

I308. Central Park Precinct

I308.1. Precinct description

The Central Park Precinct is located at 666 Great South Road, Ellerslie. The purpose of the Central Park Precinct is to provide for employment and office activities within an office park environment. A broader range of activities as identified in the underlying Business – Mixed Use Zone are enabled within sub-precinct B, taking advantage of the proximity of the site to a high capacity, high frequency public transport corridor.

Constraints on the amount and location of parking contribute to the pedestrian amenity of the precinct. The amount of supporting services and minor convenience/service retail that can be established in the site is capped so that the Central Park precinct and Ellerslie town centre complement, and do not compete with each other.

The precinct is separated into five development areas. The five areas have different building heights, reflecting the existing built environment, the nature of the site, its location near Ellerslie town centre and surrounding protected views.

The zoning of the land within the Central Park Precinct is the Business – Business Park Zone and Business Mixed Use Zone.

I308.2. Objective

- (1) The Central Park Precinct is developed as a business park with a range of supporting activities that are complementary to the Ellerslie town centre, and is well designed and integrated with the surrounding area and infrastructure.
- (2) A broader range of activities as identified in the underlying Business - Mixed Use Zone are enabled in sub-precinct B taking advantage of the proximity of the site to the frequent and reliable transport network.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

I308.3. Policies

- (1) Within sub-precinct A, limit land use activities such as retail, food and beverage and recreation facilities, to those that serve the needs of office workers within the precinct.
- (1)(a) Within sub-precinct B, land use activities are limited to those identified within the Business – Mixed Use Zone.
- (2) Require buildings to align with and activate private streets within the site.
- (3) Require development to avoid, remedy and mitigate any adverse traffic effect on the Ellerslie Panmure Highway interchange.
- (4) Require development within the precinct to apply the following principles:
 - (a) high quality pedestrian links through the site;
 - (b) landscape amenity space;

- (c) gateway and landmark features;
 - (d) safe vehicle movements within and to and from the site;
 - (e) massing and building height; and
 - (f) landscaped areas and pedestrian plazas that enhance the amenity of the site and provide a focal point of the development.
- (5) Promote the use of public transport and pedestrian orientated activity by limiting the amount of parking provided within sub-precinct A once Central Park is fully developed.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

I308.4. Activity table

The provisions in any relevant overlays, zone and the Auckland-wide apply in this precinct unless otherwise specified below.

Table I308.4.1 Activity table specifies the activity status of land use and development activities in the Central Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I308.4.1 Activity table

Sub-precinct A

Activity		Activity status
Use		
Commerce		
(A1)	Food and beverage not exceeding 250m ² of gross floor area per building	P
(A2)	Food and beverage exceeding 250m ² of gross floor area per building	D
(A3)	Retail not exceeding 250m ² gross floor area per building, provided any single tenancy does not exceed 150m ² of gross floor area	P
(A4)	Retail exceeding 250m ² gross floor area per building, provided any single tenancy does not exceed 150m ² of gross floor area	D
(A5)	Retail where any single tenancy exceeds 150m ² of gross floor area	NC
(A6)	Entertainment facilities	D
Community		
(A7)	Recreation facilities not exceeding 250m ² of gross floor area per building	P

(A8)	Recreation facilities exceeding 250m ² of gross floor area per building	D
Development		
(A9)	New buildings	C
(A10)	External additions and alterations to buildings that: (a) are not structural; (b) increase the building development area by less than 25%; and (c) do not increase the height of the building.	P
(A11)	External additions and alterations to buildings not provided for as permitted	C

Sub-precinct B

Activity		Activity status
Development		
(A12)	New buildings	RD
(A13)	External additions and alterations to buildings that: (a) are not structural; (b) increase the building development area by less than 25%; and (c) do not increase the height of the building.	P
(A14)	External additions and alterations to buildings not provided for as permitted	RD

I308.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I308.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I308.4.1 Activity table and which is not listed in I308.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I308.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct unless otherwise specified below. For clarity, Standard E27.6.1 (Trip generation) applies within sub-precinct B.

All activities listed as permitted, controlled and restricted discretionary in Table I308.4.1 Activity table must comply with the following permitted activity standards.

I308.6.1. Building height

- (1) Buildings must not exceed the heights specified in the table below:

Table I308.6.2.1 Building height

Building development areas	New Zealand Vertical Datum 2016	Height above ground level (average)
Sub-precinct A		
A	43.9m <u>58.6m</u>	19.8m <u>34.5m</u>
B	53.0m <u>57.1m</u>	30.4m <u>34.5m</u>
C	72.7m	48.0m
D	89.7m	67.9m
Sub-precinct B		
E	66.2m	44.0m

- (2) The location of the building development areas within the precinct are shown on Precinct plan 1 - Central Park Building heights.
- (3) Building height coordinates are shown on Precinct plan 3 - Central park building height coordinates.
- (4) The height above mean sea level method is the prevailing maximum height measure.

I308.6.2. Roof tops

- (1) In development areas A, B and C:
- (a) rooftop projections must not exceed the maximum building height by more than 10 per cent; and
- (b) the total area of rooftop projections must not exceed 10 per cent of the total roof area.

I308.6.3. Site intensity

In sub-precinct A:

- (1) *[deleted]*
- (2) The gross floor area of the following activities must not exceed 3,500m² for:
- (a) recreation facilities;

- (b) food and beverage; and
- (c) retail provided that the total gross floor area for retail must not exceed 2000m²

I308.6.4. Upper and lower storey setbacks

In sub-precinct A:

- (1) A minimum distance between buildings must be provided as follows:
 - (a) for the portion of the building façade located between ground level and 13m above ground level: 18m; and
 - (b) for the portion of the building façade located more than 13m above ground level: 24m.
- (2) An existing or consented building will set the building line on one side of the street, and any future building setback must comply with I308.6.4(1) above.
- (3) Parking structures (except the parking structure along the eastern frontage of building development area A) will not set the first building line.

I308.6.5. Pedestrian plaza and landscaped amenity spaces

In sub-precinct A:

- (1) The indicative pedestrian plaza and indicative landscaped amenity spaces must be provided in the general locations shown on Precinct plan 2: Central Park urban design framework.
- (2) The pedestrian plaza must have a minimum area of 600m² (excluding footpaths on road frontages) and must be provided concurrently at the time the next building in the precinct is constructed after the date the Unitary Plan becomes operative.
- (3) A minimum of 10 per cent of the total developable area of the precinct (excluding internal road corridors) must be provided as landscaped amenity spaces. The landscaped amenity spaces may comprise:
 - (a) pedestrian plaza areas;
 - (b) pocket parks i.e. small parks and breakout areas; or
 - (c) stormwater retention ponds where they are designed for dual purpose as amenity features.

I308.6.6. Footpaths in the pedestrian oriented area

- (1) Footpaths within the pedestrian oriented area must be a minimum of 1.8m wide on both sides of the street.
- (2) This standard does not apply to existing or consented footpaths as at June 2010 that do not comply with this standard.

I308.6.7. Pedestrian connections

- (1) Pedestrian connections must be provided and maintained throughout the site, generally in the locations shown on Precinct plan 2: Central Park urban design framework. The following pedestrian connections must be provided:
 - (a) an at grade pedestrian link as shown on Precinct plan 2: Central Park urban design framework;
 - (b) internal pedestrian links as shown on Precinct plan 2: Central Park urban design framework; and
 - (c) signage at the Great South Road and Sultan Road entrances to the pedestrian connection advising the public of the availability of the link, subject at all times to any temporary restrictions that may reasonably be required to be imposed for security purposes.
- (2) *[deleted]*
- (3) Pedestrian connections must be provided as part of the development or redevelopment of the building development areas.

I308.6.8. Car parking

- (1) Car parking in sub-precinct A must comply with the following controls:
 - (a) *[deleted]*
 - (i) *[deleted]*
 - (ii) *[deleted]*
 - (b) maximum car parking requirements:
 - (i) for any development that results in a total gross floor area of between 32,887m² and 72,600m², the maximum number of car parks that may be provided is 1,613 car parks, plus one car park per 40m² of gross floor area above 32,887m²; and
 - (ii) For any development that results in a total gross floor area of more than 72,600m², the maximum number of car parks within the precinct must not exceed 2,475.
- (2) For the purpose of calculating gross floor area to determine the maximum car parking requirements within sub-precinct A, above ground car parking (including manoeuvring areas) located within buildings shall be excluded.
- (3) Within sub-precinct B, the Auckland-wide parking provisions apply.

Figure I308.6.8.1 Car parking ratios

[deleted]

I308.7. Assessment – controlled activities

I308.7.1. Matters of control

The Council will reserve its control to all of the following matters when assessing a controlled activity resource consent application:

- (1) new buildings and external additions and alterations that are not provided for as a permitted activity:
 - (a) building design and external appearance;
 - (b) pedestrian connections and vehicle access;
 - (c) pedestrian amenity; and
 - (d) traffic impacts.

I308.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities:

- (1) new buildings and external additions and alterations that are not provided for as a permitted activity:
 - (a) building design and external appearance:
 - building form:*
 - (i) the extent to which the exterior design and appearance of the building contributes to the avoidance of adverse building bulk and dominance effects;
 - (ii) the extent to which the building creates a human scale environment at street level;
 - (iii) whether rooftop projections including towers, turrets, chimneys, lift towers, machinery rooms which exceed the parapet or roof height are compatible with the overall architectural form and detailing of the building;
 - (iv) extent to which there is similarity in facade design and materials and continuity in form and appearance of canopies with the facades of other buildings;
 - (v) whether signage on the building has been incorporated as part of the building design;
 - (vi) whether there is landscaping of pedestrian connections throughout the precinct; and
 - gateway and landmark features:*

- (vii) the extent to which buildings on highly visible locations are designed to feature architectural accents such as special architectural features, articulation, extra glazing or lighting;

sustainability:

- (viii) the extent to which the proposal addresses the following principles:

- buildings are designed to be sustainable through the use of durable low maintenance materials, maximising solar access and natural ventilation and the incorporation of mechanical and electrical systems that optimise energy efficiency;
- on-site landscaping consists of indigenous vegetation where appropriate;
- on-site stormwater conservation measures are incorporated where appropriate including rainwater harvesting devices, green roofs, site landscaping, rain gardens and wetland treatment systems and stormwater planter boxes (subject to soil contamination considerations);
- adequate storage space and containers are provided for rubbish and recyclable materials in a location which is clearly visible on the site and easily accessible for occupants and collection vehicles;
- building and demolition is undertaken in a way that maximises the use of waste materials for reuse and recycling; and

crime prevention

- (ix) the extent to which the proposal addresses crime prevention through environmental design principles.

- (b) pedestrian connections and vehicle access:

- (i) The extent to which the proposal addresses the following principles:

- pedestrian links through buildings should be provided where these will provide short and convenient pedestrian routes;
- pedestrian links through the ground floor of buildings should:
 - be overlooked by adjacent uses;
 - be lined by internal walls which contribute to visual interest and pedestrian safety;
 - include a variety of architectural detail and maximise building entrances and glazing;
 - minimise blank walls;
 - adopt CPTED principles (i.e. avoid potential entrapment areas and deep recesses);

- avoid chicanes which limit natural surveillance; and
- provide adequate internal lighting.

(c) pedestrian amenity:

(i) the extent to which the proposal addresses the following principles:

- the pedestrian plaza and landscaped amenity spaces should:
 - be visible from the pedestrian routes on the site and overlooked by buildings to maximise personal safety;
 - be lined with active edges on the ground floor in the case of the pedestrian plaza;
 - be landscaped with soft and hard landscape elements;
 - include adequate seating, lighting, signage and street furniture; and
 - feature high quality materials and robust detailing.
- in addition, street trees and other landscape elements should also be provided to achieve the following:
 - visual enhancement of internal private roads and pedestrian routes; and
 - screening of parking areas where these are visible from the pedestrian routes; and
- outdoor storage and refuse disposal areas should be avoided in the pedestrian oriented area.

(d) traffic impacts:

(i) unless it can be proven they are not required, whether the measures listed below are implemented to manage the traffic effects generated by the redevelopment of the site:

- a second signalised right turn into the site from Great South Road;
- queue detection and/or electronic signage to manage right turn queues into the site from Great South Road;
- at the existing signalised site access (north) – a double right turn into and out of the site;
- internal road upgrades required to meet internal traffic flow demands, including (but not limited to):
 - two lanes being provided in both directions between the Great South Road northern site access to the onsite roundabout;

- installation of a solid median extending from the signals at the northern site access to beyond the first park entrance, approximately 90m (with a gap to allow access to the site north of the Central Park Precinct); or
- speed tables on approaches

conditions of consent requiring any of the traffic management measures in above may be imposed when individual applications for resource consent for individual buildings (or groups of buildings) are granted. Traffic monitoring may also be required as a condition of consent.

I308.8. Assessment – restricted discretionary activities

I308.8.1 Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the zone, Auckland wide or overlay provisions:

- (1) New buildings and external additions and alterations to buildings within sub-precinct B that are not otherwise provided for where associated Precinct development standards and/or Precinct Plan notations apply:
 - (a) building design and external appearance;
 - (b) pedestrian connections and vehicle access;
 - (c) pedestrian amenity; and
 - (d) traffic impacts.
- (2) Within sub-precinct B, any reference to streets, public streets and public space in the matters of discretion under H13.8.1(3) of the Business - Mixed Use Zone shall be deemed a reference to any private roads that are subject to the 'pedestrian-oriented area' notation in Precinct Plan 2.

I308.8.2 Assessment Criteria

The Council will consider the relevant policies and/or criteria identified below for restricted discretionary activities, in addition to the assessment criteria or policies specified for assessment of the relevant restricted discretionary activities in the Business - Mixed Use Zone, Auckland wide or overlay provisions:

- (1) New buildings and external additions and alterations to buildings within sub-precinct B not otherwise provided for where associated Precinct development standards and/or Precinct Plan notations apply:
 - (a) For Matter I308.8.1(a) refer to I308.7.2(1)(a) and policies I308.3(2) and I308.3(4).

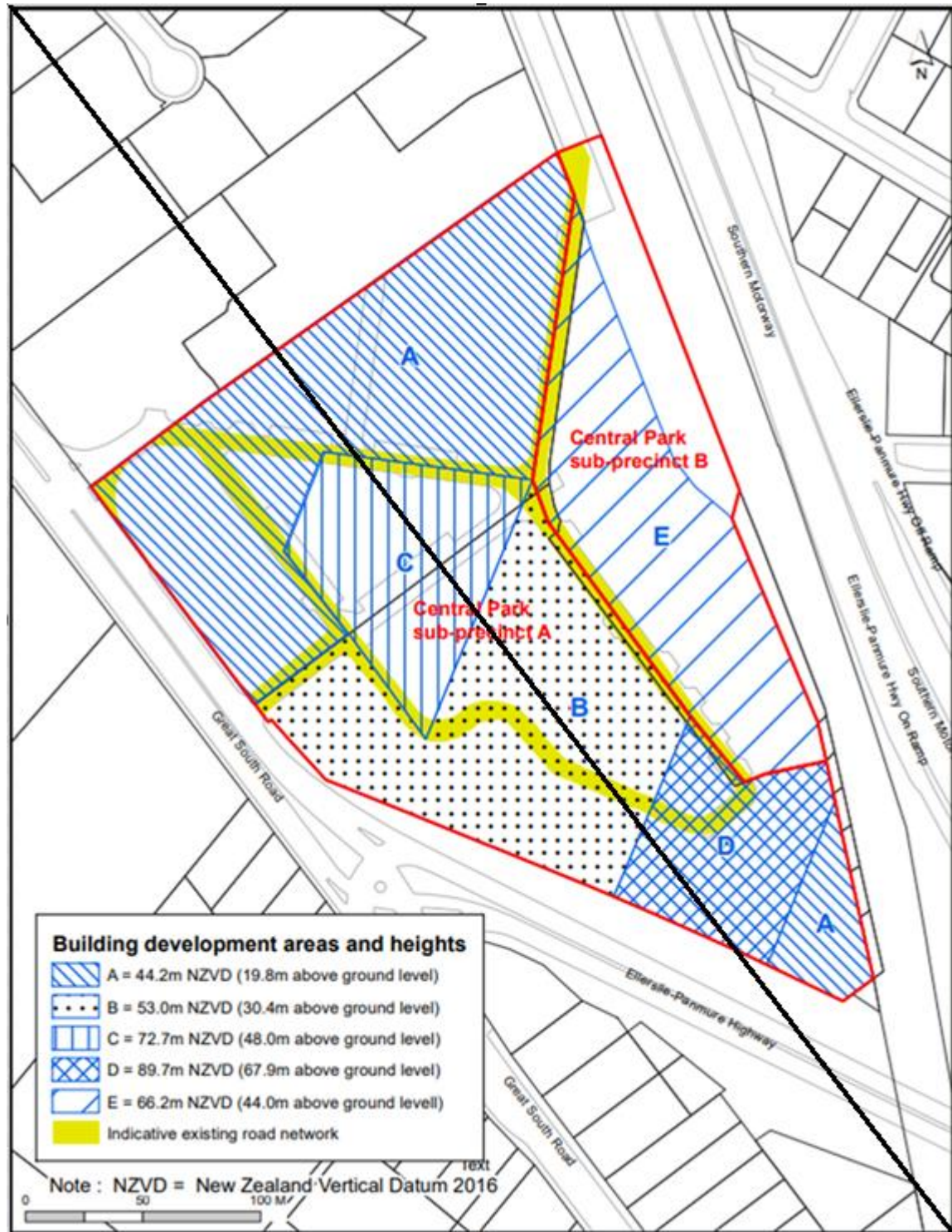
- (b) For Matter I308.8.1(b) refer to I308.7.2(1)(b) and policy I308.3(4).
 - (c) For Matter I308.8.1(c) refer to I308.7.2(1)(c) and policy I308.3(4).
 - (d) For Matter I308.8.1(d) refer to I308.7.2(1)(d) and policies I308.3(3), I308.3 (4) and I308.3 (5).
- (2) Within sub-precinct B, any reference to streets, public streets and public space in the assessment criteria under H13.8.2(3) of the Business - Mixed Use Zone shall be deemed a reference to any private roads that are subject to the 'pedestrian-oriented area' notation in Precinct Plan 2.

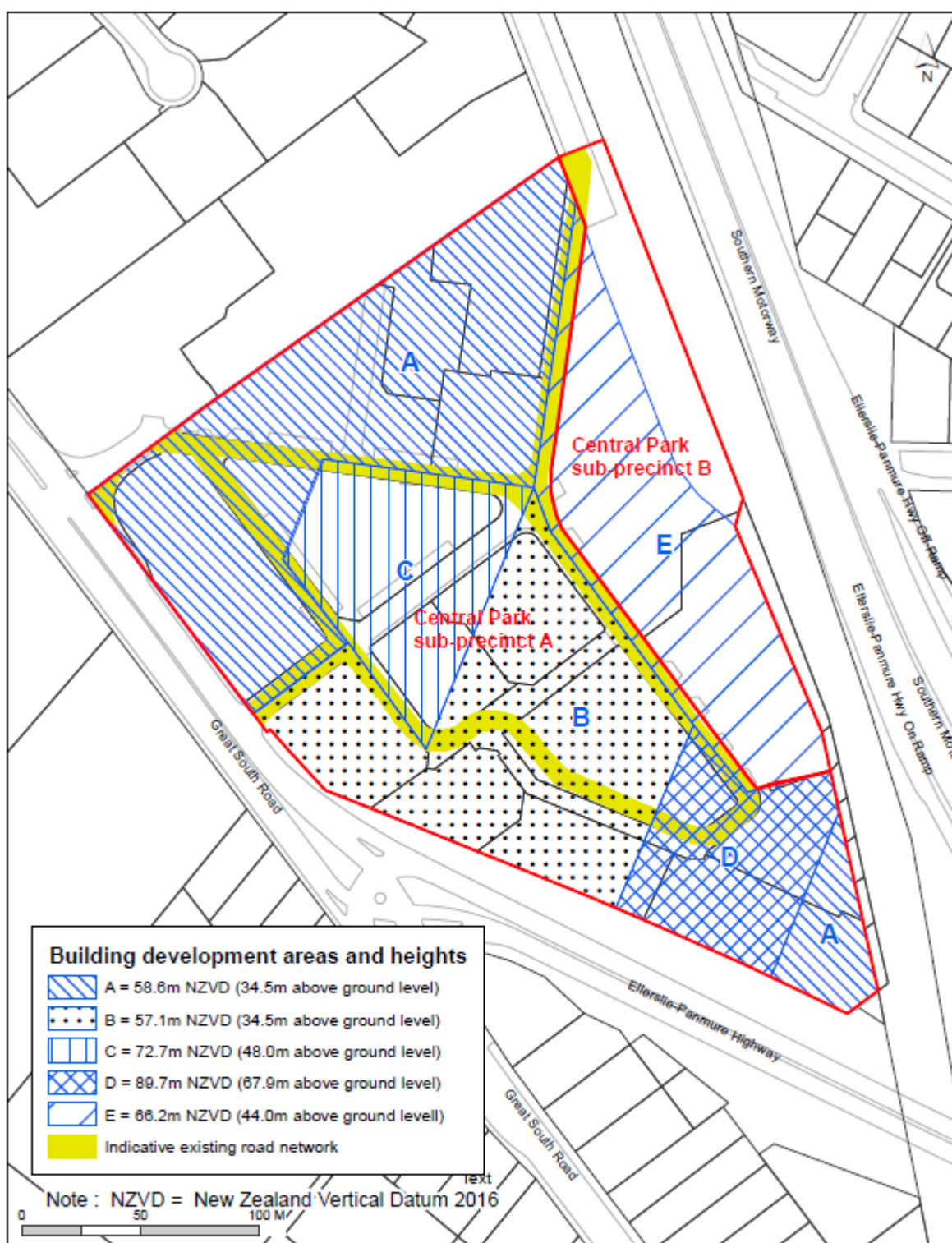
I308.9. Special information requirements

There are no special information requirements in this precinct.

I308.10. Precinct plans

I308.10.1 Central Park: Precinct plan 1 – Central Park building heights

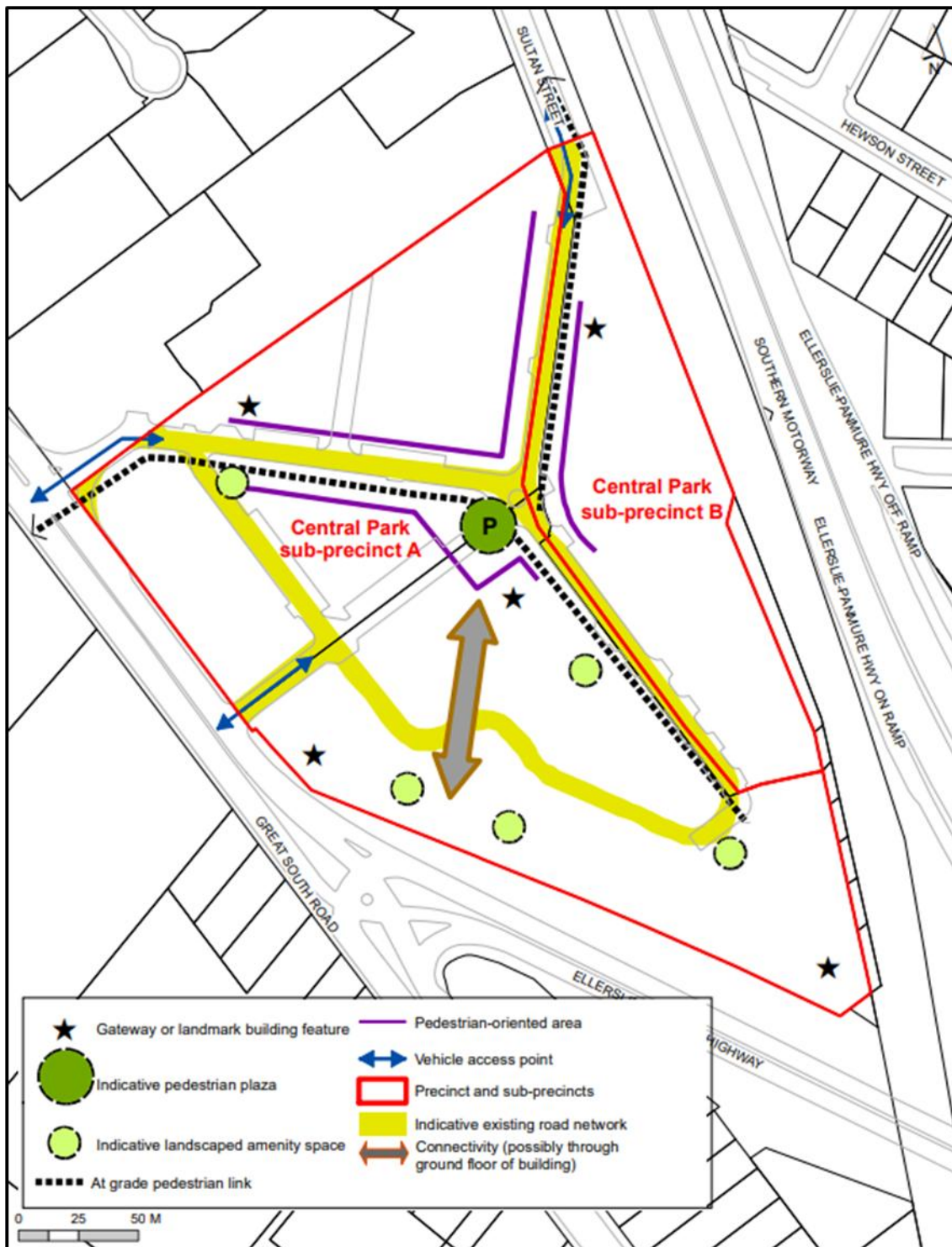




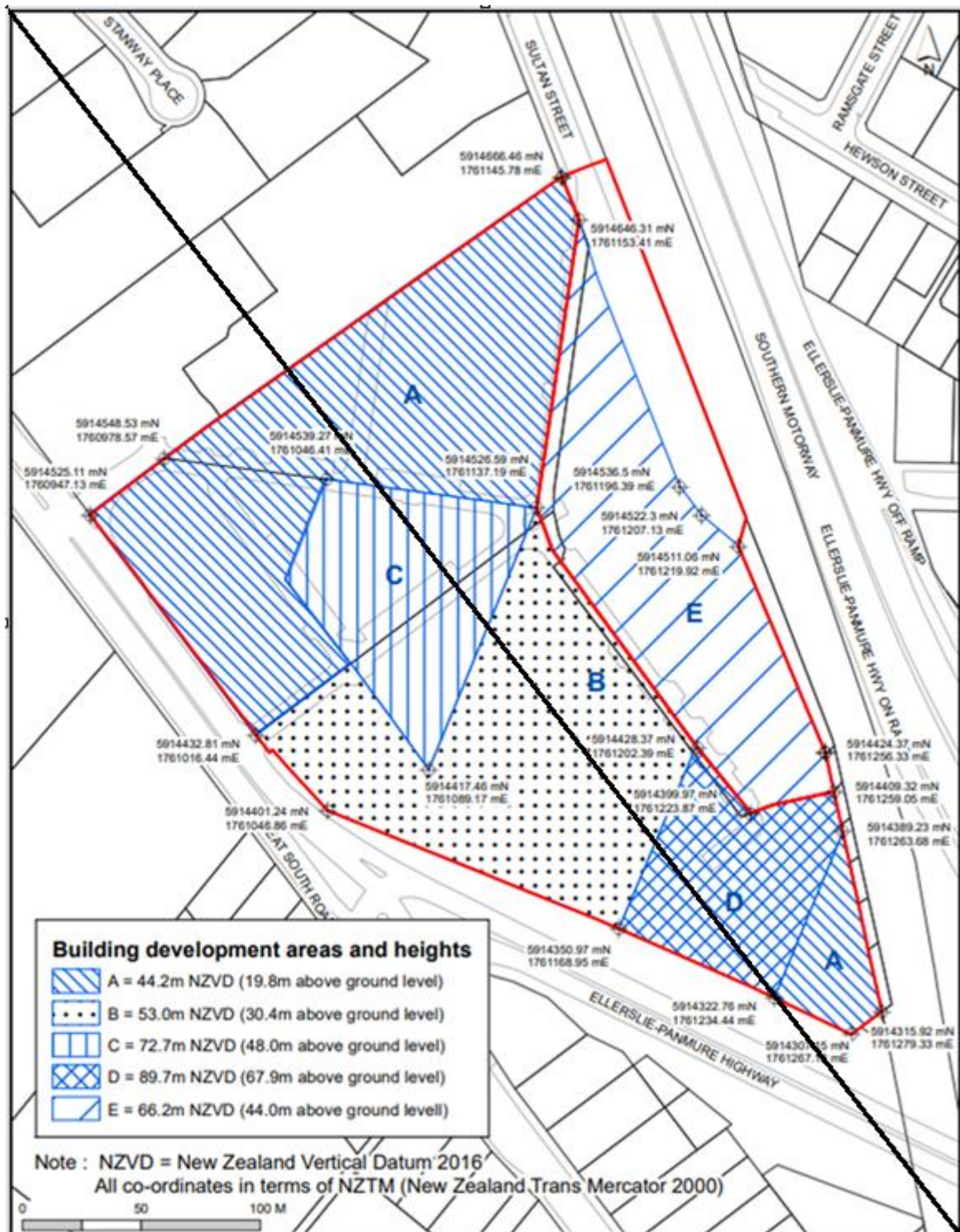
Central Park : Precinct plan 1 - Building heights

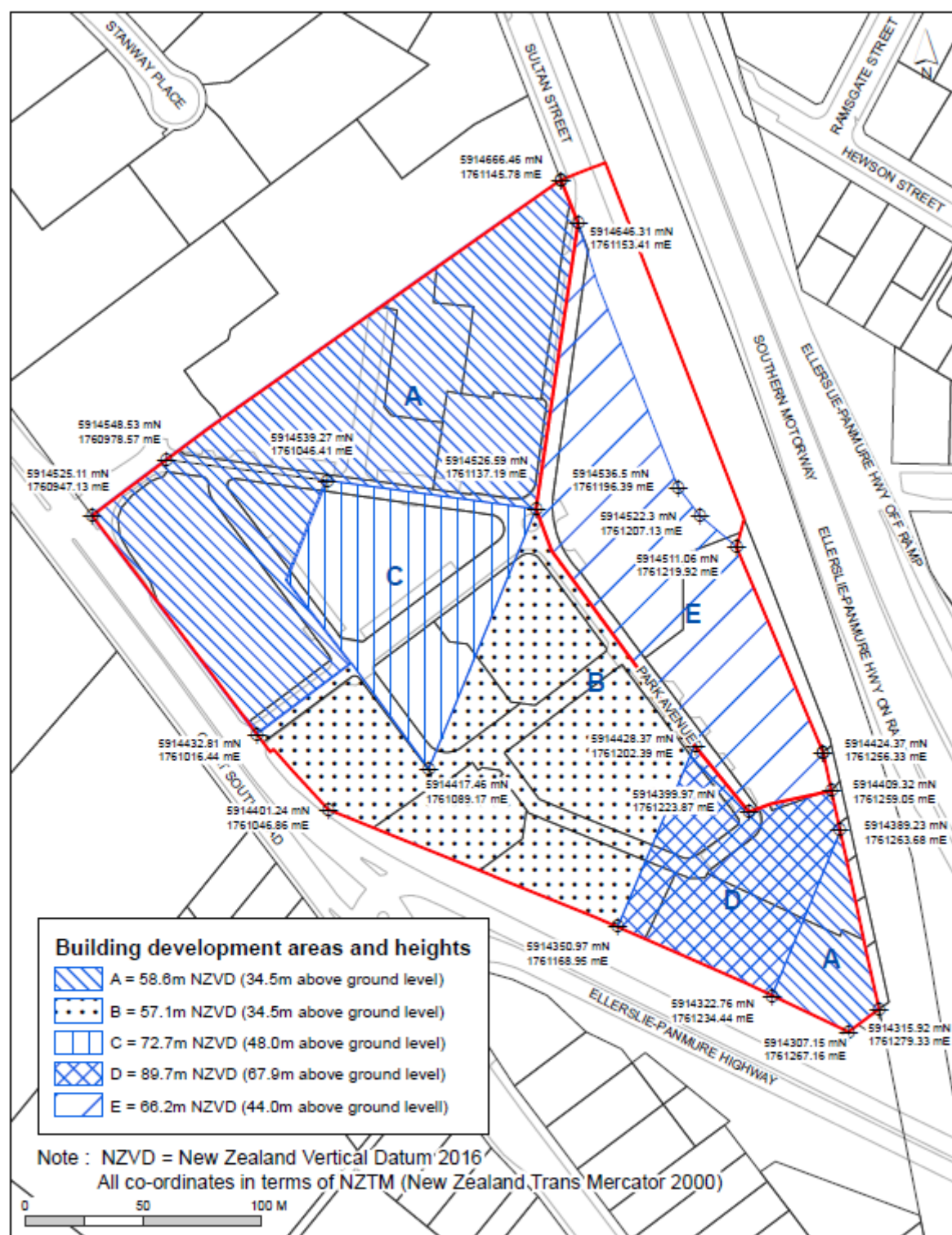
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I308.10.2 Central Park: Precinct plan 2 – Central Park urban design framework



I308.10.3 Central Park: Precinct plan 3 - Central park building height coordinates





Central Park : Precinct plan 3 - Building height coordinates

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I311. Ellerslie 1 Precinct

I311.1. Precinct Description

The Ellerslie 1 precinct applies to 6.0974 ha of land within the Auckland Racing Club's Ellerslie Racecourse. The land, most of which is not used for racing purposes, is south of the race track and fronts onto Morrin Street.

The purpose of the precinct is to allow urban residential living that is comprehensively planned, capitalises on the park-like setting of Ellerslie Racecourse, and is complementary to the surrounding residential environment. The area is suited to residential intensification due to the high visual and recreational amenity offered by the Racecourse and the proximity of the land to Ellerslie town centre and Greenlane and Ellerslie train stations. The precinct also provides for intermittent activities associated with the Ellerslie Racecourse, and enables a limited range of commercial and community activities.

The land comprises five sub-precincts. The sub-precincts are in an east-west spread. The controls on height and use are progressively more restrictive the further east the sub-precinct is to achieve a transition from the racecourse grandstand through to the adjacent established residential area.

Sub-precinct A is closest to the racecourse grandstand and allows a greater height and range of activities than sub-precincts B and C. Included in sub-precinct B is a triangular area of land adjoining Mitchelson Street, the majority of which is to vest in Council as a road on implementation of the precinct. Sub-precinct D is a 23m wide strip of land which has special yard requirements and indicative building platforms. Sub-precinct E is zoned ~~Residential—Mixed Housing Suburban Zone~~ Residential- Terrace Housing Apartment zone and is included in the precinct as access to the land is by the private roads within the precinct.

There are also particular attributes of the Ellerslie 1 Precinct, which contribute to the amenity of the precinct and the surrounding area and are to be retained and enhanced through the development of the precinct. These include:

- Open space with densely planted trees located in southern part of the site and adjoining Morrin Street;
- Linkages and routes into and through the precinct to the Ellerslie Racecourse; and
- Sightlines from the public grandstand and visual connections into the Ellerslie Racecourse from the local road network.

The location of the sub-precincts, the indicative private road layout and specific development controls of the land is set out in the I311.10.1 Ellerslie 1 Precinct Plan 1 – Special Yards. This shows existing trees and stonewalls to be retained, the indicative location of private roads and land to be vested in Council as road, required building frontages, visual connection from Morrin Street and pedestrian links.

The underlying zoning for sub-precincts A, B, ~~and C~~, D and E is Residential – Terrace Housing and Apartment Buildings Zone. ~~The underlying zoning for sub-precincts D and E is Residential – Mixed Housing Suburban Zone.~~

I311.2. Objectives

Sub-precincts A, B, ~~and C~~

- (1) Residential development of ~~moderate~~ high intensity engages with the Ellerslie Racecourse, positively responds to the park-like setting of the site, its context and complements the surrounding residential character ~~in buildings of between four to eight storeys in an east to west spread.~~
- (2) Non-residential activities that do not diminish the function and role of the Ellerslie town centre and are compatible with residential activities.
- (3) Trees identified in the precinct plan add to the area's amenity and sense of place are retained.
- (4) The surrounding road network is not compromised by the adverse effects of traffic from development and through traffic.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above - with the exception of Objective [H6.2\(2\) of the H6 Residential - Terrace Housing and Apartment Buildings Zone](#) which is replaced by I311.2(1) Objective.

