



Auckland Sites Reinventing Cities C40

Request for expressions of interest

Falls and Alderman car parks

15 Dec 2017

Introduction

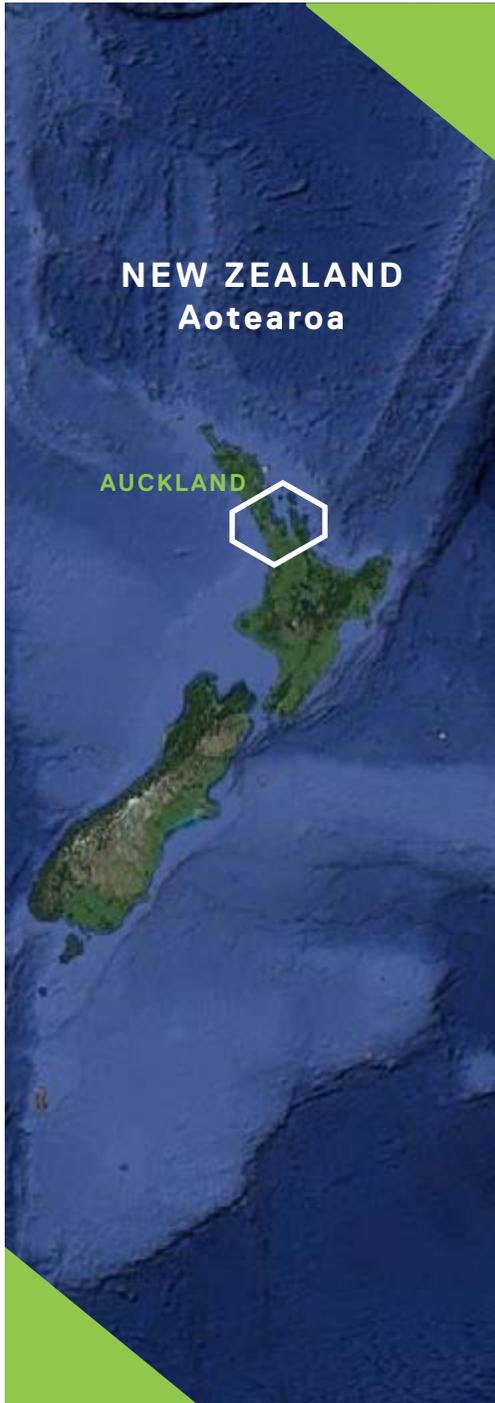
The Falls car park and the Alderman car park are adjacent sites in Henderson, West Auckland. Henderson has been identified by Panuku Development Auckland, the council's regeneration agency as a key area for regeneration. The vision for Henderson is an 'urban eco-centre, enhancing the mauri (spiritual life essence) of the twin streams Wai Horatiu and Wai O Panuku'. As a means of fully exploring the potential of this vision, the sites are open to the C40 'Reinventing Cities' competition for innovative carbon zero development.

This design brief has been prepared by Panuku to help shape the sites' development response. It contains guiding design principles, alongside some mandatory performance standards and regulatory considerations.

The two sites are offered separately, but are complementary and share many common features. Bidding teams may present design proposals that cover either or both sites.



Two native Kauri trees located on the Falls car park site.



Strategic Context within Auckland

Auckland has a fast growing population, and problems with housing supply and affordability. Provision of quality residential development on brownfield sites, close to amenities and public transport connections, is a critical means of catering for the city's growth.

The reuse of Council-owned car parks such as Falls and Alderman as development sites, is a key part of the overall Henderson regeneration project. The development of Council-owned land is envisaged as a catalyst to attract more residents and boost confidence and investment in the centre.

Henderson in west Auckland was selected for more intensive residential development due to a number of factors:

- a strategic town centre location, with good infrastructure and access to public transport
- constraints limited to localised traffic access and flood mitigation requirements
- a good level of market attractiveness for residential development
- leisure facilities, quality open spaces and retail offerings
- social and community infrastructure, including primary, secondary and tertiary education
- the prospect of new and increased rail developments and services.



Site ownership & release - the two sites

The sites are owned by Auckland Council and have been identified for sale for residential / mixed use development. Panuku Development Auckland will manage the disposal of the assets on behalf of Council. Both sites are designated as car parks and operated by Auckland Transport. Panuku will secure the sites' release for sale via a parking management plan to be agreed by Auckland Transport.



