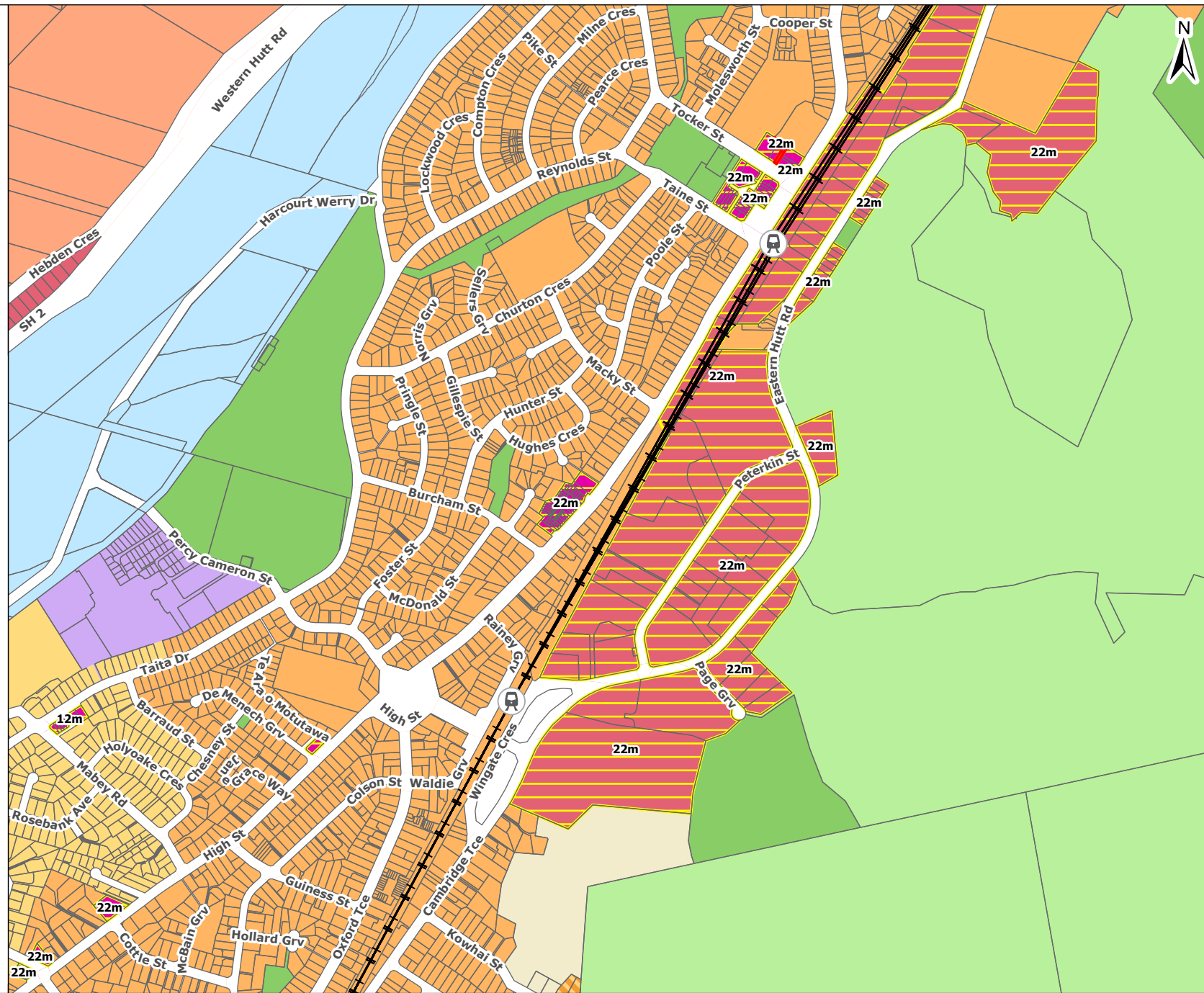
-  Height Variation Control
-  High Density Residential

Proposed District Plan Zones (Plan Change 56)

-  Height Variation Control

Zones

-  Avalon Business
-  General Business
-  General Recreation
-  Hill Residential
-  Landscape Protection
-  Medium Density Residential
-  High Density Residential
-  Passive Recreation
-  River Recreation
-  Suburban Mixed Use