Sub-precinct D and E

- (5) In sub-precinct D, an outlook to the racecourse from existing residential properties to the south-east of this sub-precinct is maintained.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

I311.3. Policies

Sub-precincts A, B, ~~and C~~

- (1) Require development to be undertaken in a comprehensive and integrated manner that:
 - (a) ~~opens up~~ provides views into the racecourse, through [Deleted] ~~the use of height restrictions~~, a visual connection from Morrin Street, the road layout and pedestrian connections;
 - (b) retains open space and identified significant trees that are part of the park-like setting of the precinct;
 - (c) addresses and fronts onto the racecourse;
 - (d) provides passive surveillance onto private roads and the racecourse;

- (e) integrates with and respects the surrounding residential and racecourse built and natural environment; and
 - (f) provides pedestrian links through the precinct to facilitate access to Ellerslie town centre, Ellerslie train station and Greenlane train station designed and constructed in accordance with any relevant codes of practice or engineering standards.
- (2) Require commercial activities to be of a scale and character that avoids significant adverse effects on residents within the precinct and surrounding area.
- (3) Provide for community activities in identified areas in a manner that:
- (a) avoids significant adverse effects on residents within the precinct and surrounding area; or
 - (b) is limited to intermittent temporary carparking and horse racing activities associated with the Ellerslie Racecourse.
- (4) Manage vehicle and pedestrian traffic so that it does not compromise the functioning of the surrounding road network by:
- (a) providing private roads through the precinct designed and constructed in accordance with any relevant codes of practice or engineering standards; and
 - (b) requiring land identified on I311.10.2 Ellerslie 1 Precinct Plan 2 to vest as road in the council.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above

Sub-precinct D and E

- (1) In sub-precinct D, require special yards between buildings to retain an outlook to the racecourse from existing residential properties to the south-east of the precinct. Refer to I311.10.1 Ellerslie 1 Precinct Plan 1 – Special Yards.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above

I311.4. Activity table

The provisions in any relevant overlays, zone and the Auckland-wide apply in this precinct unless otherwise specified below.

Table I311.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Ellerslie 1 Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

A blank in Table I311.4.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply. ~~The provisions of Sub-precincts D and E rely on the Residential – Mixed Housing Suburban Zone activity table, Table [H4.4.1](#) Activity table.~~

Table I311.4.1 Activity table

Activity		Activity status				
Use		Sub-precinct				
		A	B	C	D	E
Residential						
(A1)	Activities not provided for	NC	NC	NC	NC	NC
(A2)	25 or more dwellings	RD	RD	RD		
(A3)	Fewer than 25 dwellings	NC	NC	NC		
(A4)	Retirement villages	RD	RD	RD		
(A5)	Supported residential care	D	D	D		
(A6)	Visitor accommodation	D	D	D		
Commerce						
(A7)	Conference facilities	D	NC	NC		
(A8)	Entertainment facilities	D	NC	NC		
(A9)	Organised sport and recreation	D	NC	NC		
(A10)	Car parking (non-accessory)	D	NC	NC		
(A11)	Restaurants and cafes greater than 100m ² within the sub-precinct	D	NC	NC		
(A12)	Restaurants and cafes up to 100m ² GFA within the sub-precinct	RD	RD	NC		
Community						
(A13)	Care centres	D	D	D		
(A14)	Healthcare facilities	D	D	D		
(A15)	Horse racing activities, including accessory television towers within the area identified for this purpose on I311.10.2 Ellerslie 1 Precinct Plan 2 in sub-precinct B	NC	P	NC		
(A16)	Horse racing activities, including accessory television towers within the area identified for this purpose on I311.10.2 Ellerslie 1 Precinct Plan 2		RD			
(A17)	Overflow car parking associated with events on the Ellerslie Racecourse	P	P	P		

	land					
(A18)	Community facilities	D	D	D		
(A19)	Temporary activities associated with horse racing activities	P	P	P		
Development						
(A20)	Tree alteration or tree removal of trees listed in Schedule I311.6.16 Identified trees and shown on the I311.10.2 Ellerslie 1 Precinct Plan 2		RD			
(A21)	Tree trimming of trees listed in Schedule I311.6.16 and shown on the I311.10.2 Ellerslie 1 Precinct Plan 2		P			
(A22)	Modifications to the existing stone walls on the Morrin Street and Mitchelson Street frontages to the extent identified on the I311.10.2 Ellerslie 1 Precinct Plan 2		C			
Subdivision						
(A23)	Subdivision of land	D	D	D		

I311.5. Notification

- (1) Any application for resource consent for an activity listed in Table I311.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I311.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct unless otherwise specified below.

All activities listed in Table I311.4.1 Activity table must comply with the following standards.

~~I311.6.1. [Deleted] Maximum density in sub-precincts A, B and C~~

- ~~(1) The number of dwellings on a site must not exceed the limits specified below:~~
 - ~~(a) Sub-precincts A, B and C one dwelling per 110m² of net site area, excluding land required for the private roads within the precinct.~~

~~(2) Net site area is the area of the site excluding the area of an adjoining private road. For the avoidance of doubt, the net site area in sub-precincts A, B and C are those areas marked A, B and C on I311.10.2 Ellerslie 1 Precinct Plan 2~~

~~(3) Development for dwellings that does not comply with I311.6.1(1) and (2) above is a discretionary activity.~~

I311.6.2. Development area staging in sub-precincts A, B and C

- (1) Resource consent applications for 25 or more dwellings must comprise either:
 - (a) the whole of sub-precinct A or C; or
 - (b) cover an area (including access roads) of at least 1ha within or comprising the residue area of sub-precinct B.
- (2) A resource consent application that does not comply with I311.6.2(1) above is a non-complying activity.

I311.6.3. Temporary activities associated with horse racing in sub-precincts A, B and C

- (1) Temporary activities associated with horse racing including accompanying buildings and structures, such as marquees and toilets, must be located within 30 metres of the adjoining Special Purpose – Major Recreation Facility Zone boundary.

I311.6.4. Noise and vibration in sub-precincts A, B, C, D and E

- (1) The Auckland-wide noise and vibration rules in [E25 Noise and vibration](#) apply, except where specified below.
- (2) The noise (rating) level from horse racing activities within this precinct where undertaken in conjunction with horse activities on the Ellerslie Racecourse Precinct must not exceed:
 - (a) The I313 Ellerslie Racecourse Precinct Standards I313.6.1 Noise, I313.6.3 Special noise events and I313.6.4 Special lighting events, measured within the boundary of any site containing an activity sensitive to noise both within precinct and outside the precinct.

I311.6.5. Building height

- (1) Buildings must not exceed the maximum heights excluding basement parking as set out in Table I311.6.5.1 Maximum height below:

Table I311.6.5.1 Maximum height

Sub-precinct <u>A, B and C</u>	Maximum height
<u>A, B and C</u>	<u>34.5m</u>
A	26m and eight storeys
B	20m and six storey
C	14m and four storey

~~(2) [Deleted] For the purpose of calculating compliance with the maximum building height control, account shall be taken of parapets but not of radio and television aerials, chimneys, lift towers, machinery rooms, water towers or finials where:~~

~~(a) the maximum heights prescribed for areas A, B and C above are not exceeded by more than 3m, and~~

~~(b) the cumulative area of such projections does not exceed 10% of the area of the roof to the storey immediately below such structures.~~

(3) Buildings must be constructed to achieve the minimum heights excluding basement parking as set out in Table I311.6.5.2 Minimum height below:

Table I311.6.5.2 Minimum height

Sub-precinct	Minimum height
A	14m and four storeys
B	14m and four storey
C	12m and three storey

I311.6.6. Yards

(1) Buildings must be set back a minimum depth of 1.5m from the front boundary.

(2) Where sites adjoin the Residential - Mixed Housing Suburban Zone, buildings must be set back at least 3m from side and rear boundaries for storeys one and two and 5m for storeys three and four.

(3) Where development is separated from land zoned Special Purpose – Major Recreation Facility Zone by a private road or private way, or immediately adjoins land zoned Special Purpose – Major Recreation Facility Zone, Standard I311.6.6(2) Yards above does not apply.

I311.6.7. Height in relation boundary

(1) Where separated from residential zoned land outside sub-precincts A, B and C by a public or private road:

~~(a) [Deleted] The maximum allowable building height shall not extend through a recession plane of 6m plus 45 degrees measured from the nearest public or private road boundary which provides frontage or access to residential zoned land outside sub precincts A, B and C on its opposite side, provided that the measuring point at the eastern end of sub precinct B shall be the private road boundary or the building line shown on the I311.10.2 Ellerslie 1 Precinct Plan 2, whichever is the more restrictive.~~

(2) Where abutting land within sub-precinct A, B and C is not part of same development area staging:

- (a) A building setback of 7.5m shall be required from the boundary of the development area.
- (3) Where separated from land zoned Special Purpose – Major Recreation Facility Zone by a private road or private way, or immediately adjoins land zoned Special Purpose – Major Recreation Facility Zone:
 - (a) No recession plane is required.

I311.6.8. Maximum impervious area, building coverage and landscaping

- (1) Sites must be developed to comply with the standards in Table I311.6.8.1 Impervious area, building coverage and minimum landscaped area.

Table I311.6.8.1 Impervious area, building coverage and minimum landscaped area

Sub-precinct	Maximum impervious area (of net site area)	Maximum building coverage (of net site area)	Minimum landscaped area (of net site area)
A	60%	55%	40%
B	60%	35%	40%
C	60%	55%	40%

I311.6.9. Fences on required building frontage

- (1) Any fence, wall or other structure erected within the required frontage areas as shown in the I311.10.2 Ellerslie 1 Precinct Plan 2 must be no higher than 1.2m.

I311.6.10. Sightline from the existing grandstand to 2400m start-line

- (1) No part of any building can extend north-east of the sightline (from the public grandstand to the 2400m line) as shown in I311.10.2 Ellerslie 1 Precinct Plan 2.

I311.6.11. Building line

- (1) Buildings must not be constructed south-west of the building line which runs near parallel with Morrin Street.
- (2) Buildings must not constructed in the triangular area east of the building line which runs in a northerly direction towards the 2400m start chute.

I311.6.12. Required building frontage

- (1) In those areas identified as the required building frontage in the precinct plan, the adjoining building facades must be set back:
 - (a) no less than 1.5 3m and no more than 5m from the nearest private road boundary.

- (b) no less than 1.5 3m and no more than 5m from the sight line located close to the 2400m race start chute.

I311.6.13. Maximum building length and minimum building separation

- (1) Within Sub-precinct B, buildings that adjoin a required building frontage must:
 - (a) not exceed 70m in length; and
 - ~~(b) [Deleted] have a minimum separation distance between buildings of 15m.~~

I311.6.14. Distance to existing buildings within the adjoining the Special Purpose – Major Recreation Facility Zone

- (1) A minimum separation of 15m is required between any new buildings within sub-precinct A and any existing buildings within the adjoining Special Purpose – Major Recreation Facility Zone.

I311.6.15. Internal private roads and private ways

- (1) Internal private roads must be constructed to provide access within the precinct and must be laid out in general accordance as shown in the precinct plan.
- (2) The private road must be designed and constructed in accordance with the any relevant code of practice or engineering standards.
- (3) Where private ways other than those shown in the precinct plan are proposed these must also be designed and constructed in accordance with the any relevant code of practice or engineering standards.
- (4) The private roads shown in the precinct plan must be treated in the same way as public roads when applying the development controls of the zone and the precinct, and the Auckland-wide subdivision controls.

I311.6.16. Identified trees

- (1) Trees listed in Schedule I311.6.16.1 Identified trees and identified on I311.10.2 Ellerslie 1 Precinct Plan 2, must not have any activity on or within the protected root zone or be removed.

Schedule I311.6.16.1 Identified trees

Tree number on I311.10.2 Ellerslie 1 Precinct Plan 2,	Botanical name	Common name	Location of tree	Legal description
1	Quercus robur	English Oak	100A Ascot Avenue	Lot 1 DP 466956
2	English Oak palustris	Pin Oak	100A Ascot Avenue	Lot 1 DP 466956
3	Plantanus x acerifolia	London Plane	100A Ascot Avenue	Lot 1 DP 466956
4	Quercus palustris	Pin Oak	100A Ascot Avenue	Lot 1 DP 466956
5	Ulmus sp.	Elm	100A Ascot Avenue	Lot 1 DP 466956
6	Ulmus sp.	Elm	100A Ascot Avenue	Lot 1 DP 466956
7	Removed			
8	Platanus x acerifolia (x 11)	London Plane	100A Ascot Avenue	Lot 1 DP 466956
9	Ulmus sp.	Elm	100A Ascot Avenue	Lot 1 DP 466956
10	Corynaocarpus laevigatus (x 5)	Karaka	100A Ascot Avenue	Lot 1 DP 466956
11	Ulmus sp. (x7)	Elm	100A Ascot Avenue	Lot 1 DP 466956
12	Plantanus x acerifolia	London Plane	100A Ascot Avenue	Lot 1 DP 466956
13	Quercus robur	English Oak	100A Ascot Avenue	Lot 1 DP 466956
14	Corynaocarpus laevigatus (x 5)	Karaka	100A Ascot Avenue	Lot 1 DP 466956
15	Plantanus x acerifolia (x2)	London Plane	100A Ascot Avenue	Lot 1 DP 466956
16	Corynaocarpus laevigatus	Karaka	100A Ascot Avenue	Lot 1 DP 466956
17	Populus yunnanesis	Yunnan Poplar	100A Ascot Avenue	Lot 1 DP 466956
18	Corynaocarpus laevigatus	Karaka	100A Ascot Avenue	Lot 1 DP 466956

(2) The following are exceptions to tree trimming of any protected tree identified in Schedule I311.6.16.1 Identified trees above and shown on the precinct plan:

- (a) the maximum branch diameter must not exceed 50mm
- (b) no more than 20 per cent of live growth of the tree is removed in any one calendar year

(c) must meet accepted modern arboricultural practice

I311.6.17. Sub-precinct D yards

- (1) Special yards must be provided within sub-precinct D, in accordance with I311.10.1 Ellerslie 1 Precinct Plan 1 – Special Yards and subject to the yards listed in Table I311.6.17.1 Sub-precinct D – yards following:

Table I311.6.17.1 Sub-precinct D - yards

Yard	Minimum depth
Front	2.5m to Morrin Street and the private road
Side	5m between indicative building platforms
Rear	8m to the adjoining <u>Terrace Housing and Apartment Zone</u> <u>Mixed Housing suburban zone</u>

- (a) Except on sites other than rear sites not less than 60 per cent of that part of the site between the road boundary and a parallel line 6m there from must comprise landscaped permeable surface.
- (b) The landscaping requirement applies on each frontage of a corner site.
- ~~(2) [Deleted] Buildings may be erected within the 5m side yard as shown in the precinct plan, provided that such buildings do not exceed a height of 3m.~~
- ~~(3) [Deleted] Buildings may be erected in the 8m rear yard as shown in the precinct plan, provided that such buildings do not exceed a height of 3m and a building coverage of 10 per cent of the rear yard.~~

I311.6.18. Subdivision controls

- (1) Any application for subdivision of land within the precinct must be lodged no later than the application for building consent on the subject land.
- (2) There are no minimum frontage and site width requirements for the subdivision of sites within this precinct.

I311.7. Assessment – controlled activities

I311.7.1. Matters of control

The Council will reserve its control to all of the following matters when assessing a controlled activity resource consent application:

- (1) The length of stone wall to be removed; and
- (2) The extent and manner in which the removed stone is proposed to be reused.

I311.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities:

- (1) The extent to which the length of stone wall to be removed is in accordance with the I311.10.2 Ellerslie 1 Precinct Plan 2, or otherwise appropriate to achieve the purpose for which it is being demolished;
- (2) Whether any removed stones are to be reused to form wall returns or gateways in the vicinity of where the stone originated;
- (3) Whether the style of any proposed new stone walls are the same or similar to the existing stone walls; or
- (4) Whether for walls removed from the vicinity of the Mitchelson and Morrin Streets intersection, the residual stone walls provide adequate sightlines for traffic based on the new road alignment.

I311.8. Assessment – restricted discretionary activities

I311.8.1. Matters of discretion

The Council will restrict its discretion to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions except for:

- (1) all development that is a restricted discretionary activity in sub-precincts A, B, ~~and C, D and E~~ in the Ellerslie 1 precinct, the council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary activities in the Residential - Terrace and Apartments Buildings Zone, [H6.8.1](#) Matters of discretion,
 - (a) design and layout;
 - (b) design of carparking, access and servicing;
 - (c) traffic and roading;
 - (d) tree trimming not otherwise a permitted activity, removal and alteration;
and
 - (e) lava cavities

I311.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

I311.8.2.1. Design and layout

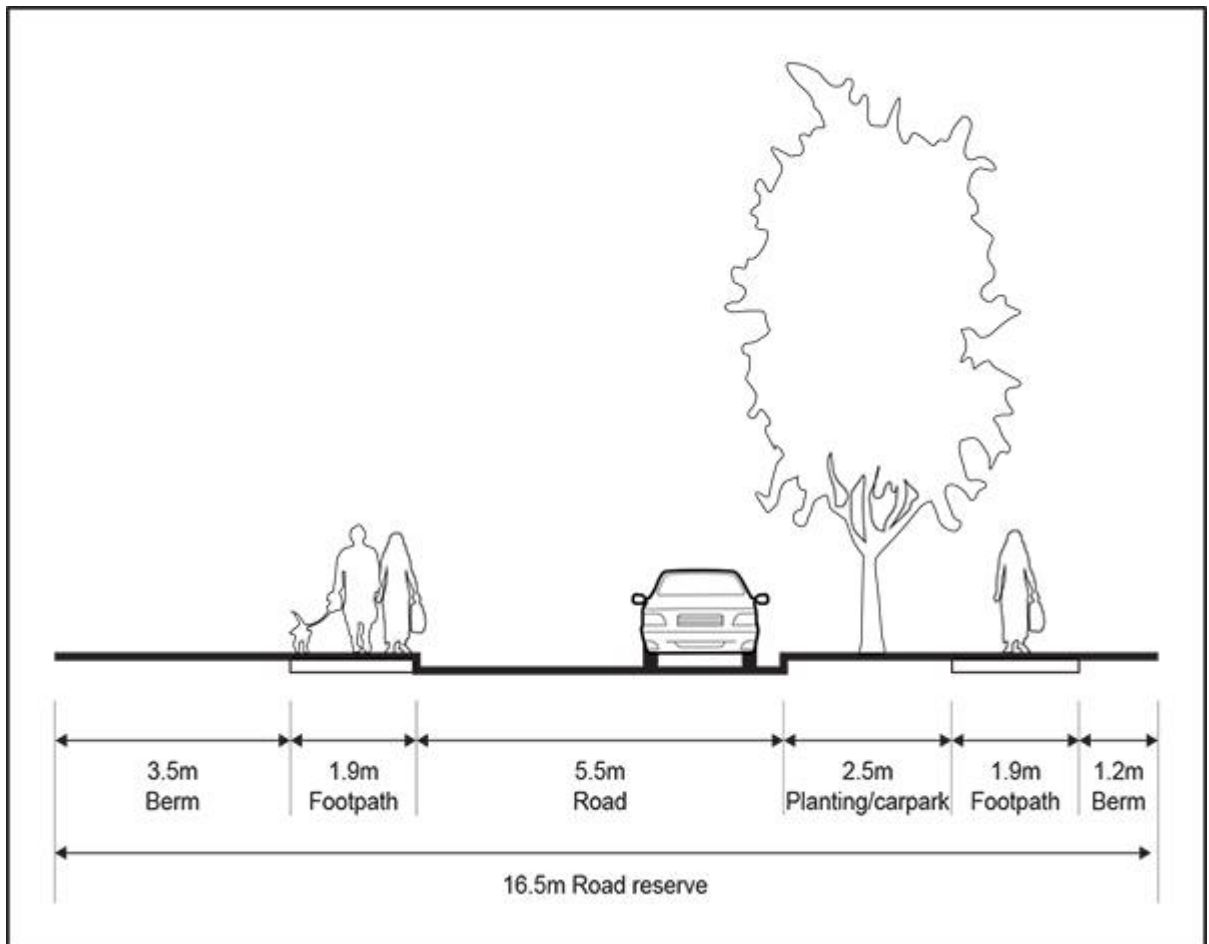
- (1) the extent to which the development is in general accordance with the I311.10.2 Ellerslie 1 Precinct Plan 2. Variation to the road layout maybe

acceptable as part of a comprehensive masterplan that demonstrates positive urban design outcomes.

- (2) the extent to which the development provides views between buildings into the racecourse from both the surrounding and internal roads.
- (3) the extent to which the proposed development reinforces the curved geometry of the racetrack, including development in a semi-continuous series of medium-rise facade buildings which address the racetrack and align with the internal private road which runs generally parallel to the racetrack's outer rail as shown on I311.10.2 Ellerslie 1 Precinct Plan 2.
- (4) whether minor variance in the required building frontages is acceptable to avoid architectural monotony.
- (5) ~~[Deleted] whether building heights are varied within and between sub-precincts with gaps between lengths of longer building facades.~~
- (6) whether buildings are generally simple in form, relying on elegant proportioning, façade composition and detail, including recesses, pilasters, balconies, changes in surface texture and colour, for their aesthetic appeal rather than complex forms.
- (7) whether development maintains continuity of architectural form within each individual building and also between separate buildings.
- (8) the extent to which elevations facing streets and other publicly accessible spaces are restrained and relatively formal, befitting the somewhat grand character of the racecourse grounds and gardens.
- (9) the extent to which building form acknowledges site corners where these form a main entry into the racecourse grounds or are visually prominent.
- (10) whether the area between the Major Recreation Facility zone boundary, which coincides with the outer rail of the racetrack, and the adjoining parallel private road should remain visually unimpeded so as to preserve views from the carriageway and footpath within the private road into the racecourse.
- (11) ~~[Deleted] development layout should substantially avoid adverse shadowing effects on existing residential properties within adjoining or nearby sites with Mixed Housing Suburban zone between 9am-3pm in mid-winter.~~
- (12) development should ~~maximise~~ enable outlook over publicly accessible areas, the racecourse and infield and minimise outlook over adjoining residential property.
- (13) landscaping associated with development should be responsive to the restrained, elegant and formal character of the racecourse grounds.

- (14) the street boundary of sites should be defined by visually permeable steel, wrought iron or aluminium fencing or stone or concrete walls up to 1.2m, which may incorporate hedging. The use of stone, basalt or volcanic stone similar in appearance and detail to the existing stone walls is encouraged.
- (15) whether streets are constructed in general accordance with I311.8.2.1.1 Indicative Section – Streets adjacent to Racetrack (16.5m minimum width – where it is closest to the racetrack), I311.8.2.1.2 Indicative Street Section – Walpole Street extension between sub-precincts A and B (16.5m wide), and Figure I311.8.2.1.3 Indicative Street Section for all other streets (13.5m wide).

Figure I311.8.2.1.1 Indicative Section – Streets adjacent to Racetrack (16.5m minimum width – where it is closest to the racetrack)



**Figure I311.8.2.1.2 Indicative Street Section – Walpole Street extension
between sub-precincts A and B (16.5m wide)**

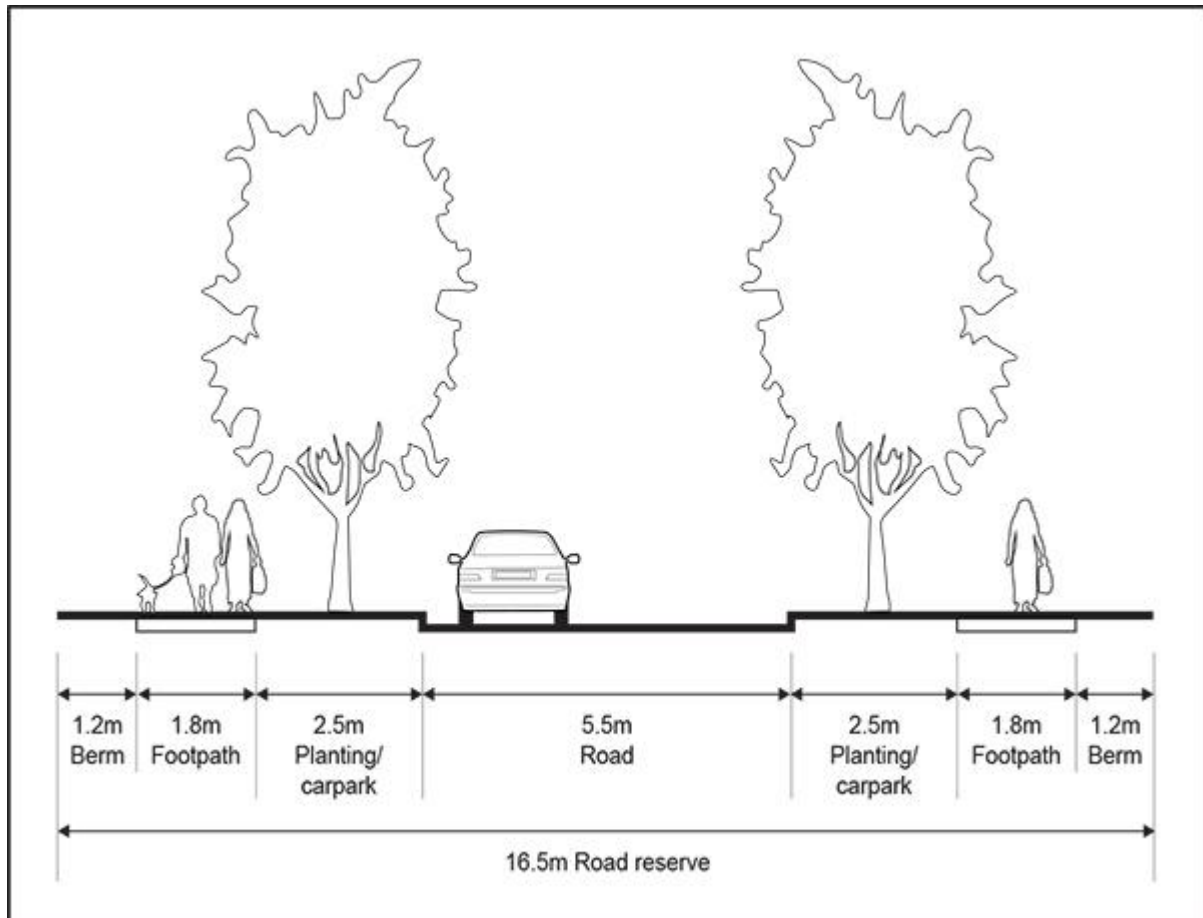
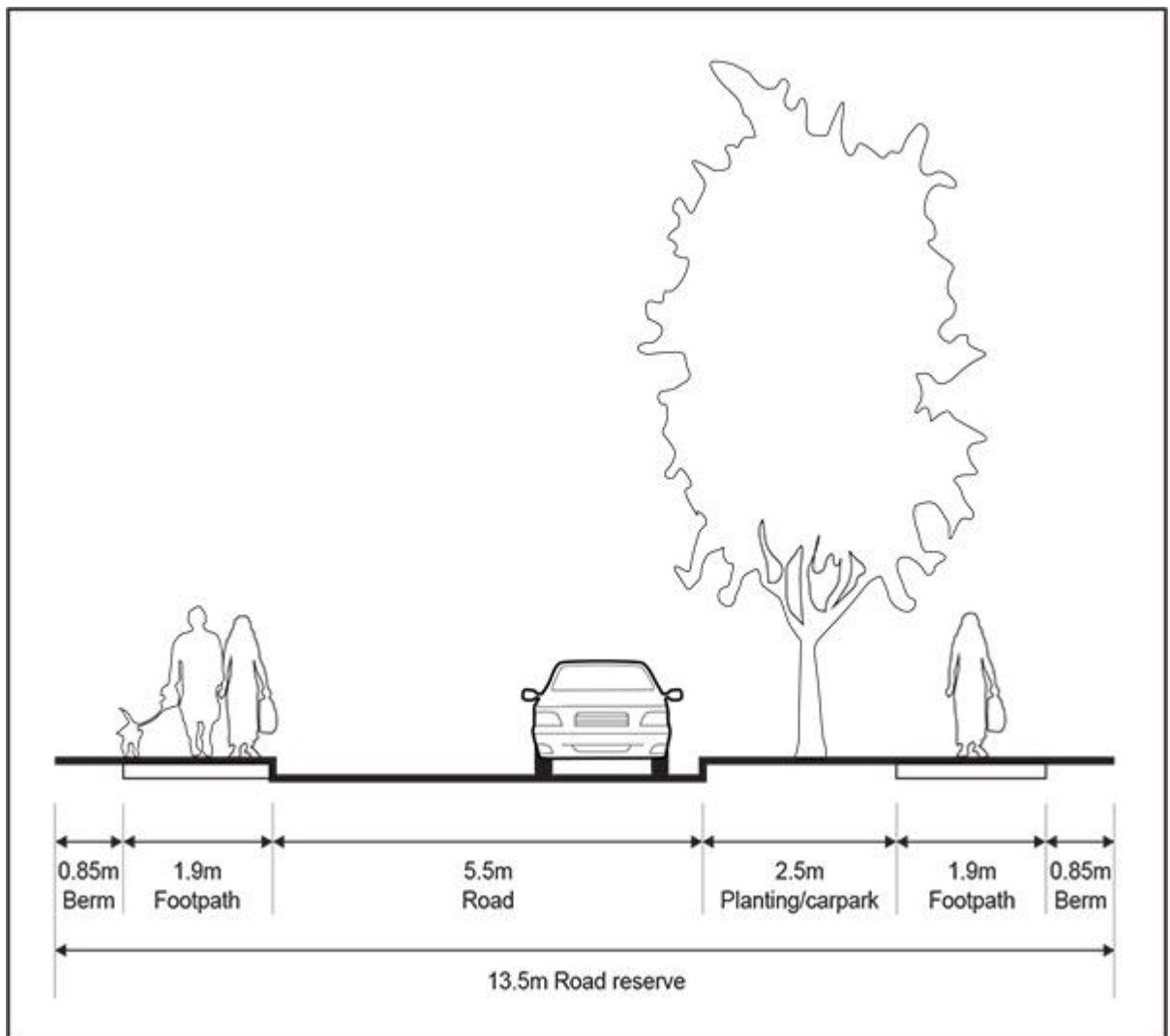


Figure I311.8.2.1.3 Indicative Street Section for all other streets (13.5m wide)**I311.8.2.2. Design of car parking, access and servicing**

- (1) adequate signposted public pedestrian access should be provided within the area, including a well-formed route on the racecourse side of the private road paralleling the racecourse, and also pedestrian connections to public transport including between Derby Downs Place and the Greenlane railway station, via Mitchelson Street and The Avenue of Palms, and Ellerslie Town Centre and railway station via Morrin Street.
- (2) at least one publicly accessible footpath should be constructed between the private road and the racecourse's outer rail should an at-grade pedestrian crossing to the infield eventuate.
- (3) access to any basement or outdoor car parking facility should be from the sides or rear of buildings rather than their trackside faces.
- (4) buildings containing car parking facilities at or above ground level should provide a sleeve of residential or active uses between the car parking areas and the street or publicly accessible space frontages. Where

sleeving is not practicable, all vehicles at or above ground level should be screened from view from public areas and be located outside the required building frontage.

I311.8.2.3. Traffic and roading

- (1) The extent to which the detailed design of and any changes to the roading network identified below achieves good urban design outcomes and ensure that any adverse effects on the roading networking are avoided or mitigated:
 - (a) the T-intersection on the northern side of Morrin Street in the vicinity of Somerfield Street;
 - (b) the realignment of Mitchelson Street; or
 - (c) the roundabout at the intersection of Mitchelson and Morrin streets, or alternative design that achieves good urban design and traffic management outcomes
- (2) whether and to what extent works maybe required to upgrade or modify intersections based on whether traffic modelling shows this is needed to accommodate traffic flows arising from the proposed development. These intersections may include:
 - (a) Great South Road and Woodbine Avenue;
 - (b) Great South Road and Kalmia Street;
 - (c) Mitchelson and Walpole Streets;
 - (d) Main Highway and Walpole Street;
 - (e) Ellerslie Racecourse Drive and Greenlane East intersection; and
 - (f) Greenlane and Ellerslie Panmure Interchanges.

Note: If any of these intersections are included in Auckland Transport's programme of works, development contributions will be sought to assist in the funding of those works instead of conditions being imposed requiring works and services or imposing financial contributions.

I311.8.2.4. Tree modification or removal tree trimming not otherwise a permitted activity, removal and alteration:

- (1) the degree to which the tree contributes to the existing amenities of the precinct and protects the surrounding environment from the adverse effects of development;
- (2) the necessity for carrying out the works;

- (3) whether any alternative methods and locations are available to the applicant for carrying out the work or activities;
- (4) the degree to which the tree or a part of the tree is, in the opinion of a Council arborist structurally unsound;
- (5) the degree to which removal of the tree would be beneficial to the health and growth of existing trees on the site, taking into account the size, appearance, health and condition of the existing trees;
- (6) the extent to which the removal of the tree will impact on ground stability;
- (7) whether the proposed activities within the dripline of the tree, in the opinion of Council, will not damage the tree or endanger its health;
- (8) whether conditions may be imposed as part of any consent to an application to mitigate effects and may include the following requirements:
 - (a) payment of a bond to ensure a tree is not damaged or destroyed during pruning and maintenance or works or activities in the dripline area; and
 - (b) providing a replacement tree where a tree is removed or destroyed where appropriate, having regard to the amenity of the area.

I311.8.2.5. Lava cavities

- (1) whether a protocol is provided to Council's satisfaction setting out a suitable response should lava cavities be discovered during construction.