The Falls site

The Falls site is currently a car park located at the junction of Alderman Drive and Edmonton Road with an entrance and exit on both thoroughfares. The property borders The Falls (a restaurant and café) and the southern boundary of Falls Park Reserve. There is a small amount of bush on the border with the reserve, a grass verge and smattering of trees, separating the car park from Alderman Drive and Edmonton Road.

Site area: 5,290 sqm approximately
Unitary plan zoning: metropolitan
Permitted max height: 72.5m

Opportunities

- Extremely central location near a regenerating town centre
- Near to a full range of town centre amenities
- Five minute walk from major public transport interchange
- A prominent 'gateway' site at the entrance to Henderson
- Planned cycleway routes will run right beside the site
- Close to the Westwave Pool
- Adjacent to the Twin Streams restoration project.

Constraints

- Relationship to the historic Falls Hotel with special character as a historic building
- Some setback and allowance required for Falls Hotel parking and access
- Two significant Kauri trees on the site will need to be retained and protected.



The Alderman site

The site is currently a car park located between Edmonton Road and the Oratia Stream, with access from Edmonton Road via the southern and northern ends of the car park. There is a small amount of bush between the car park and the watercourse, and a grass verge and smattering of trees separating the car park from the road edge. On the western boundary, a pedestrian bridge across the Wai Horotiu / Oratia Stream connects the site with Trading Place.

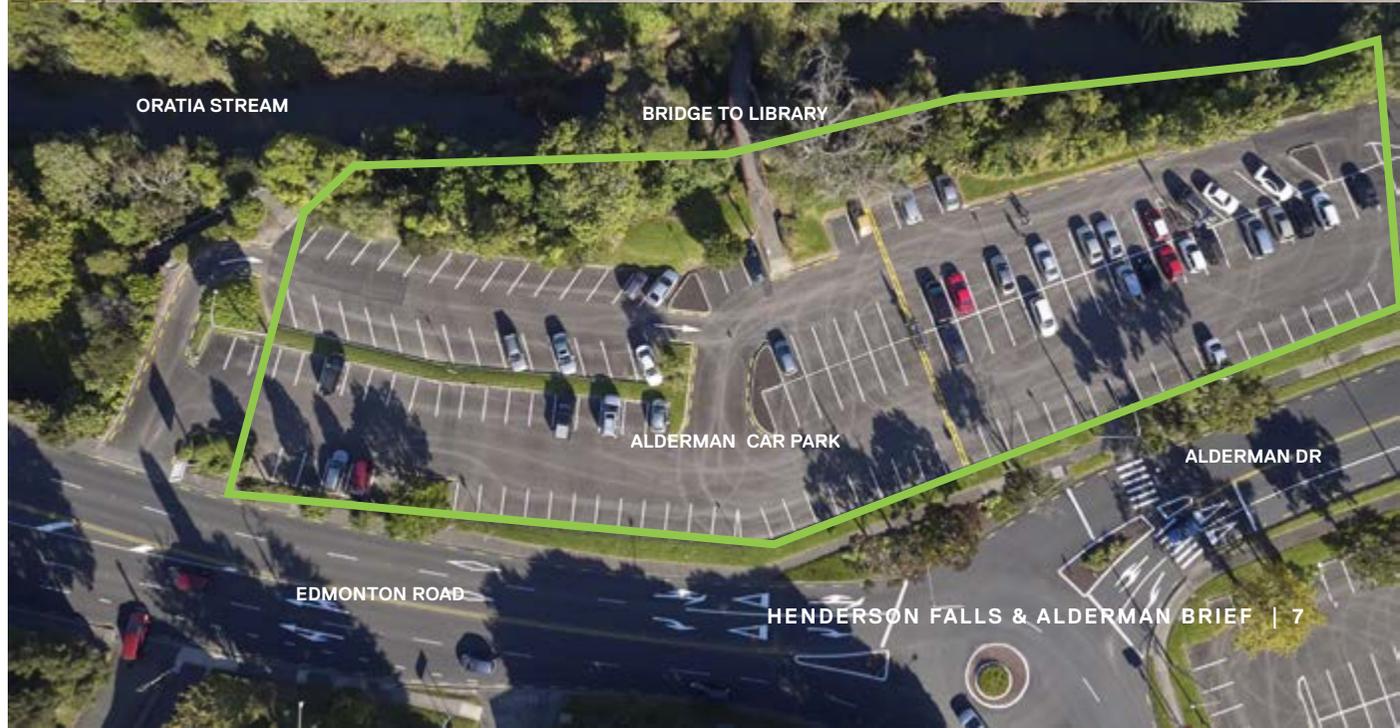
Site area: 7,223sqm approximately
Unitary plan zoning: metropolitan / open space
Permitted max height: 72.5m

Opportunities

- Extremely central location near a regenerating town centre
- Near to a full range of town centre amenities
- Five minute walk from major public transport interchange
- A prominent 'gateway' site at the entrance to Henderson
- Planned cycleway routes will run right beside the site
- Close to the Westwave Pool
- Adjacent to the Twin Streams restoration project.