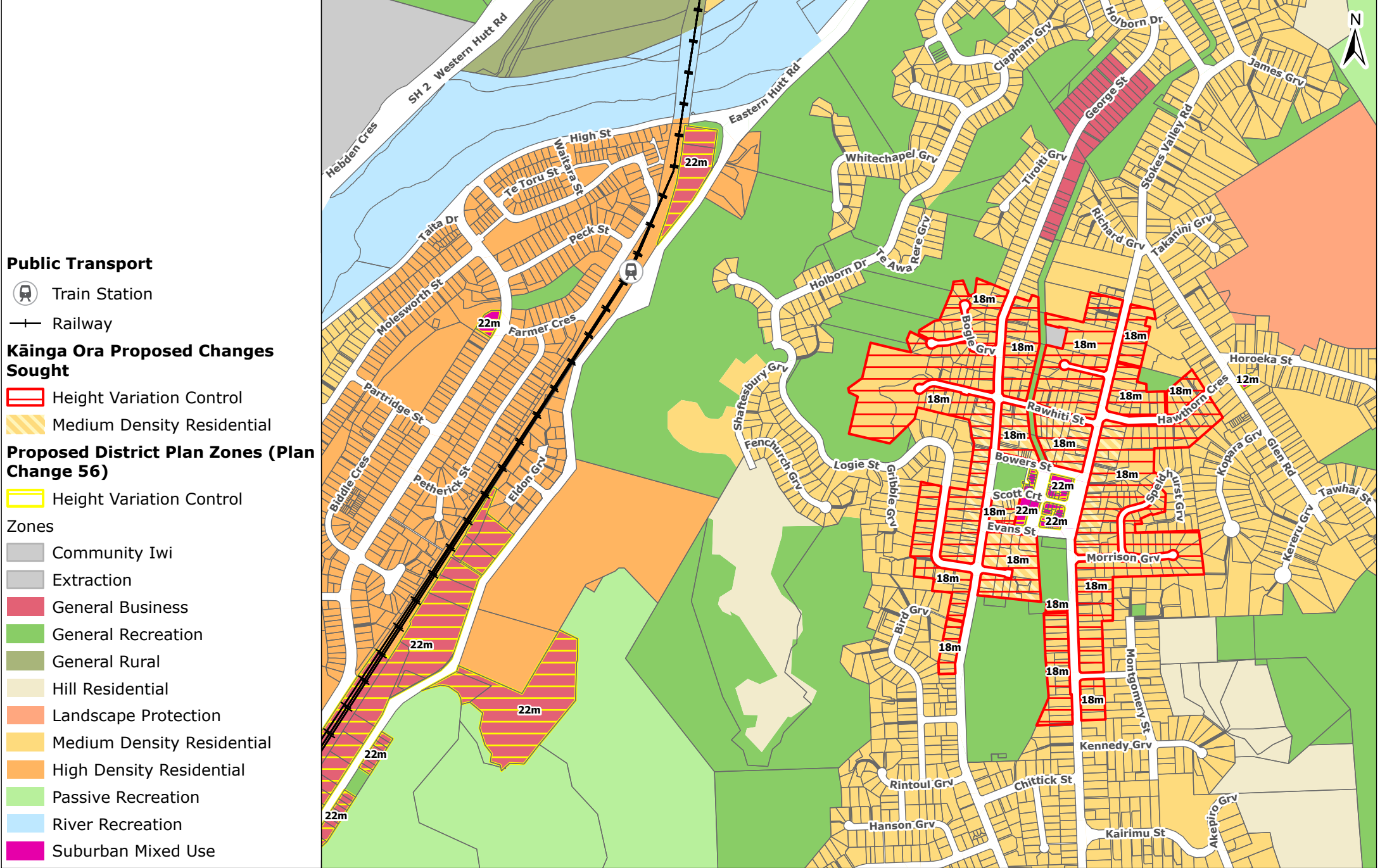


Imagery sourced from: LINZ Data Services
 Property boundaries sourced from Land Information NZ. Crown Copyright reserved. Property boundaries accuracy: +/-1m in urban areas, +/-30m in rural areas.
 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced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

Centre: Wingate/Taita

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0 280 Metres	





Public Transport

- Train Station
- Railway

Kāinga Ora Proposed Changes Sought

- Height Variation Control
- Medium Density Residential

Proposed District Plan Zones (Plan Change 56)