I311.9. Special information requirements

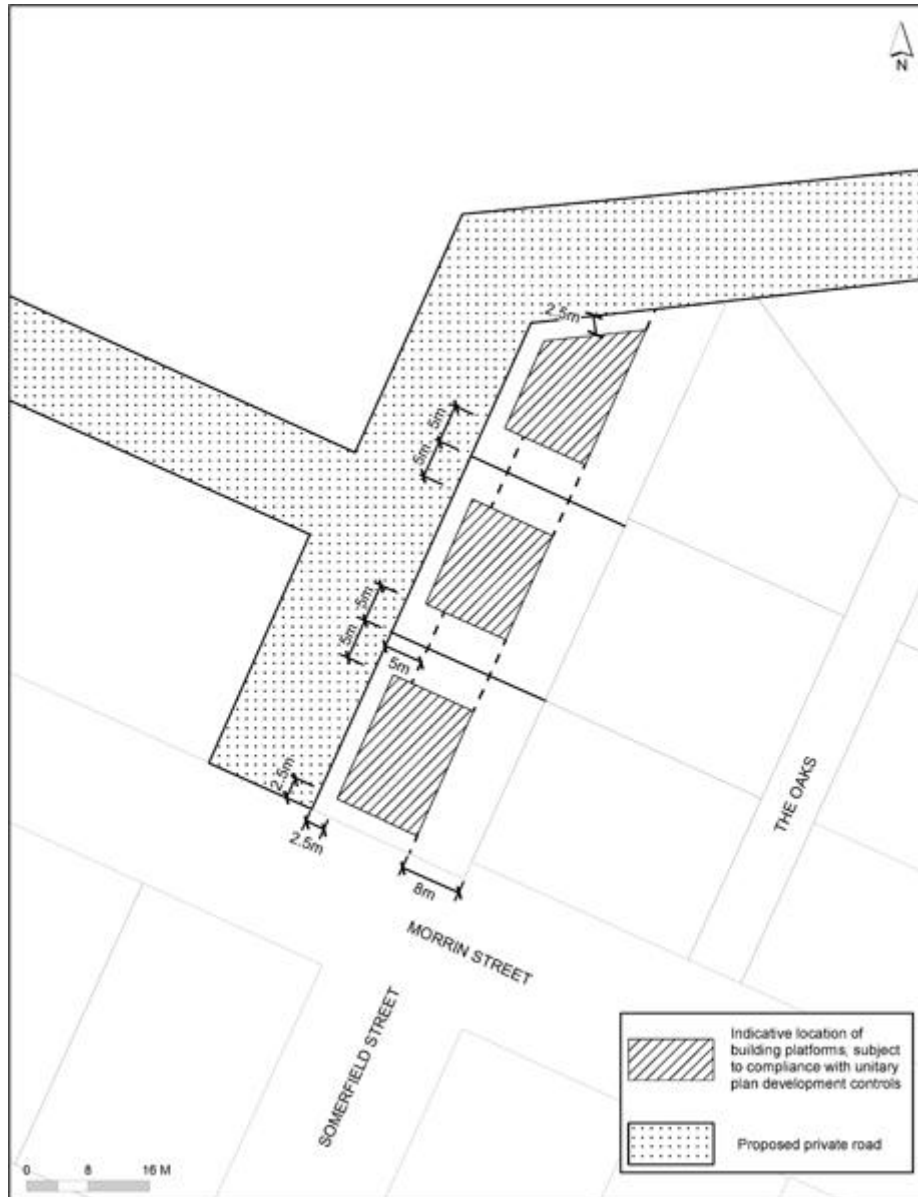
An application for any activity must be accompanied by:

- (1) [Deleted] ~~The special information requirements in D12 apply.~~
- (2) In addition, an application for resource consent for subdivision or a restricted discretionary activity for accommodation shall include:
 - (a) the detailed design of, or any necessary design change to, the following parts of the adjacent roading network:
 - (i) the T-intersection on the northern side of Morrin Street in the vicinity of Somerfield Street
 - (ii) the realignment of Mitchelson Street
 - (iii) the roundabout at the intersection of Mitchelson and Morrin streets, or alternative design that achieves good urban design and traffic management outcomes

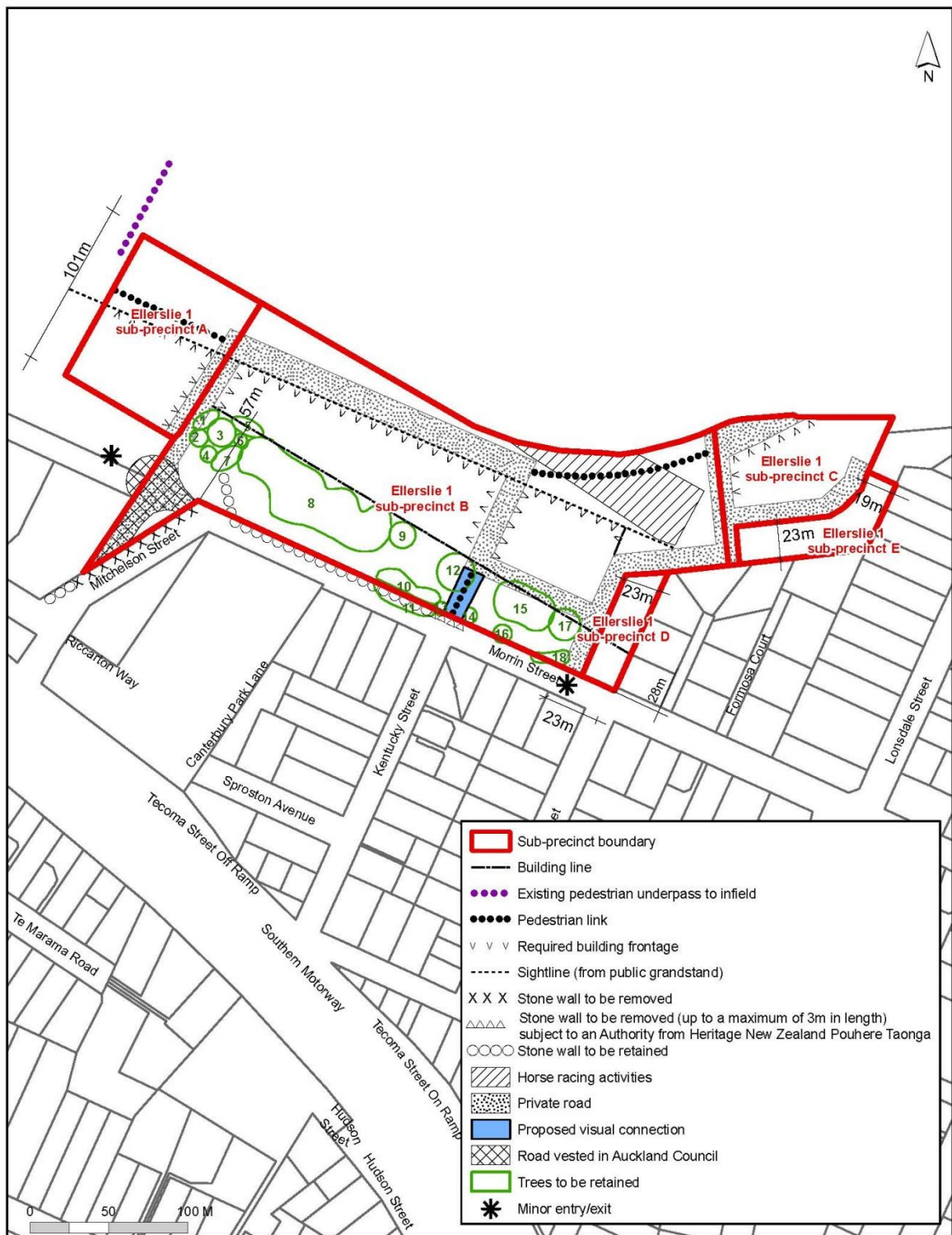
- (b) A travel plan should be provided, prepared in consultation with the NZTA and Auckland Transport, which includes measures to reduce private car travel and promote walking, cycling and public transport use.

I311.10. Precinct plans

I311.10.1. Ellerslie 1: Precinct plan 1 – Special Yards



I311.10.2. Ellerslie 1: Precinct plan 2



I312. Ellerslie 2 Precinct

I312.1. Precinct Description

The Ellerslie 2 precinct is located in the south western corner of the Ellerslie Racecourse, bordered by the southern motorway and an avenue of phoenix palms, which is used to provide the main entrance to the racecourse. The land contains a mixture of pervious and impervious surfaces and was once frequently used for parking in conjunction with race meetings.

The purpose of the Ellerslie 2 precinct is to provide for a limited range of mixed uses that complement existing land uses to the north west of the precinct and do not compromise the economic vitality of Ellerslie town centre.

There are three sub-precincts:

- Sub-precincts A and B introduce variations in land use and design development controls from the underlying Business - Mixed Use Zone that manage the built form, limit the range of activities and protect landscape values.
- Sub-precinct C manages the formation and public use of a private road for through access.

The zoning of land within this precinct is Business - Mixed Use Zone. Refer to the planning maps for the location and extent of the precinct.

I312.2. Objectives

- (1) Development is of an intensity that complements surrounding businesses north west of the precinct and does not compromise the economic vitality of Ellerslie town centre.
- (2) Development in sub-precincts A and B is of a scale, bulk and height that integrates positively with the landscape values within the precinct and surrounding built form.
- (3) Development within the precinct and any resulting through traffic does not result in significant adverse effects on the surrounding road network.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above

I312.3. Policies

- (1) Provide for a limited range of mixed uses while managing the effects of activities on the surrounding environment, particularly nearby centres.
- (2) Enable a limited amount of total floor area for retail and food and beverage land uses.
- (3) Require new buildings and development to be designed and located in a manner that contributes positively to the visual landscape of the Ellerslie Racecourse when viewed from the southern motorway, within the racecourse grounds and surrounding sites by:

- (a) Retaining existing significant trees;
 - (b) Requiring sufficient space to allow for additional landscaping;
 - (c) Requiring an active building frontage at the south eastern corner of Sub-precinct B that contributes to pedestrian amenity and passive surveillance of the adjoining road; and
 - (d) Using building design to manage the building scale, height and bulk
- (4) Manage adverse effects of traffic from the precinct and through vehicle and pedestrian safety by:
- (a) Providing a private road through the precinct linking Ascot Avenue and Mitchelson Street designed and constructed to ensure the safety and efficiency of the use of this private road by the public, and formed to provide continuous and integrated access with the existing and vested road connections;
 - (b) Requiring land to vest as road in the Council as specified on the Ellerslie 2 Precinct plan 1 to be designed and constructed in accordance with any relevant codes of practice or any relevant engineering standards;
 - (c) Requiring pedestrian footpaths/routes linking with existing footpaths to be designed and constructed in accordance with any relevant codes of practice or any relevant engineering standards to provide continuous and integrated access with the existing and vested road connections; and
 - (d) Controlling the location and number of vehicular access to sites.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

I312.4. Activity table

The provisions in any relevant overlays and the Auckland-wide apply in this precinct unless otherwise specified below.

The provisions of the zone are replaced by Table I312.4.1 Activity table

Table I312.4.1 Activity table specifies the activity status of land use, development, and subdivision activities in the Ellerslie 2 Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I312.4.1 Activity table

Activity		Activity status		
Use		Sub-precincts		
Residential		A	B	C
(A1)	Dwellings	RD	RD	NC
(A2)	Visitor Accommodation	RD	RD	NA
Commerce				
(A3)	Offices	P	P	NA
(A4)	Carparking	P	P	P
(A5)	Food and beverage up to 400m ² gross floor area within sub-precinct A and B combined	P	P	NA
(A6)	Food and beverage greater than 400m ² total gross floor area within sub-precinct A and B combined	RD	RD	NA
(A7)	Retail up to 300m ² total gross floor area within sub-precinct A and B combined	P	P	NA
(A8)	Retail greater than 300m ² total gross floor area within sub-precinct A and B combined	D	D	NA
Community				
(A9)	Care centres	RD	RD	NA
(A10)	Community facilities	RD	RD	NA
(A11)	Educational facilities	RD	RD	NA
(A12)	Healthcare services	RD	RD	NA
(A13)	Hospitals	RD	RD	NA
Development				
(A14)	The use and modification of the private road (Avenue of Palms) for public access	NA	NA	C
(A15)	Trimming of protected trees	P	P	NA
(A16)	Trimming of protected trees not otherwise a permitted activity	RD	RD	NA
(A17)	Removal or alteration of protected trees	RD	RD	NA
(A18)	New buildings	RD	RD	NA
(A19)	Accessory activities	P	P	P
Subdivision				
(A20)	Subdivision	RD	RD	RD

I312.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I312.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I312.4.1 Activity table and which is not listed in Standard I312.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I312.6. Standards

The overlay and Auckland-wide standards apply in this precinct.

The standards below replace the standards of the Business – Mixed use Zone

I312.6.1. Activities in the active building frontage

- (1) The ground floor of a building subject to the active building frontage identified on the Ellerslie 2 Precinct plan 1 must be occupied by the following activities for a minimum depth of 6m:
 - (a) retail up to 300m² gross floor area with sub-precinct A and B combined, and/or
 - (b) food and beverage.

I312.6.2. Building height

- (1) Buildings must not exceed the heights as listed in Table I312.6.2.1 Building height below:

Table I312.6.2.1 Building height

Sub - precinct	Occupiable building height	Height for roof form	Total building height
A	18m	NA	18m
B	25m	2m	27m

I312.6.3. Yards and building setbacks

- (1) Buildings up to 7m in height must be located at least 7.5m from the nearest site area boundary, except where the Active Building Frontage identified on Ellerslie 2 Precinct plan 1 applies.
- (2) Buildings above 7m in height must be located at least 15m from any part of another building.

Qualifying matter as per Sch 3C, cls 8(1)(a) of the RMA

- (3) Buildings above 7m in height must be setback at least 10m from the motorway boundary.

I312.6.4. Building coverage

- (1) The maximum building coverage for each site area identified on Ellerslie 2 Precinct plan 1 is:
 - (a) 80 per cent for that part of the building up to 7m in height.
 - (b) 35 per cent for that part of the building between 7m and the maximum height specified in I312.6.2 Building height above.

I312.6.5. Active building frontage

- (1) Buildings subject to the active building frontage must:
 - (a) be set back no greater than 6m from the private road frontage;
 - (b) adjoin the site frontage adjoining sub-precinct C (private road) for at least 80 per cent of its length;
 - (c) have a minimum height of 6m for a minimum depth of 6m from the site frontage adjoining sub-precinct C (private road);
 - (d) provide clear glazing for at least 60 per cent the surface area of the building façade at the ground floor; and
 - (e) provide clear glazing for at least 40 per cent the surface area of the building façade at the upper floors.
- (2) Where a building is setback from the private road frontage, the space between the building and private road frontage must incorporate landscaped areas, pedestrian amenity areas or outdoor eating areas.
- (3) The ground floor of a new building subject to the active building frontage must be no more than 1m above or below the level of the site frontage adjoining sub-precinct C (private road).
- (4) Vehicle access to parking and service areas must not occupy more than 10 per cent of the site frontage adjoining sub-precinct C (private road).

I312.6.6. Site areas

- (1) Site areas may be modified in area by up to plus or minus 10 per cent.
- (2) Side boundaries of site areas may be moved up to 15m in either direction.

I312.6.7. Building platform

- (1) Buildings must be constructed within the building platform identified on the Ellerslie 2 Precinct plan 1.

I312.6.8. Landscaping

- (1) Minimum landscaping for each site area identified on the Ellerslie 2 Precinct plan 1 is 15 per cent.

I312.6.9. Identified Trees

- (1) The following trees listed in Schedule I312.6.9.1 Identified trees below and identified on Ellerslie 2 Precinct plan 1 are subject to this rule.

Schedule I312.6.9.1 Identified trees

Tree number on Ellerslie 2: Precinct plan 1	Botanical name	Common name	Location of tree	Legal description
1	Removed			
2	<i>Metrosideros excelsa</i>	Pohutukawa	80-100 Ascot Avenue	Lot 2 DP 476619
3	<i>Metrosideros excelsa</i>	Pohutukawa	130 Ascot Avenue	Lot 1 DP 406738
4	<i>Elaeocarpus dentatus</i>	Hinau	80-100 Ascot Avenue	Lot 2 DP 476619
5	<i>Elaeocarpus dentatus</i>	Hinau	80-100 Ascot Avenue	Lot 2 DP 476619
6	<i>Telopea oreads.</i>	Warratah	80-100 Ascot Avenue	Lot 2 DP 476619
7	<i>Podocarpus sp.</i>	Cow tail Pine	130 Ascot Avenue	Lot 1 DP 406738
8	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	80-100 Ascot Avenue	Lot 2 DP 476619
9	<i>Corynaocarpus laevigatus</i>	Karaka	130 Ascot Avenue	Lot 1 DP 406738
10	<i>Stenocarpus sinuatus</i>	Firewheel tree	80-100 Ascot Avenue	Lot 2 DP 476619
11	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	80-100 Ascot Avenue	Lot 2 DP 476619
12	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	130 Ascot Avenue	Lot 1 DP 406738
13	<i>Corynaocarpus laevigatus</i>	Karaka	80-100 Ascot Avenue	Lot 2 DP 476619
14	<i>Vitex lucens</i>	Puriri	130 Ascot Avenue	Lot 1 DP 406738
15	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	130 Ascot Avenue	Lot 1 DP 406738
16	<i>Cinnamomum camphora</i>	Camphor Laurel	80-100 Ascot Avenue	Lot 2 DP 476619

- (2) The following works to the trees in Schedule I312.6.9.1 Identified trees are permitted under this rule.

- (a) the removal of any tree or part of a tree that is dead or that is suffering from an untreatable disease which has caused a significant decline in its health, evidence must be produced if required. Note: Where any element

of uncertainty exists as to the likely fate of the tree, the benefit of doubt will be given to the tree's survival by not removing it until such time as its irreversible decline is obvious. Before removing any affected tree, consultation with the council's arborist is strongly advised.

- (b) where emergency tree works are required the person undertaking the work must notify the Council in writing within seven days of the work commencing as to the reason for the work.
- (c) where any statutory authority carries out of work authorised by statute the authority must notify the Council in writing no later than seven days prior to the work commencing as to the reason for the work.
- (d) maintenance of the private road where the works in the dripline of protected trees is supervised by a qualified arborist and in accordance with accepted arboricultural practices.
- (e) trimming of the canopy of the trees, excluding the roots. Such works will be limited to no more than 20 per cent of live growth removal in any one year and must be carried out in accordance with currently accepted arboricultural practice, ensuring that the natural form and branch habit of the tree species is maintained.
- (f) if the trimming is completed by a qualified arborist or arboriculturalist, the work must be limited to no more than 30 per cent of live growth removal in any one year and must be in accordance with currently accepted arboricultural practice, ensuring that the natural form and branch habit of the tree species is maintained.
- (g) where activities do not comply with clauses e. and f above, any regular minor trimming or maintenance must be done by hand operated secateurs or pruning shears, in accordance with the currently accepted arboricultural practice.

I312.7. Assessment – controlled activities

I312.7.1. Matters of control

The Council will reserve its control to all of the following matters when assessing:

- (1) For the use and modification of the private road (Avenue of Palms) for public access that is a controlled activity in the Ellerslie 2 precinct, the Council will reserve its control over the following matters:
 - (a) road closure;
 - (b) monitoring;
 - (c) traffic management measures; and
 - (d) consultation.

I312.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities:

- (1) Road closure
 - (a) the appropriateness of private road closure to public through traffic on a temporary basis for large scale events associated with the Ellerslie Racecourse.
- (2) Monitoring:
 - (a) whether monitoring is required to be carried out to assess the effects of public through traffic (using the Avenue of Palms) on Morrin Street, Somerfield Street, and Kentucky Streets which connect with the Tecoma Street motorway ramps, Mitchelson Street and Walpole Street, Wairakei Street and Woodbine Avenue.
- (3) Traffic management measures
 - (a) the extent to which traffic management measures are necessary to mitigate adverse effects identified by the monitoring to be implemented, including the temporary or permanent closure of the Avenue of Palms to through traffic and associated road design changes.
- (4) Consultation
 - (a) the extent to which the applicant should provide details on the process to be followed for consultation with NZTA, Auckland Transport, Auckland Council and the residents of the surrounding streets, on the results of the monitoring and the identification and implementation of any necessary traffic management measures.

I312.8. Assessment – restricted discretionary activities

I312.8.1. Matters of discretion

The Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

- (1) Traffic effects
- (2) Intensity and scale of activity
- (3) Centre vitality
- (4) Landscaping and trees to enhance the visual amenity of buildings and reduce their scale
- (5) Building design and interface with the public realm
- (6) Water sensitive design
- (7) Tree trimming not otherwise a permitted activity, removal and alteration refer to [E16 Trees in open space zones](#) and [E17 Trees in roads](#).

- (8) Additional subdivision criteria for the private road, pedestrian connections and road to vest in Council.

I312.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

(1) Traffic:

- (a) the extent to which The Avenue of Palms (including extension to it) is designed and constructed in accordance with any relevant codes of practice or engineering standards by the landowner prior to the occupation of any proposed building; and
- (b) the extent to which the proposal results in significant traffic effects on Green Lane East, Green Lane interchange, Great South Road and surrounding street network.

(2) Intensity and scale of activity:

- (a) whether the activity is of a character, scale and intensity which ensures that any adverse effects on the planned outcomes identified in the Plan for the surrounding area (including likely future use or intensification) are avoided, remedied or mitigated.

(3) Centre vitality:

(a) whether Retail and Food and Beverage activities:

- (i) have a substantial adverse effect upon the function, role and amenity values, vitality and functions of the city centre, metropolitan centres or town centres (and in the case of activities in the Business - Mixed Use Zone such effects on local centres), beyond those effects ordinarily associated with trade effects on trade competitors, having regard to:
 - the activity's proposed size, composition and characteristics; and
 - the centre's on-going ability to provide for the future needs of communities

(b) whether Community activities:

- (i) support the efficient and effective operation of public services; and
- (ii) enable the convenient access of communities to community services.

(c) whether Residential activities:

- (i) result in the intensification of the site; and
- (ii) support local high density housing.

(4) Landscaping and trees:

- (a) the extent to which the landscaping enhances the visual amenity of the building(s) when viewed from the southern motorway, from within the grounds of the Ellerslie Racecourse and surrounding residential areas. Landscaping alongside the motorway boundary should include a significant number of substantial trees capable of growing to a height of at least 8m above the nearest adjoining motorway carriageway;
- (b) whether landscaping protects or utilise the existing rock wall located between the subject site and the Avenue of Palms (apart from those sections which need to be demolished for vehicle or pedestrian access purposes);
- (c) the extent to which the landscaping is in-keeping with the character of the site and Ellerslie Racecourse in general; and
- (d) whether on site carparking is screened from view from the motorway and the Avenue of Palms by existing and proposed planting.

(5) Building design and interface with the public realm:

- (a) whether the building incorporates architectural relief in terms of its articulation and building mass, and the inclusion of recesses, pilasters, entrances, windows, balconies, and changes in surface texture, colour and other architectural detailing;
- (b) whether any rooftop projections including towers, turrets, chimneys, lift towers, machinery rooms and water towers which exceed the parapet or roof height, are compatible with the overall architectural form and detailing of the building. As a general rule rooftop projections should be enclosed in a single structure and avoid a plain box like appearance;
- (c) whether good quality, durable exterior cladding materials are used and highly reflective cladding or glazing avoided;
- (d) the extent to which the continuity of architectural form in the various facades of a building, especially those visible from adjacent public and private roads. (This criterion is intended to ensure that all of a building's facades are designed to a similar standard);
- (e) whether on site parking areas, whether at grade or on elevated decks, are softened by planting, paving patterns or other architectural / landscaping elements, so as to provide visual relief when viewed from adjacent buildings;
- (f) whether windows of buildings are designed to overlook adjacent public and private roads, pedestrian routes and entrances;

- (g) the extent to which the landscape and streetscape enhances individual sites, adjacent private roads, and any public roads being vested in the Council;
 - (h) the extent to which the design treatment of the building edge (with a particular emphasis on the ground level) and any landscape work adjacent to it within the proposed 7.5m setback along that part of the Avenue of Palms that is not classified as 'active building frontage', contributes to the quality and safety of the proposed pedestrian route by:
 - (i) entry foyers, offices or other ground level activities (where possible) facing the road;
 - (ii) employing design techniques to mitigate any 'blank wall' effect;
 - (iii) providing quality landscape design and appropriate lighting that are consistent with 'personal safety' (CPTED) principles; and
 - (iv) ensuring that the space within the setback (between the building edge and road boundary) is not used for surface carparking (apart from delivery bays).
 - (i) in sub-precinct B:
 - (i) the extent to which proportions (height in relation to footprint, including modulation) and design avoid buildings with bulky appearance; and
 - (ii) the extent to which the building in sub-precinct B contributes as a positive landmark when viewed from the motorway.
- (6) Water sensitive design:
- (a) whether On site stormwater management can be integrated into the site design, including landscaped areas, applying to apply a water sensitive design approach as appropriate.
- (7) Tree trimming not otherwise a permitted activity, removal and alteration:
- (a) the degree to which the tree contributes to the existing amenities of the precinct and protects the surrounding environment from the adverse effects of development;
 - (b) the need to obtain a practicable building site, access, a car parking area, or to install engineering services to the land;
 - (c) any alternative methods which may be available to the applicant in the achievement of their objectives including consideration of variation to specified development controls or alternative design options where this would encourage retention and enhancement of existing large trees on the site;
 - (d) whether the tree can be relocated;

- (e) whether previous applications made in respect of the land involved consideration of treescape conservation;
- (f) the extent to which the tree or trees contribute to the amenity of the neighbourhood both visual and physical, including contributions as habitats for birds and other animals;
- (g) whether there are any function the tree may have in conserving water and soil;
- (h) whether there are any actions of the applicant in regard to the tree;
- (i) the extent to which the tree or part of a tree is, in the opinion of a council arborist, structurally unsound;
- (j) whether removal of the tree would be beneficial to the health and growth of existing, more appropriate trees on the site, taking into account the size, appearance, health and condition of those existing trees; and
- (k) the impact of the tree on ground stability.

(8) Additional subdivision criteria

The following assessment criteria apply to subdivision within the precinct and these are in addition to any relevant assessment criteria in the Auckland-wide Subdivision rules:

- (a) the extent to which the layout of the private road should be in accordance with the precinct plan;
- (b) the extent to which the Avenue of Palms (including its proposed extension) is designed and constructed in accordance with any relevant codes of practice or engineering standards and include the following works:
 - (i) a traffic roundabout part way along the Avenue of Palms and another at its intersection with Mitchelson Street; and
 - (ii) the provision of footpaths along each side of the proposed private road together with connections to the existing and proposed footpaths in Ascot Avenue and Mitchelson Street.
- (c) whether the proposed footpaths link into the footpaths/pedestrian accessways on the adjoining site(s) so as to facilitate access to Greenlane Road and the Greenlane train station; and
- (d) The appropriateness of the proposed road to be vested in the Council as shown on the precinct plan.

I312.9. Special information requirements

The special information requirements in the underlying zone and Auckland-wide provisions apply in this precinct.

In addition, an application for a controlled activity for the use and modification of the private road (Avenue of Palms) must be accompanied by:

(1) Traffic monitoring programme

(a) the traffic monitoring programme must set out how the traffic monitoring is be undertaken:

(i) prior to the opening of the Avenue of Palms to through traffic; and/or

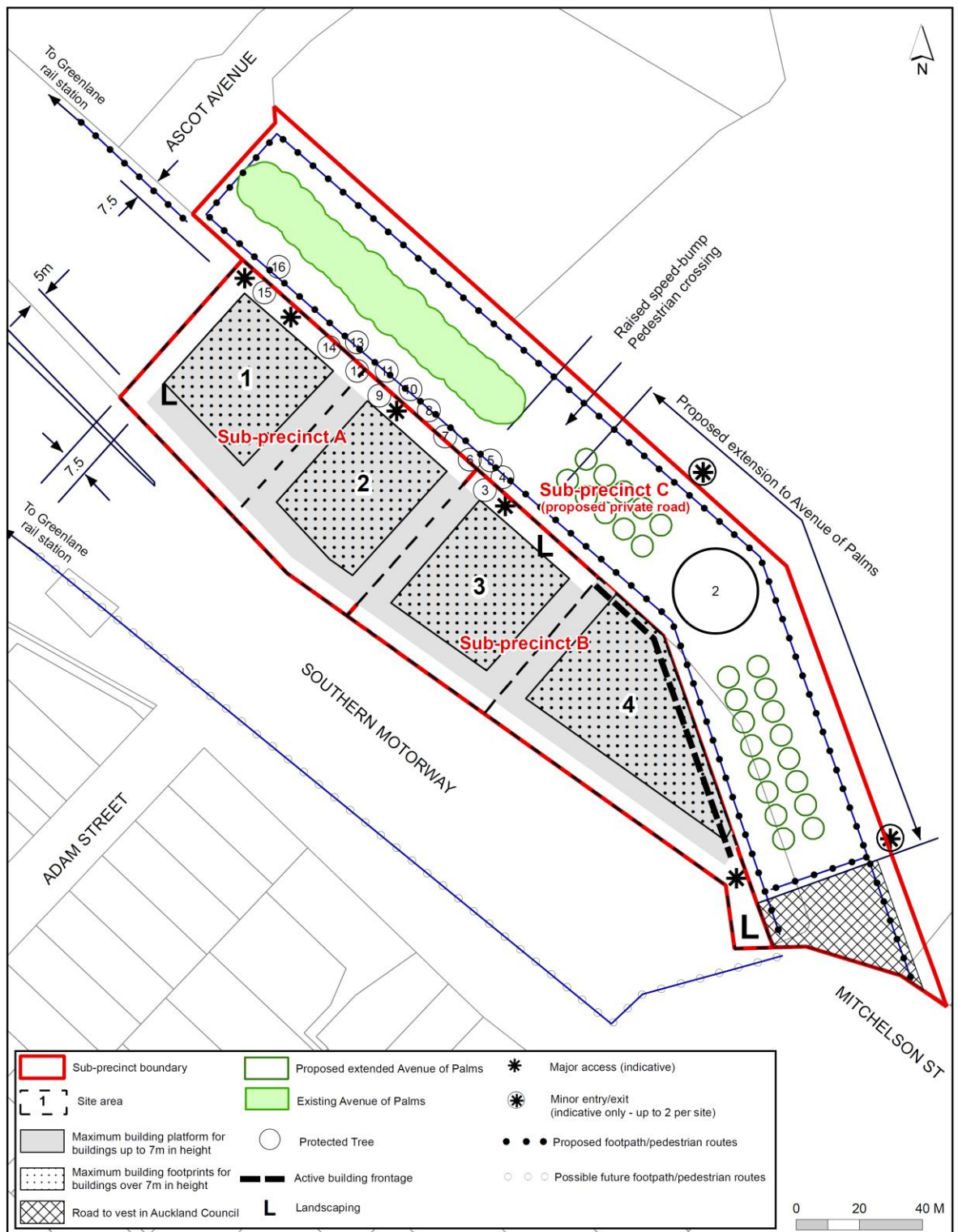
(ii) within 1 month of the following times or events:

- 12 months after the opening of the Avenue of Palms to through traffic (or a shorter period if deemed appropriate by the Council following the opening of the Avenue of Palms to through traffic); and
- 12 months, 24 months, and 36 months after substantial completion and occupation of the development provided for within the precinct.

(b) the traffic monitoring must be undertaken by an independent traffic engineer engaged by the Auckland Racing Club and the results of the monitoring must be submitted in a report to Auckland Transport and Auckland Council within 2 months of completion of each of the monitoring surveys.

I312.10. Precinct plans

I312.10.1. Ellerslie 2 Precinct plan 1



I314 Epsom Precinct

I314.1. Precinct Description

The Epsom Precinct applies to an 8.48 hectare site at 74 Epsom Avenue, Epsom. The purpose of the Epsom precinct is to enable the development and operation of a range of education-focused activities. Campus facilities on the site include a range of small to large buildings primarily used for teaching, learning and research, childcare facilities, a marae as well as substantial parking areas and recreational facilities in a spacious well-treed environment. The Campus is one of the largest teacher education providers in the country. The campus adjoins two long-established schools providing primary and intermediate education, and there is some sharing of facilities and services.

Community, commercial and social services and other accessory use of the facilities are also enabled in the precinct. In addition, accessory accommodation, administrative, cultural, health, retail and communal facilities are enabled within the definition of Tertiary Education facilities.

The zoning of the land within the Epsom precinct is Residential - Terrace Housing and Apartment Buildings and Residential - Mixed Housing ~~Suburban~~Urban zones.

I314.2. Objectives

- (1) Tertiary education facilities at Epsom Campus meet the education needs of their students, facilitate research and economic development, and provide for the support and well-being of employees, students and visitors.
- (2) Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects.
- (3) Tertiary education and accessory business activities benefit from co-location in tertiary education precincts.
- (4) New buildings and structures respond to and positively contribute to the amenity values of public streets, public open spaces and surrounding context, thereby reinforcing sense of place while having regard to the functional and operational requirements of the tertiary education facility.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

I314.3. Policies

- (1) Enable a wide range of activities and building development in the Epsom Precinct, including tertiary education, research, health, recreation, student accommodation and appropriate accessory activities.
- (2) Provide for those accessory activities which clearly contribute to and benefit from co-location with a tertiary education facility, including research, innovation, learning, clinics, and related work experience and training.

- (3) Having regard to the functional and operational requirements of the tertiary education facility, require new buildings and significant additions and alterations to be designed in a manner that:
- (a) makes efficient use of the site;
 - (b) contributes to the amenity of the public realm where development is located adjacent to a public street or public open space;
 - (c) responds positively to the existing and planned future form and quality of the Epsom Precinct, underlying zone and surrounding area; and
 - (d) responds and contributes positively to the sense of place.
- (4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from adjacent residential zones or the public realm.
- (5) Enable accessory activities to meet the needs of employees, students and visitors without undermining the function of nearby town centres as the primary location for business activities, and while avoiding, remedying or mitigating adverse effects on the transport network.
- (6) Require new buildings to be designed in a manner that respects any adjacent existing heritage places on the site and provides a high standard of amenity.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

I314.4. Activity table

The provisions in any relevant overlays, zone and Auckland-wide apply in this precinct unless otherwise specified below.

Table I314.4.1 Activity table specifies the activity status of land use and development activities in the Epsom Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I314.4.1 Activity table

Activity		Activity status
Use		
Accommodation		
(A1)	Student accommodation	P
Commerce		
(A2)	Commercial services	P
(A3)	Licensed premises accessory to Tertiary education facilities	P
(A4)	Laboratories	P
(A5)	Entertainment facilities accessory to Tertiary education	P

	facilities	
(A6)	Light manufacturing and servicing accessory to Tertiary education facilities	P
(A7)	Office accessory to Tertiary education facilities	P
(A8)	Use of Tertiary education facilities for conference purposes	P
(A9)	Conference facilities	D
Community		
(A10)	Care centres	P
(A11)	Community facilities	P
(A12)	Community use of education and tertiary education facilities	P
(A13)	Tertiary education facilities	P
(A14)	Informal recreation	P
(A15)	Organised sport and recreation	P
(A16)	Public amenities	P
(A17)	Displays and exhibitions	P
(A18)	Healthcare facilities up to 200m ² gross floor area per site	P
(A19)	Artworks	P
(A20)	Information facilities	P
Development		
(A21)	Accessory buildings	P
(A22)	Buildings, alterations, additions and demolition unless otherwise specified below	P
(A23)	Sport and recreation structures	P
(A24)	Buildings greater than 500m ² gross floor area	RD
(A25)	Buildings, external alterations, additions and demolition within the site and where the work is visible from and located within 10m of a road or land zoned Open Space (excluding private roads)	RD
(A26)	Parking buildings	RD
(A27)	Parks maintenance	P
Infrastructure		
(A28)	Waste management facilities accessory to tertiary education facilities	P

I314.5. Notification

- (1) Any application for resource consent for an activity listed in Table I314.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I314.6. Standards

The overlay and Auckland-wide standards apply in this precinct, unless otherwise specified below.

The following standards apply to activities specified within Table I314.4.1 Activity table.

The zone standards apply to activities not specified within the Activity Table, other than I314.6.1 Building height which also applies to the zone.

I314.6.1. Building height

- (1) Buildings must not exceed the heights as set out in Epsom: Precinct plan 1 - building heights.

I314.6.2. Yards

- (1) The following table sets out the permitted minimum yard requirements for the Epsom Precinct:

Table I314.6.2.1 Yards

Yard	Dimension
Front, side and rear yards adjoining a site in the residential zones or a public open space	3m

I314.6.3. Building coverage

- (1) The maximum building coverage area must not exceed 50 per cent of the net site area.

I314.6.4. Height in relation to boundary

- (1) Where a site in the Epsom Precinct directly adjoins a site in another zone outside the precinct, the height in relation to boundary control that applies in the adjoining zone applies to the common boundary.
- (2) Where the adjoining zone does not specify a height in relation to boundary control, the yard and/or setback controls in the adjoining zone apply to the common boundary.

I314.6.5. Screening

- (1) Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone or public open space adjoining a boundary with, or on the opposite side of the road from, the Epsom Precinct, must be screened from those areas by a solid wall or fence at least 1.8m high.

I314.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I314.8. Assessment – restricted discretionary activities

I314.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions:

- (1) for parking buildings and structures, buildings greater than 500m² gross floor area:
 - (a) refer to matters [H30.8.1](#) in Special Purpose – Tertiary Education Zone.
- (2) for buildings, external alterations, additions and demolition within the site and where the work is visible from and located within 10m of a road or land zoned Open Space (excluding private roads):
 - (a) refer to matters [H30.8.1](#) in Special Purpose – Tertiary Education Zone.
- (3) for infringements of building height, height in relation to boundary and maximum building coverage standards:
 - (a) refer to matters [H30.8.1](#) in Special Purpose – Tertiary Education Zone.
- (4) for infringement of yards and screening standards:
 - (a) refer to matters [H30.8.1](#) in Special Purpose – Tertiary Education Zone.

I314.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) for parking buildings and structures, buildings greater than 500m² gross floor area:
 - (a) refer to criteria [H30.8.2](#) in Special Purpose – Tertiary Education Zone.
- (2) for buildings, external alterations, additions and demolition within the site and where the work is visible from and located within 10m of a road or land zoned Open Space (excluding private roads):
 - (a) refer to criteria [H30.8.2](#) in Special Purpose – Tertiary Education Zone.

(3) for building height, height in relation to boundary, maximum building coverage:

(a) refer to criteria [H30.8.2](#) in Special Purpose – Tertiary Education Zone.