Constraints

- Long irregular shape of site
- Adjacent to the Wai Horotiu / Oratia Stream
- Uneven topography – the land slopes to the west towards the stream



Vision, Principles & Goals

The Unlock Henderson High Level Project Plan 2017 forms the guiding document for the regeneration and growth of Henderson as an urban eco centre. Capitalising on 20 years of strategic thinking, the plan embodies the full potential of Henderson. It establishes that Henderson is an exceptional sustainability-led opportunity requiring an exceptional response.

To read the plan visit: panuku.co.nz/henderson

Vision

The vision proposed for Henderson is for it to grow into an urban eco-centre, enhancing the mauri (life essence) of the Twin Streams Wai o Panuku and Wai Horotiu that converge in its centre.

This vision will guide planning and development in Henderson – with the outcome towards ‘liveable growth’ by creating a safe, attractive and vibrant mixed-use environment with a uniquely west Auckland identity.

It is hoped the strong ‘eco’ focus will act as a catalyst for high-quality living and development that resonates with and attracts families, businesses, investors and visitors to this growing metropolitan area.

Development principles

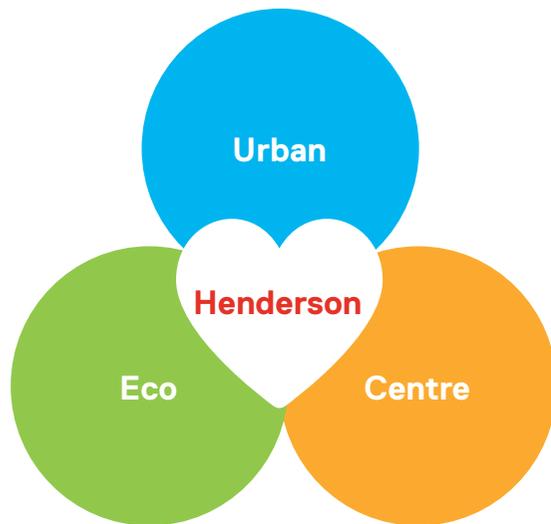
- an emphasis on attracting and retaining families when planning developments
- reinforce the west Auckland and eco-centre identity to enhance perceptions
- integrate green building features in each development, building a point of difference
- include partnership with the community, mana whenua, matawaaka and council organisations in development planning
- ensure a place-led approach, embed Te Aranga design principles and reflect the cultural narrative in developments.



Vision, Principles & Goals

Unlock Henderson project goals are to:

- achieve high-quality, medium-density residential and commercial development on council-controlled land
- enable two new walking and cycling links to better connect development sites to local amenities and services
- incorporate public and creative arts as a point of difference to enhance the quality of development outcomes
- within the Unlock project boundary and over time, transform Henderson Valley Road into a high quality, urban mixed-use residential corridor.



Cultural Landscape Narrative

The mauri (spiritual life essence) forever flows from the sacred hills of Parekura and Rua o Te Whenua through the Twin Streams of Wai o Panuku and Wai Horotiu to meet and form Wai o Pareira.

Wai o Panuku / Opanuku Stream and Wai Horotiu / Oratia Stream are treasured ecological and recreational assets. The two waterways unite beside the West Wave Pool and Leisure Centre, within the centre of Henderson. The names of the streams link mana whenua ancestry with their origins in the sacred slopes and hills of Rua o Te Whenua and Parekura.

Mana whenua are committed to upholding their cultural values and principles of whakapapa (family genealogy), manaakitanga (hospitality and generosity) and kaitiakitanga (guardianship) to ensure a partnership approach to development is inclusive and regenerative.

The connection between the Alderman site and Wai Horotiu is particularly important as the stream borders the site. However, we would expect the overall cultural importance of both streams to be acknowledged in concepts for either site.

The cultural narrative is outlined in more detail in the Unlock Henderson High Level Project Plan.

Design proposals should reflect this cultural narrative, and embed Te Aranga design principles.

aucklanddesignmanual.co.nz/design-thinking/maori-design/te_aranga_principles



Site Brief

In preparing the expression of interest, the bidding team should address the following pages and principles guidance that govern an appropriate response to this site.

