



APPENDIX ONE - URBAN DESIGN, LANDSCAPE AND VISUAL AMENITY ASSESSMENT GRAPHIC ATTACHMENT

**200 PARKVALE ROAD, KARORI - REZONING SUBMISSION
FOR PARKVALE ROAD LIMITED**

06 MAY 2024
PROJECT NO. 2024_014
REVISION D



200 PARKVALE ROAD, KARORI - REZONING SUBMISSION

Project no: 2024_014
Document title: APPENDIX 1 - GRAPHIC ATTACHMENT
Revision: D
Date: 06 MAY 2024
Client name: PARKVALE ROAD LIMITED

Author: Dave Compton-Moen
File name: 2024_014 PRL 200 Parkvale Road, Karori Rezoning Graphic Attachment_DD

DOCUMENT HISTORY AND STATUS

REVISION	DATE	DESCRIPTION	BY	REVIEW	APPROVED
A	7/03/2024	DRAFT ISSUE	DCM	ML	
B	7/03/2024	FINAL ISSUE	DCM		DCM
C	12/04/2024	STREAM 8 SUBMISSION	DCM		
D	06/05/2024	UPDATE SET	DCM	ML	

DCM URBAN DESIGN LIMITED



Unit 10/245 St Asaph St, Ōtautahi - Christchurch 8011
Level 1, 1 Ghuznee St, Te Whanganui-a-Tara – Wellington 6011

COPYRIGHT: The concepts and information contained in this document are the property of DCM Urban Design Limited. Use or copying of this document in whole or in part without the written permission of DCM Urban Design Limited constitutes an infringement of copyright.

CONTENTS

PROPOSAL - ADJUSTMENT TO RIDGELINES AND HILLTOPS OVERLAY ALIGNMENT	1
CONTEXT - LOCATION PLAN + SITE CHARACTER PHOTOS + VIEWPOINT LOCATIONS	2
CONTEXT - SITE CHARACTER PHOTOS	3
VP1 - VIEW NORTH FROM THE END OF PARKVALE ROAD	4
VP2 - VIEW SOUTH FROM ABOVE THE SITE ON PARKVALE ROAD/SKYLINE TRACK	5
VP3 -VIEW NORTH FROM OUTSIDE 121 PARKVALE ROAD	6
VP4 - VIEW NORTH FROM PARKVALE-KARORI ROAD INTERSECTION	7
VP5 - VIEW NORTH FROM 57 CAMPBELL ST (OPPOSITE BEN BURN PARK)	8
VP6 - VIEW NORTH FROM 14 CROYDON ST, KARORI	9



LEGEND

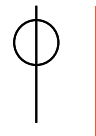
- - - Rezoned Boundary
- ● ● Skyline Walkway
- - - Ridgeline and Hilltop Overlay (Existing)
- Ridgeline and Hilltop Overlay (Proposed - 260masl on the site)
- Medium Density Residential (MDR)
- General Rural Zone (GRZ)
- Outer Green Belt (SAL)
- Significant Natural Areas (NSA)
- Contours (1m)
- Unformed Section of Parkvale Road

PROPOSED UNITS

- Type 1
- Type 2
- Type 3
- Type 4
- Communal Spaces

A. LOCATION PLAN (1:2,000 @ A3)

Map / image source: ARCGIS ONLINE DATA & WCC OPEN DATA





LEGEND

- - - Proposal boundary

SITE CHARACTER PHOTOS

- A** Vegetation
- B** Existing dwellings on site
- C** Topography
- D** Earthworks / farms roads
- E** Open space / green belt

VIEWPOINT LOCATIONS

- 1** VP1 - View north from the end of Parkvale Road
- 2** VP2 - View south from above the site on Parkvale Road / skyline track
- 3** VP3 - View north from outside 121 Parkvale Road
- 4** VP4 - View north from Parkvale-Karori Road intersection
- 5** VP5 - View north from 57 Campbell St (opposite Ben Burn Park)
- 6** VP6 - View north from 14 Croydon St

- NOT ON PLAN**
- 4** INTERSECTION OF KARORI ROAD AND PARKVALE ROAD (1KM FROM SITE)
 - 5** 57 CAMPBELL STREET (1.5KM FROM SITE)
 - 6** 14 CROYDON STREET (2KM FROM SITE)

A. LOCATION PLAN (1:5,000 @ A3)

Map / image source: GWRC WEB MAP VIEWER

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

CONTEXT - LOCATION PLAN + SITE CHARACTER PHOTOS + VIEWPOINT LOCATIONS

2024_014 PARKVALE ROAD LIMITED - PROPOSED DISTRICT PLAN SUBMISSION (258)





A Vegetation cover on the site is a mix of weed species and regenerating native vegetation. There is also areas of open grassland.