(4) for yards and screening

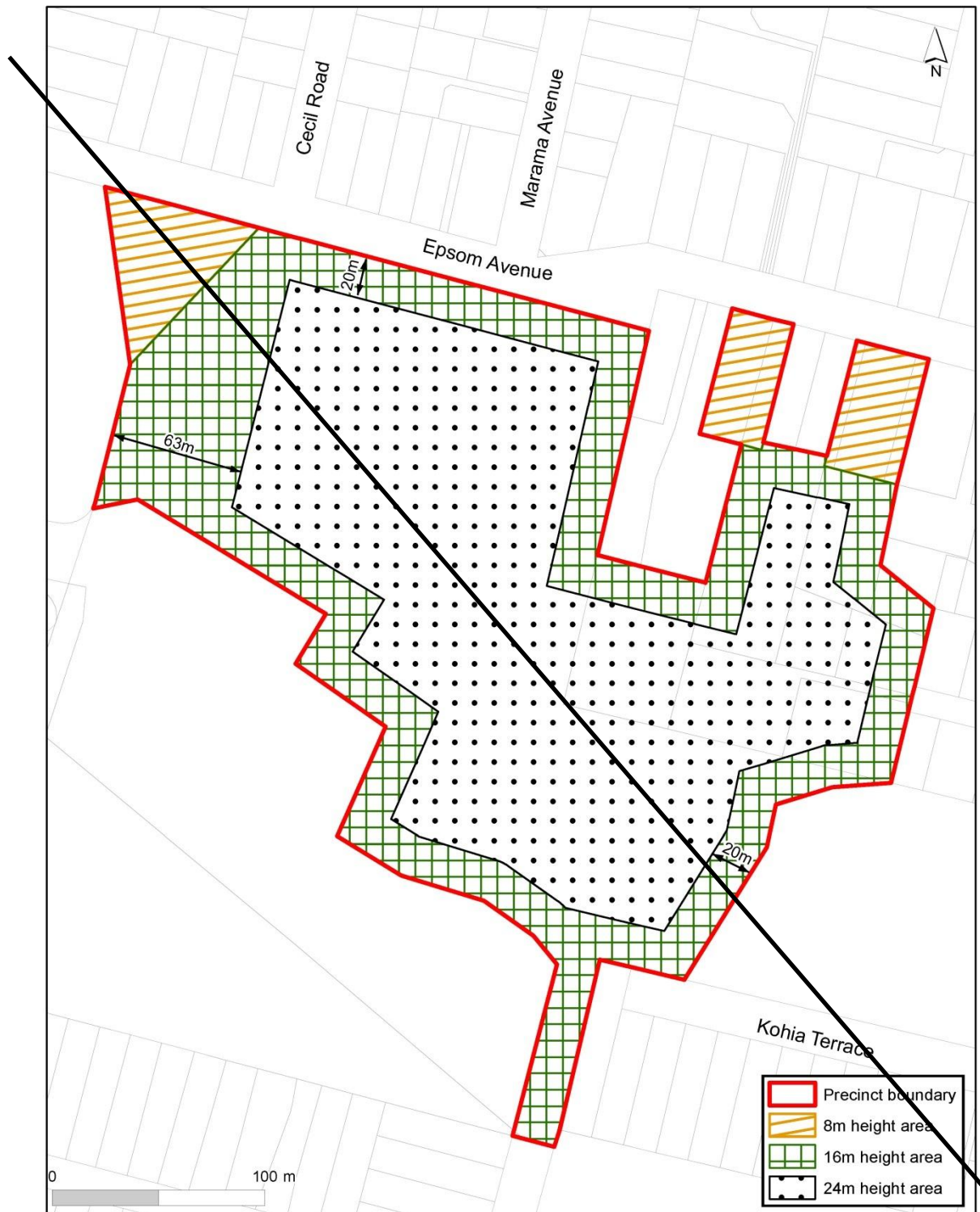
(a) refer to criteria [H30.8.2](#) in Special Purpose – Tertiary Education Zone.

I314.9. Special information requirements

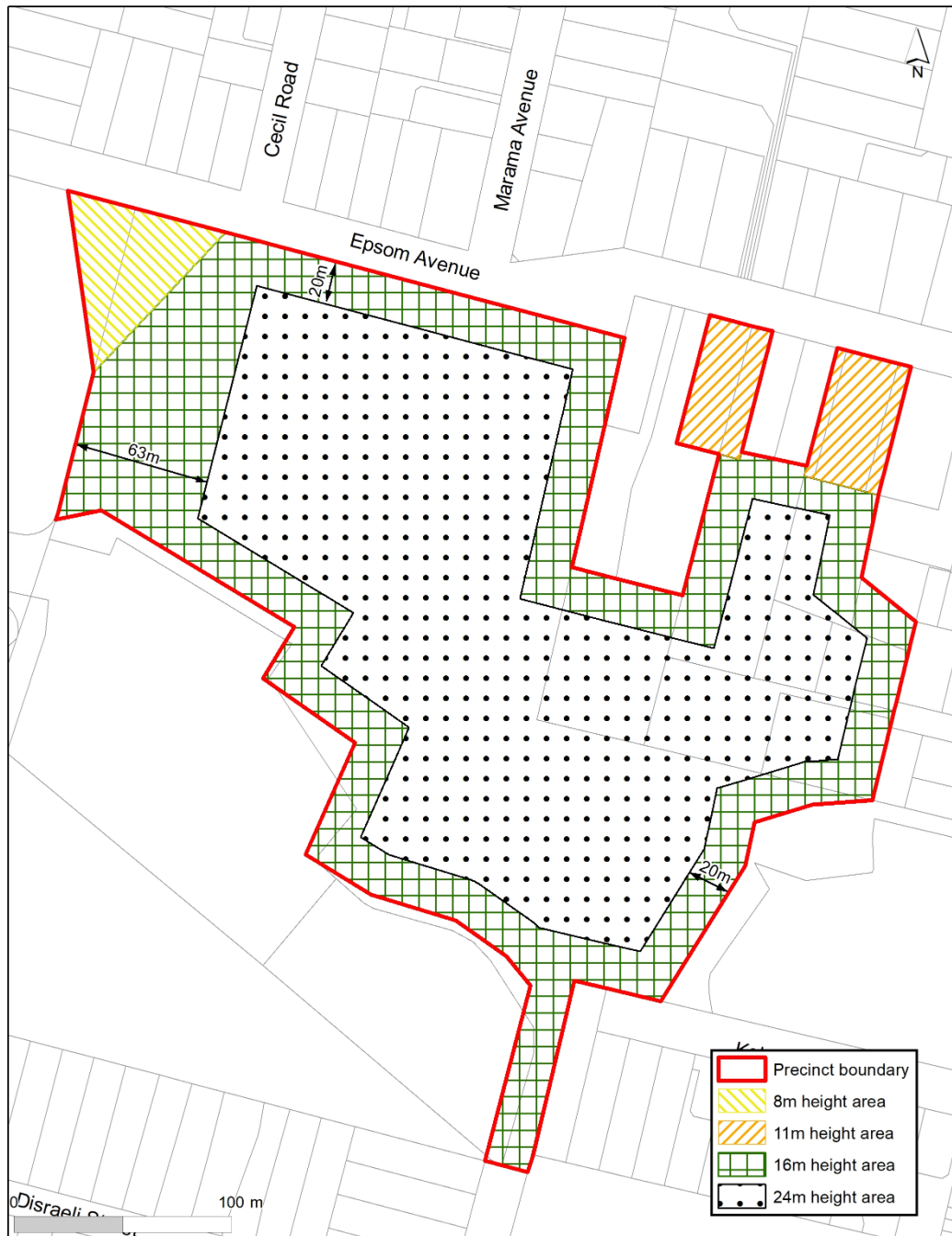
There are no special information requirements in this precinct.

I314.10. Precinct plans

I314.10.1. Epsom: Precinct plan 1 - building heights



I314 Epsom Precinct



Epsom: Precinct plan 1 - building heights

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I316 Grafton Precinct

I316.1. Precinct Description

The Grafton Precinct applies to multiple sites currently occupied by the University of Auckland, a tertiary education facility that provides medical teaching and research facilities alongside student accommodation, healthcare services, care centre and other accessory activities. The primary campus site is zoned Business - Mixed Use and contains buildings of a significant scale located in a campus style arrangement. The remaining sites contain smaller buildings used for accessory activities.

The purpose of the Grafton Precinct is to enable the development and operation of a range of tertiary education and accessory activities, including teaching and research, and catering for the diverse requirements of the student population, employees and visitors. Community use of the facilities is also provided for, including the Auckland District Health Board (Auckland City Hospital) use of the MRI unit and mortuary.

The zoning of the land within the Grafton Precinct is for Sub-precinct A the Business - Mixed Use Zone, for Sub-precinct B the Business - Local Centre Zone and Residential - Terrace Housing and Apartment Buildings Zone and for Sub-precinct C the Residential - Terrace Housing and Apartment Buildings Zone.

I316.2. Objectives

- (1) Tertiary education facilities at Grafton Campus meet the education needs of their students, facilitate research and economic development, and provide for the well-being of employees, students and visitors.
- (2) Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects.
- (3) Tertiary education and complementary business activities including services and facilities related to Auckland City Hospital benefit from co-location in tertiary education precincts.
- (4) New buildings and structures respond to and positively contribute to the amenity values of public streets, open spaces and surrounding context, thereby reinforcing sense of place.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

I316.3. Policies

- (1) Enable a wide range of activities and building development in the Grafton Precinct, including tertiary education, research, health, recreation, student accommodation and appropriate complementary and accessory activities.
- (2) Provide for those complementary activities which clearly contribute to and benefit from co-location with a tertiary education facility, including research, innovation, learning, clinics, and related work experience and training.

- (3) Require new buildings and significant additions and alterations to be designed in a manner that:
- (a) makes efficient use of the site;
 - (b) contributes to the amenity of the public realm where development is located adjacent to a public street or public open space;
 - (c) responds positively to the existing and planned future context of the Grafton Precinct, zones and surrounding area; and
 - (d) responds and contributes positively to the sense of place.
- (4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from adjacent residential zones or the public realm.
- (5) Provide for accessory activities to meet the needs of employees, students and visitors without undermining the function of nearby town centres as the primary location for business activities, and while avoiding, remedying or mitigating adverse effects on the transport network.
- (6) Require new buildings to be designed in a manner that respects any adjacent existing heritage places and provides a high standard of amenity.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

I316.4. Activity table

The provisions in any relevant overlays, zone and Auckland-wide provisions apply in this precinct unless otherwise specified below.

Table I316.4.1 Activity table specifies the activity status of land use and development activities in the Grafton Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I316.4.1 Activity table

Activity		Activity status
Use		
Residential		
(A1)	Student accommodation	P
(A2)	Visitor accommodation accessory to tertiary education facilities	P
Commerce		
(A3)	Commercial services	P
(A4)	Licensed premises accessory to tertiary education facilities	P

(A5)	Laboratories	P
(A6)	Light manufacturing and servicing accessory to tertiary education facilities	P
(A7)	Entertainment facilities accessory to tertiary education facilities	P
(A8)	Offices accessory to tertiary education facilities	P
(A9)	Conference facilities	P
(A10)	Waste management facilities accessory to tertiary education facilities	P
Community		
(A11)	Care centres	P
(A12)	Community facilities	P
(A13)	Community use of tertiary education facilities	P
(A14)	Tertiary education facilities	P
(A15)	Informal recreation	P
(A16)	Organised sport and recreation	P
(A17)	Public amenities	P
(A18)	Displays and exhibitions	P
(A19)	Healthcare facilities	P
(A20)	Artworks	P
(A21)	Information facilities	P
Development		
(A22)	Accessory buildings	P
(A23)	Buildings, alterations, additions and demolition unless otherwise specified below	P
(A24)	Buildings, external alterations, additions and demolition where the work is visible from and located within 10m of a road or Open Space zone (excluding private roads)	RD
(A25)	New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone	RD
(A26)	Parks maintenance	P

I316.5. Notification

- (1) Any application for resource consent for an activity listed in I316.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I316.6. Standards

The overlay, Auckland-wide and zone standards apply in this precinct unless otherwise specified below.

All activities listed as permitted or restricted discretionary in Table I316.4.1 Activity table must comply with the following permitted activity standards.

I316.6.1. [Deleted] Building height

- (1) ~~Buildings must not exceed the heights as set out below:~~

Building location	Maximum height (m)		
	A	B	C
Sub-precinct	Standard H13.6.1 does not apply	Standard H6.6.5 does not apply	
Less than 20m from the boundary of a site having a residential zoning	16m	12m	16m
Greater than 20m from the boundary of a site having a residential zoning	30m	18m	16m

I316.6.2. [Deleted] Height in relation to boundary

- (1) ~~Where a site in the Grafton Precinct directly adjoins a site in another zone outside the precinct, the height in relation to boundary control that applies in the adjoining zone applies to the common boundary.~~
- (2) ~~Where the adjoining zone does not specify a height in relation to boundary control, the yard and/or setback controls in the adjoining zone apply to the common boundary.~~

I316.6.3. Yards

- (1) The following standard applies to any boundary in the precinct that adjoins a site having a residential zoning:

Yard	Dimension (m)		
Sub-precinct	A	B	C
Front yard	3m	0m	3m
Side and rear yard	3m	3m	3m

I316.6.4. Building coverage

- (1) Building coverage must not exceed the coverage standards as set out below:
- (a) Sites zoned Business – Mixed Use Zone 60 per cent.

I316.6.5. Screening

- (1) Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone or open space adjoining a boundary with, or on the opposite side of the road from, the Grafton Precinct, must be screened from those areas by a solid wall or fence at least 1.8m high.

I316.6.6. Outlook space

- (1) Visitor accommodation and student accommodation in any zone must comply with the Residential - Terrace Housing and Apartment Buildings Zone outlook space Standard [H6.6.13](#).

I316.7. Assessment – controlled activities

There are no controlled activities in this section.

I316.8. Assessment – restricted discretionary activities

I316.8.1. Matters of discretion

The Council will reserve its discretion to all the following matters when assessing a restricted discretionary resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the zones, Auckland-wide, or overlay provisions:

- (1) New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone:
- (a) refer to Matters [H30.8.1](#) Special Purpose – Tertiary Education Zone.
- (2) New buildings and alterations and additions to buildings, visible from and within 10m of the street:
- (a) refer to Matters [H30.8.1](#) Special Purpose – Tertiary Education Zone.

(3) For development that does not comply with Standards ~~I316.6.1 Building height, I316.6.2 Height in relation to boundary~~, I316.6.3 Yards, I316.6.4 Building coverage, I316.6.5 Screening, I316.6.6 Outlook space the Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

- (a) any special or unusual characteristic of the site which is relevant to the standard:
- (b) where more than one standard will be infringed, the effects of all infringements considered together; or
- (c) any matter contained within Matters [H30.8.1](#) Special Purpose – Tertiary Education Zone.

I316.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the matters specified for the relevant restricted discretionary activities in the zones, Auckland-wide, or overlay provisions

(1) New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone:

- (a) refer to Criteria [H30.8.2](#) Special Purpose – Tertiary Education Zone.

(2) New buildings and alterations and additions to buildings, visible from and within 10m of the street:

- (a) the extent to which development minimises visual dominance effects to open spaces and the street; and

- (b) refer to Criteria [H30.8.2](#) Special Purpose – Tertiary Education Zone.

(3) For development that does not comply with Standards ~~I316.6.1 Building height, I316.6.2 Height in relation to boundary~~, I316.6.3 Yards, I316.6.4 Building coverage, I316.6.5 Screening, I316.6.6 Outlook space the Council will consider the following assessment criteria when assessing a restricted discretionary resource consent application:

- (a) refer to Criteria [H30.8.2](#) Special Purpose – Tertiary Education Zone.

I316.9. Special information requirements

There are no special information requirements in this precinct.

I316.10. Precinct plans

There are no precinct plans in this precinct.

I320. Mount Albert 2 Precinct

I320.1. Precinct Description

The Mount Albert 2 precinct covers the site currently occupied by the Auckland Institute of Studies St Helens (AIS), a tertiary education facility. The St Helens campus is located on Linwood Avenue in Mount Albert adjacent to the Chamberlain Park Golf Course and established residential areas. The purpose of the precinct is to provide for tertiary education and accessory activities of a scale and intensity compatible with the surrounding Residential and Open Space zones.

The precinct is separated into two sub-precincts. Sub-precinct A applies to the established built out area of the site, ~~and therefore does not anticipate additional development outside of existing building platforms.~~ Sub-precinct B provides for future development whilst ~~controlling~~ managing its location and scale, in order to protect the amenity values of Chamberlain Park Golf Course and the surrounding residential area.

The underlying zoning of land within this precinct is Residential – Terrace Housing and Apartment Buildings Zone ~~Mixed Housing Suburban Zone.~~

I320.2. Objectives

- (1) Tertiary education facilities meet the education needs of their students, and provide for the well-being of employees, students and visitors.
- (2) Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects. In particular the amenity of neighbouring residential areas on the south east and south west boundaries of the campus is managed ~~protected~~.
- (3) New buildings and structures respond to and positively contribute to the amenity values of streets, open spaces and the surrounding context, thereby reinforcing a sense of place.
- (4) Traffic effects arising from the tertiary education facilities are managed on the site.

The relevant overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

I320.3. Policies

- (1) Enable tertiary education, student accommodation and appropriate accessory activities in the precinct.
- (2) Manage effects on the amenity of surrounding residential and open space areas by:
 - (a) ~~[Deleted] limiting new development to specified locations within the precinct;~~
 - (a) ~~controlling~~ managing the scale and intensity of new development; and

- (b) requiring identified areas within the precinct to be landscaped.
- (3) Require new buildings and significant additions and alterations to be designed in a manner that:
 - (a) makes efficient use of the site;
 - (b) contributes to the amenity of the public realm where development is located adjacent to a street or open space;
 - (c) responds positively to the existing and planned future form and quality of the surrounding area; and
 - (d) responds and contributes positively to the sense of place.
- (4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from adjacent residential zones and open space.
- (5) Manage external transport effects arising from the operation of the tertiary education facility by:
 - (a) limiting the campus population; and
 - (b) requiring that sufficient on-site car parking be provided.
- (6) Provide for community liaison with parties potentially affected by the operation of the tertiary education facility.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

I320.4. Activity table

The provisions in any relevant overlays, Auckland-wide provisions and the zone apply in this precinct unless otherwise specified below:

In [E23 Signs - E23.4.1](#) Activity Table – Billboards in zones, the Residential – Terrace Housing and Apartment Buildings ~~Mixed Housing Suburban~~ rule (A6) (A4) is replaced with the Special Purpose - Tertiary Education Zone rule (A38).

Table I320.4.1 specifies the activity status of land use and development activities in the Mount Albert 2 Precinct pursuant to sections 9(3) of the Resource Management Act 1991.

For the purpose of this precinct, the “campus population” is defined as the number of students and staff present on the site at any one time. When calculating “campus population”, students living on the campus will be assumed to be on the site at all times.

Table I320.4.1 Activity table

Activity		Activity status	
		Sub-precinct A	Sub-precinct B
(A1)	Development that does not comply with a Standard	RD	RD
Use			
Residential			
(A2)	Student accommodation accommodating up to 120 students	P	D
(A3)	Student accommodation accommodating up to 400 students	D	D
(A4)	Student accommodation accommodating more than 400 students	NC	NC
Infrastructure			
(A5)	Parking existing at 16 December 2004	P	P
(A6)	Parking not existing at 16 December 2004	D	D
Community			
(A7)	Artworks	P	P
(A8)	Community use of education and tertiary facilities	P	P
(A9)	Displays and exhibitions	P	P
(A10)	Informal recreation	P	RD
(A11)	Information facilities	P	RD
(A12)	Organised sport and recreation associated with the tertiary education facility	C	C
(A13)	Public amenities associated with the implementation of this precinct	P	RD
(A14)	Tertiary education facilities existing at 16 December 2004	P	N/A
(A15)	Tertiary education facilities not existing at 16 December 2004	D	D
(A16)	Tertiary education facilities for a maximum campus population of 1,100 from Monday to Friday and 570 from Saturday to Sunday	P	D
(A17)	Tertiary education facilities for a maximum campus population of 1,500	D	D
(A18)	Tertiary education facilities over a campus population of 1,500	NC	NC

Development			
(A19)	Accessory buildings for the maintenance of the campus grounds and buildings, including storage and workshops	P	RD
(A20)	Buildings, external alterations, additions and demolition unless otherwise specified below	P	RD
(A21)	Buildings greater than 500m ² in gross floor area	RD	RD
(A22)	Buildings, external alterations, additions and demolition where the work is visible from and located within 10 metres of a road or open space zone (excluding private roads)	RD	RD
(A23)	Parking buildings	D	D

I320.5. Notification

(1) An application for resource consent for a controlled activity listed in Table I320.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

(2) Any application for resource consent for an activity listed in Table I320.4.1 Activity table and which is not listed in I320.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I320.6. Standards

The standards applicable to the underlying zone and Auckland-wide apply in this precinct, except the following:

- [H4-H6 Residential –Terrace Housing and Apartment Buildings Zone Mixed Housing Suburban Zone Standard H6.6.12](#) ~~H4.6.10~~ Landscaped area;
- [E27 Transport - Table E27.6.2.4](#) Parking rates - area 2; and
- In [E24 Lighting - Table E24.6.1.1](#) Lighting category classifications, the ~~Mixed Housing Suburban~~ [Terrace Housing and Apartment Buildings Zone](#) standard is replaced by the Special Purpose - Tertiary Education Zone standard. For the avoidance of doubt, the lighting category for this precinct is Lighting Category 4 (high brightness).

All activities listed in Table I320.4.1 must comply with the following permitted activity standards.

I320.6.1. [Deleted] Height

- (1) ~~Buildings must not exceed the maximum height in Table I320.6.1.1 Building heights below:~~

Table I320.6.1.1 Building heights

Building	Maximum height in metres
Parking building	6
All other building platforms	10

- (1) ~~For the purposes of determining maximum height on the building platform in the north western corner of the site marked on Mount Albert 2: Precinct plan 1, all of the following apply:~~
- ~~(a) the average ground level method or the rolling height method must be used;~~
 - ~~(b) the maximum ground level (RL in terms of NZVD2016) must be taken as RL22.2 and no regard must be had to ground levels above RL22.2; and~~
 - ~~(c) regard must be had to ground levels below RL22.2.~~

I320.6.2. [Deleted] Building platform

- (1) ~~Building development must only occur on the building platforms identified on Mount Albert 2: Precinct plan 2—activity locations.~~

I320.6.3. Parking

- (1) [Deleted]
- (2) All parking must be located within the identified parking areas shown on Mount Albert 2: Precinct plan 2 - activity locations.
- (3) A designated on-site bus stop and bus parking area must be provided on the site.

I320.6.4. Access

- (1) All vehicle and pedestrian access must be from Linwood Avenue.
- (2) There must be no pedestrian or vehicle access to the site from Burnside Avenue or Martin Avenue.
- (3) The boundary of the tertiary education facility campus with Burnside and Martin Avenues must be fenced so that no pedestrian or vehicle access can be achieved.
- (4) The northern Linwood Avenue access must be closed to traffic during the following hours:
 - (i) Mondays to Saturdays between 10pm and 7am the following day; and
 - (ii) Sundays between 6pm and 7am the following day

- (d) The access must be closed by a physical barrier such as a locked gate.
- (e) A sign must be maintained at the access clearly advising of the times the access is open.

I320.6.5. ~~Impervious area, building coverage and~~ Landscaping

- (1) ~~[Deleted] The maximum impervious area must not exceed 35 per cent of the total site area.~~
- (2) ~~[Deleted] The maximum building coverage must not exceed 35 per cent of the total site area.~~
- (3) Screening trees and shrubs, in accordance with Mount Albert 2: Precinct plan 3 - landscaping must be planted in Sub-precinct B along the site's boundary with the adjoining open space zoned land 12 months prior to any construction work being undertaken on the ~~building platforms~~ site. The planting must be accompanied by a planting plan in accordance with I320.9.6.

Qualifying matter
as per Sch 3C, cls
8(1)(b) of the RMA

I320.7. Assessment – controlled activities

I320.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the zone or Auckland-wide provisions:

- (1) for organised sport and recreation:
 - (a) the effects of planting and landscaping on the surrounding residential properties and golf course;
 - (b) the effects of the activity on the neighbourhood character and residential amenity of the surrounding residential properties and golf course; and
 - (c) the effects on the wider transport infrastructure and network.

I320.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the zone or Auckland-wide provisions:

- (1) for organised sport and recreation:
 - (a) the effects of planting and landscaping on the surrounding residential properties and golf course:
 - (i) the extent to which the planting and other landscaping is provided in relation to the following matters:
 - (i) is consistent with Mount Albert 2: Precinct plan 3 – landscaping;
 - (ii) mitigates adverse visual effects with particular regard to views from adjacent residential and open space zoned land. This includes whether boundary planting is of a suitable species,

spacing and size to provide screening of the new buildings when viewed from the adjoining open space zoned land;

(iii) includes provision for specimen trees in appropriate locations with particular regard to the need to mitigate the effects of the loss of any existing trees which need to be removed during development; and

(iv) provides adequate topsoil depth to allow for optimum growing conditions for boundary screen planting. This would be required to be achieved through mounding where existing ground conditions are not adequate to provide minimum topsoil depths of 1m for trees and 0.4m for shrubs.

(b) the effects of the activity on the neighbourhood character and residential amenity of the surrounding residential properties and golf course:

(i) the extent to which screening or other design features mitigate adverse effects relating to noise and lighting on the adjoining properties; and

(ii) whether hours of operation and operational measures should be controlled to mitigate adverse effects on adjoining properties.

(c) effects on wider transport infrastructure and network:

(i) the extent to which the proposal provides for safe pedestrian access into and within the site (other than from Martin Avenue). This will include consideration of the pedestrian connections from the site to the adjoining street network and the Asquith Avenue campus; and

(ii) the extent to which any potential adverse effects on the wider transport and infrastructure and network are mitigated. Council may require the following transport actions to be actioned or funded by the tertiary education facility as a condition of any resource consent:

(i) widening Linwood Avenue by approximately 2.2 metres in the vicinity of the site access points to allow for the provision of a central painted flush median and the provision of left turn slip lanes for vehicles turning left into the site from Linwood Avenue. These works are intended to reduce delays for other traffic using Linwood Avenue. Any loss of on-street parking due to the road widening is to be mitigated by the provision of replacement parking in recessed parking bays at suitable locations on Linwood Avenue;

(ii) the upgrading of vehicle access points to the campus from Linwood Avenue to a sealed width of 10 metres. This work will allow the provision of separate left and right turn lanes for vehicles exiting the site and will assist in minimising delays for vehicles exiting the site;

(iii) modification of the vertical alignment of Linwood Avenue to ensure that adequate visibility is maintained at the northern Linwood Avenue access for traffic safety;

(iv) provision of low noise generating surfaces, such as friction course sealing, on Linwood Avenue adjacent to the southern Linwood Avenue access into the campus;

- (v) the enhancement of existing pedestrian access from Linwood Avenue in order to minimise pedestrian and vehicle conflict;
- (vi) the design and implementation of intersection upgrades (to the extent that these are required to deal with traffic effects generated by the development on site) for the following intersections:
- St Lukes Road and Linwood Avenue
 - Linwood Avenue and Rossgrove Terrace; and
 - Rossgrove Terrace and Asquith Avenue.
- (vii) the implementation of a transport demand management strategy to reduce reliance on private motor vehicles by tertiary education institute staff and students as a means of transport to the site and to minimise the increase in peak period traffic generation; and

I320.8. Assessment – restricted discretionary activities

I320.8.1. Matters of discretion

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the Auckland-wide or zone provisions:

- (1) informal recreation:
- (a) the matters listed in I320.7.1(1) above;
- (2) information facilities, public amenities and, accessory buildings, buildings, alterations and additions identified as restricted discretionary activities:
- (b) the matters listed in I320.7.1(1) above;
 - (c) the effect of the built form on the amenity of the golf course; and
 - (d) the effect of the building design, location and external appearance.

I320.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the Auckland-wide or zone provisions:

- (1) informal recreation
 - (a) the matters listed in I320.7.1.(1) above;
 - (i) the criteria listed at I320.7.2 above;
- (2) information facilities, public amenities, and accessory buildings, alterations and additions identified as restricted discretionary activities:
 - (a) the matters listed in I320.7.1.(1) above;
 - (i) the criteria listed at I320.7.2 above;
 - (b) the effect of the built form on the amenity of the golf course:
 - (i) the extent to which new buildings include suitable screening and/or use toughened glass to minimise damage to people and campus property caused by golf balls from the adjoining golf course; and
 - (ii) where the boundary planting along the north eastern boundary of the site required by I320.6.5(3) above is not yet of sufficient height and form to provide adequate visual screening of the parking building when viewed from the golf course, the car parking building should be designed such that its building form and north western façade treatment reduces the visual impact of the bulk of the building and provides interest through façade modulation, setbacks, contrasting materials, parapet and or roof forms and building openings; and
 - (c) the effect of the building design, location and external appearance:
 - (i) the extent to which the scale, bulk, location and design of buildings or structures:
 - (i) minimise adverse overshadowing or privacy effects on adjoining residential zoned and open space zoned sites by landscaping, screening, and/or separation distances;
 - (ii) maintain the personal safety of tertiary education facility users; and
 - (iii) provides appropriate landscaping or fencing so that the tertiary education facility building is compatible with its surroundings and to preserve privacy of adjoining and facing residential properties and the golf course.
 - (ii) whether the design of buildings contributes to the local streetscape and sense of place by responding to the planned future context of the surrounding area;
 - (iii) whether buildings that front the streets and open spaces positively contribute to the public realm and pedestrian safety; and

- (iv) whether buildings include activities that engage and activate streets and public spaces at ground and first floor levels; and

I320.9. Special information requirements

An application for any resource consent in this precinct must be accompanied by the following information, or confirmation that the provisions are being met, whichever is applicable:

I320.9.1. Parking and traffic

- (1) The tertiary education institute must provide an annual statement to the Council by 31 March of every calendar year identifying campus numbers and formally marked car parking spaces. The statement must identify:
 - (a) total people, being equivalent full-time students and full-time staff; and
 - (b) campus population, being numbers of students and staff on the site at any one time; and
 - (c) the number of marked parking spaces provided on the site.

I320.9.2. Traffic survey

- (1) The tertiary education facility must undertake an annual traffic survey during a peak operational period as agreed with Council to determine:
 - (a) the extent of traffic generation in the surrounding streets resulting from the tertiary education facility.
 - (b) the on-site parking demand and the incidence of on-street parking resulting from the tertiary education facility.
- (2) The traffic survey must:
 - (a) be undertaken by a registered traffic engineer during the course of a typical day;
 - (b) include Linwood, Burnside and Verona Avenues, Martin Avenue as far as Rossgrove Terrace, Rossgrove Terrace between Norrie and Martin Avenues and Challinor Crescent; and
 - (c) include information setting out the actual campus population during the time that the survey was undertaken.
- (3) The manner and timing of the survey must be agreed beforehand with Council.
- (4) The results of the survey must be provided to Council within one month of the survey being undertaken.

I320.9.3. 24-hour contact and complaints register

- (1) The tertiary education facility must provide the owners and occupiers of all properties adjoining the site and the Mount Albert Residents Association with a 24-hour contact phone number(s) to report concerns or complaints associated with the tertiary education institute directly to its management or security staff.
- (2) The tertiary education facility must keep and maintain a register of any complaints about its operation including those received via the 24-hour contact phone number(s), email, written correspondence or face to face meetings.
 - (a) The register must record the time of the complaint, who it is from, the nature of the issue and the action taken by the tertiary education facility.
 - (b) The tertiary education facility must make the register available to the council within 48 hours of a written request from the council.

I320.9.4. Community liaison group

- (1) The tertiary education facility must form a community liaison group to consult and liaise with the local community in respect of its operations, including implementation of and compliance with this precinct.
- (2) The tertiary education facility must invite the following parties to participate in the community liaison group:
 - (a) Mount Albert Residents Association;
 - (b) Auckland City Golf Course Ltd, or any successive manager of the Chamberlain Park Golf Course;
 - (c) local residents living in the following streets:
 - (i) Linwood Avenue;
 - (ii) Burnside Avenue;
 - (iii) Verona Avenue;
 - (iv) Martin Avenue (those properties located on either side of Martin Avenue between Rossgrove Terrace intersection and the former Martin Avenue entrance onto the campus);
 - (v) Rossgrove Terrace; and
 - (vi) Chaillinor Crescent; and
 - (d) Gladstone Primary School Board of Trustees.
- (3) The tertiary education facility must convene a meeting of the community liaison group on a yearly basis no later than one month after undertaking the annual traffic survey (refer to I320.9.2 above) for the purpose of providing and

discussing the traffic survey and any other matters of concern to the community arising from activities at the tertiary education institute.

- (4) The tertiary education facility must provide a written invitation to the parties outlined in I320.9.4(2) above at least ten working days before the commencement of the meeting.
- (5) The meeting must be held at a convenient location mutually agreed upon by the tertiary education institute facility-and Mount Albert Residents Association. The costs, if any, of renting the venue must be borne by the tertiary education institute.
- (6) The meeting must be chaired by an independent party with mediation skills as agreed between the tertiary education facility-and Mount Albert Residents Association. The cost of employing such a person must be borne by the tertiary education facility.
- (7) Minutes of the meeting must be provided to all attendees promptly following the meeting. A copy of the minutes must also be provided to Council.

I320.9.5. Intensity

- (1) Within 48 hours of receiving a written request from the Council, the tertiary education facility must provide written information about the number of staff and students present on the campus throughout the course of a particular campus day. This is for monitoring purposes.

I320.9.6. Planting and maintenance plan

- (1) A planting and maintenance programme must be submitted to and approved by the Council prior to the planting required under Standard I320.6.5(3) being implemented.

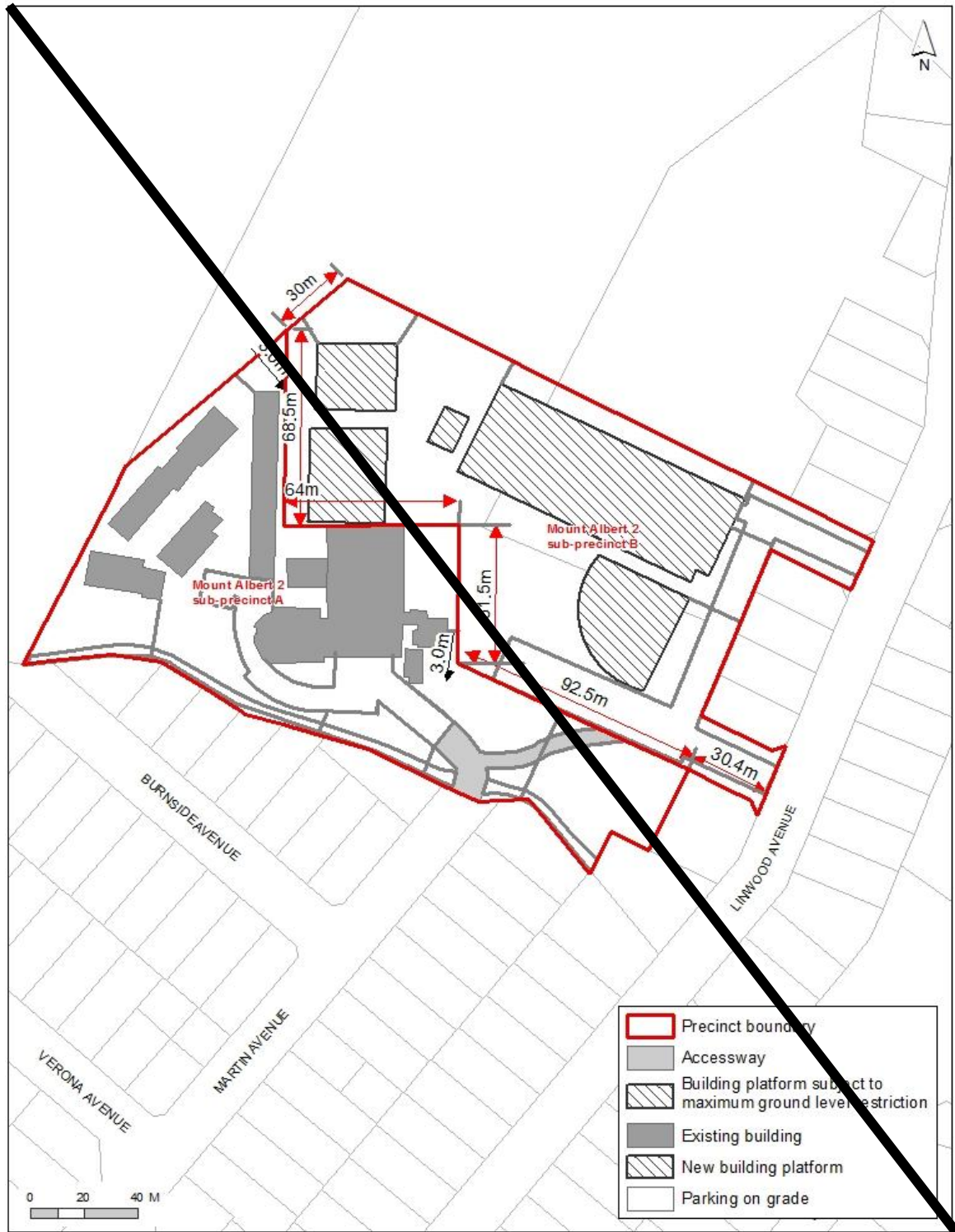
The planting plan and maintenance programme must:

- (a) be prepared by a registered landscape architect;
- (b) include details of plant sizes at the time of planting and intended species, including mature specimen trees to provide screening;
- (c) set out the methods for irrigation and fertilising to ensure continued growth of the plants;
- (d) set out the methods to protect planting during construction;
- (e) provide details on the timing of planting; and
- (f) detail topsoil depths, sufficient to ensure the optimum growth of the plants. In particular, boundary planting must be required to achieve the following minimum topsoil depths at the time of planting:
 - (i) for trees 1 metre of topsoil depth, and
 - (ii) for shrubs 0.4 metres of topsoil depth.