Reference Documents

Panuku uses the Auckland Design Manual as a reference document to guide design quality.

<http://www.aucklanddesignmanual.co.nz/>

All Panuku work also needs to be guided by the Corporate Responsibility Framework which can be found here: <https://www.panuku.co.nz/www/pdfs/panuku-corporate-responsibility.pdf>

Note: These principles do not encompass detailed aspects that are otherwise covered through planning consent requirements such as dwelling amenity, size and layout, visual privacy, overshadowing, noise and pollution, private open space requirements etc.



Site Brief: Sustainability

Proposals should evidence exemplary levels of sustainable design, to meet the carbon zero aspirations of Reinventing Cities. Full regulations for the competition can be viewed at c40reinventingcities.org

All design proposals should show consideration of:

- Building energy efficiency and supply of clean energy
- Sustainable materials management and consideration of circular economy
- Green mobility
- Climate resilience and adaption
- New green services for the site and the neighbourhood
- Green growth and smart cities
- Sustainable water management
- Biodiversity, urban revegetation and agriculture

Panuku currently requires at least a Homestar 6 sustainability standard for residential dwellings (nzgbc.org.nz/homestar for more information).

Design proposals will aim to exceed this standard through holistic consideration of environmental performance.

The use of a third-party, independent verification system may be useful to demonstrate performance, (such as Homestar, the Living Building Challenge or PassivHaus). The use of a third-party rating system is not compulsory. Bidding teams must be able to measure and report on the carbon footprint of their project.



Site Brief: Environmental Considerations

A part of the two sites area is affected by flooding during a 100 year storm event. Most of this flooding is less than 500mm.

The existence of any soil contamination has not yet been determined, as both sites are currently concreted over as car parks.

Due diligence reporting including an investigation of contamination, geotechnical, infrastructure and planning matters will be undertaken by Panuku during the EOI phase. Reports will be made available to potential bidders

Indicative Site Boundaries



Underground Services (<https://geomapspublic.aucklandcouncil.govt.nz>)



Contours



Overland Flow Path



Site Brief: Energy use

On sites targeting zero carbon development, energy – both supply and demand - will be a key consideration.

To the north of the Falls and Alderman car park sites is the Westwave Pool. Owned and operated by Auckland Council, this is an iconic leisure facility in Henderson, and a large user of energy (natural gas).

Westwave feasibility research

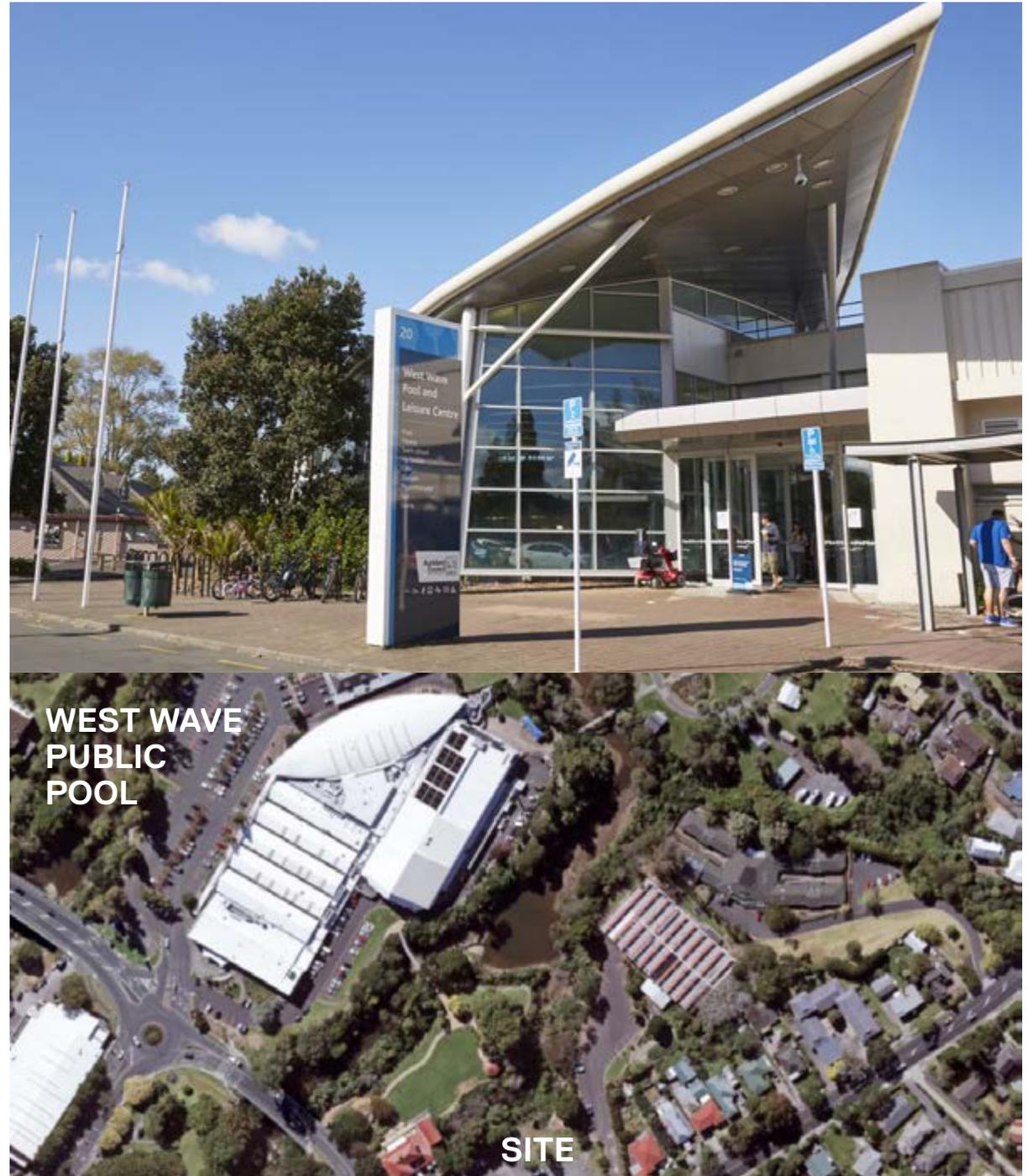
Auckland Council, in partnership with Watercare and Panuku, is currently investigating the feasibility of using wastewater from the Westwave Pool as a thermal energy source for heating and/or cooling the nearby residential development.