B There are 3 existing dwellings on the site in various states of repair. The site also provides access to two residential properties at 173 and 175 Parkvale Road.



C The site is steeply undulating with limited flat areas. Any development will require excavation and filling to create building platforms and access.



D Through and above the site, farm tracks including the Skyline Walkway, have been cut into the hillside. These trails are unsealed and in some places include exposed earth banks.



E Looking from the site back towards Johnson's Hill, there is a notable difference between the vegetation coverage and quality within the green belt and within the site. Native regeneration is well-established within the green belt.



A. VIEWPOINT LOCATION



B. EXISTING VIEW

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

VP1 - VIEW NORTH FROM THE END OF PARKVALE ROAD

2024_014 PARKVALE ROAD LIMITED - PROPOSED DISTRICT PLAN SUBMISSION (258)

Image captured on Sony ILCE-6000
Focal length of 50mm
Date: 29 January 2023 at 1:37pm
Height of 1.7 metres
4 photos merged together in Photoshop



A. VIEWPOINT LOCATION



B. EXISTING VIEW

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

VP2 - VIEW SOUTH FROM ABOVE THE SITE ON PARKVALE ROAD/SKYLINE TRACK

2024_014 PARKVALE ROAD LIMITED - PROPOSED DISTRICT PLAN SUBMISSION (258)

Image captured on Sony ILCE-6000
 Focal length of 50mm
 Date: 29 January 2023 at 1:20pm
 Height of 1.7 metres
 4 photos merged together in Photoshop



A. VIEWPOINT LOCATION

The site is not visible from this location with the promontory extending forward of the site and screening any views of 200 Parkvale Road behind. The houses at 173 and 175 Parkvale Road are not visible from this location.



B. EXISTING VIEW

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

VP3 - VIEW NORTH FROM OUTSIDE 121 PARKVALE ROAD

2024_014 PARKVALE ROAD LIMITED - PROPOSED DISTRICT PLAN SUBMISSION (258)

Image captured on Sony ILCE-6000
 Focal length of 50mm
 Date: 29 January 2023 at 1:50pm
 Height of 1.7 metres
 4 photos merged together in Photoshop



A. VIEWPOINT LOCATION Alanbrooke Place

175 Parkvale Road

173 Parkvale Road



B. EXISTING VIEW

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

VP4 - VIEW NORTH FROM PARKVALE-KARORI ROAD INTERSECTION

2024_014 PARKVALE ROAD LIMITED - PROPOSED DISTRICT PLAN SUBMISSION (258)

Image captured on Sony ILCE-6000
Focal length of 50mm
Date: 29 January 2023 at 1:55pm
Height of 1.7 metres
Single photo



A. VIEWPOINT LOCATION

Montgomery Ave

Alanbrooke Place

175 Parkvale Road

173 Parkvale Road

Skyline Walkway



B. EXISTING VIEW

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

VP5 - VIEW NORTH FROM 57 CAMPBELL STREET, KARORI

2024_014 PARKVALE ROAD LIMITED - PROPOSED DISTRICT PLAN SUBMISSION (258)

Image captured on Sony ILCE-6000
 Focal length of 50mm
 Date: 29 January 2023 at 2:10pm
 Height of 1.7 metres
 Single photo



A. VIEWPOINT LOCATION

Alanbrooke Place 175 Parkvale Road 173 Parkvale Road



B. EXISTING VIEW

URBAN DESIGN, LANDSCAPE AND VISUAL IMPACT GRAPHIC ATTACHMENT

VP6 - VIEW NORTH FROM 14 CROYDON STREET, KARORI

2024_014 PARKVALE ROAD LIMITED - PROPOSED DISTRICT PLAN SUBMISSION (258)

Image captured on Sony ILCE-6000
Focal length of 50mm
Date: 29 January 2023 at 2:15pm
Height of 1.7 metres
Single photo