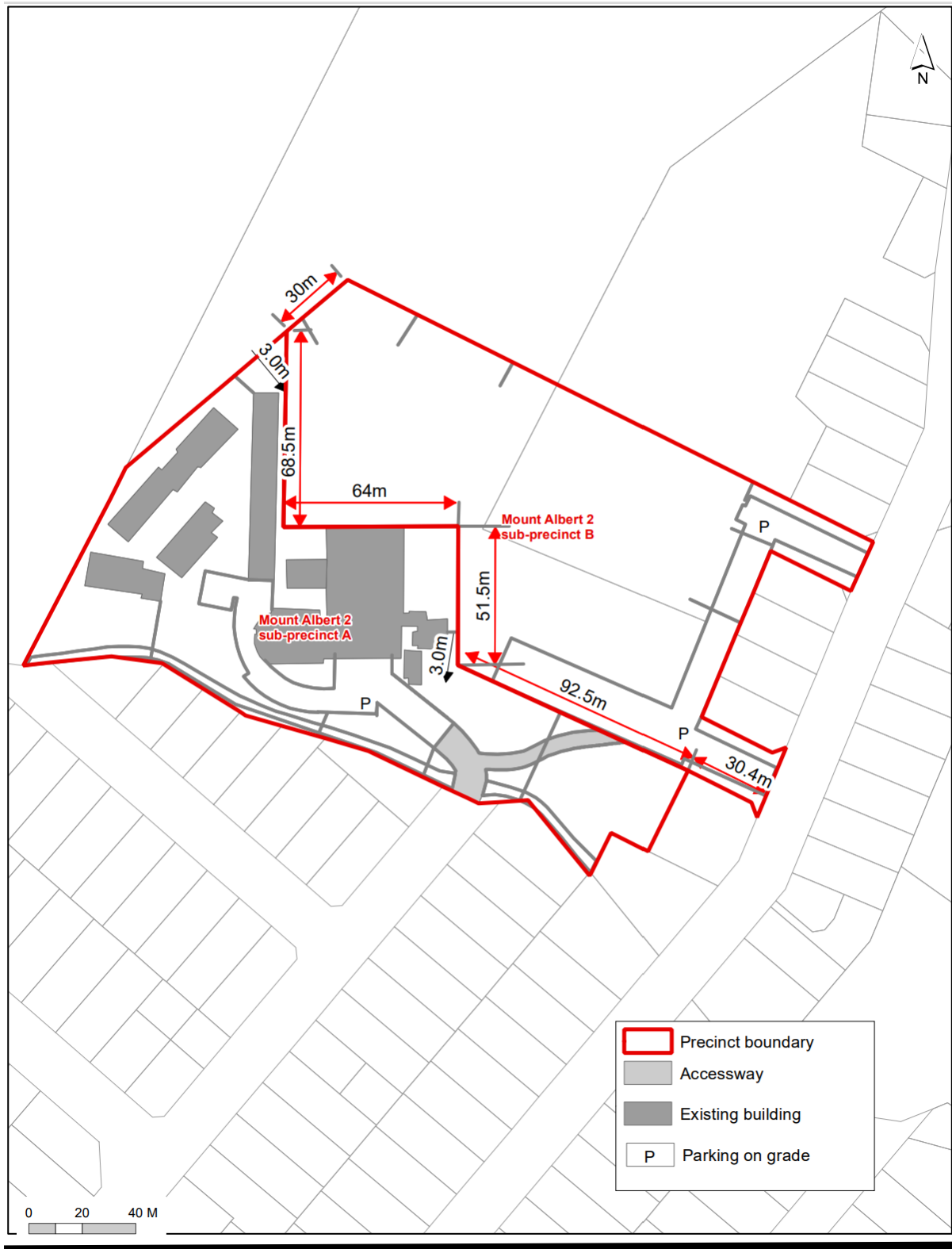
Note: The minimum topsoil depths may either be achieved using existing ground conditions where appropriate or through mounding.

I320.10. Precinct plans

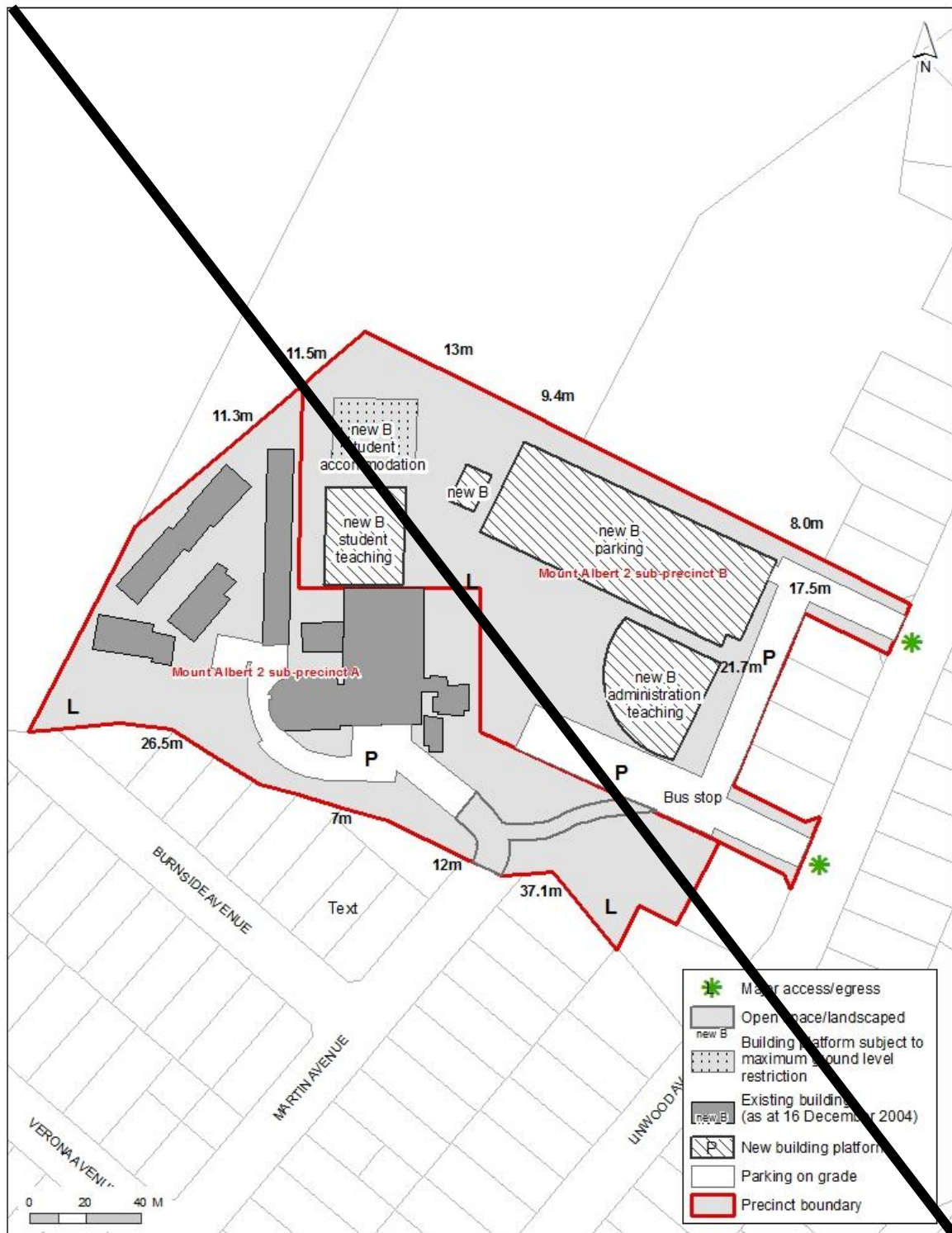
I320.10.1 Mount Albert 2: Precinct plan 1



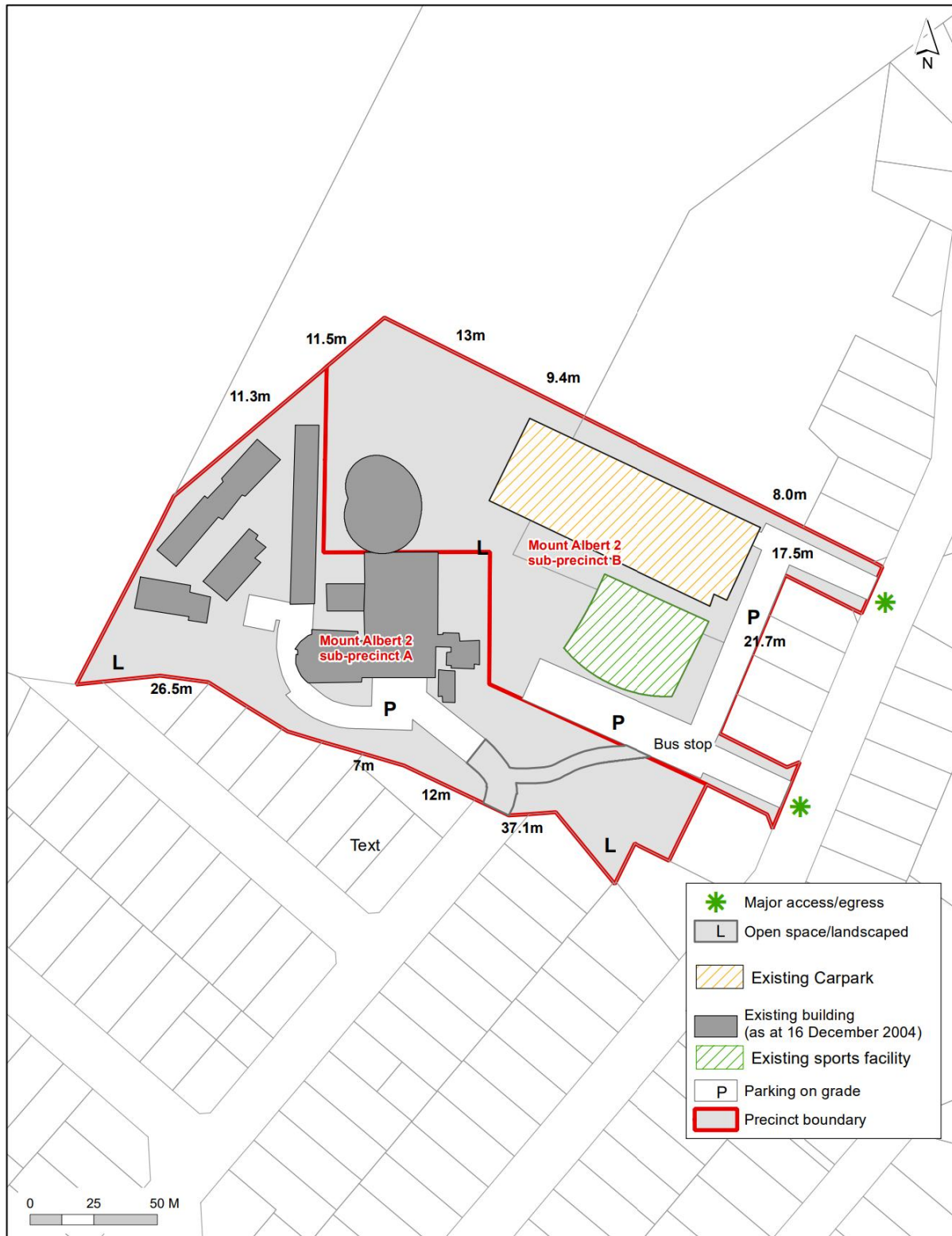
I320 Mount Albert 2 Precinct



I320.10.2 Mount Albert 2: Precinct plan 2 - activity locations



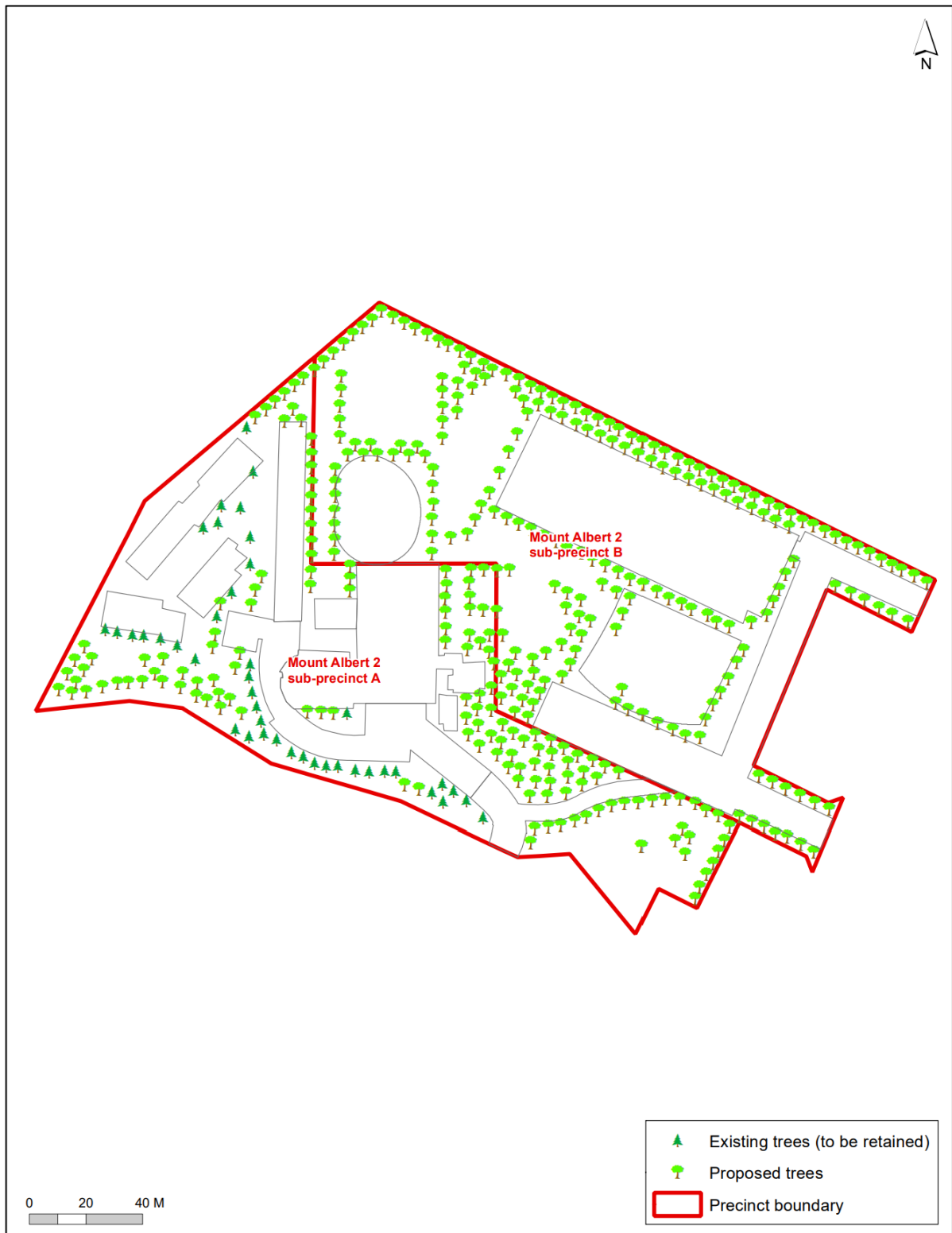
I320 Mount Albert 2 Precinct



I320.10.3 Mount Albert 2: Precinct plan 3 - landscaping



I320 Mount Albert 2 Precinct



I328. Ōrākei Point Precinct

I328.1. Precinct Description

The Ōrākei Point Precinct applies to land located along Ōrākei Road adjoining the coastal marine area. The precinct is bisected by the North Island Main Trunk Railway.

The purpose of the precinct is to enable a comprehensively planned, transit oriented community, with development undertaken generally in accordance with a master plan, and the staged provision of public facilities and infrastructure. The master plan is shown on I328.10.5 Ōrākei Point: Precinct plan 5.

The Ōrākei Point precinct is divided into Sub-precincts A to F for the purposes of the different standards that apply in these areas. The precinct plans seek to maximise the opportunities offered by the precinct, while respecting the sensitivities of its coastal location and geological and heritage values.

Under I328.10.5 Ōrākei Point: Precinct plan 5, the railway corridor is capped by a podium, reducing noise and allowing development and public access across the precinct.

I328.10.5 Ōrākei Point: Precinct plan 5 also includes public plazas, a new Ōrākei train station, and a new loop road to re-enforce the public nature of the development.

I328.10.5 Ōrākei Point: Precinct plan 5 provides for 80,000m² of gross floor area, equating to approximately 700 apartments and a maximum of 10,000m² for both retail and office activities.

The zoning is primarily Business – Mixed Use Zone, apart from the land adjoining the railway line within the railway designation which is zoned Strategic Transport Corridor Zone. Land between the coastal marine area and the precinct in the north and west is zoned Open Space – Informal Recreation Zone and Open Space – Conservation Zone. There is also a small area of Coastal – Coastal Transition Zone land included within this precinct.

I328.2. Objectives

- (1) Ōrākei Point is comprehensively developed for mixed-use activities which integrate well with the public transport network.
- (2) High quality public open spaces are created, both within Ōrākei Point and around its seaward perimeter.
- (3) Principles of sustainability are adopted in the development.
- (4) Adverse effects from the current and anticipated future operation of the North Island Main Trunk Railway Line are avoided and mitigated.

The provisions of the [D10 Outstanding Natural Feature Overlay](#) and [H13 Business – Mixed Use Zone](#) and [H22 Strategic Transport Corridor Zone](#) apply in addition to those specified above unless otherwise specified.

I328.3. Policies

Transit Orientated Community

- (1) Promote future growth and improvements to public transport through the construction of a new covered railway station.
- (2) Require staging of infrastructure and public places in a manner that compliments built development.
- (3) Enable other modes of transport other than private motor vehicle by providing connections to public transport, and limiting parking.

Development is undertaken in a comprehensive manner

- (4) Promote development that is generally consistent with I328.10.5 Ōrākei Point: Precinct plan 5.
- (5) Require new development and public places to achieve an appropriate interface between buildings, public spaces and Ōrākei Point's coastal setting.
- (6) Promote high urban design standards.

High quality public open space

- (7) Provide a wide range of public spaces, including green spaces for passive recreation around the perimeter of Ōrākei Point, urban plazas and a street network with a strong pedestrian focus.
- (8) Provide a green corridor along Ōrākei Road and Ōrākei Basin by creating new public space and requiring landscaping and setback requirements.
- (9) Provide public plazas on the northern seaward side of Ōrākei Point maximising public views and amenity.

Sustainability in new development

- (10) Integrate development with public transport.
- (11) Orientate development and open spaces northwards to maximise solar access.
- (12) Design buildings to be adaptable to other suitable activities over time.

Adverse effects from the North Island Main Trunk Line are avoided or mitigated

- (13) Require a minimum level of acoustic amenity for occupiers of buildings through the design and construction of buildings and services.
- (14) Avoid and mitigate vibration effects, and diesel fumes associated with current and future operation of the railway line through the design and construction of buildings.

The provisions of the [D10 Outstanding Natural Feature Overlay](#) and [H13 Business – Mixed Use Zone](#) and [H22 Strategic Transport Corridor Zone](#) apply in addition to those specified above unless otherwise specified.

I328.4. Activity table

Table I328.4.1 Activity Table specifies the activity status of land use activities in the Ōrākei Point Precinct pursuant to section 9(3) of the Resource Management Act 1991.

The activities in the [D10 Outstanding Natural Features Overlay](#) and Auckland-wide provisions apply unless otherwise specified.

The provisions in the underlying [H13 Business – Mixed Use Zone](#) and [H22 Strategic Transport Corridor Zone](#) apply unless otherwise specified.

Table I328.4.1 Activity table

Activity		Activity status
Use		
Accommodation		
(A1)	Dwellings	P
(A2)	Home occupations	P
Commercial		
(A3)	Parking (non-accessory) in sub-precinct F	RD
(A4)	Entertainment facilities up to 500m ² gross floor area	P
(A5)	Entertainment facilities between 500m ² and 2000m ² gross floor area	D
(A6)	Food and beverage	P
(A7)	Garden centres	P
(A8)	Offices	P
(A9)	Parking up to 1750 spaces	P
(A10)	Parking between 1750 and 1950 spaces	RD
(A11)	Retail	P
(A12)	Taverns up to 500m ² gross floor area	P
(A13)	Visitor accommodation	P
Community		
(A14)	Community facilities up to 500m ² gross floor area	P
(A15)	Community facilities between 500m ² and 2000m ² gross floor area	RD
(A16)	Park and ride	D
(A17)	Road network	P
(A18)	Signs, structures and information boards associated with public pedestrian and cycling access in and around the coastal marine area	P
(A19)	Transport equipment	P

General		
(A20)	Artificial lighting	P
(A21)	Use of buildings complying with Standard I328.6.10	P
(A22)	Use of buildings not complying with Standard I328.6.10	RD
(A23)	Construction of public open space, public accessways, overpasses, plazas and accessory buildings (excluding roads)	RD
(A24)	Construction of road network	P
(A25)	Buildings and works within the Special Tree Protection Area shown on I328.10.3 Ōrākei Point: Precinct plan 3	RD

I328.5. Notification

- (1) The following activities will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991:
 - (a) any application for buildings, excavation or related works within the Special Tree Protection Areas that result in:
 - (i) removal of more than 5 per cent of the canopy of any tree located within the Special Tree Protection Area; or
 - (ii) removal of three or more trees located within the Special Tree Protection Area; or
 - (iii) significant adverse effects on three or more trees located within the Special Tree Protection Area caused by any physical works or activities within the Special Tree Protection Area.
- (2) Any application for resource consent for an activity that does not comply with Standard I328.6.10 Use of buildings will be limited notified to New Zealand Rail Corporation and Ports of Auckland Limited.
- (3) Any activity in Table I328.4.1 Activity table not otherwise listed above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (4) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I328.6. Standards

All activities listed as permitted in Table I328.4.1 Activity table must comply with the following standards.

The zone, Auckland-wide and overlay standards apply in this precinct unless otherwise specified.

I328.6.1. Parking

- (1) Parking within the precinct must not exceed 1950 spaces unless the 200 park and ride parking spaces have been disestablished.
- (2) Where parking for the 200 park and ride spaces has been disestablished, parking within the precinct must not exceed 2150 spaces.
- (3) Parking that does not comply with Standard I328.6.1(1) and/or I328.6.1(2) is a non-complying activity.

I328.6.2. Parking (non-accessory) within sub-precinct F

- (1) Parking (non-accessory) within Sub-precinct F must not exceed 400 spaces, and can only be undertaken prior to the completion of development within Sub-precinct F (excluding parking provided ancillary to a permitted or restricted discretionary activity).
- (2) Parking (non-accessory) that does not comply with Standard I328.6.2(1) is a non-complying activity.

I328.6.3. Garden centres

- (1) Garden centres, including an ancillary café must only occupy up to 20 per cent of the gross floor area, and/or up to 5 per cent of the outdoor area.
- (2) Garden centres that do not meet Standard I328.6.3(1) are a discretionary activity

I328.6.4. Offices

- (1) Offices must have a total cumulative gross floor area of between 5,000m² and 10,000m².
- (2) Offices that do not meet Standard I328.6.4(1) are a discretionary activity.

I328.6.5. Food and beverage

- (1) Food and beverage activities must not operate between 11.00pm and 7:00am.

I328.6.6. Park and ride parking

- (1) Park and ride parking must provide a maximum of 200 parking spaces.
- (2) Park and ride parking that does not meet Standard I328.6.6(1) is a discretionary activity.

I328.6.7. Retail premises

- (1) The gross floor area of any individual tenancy (including ancillary on-site warehousing and storage) must not exceed 500m².
- (2) A single large floor plate retail tenancy (including ancillary onsite warehouse and storage) must not exceed 2,000m².
- (3) The total cumulative gross floor area of retail premises in Standards I328.6.7(1) and I328.6.7(2) must not exceed 10,000m².

- (4) A minimum gross floor area of 5,000m² must be provided
- (5) Retail premises that do not comply with any of Standards I328.6.7(1) to (4) for retail premises are a discretionary activity.

I328.6.8. Taverns

- (1) Taverns must have a maximum gross floor area of 500m².

I328.6.9. Artificial lighting

- (1) Artificial lighting may be used on a site producing on luminance in excess of 150lux, measured at any point on the site containing the light source in a horizontal or vertical plain at ground level.
- (2) Lighting that does not comply with Standard I328.6.9(1) is a non-complying activity.

I328.6.10. Use of buildings

- (1) Use of buildings for any permitted activity in Table I328.4.1 where located 30m either side of the land designated for railway purposes must be subject to a restrictive non-complaints encumbrance in favour of New Zealand Railways Corporation and the Ports of Auckland, in accordance with Standard I328.6.10(2).
- (2) For the purposes of the Ōrākei Point precinct and Standard I328.6.10 (1) a "restrictive non-complaints encumbrance" is a restrictive encumbrance registered on the title to the property or a binding agreement of encumbrance, in favour of New Zealand Railways Corporation and Ports of Auckland Limited, by the landowner (and binding successors in title) not to complain as to the effects generated by the lawful operation of the North Island Main Trunk railway.
- (3) The requirement in Standard I328.6.10(2) does not require the encumbrance to forego any right to lodge submissions in resource consent applications or plan changes in relation to the operation of the railway line (although an individual restrictive non-complaints encumbrance may do so. Details of the existence of encumbrance documents may be obtained from New Zealand Railways Corporation, Ports of Auckland Limited, their solicitors, or in the case of registered encumbrance by searching the title to the property.)

Qualifying
matter as per
Sch 3C, cls
8(1)(a) of the
RMA

I328.6.11. Building height

- (1) Buildings within an identified building platform must not exceed the maximum number of floors above the podium shown on I328.10.1 Ōrākei Point: Precinct plan 1, provided that the overall height of the building (including roofs and roof top projections) must not exceed the maximum height (above datum) in meters also specified for that building platform.
- (2) For the purposes of the control above, the 'maximum number of floors' must be measured in each case as being above a nominal podium level of

Qualifying
matter as per
Sch 3C, cls
8(1)(a) of the
RMA

RL12.2 (Reduced Level in terms of NZVD2016), with the podium level storey counting as the first floor.

- (3) Buildings within that area identified as 'podium level' on I328.10.1 Ōrākei Point: Precinct plan 1 must not exceed the height above datum shown on the Plan for that section of the podium, provided that this height limit must not apply to the following buildings and structures located on or over the podium level:
 - (a) balconies over roads and plazas which meet the assessment criteria in I328.8.2(1)(a) to (c);
 - (b) seating, bus shelters, pedestrian shelter structures, balustrades, light poles, signs or public artwork on roads or plazas; or
 - (c) buildings and structures associated with temporary activities.
 - (d) The Reduced Level in terms of NZVD2016 shown on I328.10.1 Ōrākei Point: Precinct plan 1 must be in terms of New Zealand Vertical Datum 2016 (mean sea level).

I328.6.12. Floor to floor height within buildings

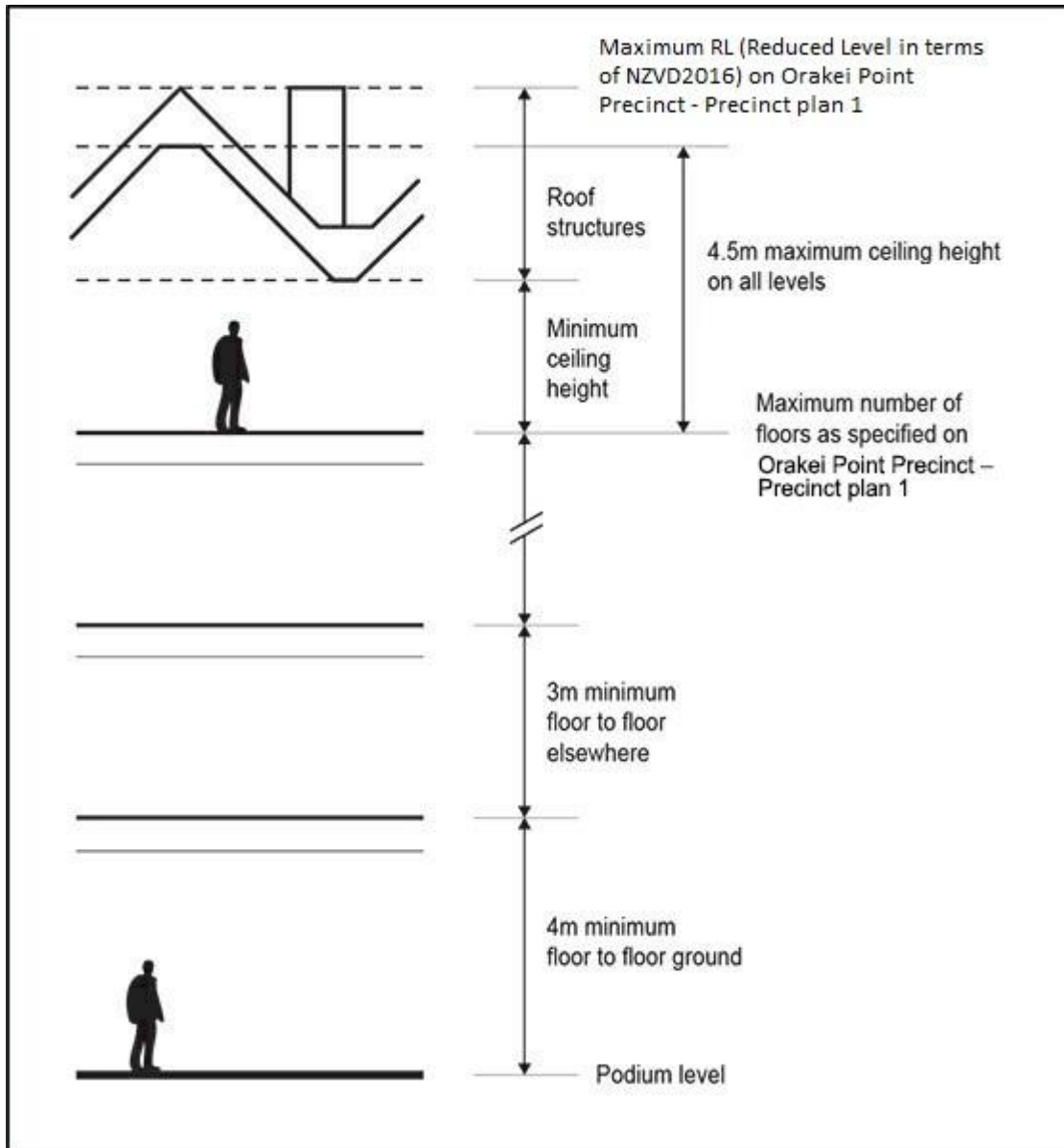
- (1) The minimum floor to floor height within buildings must be 4m for the ground level of a building, provided that no minimum floor to floor height will apply to the ground or basement levels of buildings within Sub-precinct A, where those floors contain residential or parking.
- (2) The minimum floor to floor height for all other levels within a building must be 3m other than parking levels or to levels below the podium where no minimum floor height applies.
- (3) Standard I328.6.21(3) and (4) minimum floor to ceiling heights for residential units must be met.
- (4) The maximum floor to ceiling height limit on all levels within a building must be 4.5m, except that the maximum floor to ceiling height limit does not apply to:
 - (a) ground levels;
 - (b) other building levels used for entrance lobbies, circulation or foyers or as public entry and access to the covered railway station;
 - (c) parking levels;
 - (d) levels used for the rail station, lines and ancillary activities; or
 - (e) levels incorporating mezzanine floors.

I328.6.13. Roof-top control

- (1) Rooftop projections including lift towers, machinery rooms and plant which exceed the height of all parts of a parapet surrounding a roof on which the

projections are located, must be enclosed in a structure or structures designed as an integral part of the roof of the building, refer to Figure I328.6.13.1 Ōrākei Point height controls .

Figure I328.6.13.1 Ōrākei Point height controls



Explanation:

Buildings are limited to the building platforms shown on the precinct plans to ensure development is consistent with I328.10.5 Ōrākei Point: Precinct plan 5. Building platforms are positioned to concentrate development on the inner and northern part of Ōrākei Point, thereby generally avoiding its Ōrākei Road and Ōrākei Basin edge and ensuring the greatest intensity of development closest to the railway station. Building platforms also provide for buildings to define and enclose public streets open spaces.

Appropriate building heights have been determined with reference to the landform of the wider visual and physical catchment. Maximum building heights have been

determined for each of the building platforms, with reference to the landscape sensitivities of Ōrākei Point and I328.10.5 Ōrākei Point: Precinct plan 5. A range of building heights are specified to ensure variation in the roof profile of the overall development and to have building heights at a scale appropriate to other buildings and adjoining roads and public open spaces. This is achieved by a combination of a maximum number of floors and a maximum RL (Reduced Level in terms of NZVD2016), the later being set higher than the former to provide for and encourage pitched and varied roof forms rather than flat roofs.

Maximum heights (RL in terms of NZVD2016) of RL12.2, RL15.7 and RL14.2 are applied to the plaza podium levels, representing the top of the plaza and road level. The maximum height of RL15.7 is applied to one portion of the podium to allow the road to slope up from the general podium level of RL12.2 to meet Ōrākei Road at grade. A maximum height of RL5.2 is applied to the lower podium levels.

Minimum floor to floor heights have been applied to residential and commercial buildings to allow buildings to be adaptable to alternative uses and provide amenity for occupants.

Maximum floor to floor heights have been applied to ensure that buildings adhere to the scale allowed by the specified floor limits. Lobbies, foyers and public space within buildings have been excluded from the maximums to encourage such spaces to have generous volumes. The rail corridor has also been excluded from the maximum height limit in recognition of its functional need.

I328.6.14. Ōrākei Road recession plane and building landscaping

- (1) Buildings within the building platforms identified on I328.10.1 Ōrākei Point: Precinct plan 1 as being subject to the Ōrākei Road recession plane and building landscaping control must comply with the following:
 - (a) no part of the building must project through a plane starting at the level of Ōrākei Road, measured at the boundary of the site, and rising at 45° to its baseline parallel with the street boundary of the site;
 - (b) the face of the building to Ōrākei Road must be landscaped and must have sufficient soil depth and drainage to ensure proper plant growth;
 - (c) the building and landscaping must either be a terraced profile or have a modulated form so as to create a natural hill profile, to generally screen the bulk of buildings behind when viewed from Ōrākei Road level and must not be a literal regression of the 45° angle;
 - (d) no part of the building must exceed an overall height of RL 29.7 above New Zealand Vertical Datum 2016; and
 - (e) the upper most edge and sides of the sloping or terraced building face to Ōrākei Road must be fenced in a manner that satisfies the requirements of the Building Act 2004 and any subsequent amendments.