If this proves to be feasible, it will allow the sites to utilise a carbon neutral, sustainable thermal energy source which is currently being discarded as waste.

Possible implications for the design teams could be:

- the requirement for some site space (external to the development buildings) to construct a plant room to house the specialised wastewater heat exchange equipment required
- heating or heating/cooling systems within the buildings should be based on a centralised heat source for each building (e.g. water to water heatpump) with reticulated and sub-metered heating/cooling to each apartment & other tenancies
- heating systems should be designed to utilise low grade heating with flow temperatures at around 50°C.

The results of the research are expected to be available around March 2018. Regardless of the results of the feasibility study, as a carbon neutral development Panuku Development would expect all energy used on site to be from renewable sources and /or emissions from on-site energy consumption to be offset in a suitable way.



Site Brief: Built Form Guide

It is anticipated that the most feasible built form in this location is for two-three level terraced housing and/or three level walk-up apartment typologies. However, the planning provisions allow for a higher building envelope.

Typologies could range from one and two bedroom dwellings (50-80sqm) to three -four bedroom family oriented dwellings. Panuku would strongly encourage developers to achieve higher than three levels however this may not be viable due to market receptiveness.

The existing floodplain will likely require the need for elevated building platforms and the overland flowpath may require the need for a 'no build' easement. This will require further assessment from a suitably qualified flooding engineer.

The sites front high traffic volume, mixed-use arterial roads and there will be a need to address site access points with a view to having limited (one or two) access points. No garaging or "per unit" driveway crossings will be acceptable along Alderman Drive or Edmonton Road frontages.

Garaging (if any) will need to be masked or hidden from the street frontage. The current roundabout intersection itself may need to be addressed as part of the development planning process. There have been previous plans for an intersection upgrade to traffic lights however there are currently no plans for this project in the pipeline by Auckland Transport. These plans are likely to resurface during the planning approvals process.

Any building height and mass must carefully consider shading impacts, particularly on any private or proposed public open space provided as part of the development.

These are important "gateway" sites and the architecture will need to be of a high quality. Development is highly visible from all sides and will need to be designed 'in the round' and show how all the elevations have been considered together.

Elevation variety is encouraged in building height/roofscape along Edmonton Road and Alderman Drive.

The built form design will need to address the issue of Crime Prevention Through Environmental Design (CPTED).

