

Appendix 9

Pipitea Precinct - Masterplan

The following provisions shall apply to the preparation, implementation and alteration of any masterplan for the Pipitea Precinct, as defined in Appendix 3, Chapter 13.

Purpose

The purpose of the masterplan is to ensure that development occurs in an orderly manner and provides a high quality urban environment that is a positive addition to this important gateway to the City. The development of this area is likely to occur over a long period of time and the masterplan will provide the ability to stage development. Integration with the surrounding transport and service networks, land uses and communities will be critical to achieving a sustainable urban extension.

Process and Status

A masterplan is to be prepared by the relevant landowners and submitted to the Council before any resource consent can be assessed. The masterplan is intended to be used as part of the assessment criteria for a resource consent.

Spatial Extent

The Pipitea Precinct is defined in the map in Appendix 3, Chapter 13. A masterplan for development within the Precinct must address those matters outlined in Part A and B below. For the matters contained in Part A the masterplan must consider both the development site, and neighbouring land within and surrounding the Precinct as appropriate (see Policy 12.2.4.2 for further guidance on this matter). In relation to Part A matters the masterplan must also demonstrate an awareness of its impact on the Precinct as a whole. The matters outlined in Part B must be addressed for the extent of the development proposal. ~~The masterplan must consider the development of this whole area for the matters outlined in Part A below and the additional matters outlined in Part B for the extent of the development proposed.~~

Amendments

Amendments may be promulgated by either Council or the landowners(s) from time to time to reflect further development proposals.

Matters to be included in the masterplan

The masterplan must consider the following issues:

Part A:

- The mix of land uses including the including the proposed amount of office, industrial, retail or entertainment floorspace and the number of residential units.
- The staging of development.
- Vehicle and pedestrian linkages into and through the site, including routes for public transport.
- The key infrastructure systems that will be necessary to service the site.

Part B:

- The footprint and height of any proposed buildings.
- The primary frontages of any buildings and how they are to be serviced.
- The heritage values of any existing buildings or sites and how they are to be reflected.
- Any view shafts into the site and how they are to be treated.
- The function and character of any proposed new streets.
- The function and character of any proposed public spaces.
- How accessibility will be achieved to the central city, railway station, waterfront and surrounding suburbs.
- Natural hazards and contaminated land.
- Areas of environmental sensitivity.
- The public space network, including reserves and other public spaces.
- Compatibility with the Central Area Urban Design Guide including the Pipitea Precinct Appendix.
- In the case of any amendments to the masterplan, the relationship of the proposed change to the existing development of the Pipitea Precinct.

In submitting the masterplan, details must also be provided of any consultation undertaken with central or local government, adjoining landowners, key interest groups, or iwi.