Explanation:

The Ōrākei Road Recession Plane and Building Landscaping control is applied to the buildings adjoining Ōrākei Road. The control ensures that the buildings maintain a green face to Ōrākei Road and are set back from the road so as to maintain its open character.

I328.6.15. Site intensity

- (1) The maximum gross floor area within each sub-precinct must not exceed the area in Table I328.6.15.1.

Table I328.6.15.1 Maximum gross floor areas in sub-precincts

Sub-precinct	Maximum gross floor area
Sub-precinct A	16,000m ²
Sub-precinct B	18,000m ²
Sub-precinct C	9,000m ²
Sub-precinct D	13,000m ²
Sub-precinct E	9,000m ²
Sub-precinct F	15,000m ²
Total gross floor area	80,000m ²

- (2) The maximum gross floor area within each sub-precinct must be calculated as the combined total gross floor area of both existing and consented buildings within each of the identified building platforms, with:

- (a) 'consented buildings' meaning buildings for which resource consent has been granted, but not given effect to; and
- (b) resource consents which have expired or lapsed, or which have been surrendered, not being used in the calculation of maximum gross floor area.

- (3) In addition to the matters excluded in the definition of gross floor area, the following must also be excluded from the calculation of gross floor area:

- (a) all outdoor balcony or deck space, whether enclosed or not;
- (b) floor area used for parking, including associated access ramps, stairs, lifts and plant, where that floor area is:
 - (i) for Sub-precinct A, below RL 17.71 (Reduced Level in terms of NZVD2016);
 - (ii) for Sub-precincts B – F, below the podium levels shown on I328.10.1 Ōrākei Point: Precinct plan 1;
 - (iii) contained within the Ōrākei Road building(s) within the building platform shown on I328.10.1 Ōrākei Point - Precinct plan 1 as being subject to the Ōrākei Road Recession Plane and Building Landscaping Control; or

- (iv) outdoor floor areas associated with garden centres.

Explanation:

The site intensity control limits the amount of gross floor area achievable within each of the sub-precinct areas. Maximum gross floor areas have been established to allow the development of appropriate densities of development (in terms of apartment numbers and commercial floor area) to create a vibrant transit oriented community which supports patronage of public transport, within the constraints imposed by the building platforms and height limits.

Maximum gross floor areas are identified on a sub-precinct basis. The development of individual building areas within each sub-precinct will need to be assessed at the time of resource consent application with reference to the quantum of gross floor area already taken up within the sub-precinct, by both existing and consented development.

Overall, the gross floor areas provided for within the precinct equates to a floor area ratio of approximately 1.8:1 of the entire area of the precinct.

I328.6.16. Verandah/Colonnade requirement

- (1) For buildings within building platforms identified as subject to a verandah/colonnade control on I328.10.2 Ōrākei Point - Precinct plan 2 a verandah/colonnade must be provided and must comply with all of the following:
 - (a) the verandah/colonnade must provide continuous pedestrian cover within the site along the entire building platform frontage identified as subject to a colonnade requirement;
 - (b) the verandah/colonnade must have a minimum height of 3.4m above the footpath immediately below;
 - (c) any colonnade must have a minimum unobstructed horizontal width of 2m; and
 - (d) any verandah must comply with relevant bylaws relating to verandahs.

Explanation:

A verandah/colonnade is required along the western side of the loop road to provide for pedestrian cover between Ōrākei Road and the lee plaza and railway station entrance.

A verandah/colonnade is also required around the southern edge of the lee plaza to provide pedestrian cover to and around the plaza and to enhance the pedestrian amenity of the plaza.

I328.6.17. Pedestrian links

- (1) Pedestrian links connecting the road, plazas and open space land must be provided generally at the locations shown on I328.10.3 Ōrākei Point - Precinct plan 3 and must comply with all of the following:

- (a) have a minimum width of 2m;
- (b) create a direct and logical pedestrian link through the site between public road, plaza and open space land;
- (c) be open to the sky or be covered with transparent glazing, except for a pedestrian link beneath the rail line; and
- (d) comply with relevant Crime Prevention Through Environmental Design principles.

Explanation:

Pedestrian links are required in the locations specified to provide for mid-block linkages between roads, plazas and public open space and to allow permeability through the site and development.

I328.6.18. Frontage height and activity control

- (1) Any building shown on I328.10.3 Ōrākei Point - Precinct plan 3 subject to a frontage height and activities control must comply with all of the following:
 - (a) the façade of the building must generally abut the building platform boundary identified as being subject to the frontage height control;
 - (b) the number of floors along that building platform boundary must be no less than the maximum number of floors specified on I328.10.1 Ōrākei Point - Precinct plan 1, except on the building platform subject to the Ōrākei Road Recession Plane and Building Landscaping Control where Standard I328.7.8(1)(b) does not apply; and
 - (c) 'frontage' shall be interpreted as meaning the external wall of a building which occupies the length of the road boundary and which rises from that boundary to a height no less than the minimum specified, but excludes vehicle entrances, loading bays, pedestrian entrances and lobbies, window and balcony recesses and similar architectural modulations.
- (2) Activities occupying the ground floor frontage of a building on a site identified on I328.10.3 Ōrākei Point - Precinct plan 3 must be limited to the following:
 - (a) entertainment facilities;
 - (b) garden centres;
 - (c) food and beverage;
 - (d) retail;
 - (e) taverns;
 - (f) community facilities; or

(g) offices.

(3) Activities occupying the ground floor frontage of a building on a site identified on I328.10.3 Ōrākei Point - Precinct plan 3:

(a) must occupy not less than 80 per cent of the length and not less than 10m of the depth of the ground floor road frontage of an identified site; and

(b) up to 20 per cent of the length of the frontage of identified sites may be occupied by building entrances, services entrances, vehicle access and service functions.

Explanation:

The frontage height and activities control is applied to certain building frontages to ensure that new buildings appropriately address and define roads and plazas through specified minimum number of floors appropriate to the scale and character of the streets and plaza they adjoin, while excluding certain building elements to provide for flexibility in design and avoiding potential visual monotony of regimented frontage forms.

On such identified frontages, ground floor activities are limited to entertainment, garden centres, restaurants, cafes and other eating places, retail and taverns to activate the road and plaza.

I328.6.19. Noise

(1) Buildings within the Ōrākei Point precinct must be designed and constructed to ensure the internal noise limits in Table I328.6.19.1 Internal noise limits will not be exceeded.

Table I328.6.19.1 Internal noise limits

Receiving environment	L_{Aeq}, 1 hour
Residential – bedroom	35 dB
Residential – habitable rooms	40 dB
Commercial – offices	40 dB
Conference facilities and care centres	40 dB
Retail	45 dB

(2) Sound insulation calculations must be based on external noise levels derived from 3D acoustic modelling software (Soundplan or Predictor) using:

(a) a train sound power level of LWA127 dB as a point source travelling at 40 km/hr, and 4 trains per hour, and using the spectrum in Table I328.6.19.2 sound spectrum; and

Table I328.6.19.2 Sound spectrum

	Octave Band Centre Frequency (Hz)						
	63	125	250	500	1k	2k	4k
Sound Power Level (dB)	133	131	127	123	123	119	114

- (b) road traffic noise at the façade must be calculated with 3D modelling software and the current traffic flow rates on Ōrākei Road between 10.00 pm and 11.00 pm.
- (3) Sound from a moving point source (which propagates in the same manner as line source) can be modelled as such in 3D modelling software.
- (4) In addition to meeting Standard I328.6.19 (1) to (3) all bedrooms and other habitable spaces must be adequately ventilated or air conditioned, as determined by a suitably qualified mechanical engineer, to achieve reasonable internal temperatures during all but the extreme summer conditions and at a minimum meet the requirements of Clause G4 of the Building Regulations 1992.
- (5) Residential accommodation must not be located closer than 80m to any exposed rail line unless a report from a suitably qualified acoustic consultant demonstrates that the external criterion of LAeq,1hr 60 dB can be achieved within any primary outdoor living area using the source levels detailed in Standard I328.6.19 (2) (a).

I328.6.20. Noise emission

- (1) The noise level arising from any activity within the Ōrākei Point precinct must not exceed the following levels;
- (a) at the façade of any habitable space within the Ōrākei Point precinct the noise level in Table I328.6.20.1 Noise level at the façade of habitable spaces;

Table I328.6.20.1 Noise level at the façade of habitable spaces

Time	Noise level
7.00 am to 10.00 pm	LA10 60 dB
10.00 pm to 7.00 pm	LA10 55 dB L63 Hz 10 60 dB L125Hz 10 55 dB LAmx 75 dB

- (b) within the boundary of any residentially zoned property outside of the Ōrākei Point precinct, the noise level in Table I328.6.20.2 Noise level within the boundary of any residential zoned property outside of the Ōrākei Point precinct; and

Table I328.6.20.2 Noise level within the boundary of any residential zoned property outside of the Ōrākei Point precinct

Time	Noise level
7.00 am to 10.00	L _{A10} 50 dB
10.00 pm to 7.00	L _{A10} 40 dB L _{Amax} 75 dB

- (c) noise levels must be measured and assessed in accordance with the requirements of NZS6801:2008 Acoustics – Measurement of Environmental Sound and NZS6802:2008 Acoustics – Environmental Noise.

Explanation:

The purpose of this control is to provide a minimum level of internal acoustic amenity for occupants of buildings from the external noise sources generated by activities with the Ōrākei Point precinct (including the transport network) and to provide a maximum level of noise that activities other than residential activities can generate.

A general noise control is also applied to the Ōrākei Point precinct to avoid excessive noise occurring for a continuous period or duration so as to be damaging to public health or have an adverse effect on the amenity of the receiving environment.

I328.6.21. Standards for residential units

- (1) Residential units must comply with the minimum gross floor area in Table I328.6.21.1 Minimum gross floor area for residential units.

Table I328.6.21.1 Minimum gross floor area for residential units

Residential unit	Minimum gross floor area
One bedroom	45m ²
One bedroom plus study	55m ²
Two bedrooms	70m ²
Three bedrooms or more	90m ²

- (2) Minimum balcony sizes of at least 8m² must be provided in addition to the minimum gross floor area requirements in Table I328.6.21.1 Minimum gross floor area for residential units, and all balconies must be internalised (i.e. not projecting) for improved privacy, flexibility of use and protection from windy aspects.
- (3) The minimum floor to ceiling height for habitable rooms (including servicing) must be 2.4m except for multi-level or split-level apartments and mezzanine levels, in which case at least 50 per cent of the apartment

floor area must comply with the minimum 2.4m floor to ceiling height requirements.

- (4) Kitchens, bathrooms, hallways, toilets, lobbies, laundries and service areas must have a 2.3m minimum floor to ceiling height.
- (5) The minimum width of common area corridors is 1.5m.
- (6) The minimum width of a corridor/lobby space immediately adjacent to the lift is 2.7m, measured at 90° to the lift doors, for the full combined width of the lift doors.
- (7) Residential units must be designed to achieve the following minimum daylight standards:
 - (8) living rooms and living/dining areas must have a total clear glazed area of exterior wall no less than 20 per cent of the floor area of that space;
 - (9) bedrooms must have a total clear glazed area of exterior wall no less than 20 per cent of the floor area of that space; and
 - (10) entrance halls, kitchens, kitchen/dining rooms, bathrooms, toilets, and laundries may rely on borrowed or artificial light, other than where such building elements contain a window placed in an exterior wall parallel to a site boundary, other than the street boundary, then that window/wall must be set back from the boundary by a minimum of 1m.

Explanation:

Minimum unit standards are imposed within the Ōrākei Point precinct to ensure that each unit has an adequate level of amenity for the occupants. Such amenity includes the provision of minimum areas for apartments, floor to ceiling heights, widths of corridors and daylight standards. These standards are designed to ensure that apartments at Ōrākei Point are a desirable place to live.

I328.6.22. Mix of residential units

- (1) The combined number of one bedroom, one bedroom plus study and two bedroom units within the Ōrākei Point precinct must not exceed 80 per cent of the total number of residential units in the precinct.
- (2) No single building must comprise entirely one bedroom units and no more than:
 - (a) 10 per cent of units within the precinct can be one bedroom; and
 - (b) 15 per cent of units within the precinct can be one bedroom plus study.
- (3) The total number of residential units in the precinct must be calculated as the combined total of units in both existing and consented buildings where:
 - (a) 'consented buildings' means buildings for which resource consent has been granted, but not given effect to; and

- (b) resource consents which have expired or lapsed, or which have been surrendered must not be used in the calculation of residential units.

Explanation:

A mix of unit sizes is required to ensure that the housing stock within the Ōrākei Point precinct can provide for a variety of household types. The mix of unit sizes ensures that no one apartment size dominates and will provide for a wide demographic mix of occupants, including families, through setting minimums on the number of one bedroom apartments allowed. No provision is made for smaller studio units in the precinct under the gross floor area requirements for residential units.

I328.6.23. Private open space

- (1) All residential units must have an outdoor living area no less than 8m².
- (2) An outdoor living area must:
 - (a) have convenient access from a living room;
 - (b) may consist of either an exclusive area at ground level, a balcony (including a recessed or semi enclosed balcony or part of the balcony) or a roof top space exclusively available to that residential unit; and
 - (c) must comprise one continuous area rather than comprise the cumulative total of smaller areas.

Explanation:

Outdoor living areas are required to ensure that each unit has an adequate level of amenity for the occupants in the form of useable private open space.

I328.6.24. Visual privacy

- (1) Where the habitable room windows of a dwelling or a guestroom within visitor accommodation are less than 6m away, and have direct views of the habitable room windows of other residential units or a guestroom within a tourist facility within the same or adjacent sites, they must:
 - (a) be offset a minimum of 1m (horizontally or vertically) from the edge of one window to the edge of the other;
 - (b) have sill heights of 1.6m above floor level;
 - (c) have fixed obscure glazing in any part of the window below 1.6m above floor level; or
 - (d) be on the ground floor level and separated by a suitable screening device, including landscaping, of 1.6m minimum height.

Explanation:

This rule provides a balance between allowing the windows of upper storeys of new developments to have reasonable daylight and outlook while limiting intrusive overlooking of habitable rooms of units on adjoining sites.

I328.6.25. Residential outlook space

- (1) A residential outlook space must be provided:
 - (a) from each face of the building containing windows to principal living areas, (“principal living area” meaning the main communal living space within an accommodation unit for entertainment, recreation and relaxation), or bedrooms of any residential unit; and
 - (b) where windows to a principal living area or bedroom are provided from two or more faces of a building, outlook space must be provided to the face with the greatest window area of outlook.
- (2) The minimum dimensions for outlook space for principal living areas and for bedrooms is 6m, measured perpendicular to the exterior face of the building.
- (3) An outlook space may be over:
 - (a) the site on which the building is located;
 - (b) legal road;
 - (c) public open space;
 - (d) an area otherwise shown on I328.10.1 Ōrākei Point - Precinct plan 1 as being podium or open space and not a building platform above the podium levels;
 - (e) another site, where more than one building may share an outlook space, provided that:
 - (i) the outlook space must be secured in perpetuity for the benefit of the building by a legal instrument to be put in place prior to the commencement of construction; and
 - (ii) written approval of the owner of the adjoining site for the outlook space must be provided when the application for resource consent is lodged.
- (4) Balconies that have direct access from the principal living area or bedroom and are recessed within the exterior face of the building may be included in the calculation of outlook space to a maximum depth of 3m.

Explanation:

The purpose of this control is to safeguard outlook, daylight, sunlight and privacy for occupants of residential buildings. It is noted this is not a view protection control.

I328.6.26. Vibration

- (1) Occupied buildings within the Ōrākei Point precinct must be designed and constructed to ensure the levels of vibration in Table I328.6.26.1 Levels of vibration from trains will not be exceeded based on the procedures specified in the Norwegian Standard NS 8176E: 2nd edition September 2005 Vibration and Shock Measurement of Vibration in Buildings from Land Based Transport and Guidance to Evaluation of its Effects on Human Beings.

Table I328.6.26.1 Levels of vibration from trains

Receiving Environment	Maximum Weighted Velocity, V^w , ⁹⁵
Residential Accommodation	0.3 mm/s
Commercial/Retail Areas	0.6 mm/s

I328.6.27. Screening

- (1) Where any outdoor storage, refuse disposal area, service or parking area adjoins or directly faces land that is in an open space or residential zone, other than the outdoor area of a garden centre used for the display and sale of plants, pots, garden ornaments and outdoor furniture, a solid wall screen must be erected, to the following heights:
- (a) front boundary: 1.2m;
 - (b) side and rear boundaries: 1.8m; and
 - (c) the solid wall screen must be densely planted behind with vegetation and shrubs that will screen the areas during the year.

Explanation:

The purpose of this control is to ensure that unsightly outdoor storage, refuse disposal and parking areas are adequately screened to adjoining open space zoned land.

I328.6.28. Parking

- (1) The Auckland-wide rules in Chapter [E27 Transport](#) apply with the exception of the parking standards where the following rules apply:
- (a) where a site is located within the Ōrākei Point precinct the number of parking spaces must not exceed the maximum number of spaces in Table I328.6.28.1 Maximum permitted parking spaces;

Table I328.6.28.1 Maximum permitted parking spaces

Activity	Maximum permitted parking
Residential	One space per residential unit up to one bedroom (including one bedroom units plus study) Two spaces per residential unit two bedrooms or more
Offices	One space per 60m ² of gross floor area
Retail	One space per 40m ² of gross floor area
Garden Centre, including an ancillary café that incorporates up to 20 per cent of the gross floor area, and/or up to 5 per cent of the outdoor area	Garden Centre: one space per 40m ² of gross floor area plus one space per 100m ² of outdoor area Café: one space for every 4 café seats
All other activities	One space per 60m ² of gross floor area

- (2) The overall parking spaces within the Ōrākei Point precinct must be no more than 1750 spaces.
- (3) A minimum parking threshold of 75 per cent of the maximum parking requirement must apply.
- (4) The overall parking spaces in the precinct must be calculated as the combined total of spaces in both existing and consented buildings, with:
 - (a) 'consented buildings' meaning buildings for which resource consent has been granted, but not given effect to; and
 - (b) resource consents which have expired or lapsed, or which have been surrendered, not being used in the calculation of maximum gross floor area.
- (5) Parking may either be provided on the same site as the activity to which it relates, or on another site within the Ōrākei Point Precinct.
- (6) No minimum parking standards apply within the Ōrākei Point Precinct.
- (7) Podium level public on-street parking is not subject to the maximum permitted parking limitations or total overall parking in Standard I328.6.28(1)(a) or I328.6.28(2).
- (8) Park and ride parking up to a maximum of 200 spaces is not subject to the maximum permitted parking limitations or total overall parking in Standard I328.6.28(1)(a) or I328.6.28(2).
- (9) The loading standards in Chapter [E27 Transport](#) apply, except that loading requirements for individual buildings may be waived where a common

loading space or spaces are provided and are available and accessible to all buildings and activities within a particular sub- precinct.

- (10) No off-street loading is required for buildings and activities within Sub-precinct F.

Explanation:

The Ōrākei Point Precinct restricts the amount of parking which may be provided in recognition of the access limitations of Ōrākei Road and carrying capacity of the surrounding road network. There are no minimum parking requirements to allow the flexibility to provide as little parking as necessary to meet the requirements of a development. This recognises that the site is extremely well connected by public transport and acts as an incentive to developers to consider reducing parking in light of the other transport options that are available to Ōrākei Point.

I328.6.29. Staging and provision of public facilities, infrastructure, traffic and road improvements

- (1) Public facilities, infrastructure, traffic and road improvements must be established as a pre-requisite to development of each sub-precinct in accordance with Table I328.6.29.1 Staging of public facilities, infrastructure, traffic and road improvements as a pre-requisite to development of each sub-precinct and 'the link road', 'lee plaza' and 'waterfront plaza' must be as shown on I328.10.5 Ōrākei Point - Precinct plan 5.

Table I328.6.29.1 Staging of public facilities, infrastructure, traffic and road improvements as a pre-requisite to development of each sub-precinct

Column I	Column II	Column III	Column IV
Sub-precinct	Staging requirements	Public facilities and infrastructure	Traffic and road improvements
Sub-precinct A	No building or development must be undertaken within the sub- precinct until the public facilities and infrastructure set out in column III of this table have been established. No building or development within the sub-precinct must be occupied until the traffic and road improvements set out in this column IV have been completed.	Vesting in the council of an esplanade reserve with a minimum depth of 20m along the foreshore adjoining Sub-precinct A so that the reserve can provide continuous public access along its full length.	Closure of any alternative access onto Ōrākei Road (so that the only access onto Ōrākei Road is as shown on I328.10.5 Ōrākei Point: Precinct plan 5).
Sub-precinct B	No building or development above the podium level must be undertaken within the sub- precinct until the public facilities and infrastructure set out in column III of this table have been established.	a. Vesting of Ōrākei Road site frontage to the council for road widening, as shown on I328.10.5 Ōrākei Point - Precinct plan 5 and b. Vesting to the	a. Improvements to the alignment along Ōrākei Road, where feasible; and b. The provision of footpaths along the western side of Ōrākei Road, between 228 Ōrākei Road and the Shore Road roundabout); and

	Note: this does not preclude the establishment of the parking levels and associated access below the podium level nor the establishment of the roads, plazas and another public places above the podium level prior to the public facilities and infrastructure set out in column III being established. No building or development within the sub-precinct must be occupied until the traffic and road improvements set out in column IV have been completed.	council of the Open Space zoned land at the northern end of the site at 246 Ōrākei Road (headland park); and c. Vesting in the council of an esplanade reserve with a minimum depth of 20m along the foreshore adjoining Sub-precinct A so that the reserve can provide continuous public access along its full length.	c. The provision of on or off road facilities for cyclists along Ōrākei Road; and d. The signalisation of the intersection of the southern access to the site with Ōrākei Road, generally in the position shown on the I328.10.5 Ōrākei Point - Precinct plan 5.
Sub-precinct C	No building or development must be undertaken within the sub-precinct until the public facilities and infrastructure set out in column III of this table have been established. No building or development within the sub-precinct must be occupied until the traffic and road improvements set out in column IV have been completed.	(a) to (c) above and: d. completion of that part of the podium level within sub-precinct B; and e. the establishment of lee plaza*; and f. completion of the railway entrance building*	(a) to (d) above and: e. Upgrading of the Kepa/Ōrākei/Ngapipi intersection from a roundabout to traffic signals, with a single right turn from Ngapipi Road to Ōrākei Road, but with two exit lanes on Kepa Road (to allow two right turn lanes from Ōrākei Road); and f. The provision of a second northbound lane on Ōrākei Road, from south of the southern site access, including vesting in the council the land identified as "Road Widening" on I328.10.1 Ōrākei Point - Precinct plan 1; and g. The signalisation of the intersection of the northern access to the site with Ōrākei Road, generally in the position shown on I328.20.5 Ōrākei Point - Precinct plan 5.
Sub-precinct D	No building or development must be undertaken within the sub-precinct until the public facilities and infrastructure set out in column III of this table have been established.	(a) to (f) above and: g. The establishment an vesting of the Link Road as a public road in strata	(a) to (g) above and: h. The provision of a flush median along Ōrākei Road, where feasible; and i. Further upgrading of the Ōrākei/Kepa/Ngapipi Road

	No building or development within the precinct must be occupied until the traffic and road improvements set out in column IV have been completed.	within Sub-precincts B and C, including signalised intersections with Ōrākei Road	intersection, with two exit lanes to Ngapiipi Road, plus widening of the approach from Kepa Road
Sub-precinct E	No building or development must be undertaken within the sub-precinct until the public facilities and infrastructure set out in column III of this table have been established. No building or development within the sub-precinct must be occupied until the traffic and road improvements set out in column IV have been completed.	(a) to (g) above and: h. Vesting to the council of the Open Space – Informal Recreation Zone land on the western edge of the sites at 228 Ōrākei Road and 236 Ōrākei Road to the railway land.	(a) to (i) above.
Sub-precinct F	No building or development must be undertaken within the sub-precinct until the public facilities and infrastructure set out in column III of this table have been established. No building or development within the sub-precinct must be occupied until the traffic and road improvements, and local purpose reserve vesting, set out in column IV have been completed.	(a) to (h) above and: i. Completion of that part of the podium level within Sub-precinct E; and j. Establishment of waterfront plaza*; and k. Public indoor and outdoor linkage between lee plaza and waterfront plaza*.	(a) to (i) above and: j. Vesting in the council, in fee simple as a local purpose reserve, the landscaped corridor shown in Ōrākei Point - Precinct plan 5 approximately 10m wide running parallel to and adjoining the northern side of Ōrākei Road between the two vehicle entrances shown on Ōrākei Point - Precinct plan 5, excluding the part of that corridor which also comprises part of the railway corridor.

- (2) The construction of lee and waterfront plazas, the linkages between the plazas and the railway station entrance building are required to satisfy assessment criteria as a restricted discretionary activity, including the requirements to legally establish safe public access to these public places and facilities.
- (3) Throughout the development of every sub-precinct, public pedestrian and service access to the Ōrākei Railway station and vehicle access from Ōrākei Road to the property at 236 Ōrākei Road (Lot 3 DP 112856) must be maintained.
- (4) The sequencing of development of each sub-precinct does not need to follow the order of sub-precinct numbering B- E, provided that the public facilities and infrastructure work in column III in Table I328.6.29.1 Staging of

public facilities, infrastructure, traffic and road improvements as a pre-requisite to development of each sub-precinct and the traffic and road improvements in column IV in Table I328.6.29.1 Staging of public facilities, infrastructure, traffic and road improvements as a pre-requisite to development of each sub-precinct, in respect of the earlier sub-precinct/s are established as a prerequisite to the development of the later sub-precinct.

- (5) An application for resource consent for development within any of the sub-precincts must provide details of how the public facilities and infrastructure set out in column III in Table I328.6.29.1 Staging of public facilities, infrastructure, traffic and road improvements as a pre-requisite to development of each sub-precinct have been provided.
- (6) Where any of the required public facilities and infrastructure set out in column III in Table I328.6.29.1 Staging of public facilities, infrastructure, traffic and road improvements as a pre-requisite to development of each sub-precinct have not been established at the time of resource consent for a development a resource consent for a restricted discretionary activity will be required for the new building, which must include:
 - (a) an explanation of the methods by which the public facilities and infrastructure will be established, prior to occupation of the building;
 - (b) a timetable for their establishment; and
 - (c) the methods may include conditions of resource consent or bonding to secure the public facilities and infrastructure and the resource consent will be assessed against the extent to which these methods and timetable are appropriate to ensure the public facilities and infrastructure will be established, prior to occupation of the building.
- (7) More than one sub-precinct may be constructed simultaneously provided the completion of relevant public facilities and infrastructure under this rule is bonded to the satisfaction of the Council by way of bank bond or bank guaranteed bond.

Explanation:

The provision of public facilities and infrastructure and traffic and road improvements is tied to the development of sub-precincts to ensure they are provided commensurate with the requirements of the development and to ensure the full public benefit outcomes of I328.10.5 Ōrākei Point - Precinct plan 5 are achieved.

The success of Ōrākei Point depends on the staged and coordinated provision of the covered rail, roads, plazas, linkages and infrastructure and roading upgrades.

I328.6.30. Network utility services

- (1) The Ōrākei Point precinct development controls do not apply to network utility services. The provisions of [E26 Infrastructure](#) apply.

Explanation:

The development controls of the Ōrākei Point precinct are intended to apply to building development only and not to the height, position and size of network utilities such as traffic signs, telephone booths, bus shelters and other infrastructure in roads and plazas.

I328.6.31. Ōrākei Point coastal yard

- (1) The Ōrākei Point coastal yard applies to land within a line 20m from mean high water springs as shown on I328.10.1 Ōrākei Point - Precinct plan 1 and use and development in the Ōrākei Point coastal yard must comply with the following:
 - (a) no building can be constructed within the Ōrākei Point coastal yard, other than paths and driveways and associated retaining, foundations, surfaces and structures that are in general accordance with I328.10.5 Ōrākei Point - Precinct plan 5 and approved as part of a resource consent;
 - (b) no person can, damage, alter, injure, destroy or partially destroy:
 - (i) any indigenous tree or vegetation; or
 - (ii) any exotic tree greater than 6m in height or 600mm in girth (measured at 500mm above ground level).
- (2) The Council may grant an application for restricted discretionary activity resource consent to remove or pollard vegetation or trees within the Ōrākei Point coastal yard if it is satisfied that the works are necessary to address dangerous, diseased or damaged vegetation and trees, compliance with and statutory or legal obligation or hardship, or any other cogent reason.
- (3) Consent will not be granted to the removal or pollarding of vegetation or trees within the Ōrākei Point coastal yard for the purpose of improving views unless the natural character of the coastal environment, the ecological and amenity values of the site and the health of the tree will not be adversely affected.
- (4) No other yard or building in relation to boundary control applies within the Ōrākei Point precinct.

Explanation:

The Ōrākei Point Coastal Yard is applied at the boundary of Open Space – Informal Recreation Zone land on the northern side of Ōrākei Point. The control is intended to ensure that buildings are appropriately set back from this coastal edge, thereby avoiding effects on its landscape and ecological values.

In other places within the Ōrākei Point precinct the position of buildings in relation to other buildings, roads and open space are controlled by the height and recession plane rules within the identified building platforms rather than yard controls. Buildings are generally encouraged to abut adjoining open space rather than be set back in

order that they appropriately address and define such open space to maximise opportunities for outlook and surveillance.

I328.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I328.8. Assessment – restricted discretionary activities

I328.8.1. Matters of discretion

The Council will reserve its discretion to all the following matters when assessing a restricted discretionary activity resource consent application in the Ōrākei Point Precinct in addition any other matters specified for restricted discretionary activities in the overlay, Auckland-wide, [H13 Business – Mixed Use Zone](#) and [H22 Strategic Transport Corridor Zone](#).

(1) Buildings:

- (a) Building design and external appearance.
- (b) Public safety.
- (c) Creating a positive frontage.
- (d) Designing for landmark buildings (in particular Building H).
- (e) Activity relationship to public open spaces.
- (f) Centre vitality.
- (g) Design of parking, access and servicing.
- (h) Accommodation.
- (i) Site amenity.
- (j) Sustainability.
- (k) Ōrākei Road parking building.
- (l) Travel Demand Management Plan.
- (m) Construction management.
- (n) Traffic impact on roads and intersections.
- (o) Fencing.
- (p) Reverse sensitivity effects associated with the operation of the rail line and roads.

(2) Additions and alterations to existing buildings:

- (a) Building design and external appearance.

- (b) Public safety.
 - (c) Creating a positive frontage.
 - (d) Activity relationship to public open spaces.
 - (e) Centre vitality.
 - (f) Design of parking, access and servicing.
 - (g) Accommodation.
 - (h) Site amenity.
 - (i) Sustainability.
 - (j) Travel Demand Management Plan.
 - (k) Construction management.
 - (l) Traffic impact on roads and intersections.
 - (m) Fencing.
 - (n) Reverse sensitivity effects associated with the operation of the rail line and roads.
- (3) Community facilities between 500m² and 2,000m² gross floor area:
- (a) Building design and external appearance.
 - (b) Public safety.
 - (c) Creating a positive frontage.
 - (d) Activity relationship to public open spaces.
 - (e) Centre vitality.
 - (f) Design of parking, access and servicing.
 - (g) Accommodation.
 - (h) Site amenity.
 - (i) Sustainability.
 - (j) Travel Demand Management Plan.
 - (k) Construction management.
 - (l) Traffic impact on roads and intersections.
 - (m) Fencing.

- (n) Reverse sensitivity effects associated with the operation of the rail line and roads.
- (4) Use of buildings for any activity listed in this table as permitted where the site is located within 30m either side of the land designated for railway purposes and the site is not subject to a restrictive non-complaint encumbrance in favour of New Zealand Railways Corporation and Ports of Auckland Limited:
 - (a) Restrictive Non-complaint Encumbrance for the Ōrākei Point precinct.
 - (b) Reverse sensitivity effects associated with the operation of the rail line and roads.
 - (c) Fencing.
- (5) Buildings within the Special Tree Protection Area, in addition to the matters of discretion listed in I328.8.1(1):
 - (a) Existing tree protection.
 - (b) Tree Protection Plan.
 - (c) Site specific tree protection.
 - (d) Works within the Special Tree Protection Area.
- (6) Construction of public open space, public accessways, overpasses and plazas, and accessory buildings (excluding roads):
 - (a) Building design and external appearance.
 - (b) Public safety.
 - (c) Creating a positive frontage.
 - (d) Designing for landmark buildings (in particular Building H).
 - (e) Activity relationship to public open spaces.
 - (f) Centre vitality.
 - (g) Design of parking, access and servicing.
 - (h) Accommodation.
 - (i) Site amenity.
 - (j) Sustainability.
 - (k) Travel Demand Management Plan.
 - (l) Construction management.

- (m) Fencing.
- (n) Reverse sensitivity effects associated with the operation of the rail line and roads.
- (o) I328.10.3 Ōrākei Point - Precinct plan 3.
- (p) Public open spaces, public accessways and streets.
- (7) Parking (non-accessory) in Sub-precinct F:
 - (a) Design of parking, access and servicing.
 - (b) Large commercial parking.
 - (c) Ōrākei Road parking building.
 - (d) Site amenity.
 - (e) Sustainability.
 - (f) Travel Demand Management Plan.
 - (g) Construction management.
- (8) Parking between 1750 and 1950 spaces:
 - (a) Design of parking, access and servicing.
 - (b) Large commercial parking.
 - (c) Ōrākei Road parking building.
 - (d) Site amenity.
 - (e) Sustainability.
 - (f) Travel Demand Management Plan.
 - (g) Construction management.

I328.8.2. Assessment criteria

The council will consider the assessment criteria below for restricted discretionary activities, in addition to the relevant assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland-wide [H13 Business – Mixed Use Zone](#) and [H22 Strategic Corridor Zone](#).