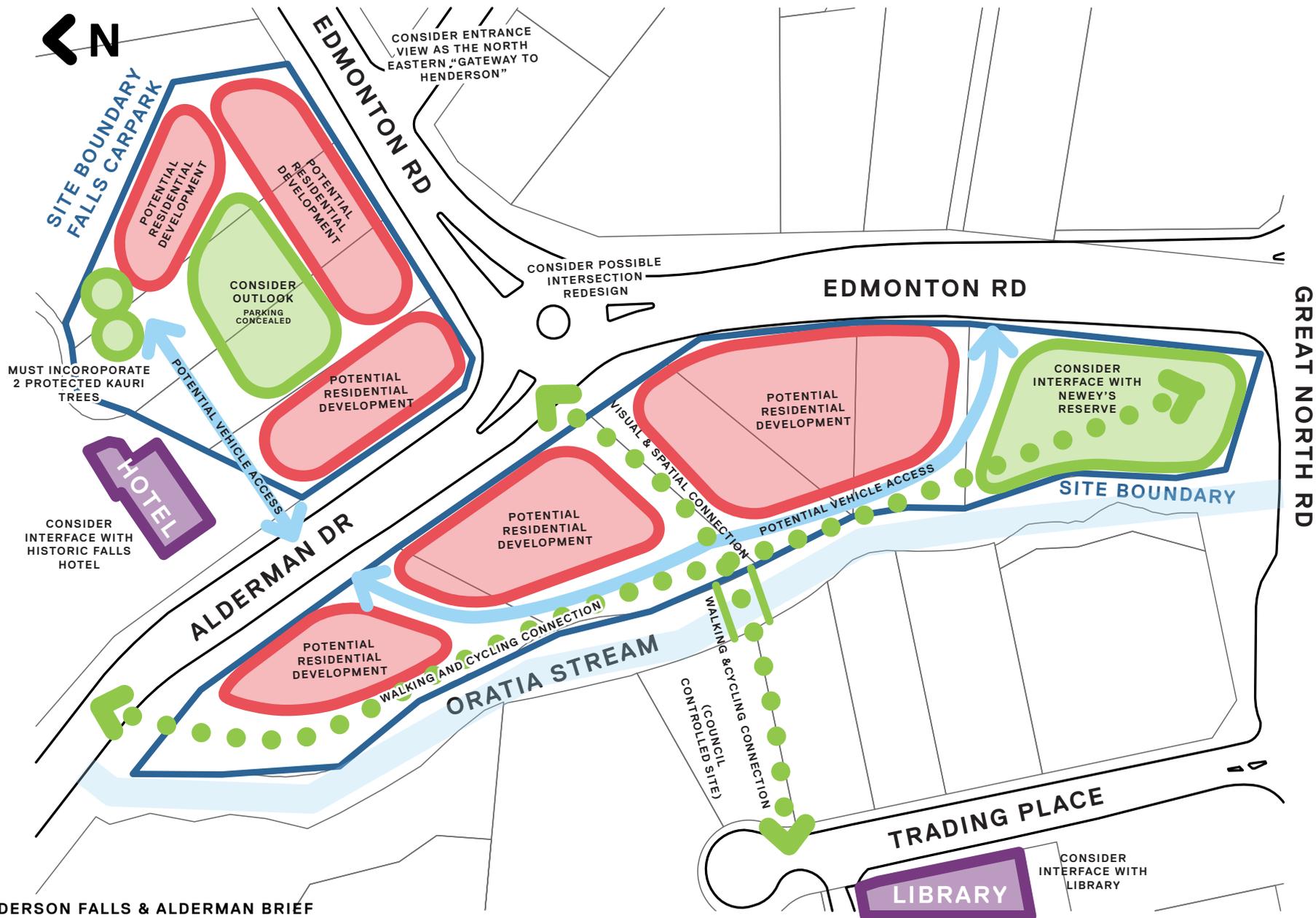
For the Alderman car park, Panuku and Auckland Transport have an intention to allow for and deliver a walking and cycling shared path along the Oratia stream on this site. As part of the planning requirements an esplanade setback of up 20m (negotiable) will need to be provided. The shared path would be located within this vested esplanade area as part of the development planning and approvals process.

In addition a connection from the library across the stream, over the current pedestrian bridge to the intersection will need to be provided for (refer to diagram).



An artists impression of the scale of development feasible for Henderson.

Site Brief: Built Form Diagram Guide



Site Brief: Transport

Henderson is well served by public transport. The Falls and Alderman sites are five minutes walk (600m) from the Henderson Train Station. The new City Rail Link (under construction) is expected to reduce train travel time to the Auckland city centre, to only 35 minutes.

There are three existing public bus routes that go past the sites.

Both sites are close to the Twin Streams Cycleway. Auckland Transport and Panuku have proposed an extension of the Cycleway that would run alongside the Alderman site.