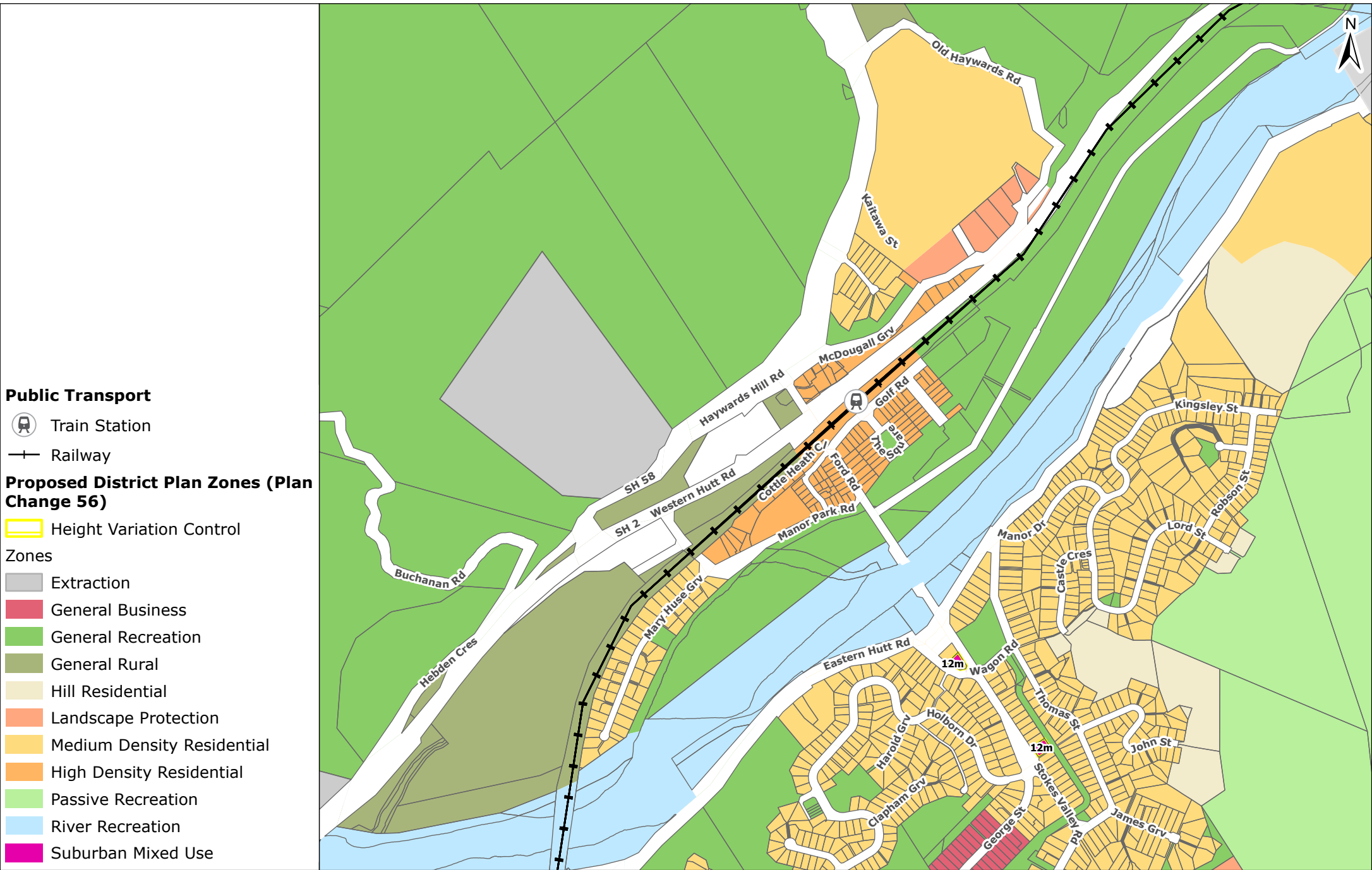
- Zones**
- Community Iwi
 - Extraction
 - General Business
 - General Recreation
 - General Rural
 - Hill Residential
 - Landscape Protection
 - Medium Density Residential
 - High Density Residential
 - Passive Recreation
 - River Recreation
 - Suburban Mixed Use

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: Stokes Valley

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0	280 Metres





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 Coordinate System: NZGD 2000 New Zealand Transverse Mercator
 Datum: NZGD 2000 // This map was produced with ArcGIS Pro (Esri).

Centre: Manor Park

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DATE 29/03/2023	A4 Scale 1:11,000
0	280 Metres