- (1) Buildings - Building design and external appearance:
 - (a) New buildings should be generally consistent with I328.10.5 Ōrākei Point - Precinct plan 5 and their design and external appearance will be assessed as to whether:

- (i) buildings respond to the proportions, structural modules, and solid-void relationships of existing and proposed public spaces, streets and open spaces, and any existing or consented buildings or building forms otherwise shown on I328.10.5 Ōrākei Point - Precinct plan 5;
- (ii) the materials used on new development are responsive to materials used on neighbouring existing and proposed public spaces, streets and open spaces, and any existing or consented buildings or building forms otherwise shown on I328.10.5 Ōrākei Point: Precinct plan 5;
- (iii) the height of the proposed building is relative to its neighbours so as to ensure variation in roof height and roof form;
- (iv) the building design is of a high quality, showing variety and responsiveness to the local context in a way that contributes to the identity of Ōrākei Point at every scale, including the appearance from viewing points external to Ōrākei Point itself, including from public viewpoints on Tamaki Drive, Ngapiipi Road, Kepa Road, Lucerne Road and Shore Road;
- (v) the building facades are articulated to create shadows, and have a varied roofline and buildings use exterior materials with a coefficient of reflectivity of less than 55 per cent;
- (vi) sound building design precedents are introduced to provide visual cues to the building's overall scale and size and to avoid flat planes or blank facades devoid of modulation, relief or surface detail where visible from streets and public open space;
- (vii) the architectural design differentiates upper building levels from lower and ground levels;
- (viii) the overall form of buildings as seen from a distance is cognisant of the original landform and the existing silhouette of trees on the peninsula;
- (ix) the overall form of buildings complements the natural rise and fall of the land and existing trees on the peninsula;
- (x) buildings seen from a distance are varied and intricate in their rooflines and the patterns of light and shade resulting from balconies and other articulation of their facades;
- (xi) long flat roof profiles are avoided, while roof profiles which are varied are encouraged;
- (xii) roof profiles are designed as part of the overall building form and contribute to the architectural quality of the skyline as viewed from both ground level and the surrounding area, including the integration of plant, exhaust and intake units and other mechanical and electrical equipment into the overall rooftop design so that they are not visible from beyond Ōrākei Point;

- (xiii) durable, high quality, inert and easily maintained materials are used on the exterior of buildings;
 - (xiv) side or rear walls are used as an opportunity to introduce creative architectural solutions that provide interest in the façade including modulation, relief or surface detailing; and
 - (xv) balconies over roads project no more than 1.5m over the road, are no wider than 4m and are at least 7m above the surface of the road or footpath below.
- (b) Public safety: Applications will be assessed in respect of how they address public safety and whether:
- (i) consideration has been given to site amenity and safety considerations in the interim period prior to I328.10.5 Ōrākei Point - Precinct plan 5 being completed (including for example temporary site fencing and/or amenity planting);
 - (ii) safe public pedestrian and service access will be maintained to the Ōrākei rail station and methods provided to ensure that this access is maintained from public places at all times the rail service is operating (such methods may include the registration of legal instruments on the land title(s)); and
 - (iii) new development, including parking, is designed in accordance with principles of Crime Prevention Through Environmental Design principles.
- (c) Creating a positive frontage: Applications will be assessed in respect of the extent they create positive frontages and whether:
- (i) building frontages at street level and at the lee and waterfront plaza level contribute to pedestrian vitality, interest and public safety including through using a variety of architectural detail and maximising doors, window openings and balconies fronting streets and plazas;
 - (ii) ground floor spaces facing the street and plaza have windows and doors which look directly onto the street and plaza, with glazing comprising a major portion of the ground floor façade;
 - (iii) building entrances are visible and easily identifiable from the street and plaza and directly accessible from street and plaza level;
 - (iv) when fences and walls are erected between areas of public and private open space, the design of fences and walls is integrated with landscaping and in some cases a landscaped/land formed edge being more appropriate than solid fences or wall;
 - (v) passenger drop off points are located close to entrances;
 - (vi) building frontages alongside open space land contribute to vitality, interest and public safety including through using a variety of

architectural detail and maximising window openings and balconies fronting onto the public open spaces;

- (vii) when the floor level of buildings fronting open space zoned land is above ground level to provide privacy to the occupants or to allow for the fall of the terrain, any foundation walls have a modulated form or are landscaped to avoid the appearance of stark retaining walls or undercroft openings;
 - (viii) buildings address and align to the street boundary of an identified building platform to a height appropriate to define and enclose the street and define the edge of public places, with minor modulation and variance of the frontage layout, such as recessed pedestrian entrances and windows being acceptable to avoid architectural monotony provided that the overall continuity of the frontage is not compromised;
 - (ix) buildings are designed so the back of a building avoids being oriented to streets, public plazas, or the foreshore open space zoned land and is orientated towards the backs of other buildings wherever practical;
 - (x) the rhythm and scale of architectural features, fenestration, finishes and colour harmonises with and complements the streetscape and public places, particularly where this would assist or strengthen the overall effect of the building frontage;
 - (xi) where large sites enable the development of an extensive street building frontage, the frontage is visually broken up through building separation and/or variation in building height, form and/or design to avoid monotonous building façades as viewed from streets and public open space and external viewing points;
 - (xii) primary entrances to buildings are located along the main street elevation;
 - (xiii) where possible, windows are designed to look directly onto the street and to adjoining public open spaces;
 - (xiv) building facades at middle levels provide richness, interest and depth, including architectural detail and balconies fronting streets, plazas and public open spaces and avoiding blank walls on frontages; and
 - (xv) large expanses of blank walls are avoided at upper levels on street, plaza and public open space frontage and servicing elements are avoided on these facades unless appropriately integrated into the façade design.
- (d) Designing for landmark buildings (in particular Building H): The design of landmark buildings (particularly Building H) will be assessed as to whether:

- (i) the landmark building's overall form and the articulation of its façade announce its unique position on the street or plaza and/or its public function;
 - (ii) the landmark building articulation or façade treatment is used to express its unique position on the street or plaza, including reduced setbacks and feature elements such as awnings and parapets; and
 - (iii) the top of the landmark building is designed to distinguish it from adjacent buildings.
- (e) Activity relationship to public open spaces: Applications will be assessed in respect of their relationship to public open spaces and whether:
 - (i) internal space at all levels within the building are designed to maximise outlook for occupants onto streets and public open spaces;
 - (ii) activities engage and activate streets, through site links and public open space at ground level;
 - (iii) parking areas that are located within buildings and are visible from streets or public open spaces are avoided;
 - (iv) building space with active uses is provided between parking areas within buildings and street and public open space frontages;
 - (v) ventilation, and fumes from parking structures or other uses avoid being exhausted into the adjacent pedestrian environment at podium level;
 - (vi) to avoid privatising adjoining publicly accessible open space the boundary between public, semi- public and private open space is clearly defined by either one or a combination of fencing or planting along the boundary of the private open space; and
 - (vii) fencing and planting is designed and located to be sufficiently transparent or of low enough height to ensure there are clear views of the open space in accordance with principles of Crime Prevention Through Environmental Design.
- (f) Centre vitality: Applications will be assessed for their contribution to centre vitality and whether:
 - (i) buildings are designed to be highly adaptable to a variety of uses; for example, open structural frames and more than minimum floor-to-floor heights should be considered.
- (g) Design of parking, access and servicing: Applications for parking, access and servicing will be assessed as to whether:
 - (i) parking, driveways and circulation are integrated into the overall site and building design;

- (ii) parking areas are located underground or within buildings, other than on-street public parking;
- (iii) parking is designed to minimise conflict between non-residential, residential and pedestrian traffic;
- (iv) when they occur on the subject site, public places and public access linkages shown on I328.10.5 Ōrākei Point - Precinct plan 5 are provided for, and methods to ensure public access to and over such public places and public access linkages are maintained at all times, excluding any areas set aside for outdoor dining (such methods may include the registration of legal instruments on the land title(s));
- (v) the proposed finished levels across the subject site allow for public access linkages through and around the site and between adjacent sites, where these are envisaged by I328.10.5 Ōrākei Point - Precinct plan 5;
- (vi) methods to legally secure public access at all times to the public places and the linkages referred to in the above criteria are provided, including in the interim period before I328.10.5 Ōrākei Point - Precinct plan 5 is completed, and including prior to the vesting of public roads (such methods may include the registration of legal instruments on the land title(s));
- (vii) methods to secure access to other properties within the Ōrākei Point precinct are provided;
- (viii) buildings are designed to provide strong architectural cues to accessways and through-site links, with clear and legible entrances, to enhance the visible sense of pedestrian access to the area;
- (ix) access to the development is clearly defined and identifiable to both vehicles and pedestrians as they approach the site and emerging from public transport/rail station, with a particular focus on way-finding methods to increase the legibility of the rail station;
- (x) the design of vehicle ingress and egress to sites is primarily considered from the perspective of pedestrians and cyclists, particularly in terms of visibility and the use of paving materials;
- (xi) frontages are designed as far as possible to avoid multiple service and access interruptions to frontage continuity;
- (xii) where possible vehicle access points are located away from the main road frontage to minimise vehicle crossing and accessways;
- (xiii) where development within Sub-precinct A occurs prior to the establishment of the link road, a temporary vehicular access to development in Sub-precinct A provides appropriate design, turning restrictions and position of the access drive and footpath crossing (a condition may be imposed on the resource consent requiring the

closure of this temporary access upon the completion of construction of an alternative access to sub-precinct A directly from the link road);

- (xiv) access points are designed to be compatible with the visual appearance of the building(s);
- (xv) integration of access for vehicular uses (cars, truck and buses) is used to minimise the crossing of pedestrian paths;
- (xvi) accessways are designed to safely accommodate emergency services and other large vehicles;
- (xvii) where alternative vehicle access is available, the creation of new vehicle crossings across frontages within the frontage height and activity control is avoided where practical;
- (xviii) buildings and parking areas are designed to provide for disabled access, including to extent to which they comply with NZS 4121:2001 Design for access and mobility: buildings and associated facilities;
- (xix) parking areas that are located within buildings and are visible from streets or public open spaces are avoided;
- (xx) building space with active uses is provided between parking areas within buildings and street and public open space frontages; and
- (xxi) ventilation and fumes from parking structures or other uses avoid being exhausted into the adjacent pedestrian environment at podium level.

(h) Accommodation: Applications for accommodation will be assessed as to whether:

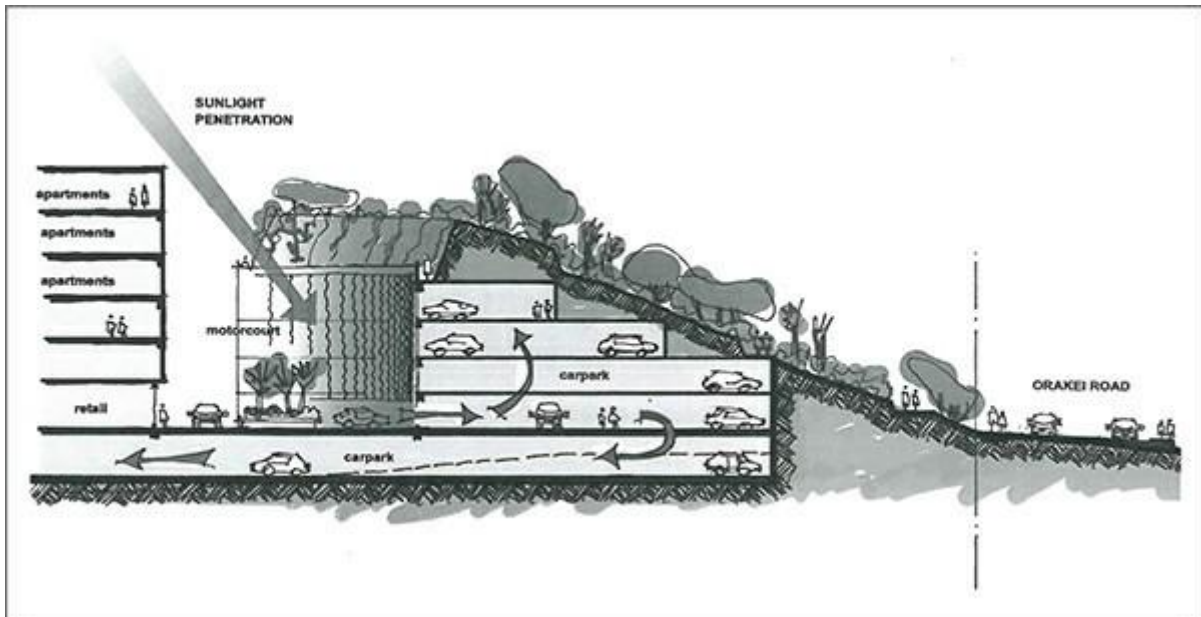
- (i) accommodation has natural through ventilation, and where there are external windows on more than one wall by window openings facing different directions, with, ventilation provided solely by mechanical means is not being appropriate;
- (ii) internal design of every accommodation unit within a development maximises outlook, as distinct from views;
- (iii) a mixture of apartment types is provided within each building; and
- (iv) plans submitted as part of a resource consent application include a scaled floor plan showing the living arrangement and configuration within each residential or accommodation unit, including scaled furniture.

(i) Site amenity: Applications will be assessed for their contribution to site amenity and whether:

- (i) screening and/or landscaping is provided for all parking, loading and servicing areas within buildings that are visible from streets or public open spaces;
 - (ii) site services such as mechanical, electrical and communications equipment are concealed from streets or public open spaces;
 - (iii) service areas are located in areas where they do not detract from the developments visual appeal; and
 - (iv) rubbish storage and recycling facilities are located away from habitable spaces and screened from public places.
- (j) Sustainability: Applications will be assessed for their sustainability and whether:
- (i) buildings are designed to be sustainable through the use of durable low maintenance materials, inert exterior cladding, maximising solar access and natural ventilation and the incorporation of mechanical and electrical systems that achieve energy efficiency;
 - (ii) living spaces within buildings are oriented toward the north to allow for provision of good natural light;
 - (iii) on-site landscaping generally consists of indigenous vegetation;
 - (iv) measures will be adopted to remove endemic lizards from works footprint prior to works commencing and relocate lizards (ideally to open space on the southern side of Ōrākei Road);
 - (v) on-site stormwater conservation measures will be incorporated where appropriate including rainwater harvesting devices, green roofs, site landscaping, rain gardens and wetland treatment systems and stormwater planter boxes (subject to soil contamination considerations);
 - (vi) separate infrastructure reports will be submitted with resource consent applications assessing infrastructure effects from proposed developments;
 - (vii) adequate storage space is provided for rubbish and recyclable material, in a location which is clearly visible within the site and easily accessible to occupants and collection vehicles;
 - (viii) building and demolition will be undertaken in a way that maximises the use of waste materials for reuse and recycling;
 - (ix) buildings will be insulated beyond the minimum standard to keep buildings warm in winter, cooler in summer, and reduce long term maintenance costs;
 - (x) buildings will be constructed using materials that have a high thermal mass such as bricks, concrete and stone to increase energy efficiency;

- (xi) buildings utilise external shades and overhangs, and internal blinds, louvres and curtains to maximise solar access in winter and minimise it in summer;
 - (xii) the lighting controls will enable occupants to minimise energy use;
 - (xiii) active solar technologies are incorporated into new development; and
 - (xiv) if solar water heaters are used, they are incorporated into the design of buildings with consideration of their visual impact.
- (k) Ōrākei Road parking building: The Ōrākei Road parking building will be assessed as to whether:
- (i) the sloping face of the Ōrākei Road parking building is landscaped in a manner that provides a terraced profile or has a modulated form so as to create a natural hill profile characteristic of volcanic forms within Auckland, with particular reference to the tuff ring form of Ōrākei Basin;
 - (ii) the face and roof of the building is landscaped and has sufficient soil depth and drainage to ensure proper plant growth;
 - (iii) a fence or appropriate barrier is to be erected at the top and sides of the slope for safety;
 - (iv) planting uses either low grasses and flaxes or trees, and generally consists of indigenous vegetation;
 - (v) the parking building and adjoining building are sufficiently separated by both an access lane and light well so as to achieve daylight access into a motor court;
 - (vi) a detailed landscape plan showing compliance with the above criteria and providing details on drainage, soil depth and watering and a maintenance plan is provided; and
 - (vii) prior to the 'green hill' covering the Ōrākei Point parking area being designed and constructed, an appropriately qualified landscape architect provides confirmation that planting on the slope can sustain a vegetative cover, including moderate sized trees, over the long term.

Figure I328.8.2.1 Diagram showing an example the Ōrākei Road parking building form and landscape contour



- (l) Travel Demand Management Plan: Any Travel Demand Management Plan should use tools and targets to encourage people to travel by alternative modes of transport other than by private car, including public transport, walking and cycling and ride sharing, and will be assessed on whether it includes:
 - (i) information on existing vehicle, public transport, cycle and pedestrian infrastructure;
 - (ii) details on the initial implementation and continued development of the Travel Demand Management Plan;
 - (iii) methods to achieve and monitor the objectives of the Travel Demand Management Plan;
 - (iv) a description of the facilities to encourage alternative means of transport such as staff showers and bicycle racks; and
 - (v) the ratios for bicycle parking for private development set out in the ARTA Guidance Note for Cycle Parking Facilities 2007 as a guide for the provision of cycle parking.
- (m) Construction management: Applications will be assessed as to whether appropriate measures will be implemented during construction to avoid, remedy or mitigate any adverse effects associated with construction activities (which may be addressed through a construction management plan) including the effects on:
 - (i) the coastal marine area through stormwater and sediment control measures;

- (ii) the safety and flow of pedestrian and vehicular traffic through appropriate location and management of construction site access locations, provision for off-loading of materials and receipt of waste materials and off-street parking for workers;
 - (iii) amenity and safety through appropriate construction site fencing or screening and location of workers facilities;
 - (iv) the road network through measures to avoid and/or clean up debris including wheel washing facilities and procedures to clean up debris; and
 - (v) access to the railway station, other sites and public areas.
- (n) Traffic impact on roads and intersections: Applications will be assessed for their traffic impact on roads and intersections and:
- (i) the extent of the actual or potential traffic effects of the development on the safety and flow of the road network, having particular regard to the impact of the traffic generated by the development on Ōrākei Road and its intersections; except
 - (ii) where the traffic and road improvements have been met, no assessment of the actual or potential traffic effects of the development is required.
- (o) Fencing: Fencing will be assessed as to whether:
- (i) any fencing abutting public open space is highly transparent with recessive powder coated finish;
 - (ii) the fencing incorporates landscape initiatives to improve the visual appearance at the interface to open space, as well as to deter tagging; and
 - (iii) the fencing will deter access to the railway portal.
- (p) Reverse sensitivity effects associated with the operation of the rail line and roads: Applications will be assessed for their reverse sensitivity effects associated with the operation of the rail line and roads and where buildings are to be occupied by residential units, visitor accommodation or other sensitive activities, whether:
- (i) where they located in accordance with Ōrākei Point - Precinct plan 5 they are appropriately designed to avoid or mitigate reverse sensitivity effects of noise, vibration and fumes associated with the current and future operation of the railway line, and noise effects from traffic;
 - (ii) where they are not located in accordance with Ōrākei Point - Precinct plan 5 they are appropriately located and designed to avoid or mitigate reverse sensitivity effects of noise, vibration and fumes associated with the current and future operation of the railway line, and noise effects from traffic;

- (iii) they are designed with particular regard to the location of bedrooms and other habitable rooms, the type and thickness of glass, and the presence or otherwise of opening windows or doors to the exterior; and
 - (iv) they include a design methodology for avoiding or mitigating adverse effects from noise, vibration and fumes associated with the current and future operation of the rail line with any resource consent application.
- (2) Additions and alterations to existing buildings: Applications for additions and alterations to existing buildings will be assessed on the extent to which they meet:
- (a) the assessment criteria for building design and external appearance in I328.8.2(1)(a)(i) to (xv);
 - (b) the assessment criteria for public safety in I328.8.2(1)(b)(i) to (iii);
 - (c) the assessment criteria for creating a positive frontage in in I328.8.2(1)(c)(i) to (xv);
 - (d) the assessment criteria for an activity's relationship to public open spaces in I328.8.2(1)(e)(i) to (vii);
 - (e) the assessment criteria for centre vitality in I328.8.2(1)(f)(i);
 - (f) the assessment criteria for design of parking, access and servicing in I328.8.2(1)(g)(i) to (xxi);
 - (g) the assessment criteria for accommodation in I328.8.2(1)(h)(i) to (iv);
 - (h) the assessment criteria for site amenity in I328.8.2(1)(i)(i) to (iv);
 - (i) the assessment criteria fo sustainability in I328.8.2(1)(j)(i) to(xiv);
 - (j) the assessment criteria for Travel Demand Management plan in I328.8.2(1)(l)(i) to (v);
 - (k) the assessment criteria for construction management in I328.8.2(1)(m)(i) to (v);
 - (l) the assessment criteria for traffic impact on roads and intersections in I328.8.2(1)(n)(i)(ii);
 - (m) the assessment criteria for fencing in I328.8.2(1)(o)(i) to (iii); and
 - (n) the assessment criteria for reverse sensitivity effects associated with the operation of the rail line and roads in I328.8.2(1)(p) (i) to (iv).

- (3) Community facilities between 500m² and 2,000m² gross floor area:
Applications for community facilities between 500m² and 2,000m² gross floor area will be assessed on the extent to which they meet:
- (a) the assessment criteria for building design and external appearance in I328.8.2(1)(a)(i) to (xv);
 - (b) the assessment criteria for public safety in I328.8.2(1)(b)(i) to (iii);
 - (c) the assessment criteria for creating a positive frontage in I328.8.2(1)(c)(i) to (xv);
 - (d) the assessment criteria for an activity's relationship to public open spaces in I328.8.2(1)(e)(i) to (vii);
 - (e) the assessment criteria for centre vitality in I328.8.2(1)(f)(i);
 - (f) the assessment criteria for design of parking, access and servicing in I328.8.2(1)(g)(i) to (xix);
 - (g) the assessment criteria for accommodation in I328.8.2(1)(h)(i) to (iv);
 - (h) the assessment criteria for site amenity in I328.8.2(1)(i)(i) to (iv);
 - (i) the assessment criteria for sustainability in I328.8.2(1)(j)(i) to (xiv);
 - (j) the assessment criteria for Travel Demand Management Plan in I328.8.2(1)(l)(i) to (v);
 - (k) the assessment criteria for construction management in I328.8.2(1)(m)(i) to (v);
 - (l) the assessment criteria for traffic impact on roads and intersections in I328.8.2(1)(n)(i);
 - (m) the assessment criteria for fencing in I328.8.2(1)(o)(i) to (iii); and
 - (n) the assessment criteria for reverse sensitivity effects associated with the operation of the rail line and roads in I328.8.2(1)(p)(i) to (iv).
- (4) Use of buildings for any permitted activity in Table I328.4.1 where the site is located within 30m either side of the land designated for railway purposes and the site is not subject to a restrictive non-complaint encumbrance in favour of New Zealand Railways Corporation and Ports of Auckland Limited: Any permitted activity in Table I328.4.1 within a building inside an area bounded by lines 30m either side of the land designated for railway purposes within the site on which the building is located that is not subject to a restrictive non-complaint encumbrance in favour of New Zealand Railways Corporation and Ports of Auckland Limited will be assessed on the extent to which:

- (a) the activity is sensitive to any adverse effects from the surrounding environment, including the effects of noise, vibration and fumes associated with the current and future operation of the railway line, and noise effects from traffic;
 - (b) the building occupied by the activity is located and designed to avoid or mitigate reverse sensitivity effects and any adverse effects of noise, vibration and fumes associated with the current and future operation of the railway line, and noise effects from traffic;
 - (c) the assessment criteria for reverse sensitivity effects associated with the operation of the rail line and roads in I328.8.2(1)(p)(i) to (iv) are met; and
 - (d) the assessment criteria for fencing in I328.8.2(1)(o)(i) to (iii) are met.
- (5) Buildings and works within the Special Tree Protection Area: Buildings and works within the Special Tree Protection Area, which applies to the trees existing as at 18 January 2010 located within the Special Tree Protection Area identified on Ōrākei Point - Precinct plan 3 and extends to the outer drip-line of the existing trees, will be assessed on whether:
- (a) existing trees or parts of trees within the Special Tree Protection Area will be retained except where:
 - (i) the tree or a part of the tree is structurally unsound;
 - (ii) removal of the tree or part of the tree would be beneficial to the health and growth of existing, more appropriate trees on the site, taking into account the size, appearance, health and conditions of those existing trees; or
 - (iii) the removal of the tree or part of the tree is necessary to provide for the access drive contained within Sub-precinct A or other public road shown on I328.10.5 Ōrākei Point - Precinct plan 5;
 - (b) works for building and vehicle access within the Special Tree Protection Area are necessary to give effect to, and generally accord with, I328.10.5 Ōrākei Point - Precinct plan 5;
 - (c) works for building and vehicle access within the Special Tree Protection Area are subject to an assessment and Tree Protection Plan prepared by a suitably qualified arborist; and
 - (d) the vehicle access within Sub-precinct A is designed to provide vehicle access from Ōrākei Road to the upper levels within Sub-precinct A, as shown in I328.10.5 Ōrākei Point - Precinct plan 5, while minimising adverse impacts on any tree.
 - (e) A Tree Protection Plan to assist in the design stages to avoid or minimise adverse effects on the trees in the Special Tree Protection Area must be

prepared by a suitably qualified arborist for approval by Council and will be assessed on whether it includes:

- (i) a pruning schedule including all pruning maintenance;
 - (ii) details on the proposed irrigation system including timing and monitoring;
 - (iii) details on the arboricultural monitoring including timing, frequency and memos; and
 - (iv) specific controls for works under tree crowns and in close proximity.
- (f) For site specific tree protection a supervising works arborist must monitor and supervise the site and ensure the conditions of consent are complied with and provide to Council written confirmation on:
- (i) whether the irrigation system has been commissioned and correct monitoring is in place;
 - (ii) the timing of the pre-commencement meeting and implementation of protection fencing;
 - (iii) all approved pruning, supervision of pruning and the completion of the pruning;
 - (iv) the preliminary excavations and proposed inspection adjacent to retained trees to ascertain appropriate protection methods are utilised and roots are pruned correctly;
 - (v) monthly updates of weekly inspections; and
 - (vi) a final report being provided that documents compliance and any issues of non-compliance along with any remedial works required.
- (g) Works within the Special Tree Protection Area shall be assessed on whether:
- (i) hazard fencing to be placed around the edges of trees is as specified by the supervising arborist;
 - (ii) preliminary excavations and exploratory inspections will be undertaken adjacent to the trees to determine root activity and ensure roots are pruned correctly;
 - (iii) confirmation is provided that an arborist will supervise the works within root zones of trees;
 - (iv) confirmation is provided that if roots are uncovered during works, the roots will be covered with Geotextile fabric and the ground and surface roots will be kept moist;
 - (v) confirmation is provided that all roots exposed during excavations that require removal will be cleanly cut back to the excavation surface

using a handsaw or secateurs in accordance with modern arboricultural practices;

- (vi) confirmation is provided that when concrete is to be poured in excavations that all exposed roots will be covered with polythene to prevent any contaminants contacting the exposed roots;
 - (vii) confirmation is provided that no machinery will be stored or operated within the root zone of any protected tree unless it is supported on an existing concrete or asphalt surface;
 - (viii) confirmation is provided that no materials, spoil, fill, soil or equipment will be stored or temporarily placed within the root zone of any protected tree unless it is approved by the works arborist and is on an existing hard surface;
 - (ix) confirmation is provided that people or machinery will not use the area of the root zone of any protected tree on the site for temporary or permanent access unless specifically mentioned in the consent application and conditions of consent;
 - (x) confirmation is provided that tree protection work will be completed prior to the main construction starting to ensure the tree protection methods are in place before multiple contractors are on site;
 - (xi) confirmation is provided that all site access will be formed away from the street trees and all services including drainage will be located outside the root zone of the protected trees unless specifically mentioned in the arboricultural report; and
 - (xii) confirmation is provided that pruning will be carried out in accordance with ANSI A300 Pruning Standards and be approved by the supervising arborist.
- (6) Construction of public open space, public accessways, overpasses, plazas and accessory buildings (excluding roads): The construction of public open space, public accessways, overpasses, plazas and accessory buildings (excluding roads) will be assessed on the extent to which they meet:
- (a) the assessment criteria for building design and external appearance in I328.8.2(1)(a)(i) to (xv);
 - (b) the assessment criteria for public safety in I328.8.2(1)(b)(i) to (iii);
 - (c) the assessment criteria for creating a positive frontage in in I328.8.2(1)(c)(i) to (xv);
 - (d) the assessment criteria for an activity's relationship to public open spaces in I328.8.2(1)(e)(i)
 - (e) to (vii);
 - (f) the assessment criteria for centre vitality in I328.8.2(1)(f)(i);

- (g) the assessment criteria for design of parking, access and servicing in I328.8.2(1)(g)(i) to (xxi);
- (h) the assessment criteria for accommodation in I328.8.2(1)(h)(i) to (iv);
- (i) the assessment criteria for site amenity in I328.8.2(1)(i)(i) to (iv);
- (j) the assessment criteria for sustainability in I328.8.2(1)(j)(i) to (xiv);
- (k) the assessment criteria for Travel Demand Management Plan in I328.8.2(1)(l)(i) to (v);
- (l) the assessment criteria for construction management in I328.8.2(1)(m)(i) to (v);
- (m) the assessment criteria for traffic impact on roads and intersections in I328.8.2(1)(n)(i);
- (n) the assessment criteria for fencing in I328.8.2(1)(o)(i) to (iii); and
- (o) the assessment criteria for reverse sensitivity effects associated with the operation of the rail line and roads in I328.8.2(1)(p) (i) to (iv).
- (p) The construction of public open space, public accessways, overpasses, plazas and accessory buildings (excluding roads) will be assessed on the extent to which the location and design is generally consistent with I328.10.5 Ōrākei Point - Precinct plan 5 and whether:
 - (i) public access linkages, bus stops, at-grade parking, drop-off points, pedestrian spaces, footpaths, roads; linkages to coastal boardwalks and other connections shown on I328.10.5 Ōrākei Point - Precinct plan 5 are provided for;
 - (ii) the proposed finished levels across the land area allow for public access linkages through and around the site, where these are envisaged by I328.10.5 Ōrākei Point - Precinct plan 5;
 - (iii) the methods to legally secure such linkages, including in the interim period before Ōrākei Point: Precinct plan 5 is fully given effect are provided;
 - (iv) the methods to secure access to other properties within the precinct are provided;
 - (v) consideration is given to site amenity and safety considerations in the interim period before I328.10.5 Ōrākei Point - Precinct plan 5 is fully given effect to; and
 - (vi) safe public pedestrian and service access will be maintained to the Ōrākei rail station and the methods provided to secure such access.
- (q) Public open spaces, accessways, streets, parks and plazas will be assessed on the extent to which;

- (i) they are designed to comply with safety guidelines; including the guidelines on informal surveillance, clear visibility of building entrances and public spaces, lighting, clear definition of space, and entrapment spots;
- (ii) buildings and parking areas are designed to provide for disabled access, including the extent to which they comply with NZS 4121:2001 Design for access and mobility: buildings and associated facilities;
- (iii) they are open and accessible to the public from a public place at all times, except where required to be closed for operational, safety or security reasons;
- (iv) methods to legally secure public access at all times to the public places and the linkages are provided, including in the interim period before Ōrākei Point: Precinct plan 5 is given effect to and including prior to the vesting of public roads (such methods may include the registration of legal instruments on the land title(s));
- (v) they are designed to attract people and have high quality and appropriate landscaping;
- (vi) public open spaces are integrated across the peninsula as a whole and with the design of buildings;
- (vii) public open spaces have a sense of order and proportion and regard to the human scale;
- (viii) public open spaces are orientated and designed to provide pedestrians with adequate access to sunlight, in particular, public spaces should be designed to maximise sunlight access between 10am and 2pm on the shortest day;
- (ix) public open space within or under a building provides adequate access to daylight and/or sunlight for public amenity;
- (x) for plant health for plants within or under buildings there is appropriate soil depth, drainage, watering and plant species;
- (xi) shade and shelter is provided for pedestrians, in conjunction with colonnades or verandas on adjoining buildings;
- (xii) attractive seating and landscaping is provided in appropriate locations and the landscaping comprises trees and shrubs which do not visually obscure the seating from public viewing;
- (xiii) robust, durable surfaces and materials are used;
- (xiv) soft and hard landscaping follows a consistent palette of materials and colours throughout Ōrākei Point, that give a distinctive sense of place, with reference to the cultural, geological and ecological values of the peninsula and its surrounds;

- (xv) provision is made for large specimen trees in tree pits within the plaza area;
 - (xvi) adequate provision is made for access and use of the public space by the disabled, including visually impaired;
 - (xvii) vegetation species used promote habitats and bird feeding;
 - (xviii) they are designed to encourage public use and provide surveillance at night and whether a lighting strategy is submitted for construction of public open space, accessways and plazas;
 - (xix) provision is made for activities to locate within the amenity areas or spill out into them from adjacent private space; and
 - (xx) buildings adjoining public open space are designed, and provide for, activities which attract people, especially at night (for example upper level residential accommodation with windows or balconies overlooking the public open space and adjoining cafes, restaurants or small shops.)
- (7) Parking (non-accessory) in Sub-precinct F: Parking (non-accessory) in Sub-precinct F will be assessed against the following:
- (a) The extent to which it meets the assessment criteria for design of parking, access and servicing in I328.8.2(1)(g)(i) to (xxi).
 - (b) Parking (non- accessory) in Sub-precinct F will be assessed on whether;
 - (i) the parking, in addition to 1750 parking spaces will have adverse impacts on the safety and flow of traffic on the road network;
 - (ii) the parking, in addition to 1750 parking spaces will provide for the traffic and parking demands of the development in the event that the required public transport improvements have not occurred, with the threshold for sufficient provision of public transport improvements being determined with regard to thresholds of; a train headway of at least 10 minutes in each direction during weekday commuter peak travel periods (i.e. train services to Ōrākei Station must be at least at 10 minute intervals) and bus connections to Ōrākei Station at least at 30 minute intervals;
 - (iii) in the use and staging of the parking, the parking in addition to the 1750 limit will only be provided after disestablishment of the 200 park and ride spaces within the precinct, and is only used ancillary to other activities within the precinct;
 - (iv) the parking will only be provided as a temporary use of unallocated spaces within a parking building and prior to the completion of development within sub- precinct F; and

- (v) the hours of operation of the parking take into account the operating hours and pricing incentives for associated traffic movements to avoid peak traffic flows.
- (c) The Ōrākei Road parking building will be assessed as to the extent it meets the following:
 - (i) the assessment criteria for the Ōrākei Road parking building in I328.8.2(1)(k);
 - (ii) the assessment criteria for site amenity in I328.8.2(1)(i)(i) to (iv);
 - (iii) the assessment criteria for sustainability in I328.8.2(1)(j)(i) to (xiv);
 - (iv) the assessment criteria for Travel Demand Management Plan in I328.8.2(1)(l)(i) to (iv);
 - (v) the assessment criteria for construction management in I328.8.2(1)(m)(i) to (v);
- (8) Parking for between 1750 and 1950 spaces: Applications for parking for between 1750 and 1950 spaces will be assessed as to the extent they meet the following:
 - (a) the assessment criteria for design of parking, access and servicing in I328.8.2(1)(g)(i) to (xxi);
 - (b) the assessment criteria for public safety in I328.8.2(1)(b)(i) to (iii);
 - (c) the assessment criteria for the Ōrākei Road parking building in I328.8.2(1)(k);
 - (d) the assessment criteria for site amenity in I328.8.2(1)(i)(i) to (iv);
 - (e) the assessment criteria for sustainability in I328.8.2(1)(j)(i) to (xiv);
 - (f) the assessment criteria for Travel Demand Management Plan in I328.8.2(1)(l)(i) to (iv); and
 - (g) the assessment criteria for construction management in I328.8.2(1)(m)(i) to (v).

I328.9. Special information requirements

- (1) An application for a new building must be accompanied by:
 - (a) Drawings showing the location and design of the proposed building relative to existing and proposed public spaces, streets and open spaces, and any approved buildings.
 - (b) Where changes are intended, the relationship of site contours to existing and proposed streets, any adjacent coastal environment or public open space.