Both sites are easy walking distance to amenities including a shopping mall, primary school, library and Westwave Pool.



Site Brief: Relevant planning rules

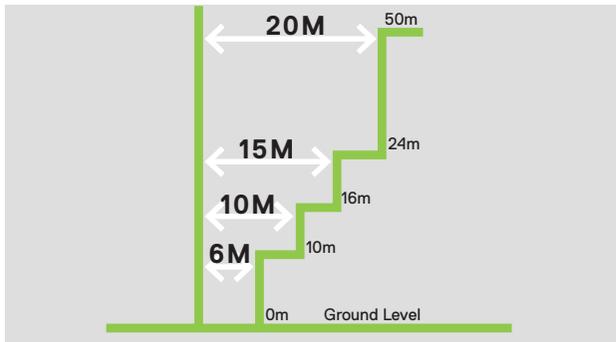
The Metropolitan Centre zone provides for a variety of different activities and permitted activities. The development controls provide for relatively liberal building envelopes, however the site dimensions and area will constrain its development potential.

Maximum impervious area in the riparian yard:

The maximum impervious area within a riparian yard must not exceed 10 per cent of the riparian yard area.

Landscaping:

A landscape buffer of 2m in depth must be provided along the street frontage between the street and car parking, loading, or service areas which are visible from the street frontage. This rule excludes access points.

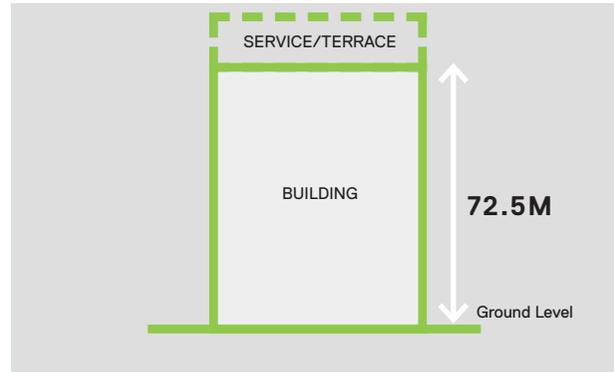


Outlook Space:

An outlook space must be provided from each face of the building containing windows to living areas or bedrooms of any dwelling.

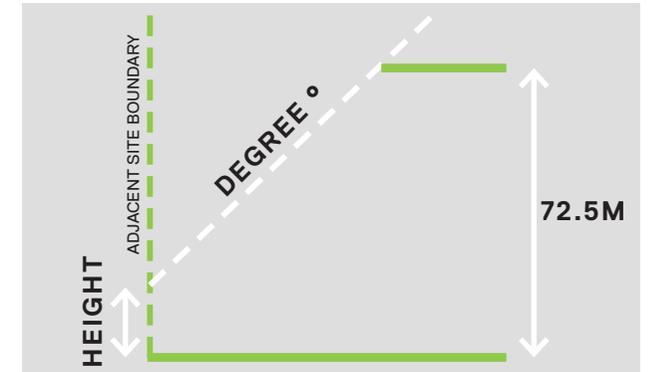
The minimum dimensions for outlook space are:

- For principal living areas, the dimensions of the outlook space, measured perpendicular to the exterior face of the building for the relative height of the floor above the average ground level along each building face; or
- For bedrooms, the outlook space must be a minimum of 6m, measured perpendicular to the exterior face of the building.



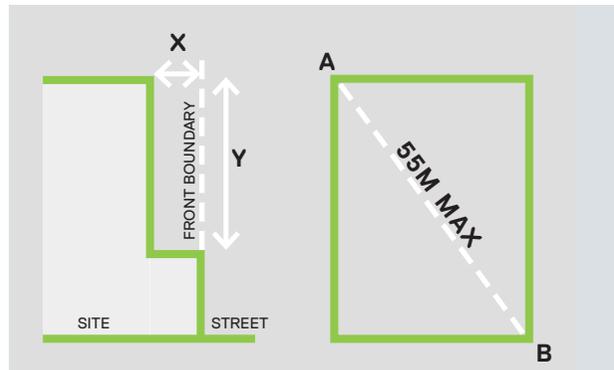
Building Height:

72.5m



Height in relation to boundary:

45degrees+16.5m against Informal Recreation zone



Building setback at upper floors:

60degrees+8m against THAB zone

Yards:

Dwellings in the Metropolitan Centre zone must not locate on the ground floor of a building adjoining public open spaces and streets.



Minimum dwelling size:

Dwellings must have a net internal floor area as follows:

- 35m² for studio dwellings.
- 50m² for one or more bedroom dwellings.

EXPRESSION OF INTEREST GUIDELINES

These guidelines have been developed by C40 as part of the Reinventing Cities competition. Bidding teams should refer to the full competition regulations at www.c40reinventingcities.org

Contents of the Expression of Interest

The expression of interest file will be made up of three documents:

- presentation of the bidder team and its organisation;
- presentation of the project and development concept;
- presentation of the legal and financial set up.

The documents should be written in English. Each of the documents will be dated and signed by the representative of the bidder team.

1. The bidder team:

The composition and the experience of the bidder team is a criterion used to assess the quality of the project within the framework of the competition. It demonstrates the feasibility and the soundness of the project proposed.

The bidder teams must clearly identify the role of each team member and their proposed contribution(s) to the project, and identify the lead representative of the team.

As part of the documents of the competition, a form drawn up by each city is provided in the dedicated folder for each site within the dataroom. The bidder teams must fill in this form and include it within their expression of interest proposal.

The form will have three main sections:

- information regarding the bidder team representative;
- information regarding each of the team members, including role, contribution, length and stages of

participation (design/implementation/operation), level of experience and competence.

- Appendices:
 - references for past experience on similar project for each of the bidder team members;
 - a letter of authorisation for the representative signed by all the team members which certifies that they agree with the conditions of their participation;
 - The relevant documentation highlighting the company legal and financial viability from representative of the bidder team.

2. The Project

The project description (roughly 10 pages in the A4 format) will be structured as follows:

- a summary presentation of the general approach of the project, its objectives and its contribution to the objectives of this competition;
- a description of the activities and the functional and operational schedule of the project;
- a detailed account of the potential of the site and of the subsequent operational approaches according to the 10 challenges outlined above;
- a brief presentation of the proposed solutions to address the 10 challenges outlined above. The presentation will outline, if applicable, the phasing and the conditions for implementation of the solutions;
- a brief memo describing the initiatives undertaken or planned by the team to consult and to involve the local stakeholders and neighbourhoods in the design and operational stages of the project.

One A3-sized board of simple concept illustrations: basic

sketches, schemes, diagrams, tables... to present the concept and physical organisation and the integration of the project into its immediate urban and natural surroundings. At the expression of interest stage, the bidder teams don't have to provide detailed architectural drawings or designs. Architectural drawings will not be evaluated.

The Legal and Financial Set Up:

The expression of interest must include a memo (a maximum of one page in A4 format) presenting the legal-financial framework proposed by the bidder team. This memo will outline:

- the type(s) of property transfer, in case they are not pre-set by the site owner neither restricted by law or local rules;
- the duration of the transfers in case of concession, lease or occupancy, if it is not set by the site owner;

Note that at this stage, the legal-financial aspect is only a statement of intentions by the bidder team. The definitive commitments of the team will appear in the final proposal. Note that some cities have defined a minimum price for the property transfer, in that case it will be clearly specified in the SSR of the site

Submitting Expressions of Interest

The expression of interest must be submitted by electronic means using the tab dedicated for this purpose in the database of each of the sites hosted in the dataroom.

The process for uploading the documents making up the expression of interest and the downloading of the receipt are explained upon logging in to the shared database.

The deadline for uploading files in the database is May 4 at 12pm UTC (Coordinated Time Universal, and late uploads or other formats will not be accepted).

About Panuku Development Auckland

Auckland Council owns a diverse portfolio of land from open space to commercial property. Panuku Development Auckland is the Council Controlled Organisation (CCO) that manages and delivers value from this land on behalf of the Council.

Panuku identifies important pieces of land that are underutilised and if developed can address key challenges that Auckland is facing, such as providing more homes and creating positive change to communities through better use of land.

As a CCO, Panuku is expected in its facilitation role to push market boundaries around the type of homes and developments that are delivered to best meet the needs of the wider community. Panuku helps rejuvenate parts of our city – from small projects that refresh a site or building, to major transformations of town centres or neighbourhoods.

Panuku manages in the order of \$2 billion of Council's property portfolio, which they continuously review to find smart ways to generate income for the region, grow the portfolio or release land or properties that can be better used by others. Together with partners Panuku unlocks the full potential of this land to create spaces for Aucklanders to love.



Contacts

Questions/ Enquiries

Leave a message for us at

c40reinventingcities.org/en/sites/the-falls-carpark-1306.html

c40reinventingcities.org/en/sites/the-alderman-carpark-1305.html

C40 Reinventing Cities

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