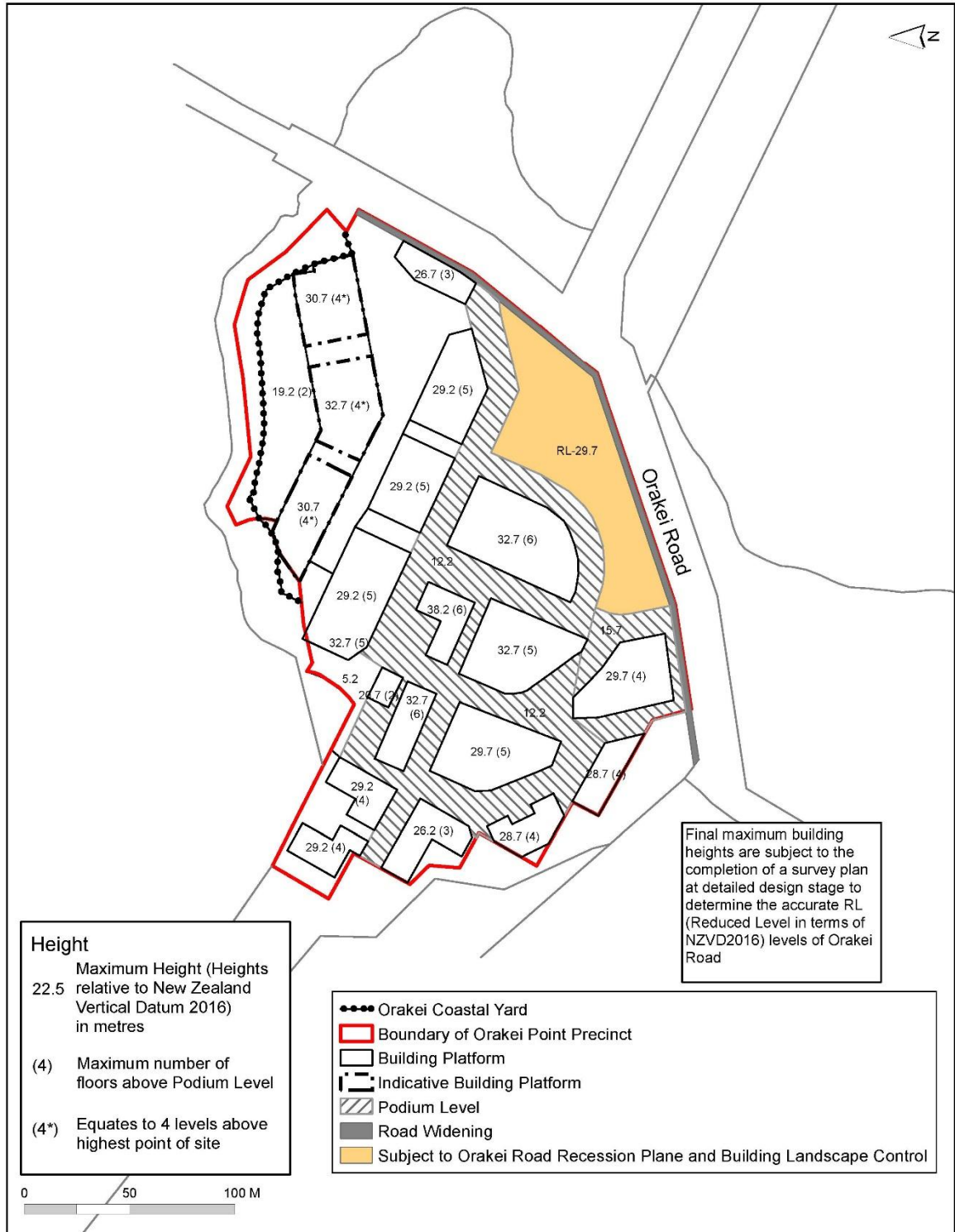
- (c) The location and layout of open space areas (within the control of the landowner or leaseholder).
 - (d) The location of public and private linkages to, through and around the site.
 - (e) The location of vehicle access, parking areas and loading areas.
 - (f) Cross-sections showing the relationship of the building to adjoining public open space and streets.
 - (g) Building elevations and profiles viewed from locations within and outside of Ōrākei Point showing the building relative to its neighbours, including any approved buildings and allowable building envelopes on as yet undeveloped sites.
 - (h) Demonstration of the individual building's compliance with the cumulative activity, building gross floor area, parking, traffic generation threshold and mix of residential units controls, including the totals of both existing and consented development within the precinct.
 - (i) An urban design and universal access statement.
 - (j) A description of legal instruments that will be entered into to secure and maintain appropriate public access across the site in accordance with the requirements of Ōrākei Point: Precinct plan 5.
- (2) An application for construction and/or relocation of new buildings and new accessory buildings, including external additions to existing buildings, and accessory buildings within the special tree protection area must be accompanied by an arboricultural assessment, and a tree protection plan.
- (3) The arboricultural assessment must identify the potentially affected trees and all proposed building works within the Special Tree Protection Area. This assessment must be based on best practice methods and must be within the guidelines as set out in "Trees and Development: A Technical Guide to Preservation of Trees During Land Development". (Champaign IL: International Society of Arboricultural. Matheny, N., & Clark J.R, (1998)). The assessment must include the following:
- (a) an assessment of any modifications proposed to the tree crown and/or branches on the health of the tree;
 - (b) the extent of injury to tree roots and potential effects on the health of the tree;
 - (c) the effects of any earthworks on the tree;
 - (d) the effects of changes to hydrology, soil science, and ground levels on the tree;
 - (e) the effects of buildings on daylight to the tree canopy;

- (f) measures to avoid clearing native trees and shrubs that are known habitats during the breeding season for indigenous forest birds (October to February inclusive); and
- (g) specifications to minimise impacts and protect trees, both during the construction process and ongoing.

I328.10. Precinct plans

I328.10.1 Ōrākei Point Precinct - Precinct plan 1

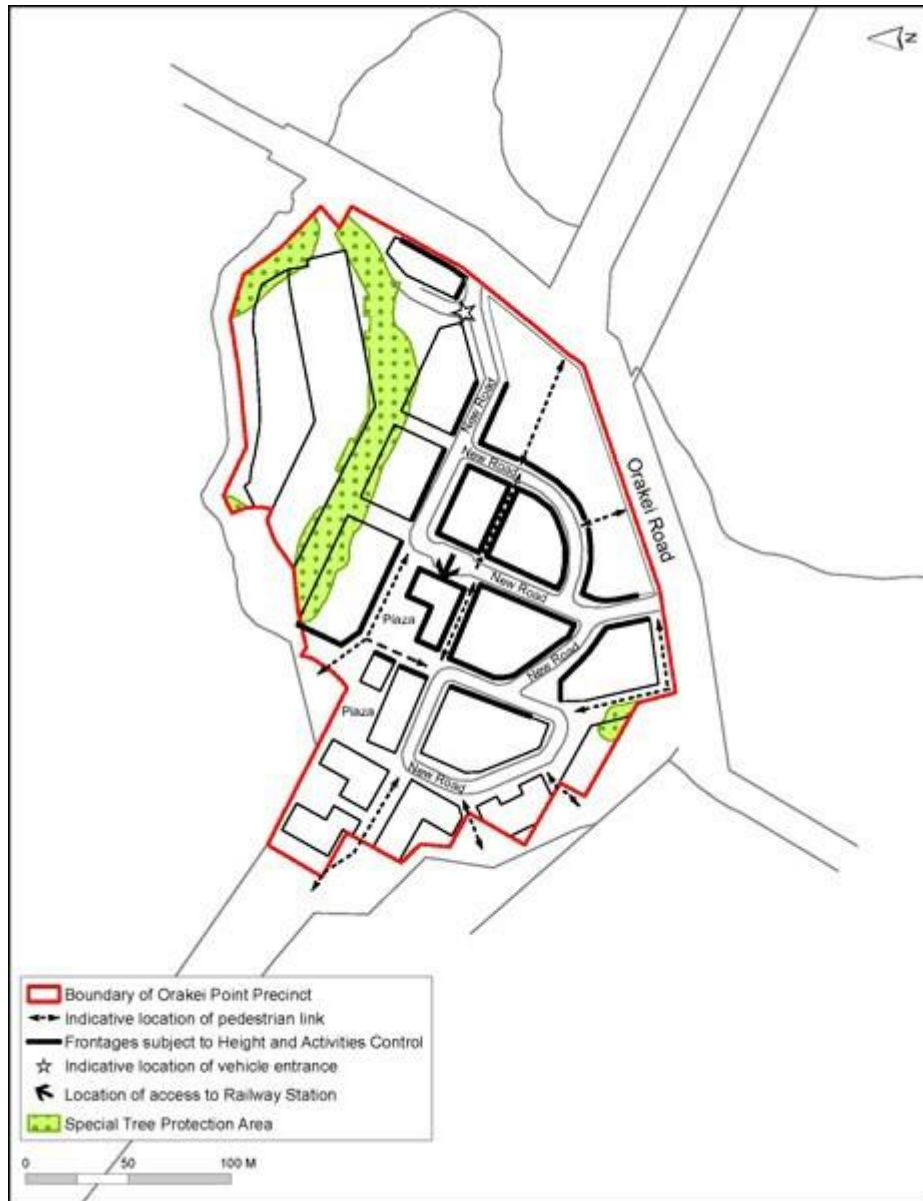
Qualifying matter as per Sch 3C, cls 8(1)(a) of the RMA



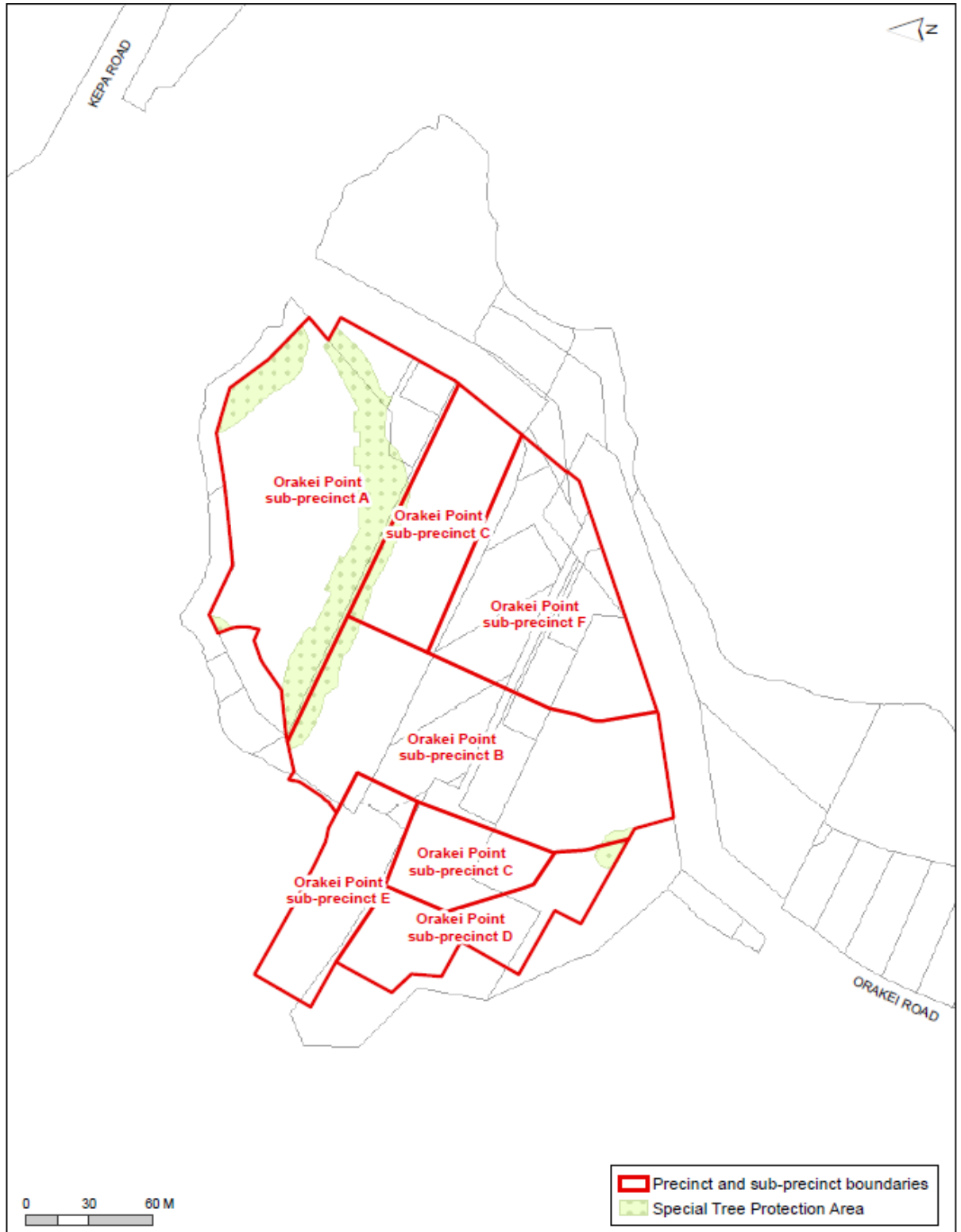
I328.10.2 Ōrākei Point Precinct - Precinct plan 2



I328.10.3 Ōrākei Point Precinct - Precinct plan 3



I328.10.4 Ōrākei Point Precinct - Precinct plan 4



I328.10.5 Ōrākei Point Precinct - Precinct plan 5



I332. Tāmaki Precinct

I332.1. Precinct Description

The Tāmaki Precinct applies to land located at 231 and 261 Morrin Road, Glen Innes (being Lots 1 and 2 DP 328428). The site is over 12 hectares in area. It has been owned by the University of Auckland since 1945 and was developed as its Tāmaki Innovation Campus. The precinct is occupied by the University of Auckland, Landcare Research and the Ministry for Primary Industries. The University will be exiting the site in the short to medium term. The purpose of the precinct is to enable the land to be used for other uses than those provided for in the Business - Mixed Use Zone along with on-going use for a range of teaching, research and associated activities. In addition to development of the site for future uses, possible changes to the existing buildings are provided for which allows flexibility for on-going tertiary education activities until such time as the precinct is comprehensively redeveloped.

The precinct fronts Merton Road, Morrin Road and the land designated for the future extension of Te Horeta Road (as proposed by Auckland Transport in the Auckland Manukau Eastern Transport Initiative). It has Morrin Reserve on part of its southern boundary and Colin Maiden Park is located on the other side of its Morrin Road frontage. The land is located adjacent to the Glen Innes Town Centre, has excellent access to a range of transport modes (rail station, the various access improvements proposed in the Auckland Manukau Eastern Transport Initiative, cycling and bus routes), is in close proximity to amenities and community facilities, and is surrounded by a range of commercial, light industrial and recreation uses but does not adjoin any residentially zoned land. The strategic location and other characteristics of this land and existing buildings provide an opportunity for the establishment of a wide range of commercial, health, education, residential, and limited retail uses. The site also presents an opportunity for substantial new buildings, including more intensive uses having regard to its large size and locational attributes. ~~The site characteristics support a maximum height limit of 24m although the impact of t~~The two Volcanic Viewshaft overlays (W12 and W13) will restrict development in the southern part of the precinct.

To ensure integrated development of this large land area in a comprehensive manner, the applicant is required to produce design guidelines and an overall plan for all the land included in the precinct as part of the first land use or subdivision resource consent on the site to demonstrate how the land would be developed. The first and subsequent land use and subdivision consent applications are required to be consistent with the design guidelines and overall plan approved as part of the first land use or subdivision resource consent on the site, or any approved variation.

New buildings, including additions to existing buildings and accessory buildings will be assessed against specified urban design matters in a comprehensive manner, in addition to assessment criteria set out in [H13 Business – Mixed Use Zone policies H13.3 \(3\), \(4\) and \(5\)](#) to achieve quality urban design outcomes and ensure that the land is used efficiently.

Site-specific controls are set out below with regards to height, the front yard and landscaping along Morrin Road and Merton Road, ~~height in relation to boundary for~~

~~buildings near public open space boundaries,~~ and a vehicle access restriction applying to Merton Road.

To ensure appropriate site development and support the amenity outcomes sought by the 6m yard to Merton Road and Morrin Road, motor vehicles sales, drive-through restaurants with entry/exits onto Merton Road or Morrin Road, as well as service stations fronting onto Merton Road or Morrin Road are listed as non-complying activities.

A requirement for the preparation of a comprehensive stormwater management plan prior to any development and/or subdivision of the site will ensure that appropriate measures are put in place to manage water quality and quantity.

Car parking maximums apply in the precinct and these will ensure an efficient use of the land and encourage patronage of public transportation, given the close proximity of the site to the Glen Innes bus and rail station facilities. A car parking limit, including a maximum number of 1530 office spaces which are required to be marked out at all times, is intended to mitigate congestion effects on the wider road network.

The zoning of land within this precinct is Business – Mixed Use Zone.

I332.2. Objectives

- (1) Tertiary education facilities and industrial laboratories are enabled to meet the education needs of their students, facilitate research and economic development, and provide for the well-being of employees, students and visitors.
- (2) Tertiary education facilities and industrial laboratories integrate positively with the wider community and environment and mitigate potential adverse effects.
- (3) Tertiary education facilities, industrial laboratories and business activities benefit from co-location in this precinct.
- (4) New buildings and structures respond to and positively contribute to the amenity values of streets, public open spaces and surrounding context, thereby reinforcing sense of place.
- (5) A range of activities is enabled as appropriate to the precinct's location adjacent to a town centre and surrounding commercial, recreation and transportation uses in an area with extensive amenities and community facilities.
- (6) New buildings and structures will be able to attain a greater scale given the site's large size and absence of sensitive adjoining land uses, while maintaining regionally significant views to Maungarei/Mount Wellington.
- (7) The new development and activities:
 - (a) are comprehensively planned;
 - (b) support the rapid and frequent service network;
 - (c) avoid effects on the safety and efficiency of the road network;
 - (d) avoid adverse effects on the function and amenity of Morrin Reserve;

- (8) Future subdivision and development can accommodate the management of stormwater generated by new development in the precinct applying a water sensitive design.
- (9) Parking provision is restricted to reduce traffic congestion and provide opportunities to improve amenity.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

I332.3. Policies

- (1) Enable a range of activities and building development in the Tāmaki Precinct, including tertiary education, research, health, recreation, student accommodation and appropriate ancillary development and activities which are consistent with the precinct's location adjacent to the Glen Innes Town Centre and close proximity to public transport modes, recreation facilities, community facilities and other amenities.
- (2) Provide for activities which contribute to and benefit from co-location with a tertiary education facility, including research, innovation, learning, and related work experience.
- (3) Provide for detailed site-specific planning, development and implementation for a range of activities including those ancillary to tertiary education facilities with the requirement for the preparation of design guidelines and an overall plan at the time of the first land use or subdivision consent application for the precinct.
- (4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from public places.
- (5) Provide for accessory activities to meet the needs of employees, students and visitors without undermining the function of nearby town centres as the primary location for business activities, and while avoiding, remedying or mitigating adverse effects on the transport network.
- (6) Provide for a 24m building height, unless otherwise specified in the Height Variation Control on the planning maps, to recognise and provide for the opportunity for buildings of greater scale resulting from the strategic location and characteristics of the land and absence of sensitive adjoining land uses.
- (7) Promote the comprehensive development and redevelopment of the precinct.
- (8) Manage stormwater runoff comprehensively and require water sensitive stormwater management solutions to be integrated into the site design and development and to be implemented.
- (9) Enable direct access to public transport, pedestrian and cycle networks and Glen Innes Town Centre.

(10) Restrict vehicular access to Merton Road.

(11) Manage parking by placing a control on the amount of parking that can be provided on the precinct.

(12) Manage shading effects on Morrin Reserve.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above.

I332.4. Activity table [rp/dp]

All relevant overlay, Auckland-wide and zone activity tables apply unless the activity is specifically provided for by a rule in Activity Table I332.4.1 below.

The provisions in any relevant overlays, zone and the Auckland-wide apply in this precinct unless otherwise specified below.

Table I332.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Tamaki Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I332.4.1 Activity table

Activity		Activity status
Use		
(A1)	Activities not provided for	NC
Accommodation		
(A2)	Student accommodation	P
Commerce		
(A3)	Drive-through restaurant with entry/exit on to Merton Road or Morrin Road	NC
(A4)	Motor vehicle sales	NC
(A5)	Offices	P
(A6)	Service stations fronting Merton Road or Morrin Road	NC
Community		
(A7)	Community use of education and tertiary education facilities	P
(A8)	Hospitals with up to 50 beds	P
Development		
(A9)	External alterations and additions that are less than 10 per cent of the existing GFA of the building	P

(A10)	New buildings, or external alterations and additions that are more than 10 per cent of the existing GFA of the building	RD
(A11)	Parking in excess of numbers specified in I332.6.3	RD
(A12)	Development that is inconsistent with the overall plan for the precinct	RD
(A13)	Changes to the overall plan for the precinct	RD
(A14)	Development inconsistent with the approved Stormwater Management Plan for the precinct	RD
(A15)	Maintenance of stormwater management devices consistent with the approved Stormwater Management Plan for the precinct	P
(A16)	Flood mitigation works consistent with the approved Stormwater Management Plan for the precinct	P
Subdivision		
(A17)	Subdivision inconsistent with the approved design guidelines and overall plan for the precinct	RD
(A18)	Subdivision inconsistent with the approved Stormwater Management Plan for the precinct	RD

I332.5. Notification

- (1) Any application for resource consent for an activity listed in Table I332.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I332.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct, except for Standard [H13.6.1](#) Building height.

All activities listed as permitted or restricted discretionary in Table I332.4.1 must comply with the following permitted activity standards.

I332.6.1. Maximum Building Height

- (1) Buildings must not exceed 24m in height, unless otherwise specified in the Height Variation Control on the planning maps.

I332.6.2. Yards and landscaping

- (1) A 6m front yard is required adjoining the road boundary of Merton and Morrin Roads. No less than 60 per cent of the front yard must be landscaped and maintained to the satisfaction of the Council at all times and in such a manner as to create and preserve a good standard of amenity.
- (2) Café decks and patios are eligible to count as landscaping.
- (3) Individual site entries, car manoeuvring areas or carpark areas must not exceed 8 metres in width within the front yard required in (1) above.

I332.6.3. Parking

In addition to the parking standards set out in Standard [E27.6.2](#) Number of parking and loading spaces, the following parking standards apply.

- (1) Parking may either be provided on the same site as the activity to which it relates, or on another site within the precinct.
- (2) Permitted parking on the land within the precinct:
 - (i) is restricted to a maximum of 3,780 spaces overall and, of that quantum, a maximum of 1,530 parking spaces for office activity, unless parking spaces for office activity are 1000 or less in which case a maximum of 4,250 spaces overall; and
 - (ii) all parking spaces for office activity must be clearly marked as such.
- (3) In the event that parking required by Table [E27.6.2.3](#) Parking rates - area 1 exceeds the parking maximum in I332.6.3(2) above, then the parking maximum in I332.6.3(2) applies.

I332.6.4. Vehicle access

- (1) There must be no vehicle ingress or egress to the land in the Tāmaki Precinct from Merton Road.

I332.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I332.8. Assessment – restricted discretionary activities

I332.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions.

- (1) Stormwater Management Plan, amendments to a Stormwater Management Plan, a replacement Stormwater Management Plan or variations to the approved Stormwater Management Plan.

- (a) The extent to which the design, location and capacity of infrastructure servicing is likely to meet the needs for such services in an appropriate manner.
 - (b) Whether adequate provision has been made to ensure integration of development with neighbouring areas.
 - (c) Whether adequate provision has been made for staging of development.
 - (d) Whether adequate provision has been made for integrated stormwater management.
 - (e) Whether adequate provision has been made to ensure appropriate water quality outcomes.
 - (f) The extent to which provisions has been made to manage potential impact on overland flow paths including:
 - (i) obstruction of flows;
 - (ii) any change to location and capacity;
 - (iii) any change to overland flow on other properties.
 - (g) Whether adequate provision has been made to manage effects on existing infrastructure.
 - (h) The extent to which provision has been made to manage potential changes in flood depth and frequency upstream and downstream of the site and potential flooding of habitable floors.
 - (i) Whether adequate provision has been made for the treatment of stormwater and ensuring appropriate standards of stormwater quality before discharge from the site.
 - (j) Whether adequate provision has been made for on-going access and maintenance requirements.
 - (k) Whether appropriate methods of providing for long term maintenance and protection such as easements are identified.
- (2) Parking in excess of numbers specified in I332.6.3.
- (a) Whether adequate provision has been made to ensure accessibility to public transport and active mode networks.
 - (b) The extent to which provision has been made to manage the effects of traffic generated by activities in the precinct.
 - (c) The extent to which provision has been made to manage the effects of traffic generated by development in the precinct on capacity and safety of the road network.

- (3) New buildings, or external alterations and additions that are more than 10 per cent of the existing GFA of the building.
 - (a) Whether the relationship of buildings to the street edges is appropriately managed.
 - (b) The extent to which provisions has been made to manage the effects arising from the height of development.
 - (c) The extent to which provision has been made to manage the sustainability of the design (reuse of existing buildings, passive solar design).
 - (d) The extent to which provision has been made to manage the quality and adaptability of buildings.
 - (e) Whether the orientation of buildings to roads and public places (existing and future) is appropriately managed.
 - (f) Whether the effects of fences and walls, along frontages and adjoining public places including reserves are appropriately managed.
 - (g) The extent to which provisions has been made to ensure provision of active frontages and continuity of frontages.
 - (h) Whether clear and legible entrances to buildings (including for vehicles) are provided to enhance the sense of pedestrian access and to minimise conflict.
 - (i) The methods used to integrate car parking underground or within buildings so it is not highly visible from the street, and to minimise any new areas of at-grade parking areas other than kerbside.
- (4) The overall plan for the use and development of all land within the Tāmaki Precinct.
 - (a) The appropriateness of the design of the site layout having regard to the policies for the development of the precinct.
 - (b) The adequacy of the proposed arrangements for travel demand management having regard to the policies for the development of the precinct.
 - (c) The adequacy of the provision made for open space and the suitability of the proposed locations having regard to the policies for the development of the precinct.
 - (d) The adequacy of the provision made for infrastructure servicing to meet the needs for the planned development outcomes for the precinct.
 - (e) The arrangements made for the integration of development and use having regard to the policies for the development of the precinct.

- (f) The proposed methods and arrangements for staging of development, infrastructure and services to ensure that the policies for the development of the precinct are applied to the extent practicable throughout the progress of the development of the precinct.

I332.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions.

- (1) Stormwater Management Plan including amendments to a Stormwater Management Plan, a replacement Stormwater Management Plan or variations to the approved Stormwater Management Plan.
 - (a) The location and capacity of infrastructure servicing including the extent to which the proposed infrastructure is adequate to service all the land in the Tāmaki Precinct, including the proposed development having regard to Council standards.
 - (b) Whether the design of stormwater management devices has regard to Council standards for management of quality, volume and discharge and achieves appropriate water quality outcomes.
 - (c) Whether appropriate maintenance plans for the stormwater management devices are provided and whether access for maintenance is adequately provided.
 - (d) Consistency with any relevant network discharge consent or publicly available and current Council stormwater management plans and/or analysis.
 - (e) The extent to which the stormwater management plan has achieved integrated and effective stormwater management across all the land in the Tāmaki Precinct.
 - (f) Whether there is clear identification of those elements that are to be vested in Council and that they meet the Council requirements for vested infrastructure.
 - (g) The extent to which adverse effects of stormwater diversions and discharges are prevented or mitigated, including cumulative effects, to the extent possible having regard to:
 - (i) the nature, volume and peak flow of the stormwater discharge;
 - (ii) avoiding the creation or increase of flood risk to other properties;
 - (iii) options to manage stormwater on-site or the use of communal stormwater management measures.

- (h) The extent to which floodplains and development are managed and whether overland flow paths have been identified and protected.
- (2) Parking in excess of numbers specified in I332.6.3.
- (a) Whether the provision of facilities on site is sufficient to accommodate the expected numbers of pedestrians, cyclists, moped, motorbike and public transport users.
 - (b) The extent to which the proposal achieves greater accessibility to existing or new pedestrian and cycle and public transport networks.
 - (c) The adequacy of provision for integration with, and avoidance of adverse effects on the safety and efficiency of the transport network of the surrounding area, including any necessary upgrades to the surrounding road network.
 - (d) The adequacy of any measures to mitigate adverse effects on the capacity of the adjacent roading network caused by expected traffic generation of a proposal.
 - (e) Whether the effects on existing and probable future traffic volumes on adjacent roads can be appropriately managed.
 - (f) Whether the proposal demonstrates the ability of the adjacent existing or planned roading network systems to handle increased traffic and the feasibility of improving the roading network systems to handle increased traffic.
- (3) The policies set out in [H3.3 \(4\), \(5\) and \(6\)](#) are to be applied for new buildings, or external alterations and additions that are more than 10 per cent of the existing GFA of the building.
- (4) The overall plan to manage the use and development of all land in the Tāmaki Precinct, and any proposed change to the plan are to be assessed in terms of the extent to which the layout of all the land in Tāmaki Precinct will achieve an urban structure that addresses the following matters:
- (a) A network of roads, intersections and connections providing for safe and efficient vehicle, pedestrian and cycle circulation through the site.
 - (b) Provision for convenient and direct pedestrian and cycle access to the Glen Innes town centre and public transport services.
 - (c) The layout of blocks and building platforms having regard to the circulation network and any open space.
 - (d) The relationship of the urban structure to surrounding development including Morrin Reserve, Colin Maiden Park and the Auckland Manukau Eastern Transport Initiative project.

- (e) The number and location of vehicle access points, the form of roads, streets and intersections, and the extent to which proposed new access points, roads, streets and intersections integrate with existing transportation infrastructure.
- (5) The provisions made for the management of travel demand including:
 - (a) the measures provided as part of the development to manage traffic demand, alternative transport options, including a travel management plan, and connections to public transport and key connections to and within the wider area;
 - (b) any travel management plan methods for the purposes of encouraging increased use of public transport and active modes (such as walking and cycling) as a means of travel to the site designed to discourage low occupancy private vehicle use for most users of the offices, and to meet or exceed the desired travel mode splits, would need to be finalised as a condition of consent.
- (6) The adequacy and appropriateness of the provision for open space and any connections to a public place the public open space network (parks, reserves and streets).
- (7) The availability of infrastructure and/or the ability to install and/or upgrade infrastructure to service the proposed development for stormwater, wastewater and water supply.
- (8) The extent to which the proposed development and use on the land in the Tāmaki Precinct, including any provision for the transport network or open space, integrates into a coherent form and function with any intended or consented use or development of the balance of the site.
- (9) Whether the timing of infrastructure coincides and is coordinated with the expected staging of development to facilitate integrated transport and land use planning.

Note: The staging of development of the land within the Tāmaki Precinct should be linked with the timing of infrastructure upgrades and where development is proposed ahead of upgrades the developer will be required to make development contributions or pay infrastructure growth charges to contribute towards the cost of any necessary infrastructure upgrades in the local area, resulting from the associated growth impacts resulting from development of the land.

I332.9. Special information requirements

- (1) An application for the first:
 - (a) subdivision consent (excluding any boundary adjustment or subdivision to provide for the existing Landcare parking shortfall; and the subdivision from the parent site (Lot 1 DP 328428) of a new title sufficient to contain the

existing University of Auckland Data Centre building and the necessary curtilage, car parking and site access); or,

- (b) land use consent application (excluding additions to buildings that are less than 10 per cent of the existing GFA of the building);

must be accompanied by:

- (a) a comprehensive Stormwater Management Plan including stormwater quality and quantity management devices to service the development for all the land in the precinct which is in accordance with the additional matters of discretion and assessment criteria set out above;
- (b) an overall plan to manage the use and development for all the land in the Tāmaki Precinct that address the matters in paragraphs (i) to (xiii) below:
 - (i) site layout and circulation;
 - (ii) the number and location of vehicle access points;
 - (iii) building platforms;
 - (iv) proposed new roads and intersections;
 - (v) internal pedestrian and cycle network and connections to existing and future public pedestrian and cycle networks;
 - (vi) provision for the safe movement of pedestrians and cyclists across Merton Road to connect to the Glen Innes to Tāmaki Drive Shared Path;
 - (vii) maximum block size;
 - (viii) the relationship with the Auckland Manukau Eastern Transport Initiative project;
 - (ix) the form and location of roads and streets;
 - (x) the location of any open space;
 - (xi) travel demand management;
 - (xii) infrastructure servicing; and
 - (xiii) staging of development and infrastructure provision.

I332.10. Precinct plans

There are no precinct plans for this precinct.

I333. Three Kings

I333.1. Precinct description

The Three Kings Precinct provides for the development of a vibrant, sustainable urban village on the former quarries and the adjacent land at Three Kings.

The zoning of the land within the precinct is Residential - Terrace Housing and Apartment Buildings Zone, Business - Town Centre Zone, Open Space – Informal Recreation Zone and Open Space - Sport and Active Recreation Zone. Refer to the planning maps for the location and extent of the precinct.

The purpose of the precinct is to enable the integrated redevelopment of key sites within the Three Kings area in a way that will ensure high quality outcomes that support a compact city.

It will promote legacy developments that support the viability of this emerging centre and integrate the town centre, residential, open space and community facilities.

The proposed urban village is the result of an extensive master planning process. This precinct has been prepared in order to ensure that development proceeds in accordance with the planning parameters established through the master planning process. To achieve this outcome, the precinct contains a number of provisions which are specific to the Three Kings Precinct. This reflects the unique topography, land use history and particular location of the precinct. These provisions set development potential particular to this former quarried land, but also restrict the nature, scale and form of some development to respond to both the unique features of the precinct as well as the specific outcomes sought from the master planning process.

The overall development will offer residents a unique lifestyle choice; residential living on the doorstep of an existing town centre, connected to high quality recreational facilities and other amenities on a major public transport route.

The expected outcomes of the precinct are set out below:

- (1) High amenity residential areas that will provide up to 1,500 additional homes to Auckland. There will be a number of housing typologies, including apartments, cascading apartments, and terrace housing. Filling of the quarry floor is required to a minimum RL63.7 (Reduced Level in terms of NZVD2016) on development sites to accommodate apartments and terrace housing on the riu (valley floor). Cascading apartments are built above and cascade over the rock faces. Parking is subsumed within the building alongside the rock face with apartments sleeving the exterior of the car parking.
- (2) An open space network comprised of two high-quality/high-use sports fields and a broader network of walkways and cycleways. This network will provide for both active and passive recreation and also achieve important connections between the residential development and the town centre and the broader community. The western reserve will have improved connections to the west, will remain as an area of passive and active open space and as a recreation reserve. It is one of two places identified for a possible Whare Manaaki.
- (3) Sightlines to Te Tātua o Riu-ki-uta (Big King) are created. In addition the nature of development will offer distant views of Maungawhau (Mt Eden) and Maungakiekie (One Tree Hill) from two vantage points.

- (4) On-site management of all stormwater through the use of a series of green stormwater infrastructure such as (but not limited to) rain gardens, tree pits, swales and soakage.
- (5) Reinforcement of public transport by providing direct connections from the new residential development to the major transport corridor of Mt Eden Road. Access to the riu will be enabled by two publicly accessible lifts.
- (6) Assist in achieving higher functionality of the emerging Three Kings town centre by integrating the residential development with the centre.
- (7) A high quality of urban design to ensure that the overall development provides an attractive and functional environment.
- (8) Key remnant features of the volcanic landform identified as features a, b, c, d and e on I333.10.1 Precinct plan 1: Location are retained and in some cases enhanced.

I333.10.1 Precinct plan 1: Location identifies key features within the precinct. I333.10.1A Precinct plan 1A: Activities and standards illustrates the broad development patterns within the precinct. In particular, the residential, open space and business areas are shown along with the transport network (comprised of the primary road network, the primary and secondary access points and indicative walkways and cycleways). Precinct plan 2: Maximum building height identifies building height for the development sites measured as a maximum reduced level (RL) (Reduced Level in terms of NZVD2016). Precinct plan 2A: Finished ground levels illustrates minimum and maximum finished ground levels for the development sites as a reduced level (RL in terms of NZVD 2016) and Precinct plan 3: Te Tātua o Riu-ki-uta sightlines illustrates the reduced level (RL in terms of NZVD 2016) at the origin of each of the sightlines to Te Tātua o Riu-ki-uta. Precinct plan 4: Stormwater management concept plan, illustrates the location of the various stormwater management features.

I333.2. Objectives

Comprehensive development

- (1) Higher density residential development is enabled, which integrates with the town centre, surrounding open spaces and community facilities and which supports the vitality of the adjoining town centre.
- (1A) New buildings are designed to apply good urban design principles and address the unique characteristics of the site, reflecting good design qualities outlined in the non-statutory Three Kings Residential Design Guide.

Culture and landscape

- (2) The precinct is redeveloped in a way that recognises and protects identified aspects of the volcanic landscape of Te Tātua o Riu-ki-uta, including locally significant volcanic features, the cultural heritage of the area and the history of the quarry lands.

Infrastructure

- (3) Infrastructure and site works that are necessary to set appropriate ground levels and to support development within the precinct that are effective, robust, sustainable in the long term and meet sound environmental practice are enabled.
- (4) *[deleted]*

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

I333.3. Policies

Comprehensive development

- (1) Provide for a density of development which results in an efficient use of land and which contributes to growth within the region.
- (2) Ensure development is integrated with its surroundings and provides the required open spaces and infrastructure.
- (3) Require that the finished contours of the land support intensive residential redevelopment and achieves integration:
 - (a) and improved connectivity between the redeveloped precinct area and surrounding land uses including land to the west
 - (b) with the approved stormwater network; and
 - (c) between open spaces, to facilitate pedestrian connections from the perimeter of the precinct to the riu. The use of high retaining walls or similarly engineered structures south of the Open Space – Sport and Active Recreation zone is to be avoided.
- (4) Enable higher density residential activities along the Mt Eden Road frontage and in the southern portion of the precinct to take advantage of easy access to public transport and the activities located within the town centre.
- (5) Enable a range of housing types in order to create a variety of built form and diversity at the scales of the site, street and block, including terrace housing and apartments (including cascading apartments).
- (6) Require that the built form of development interacts positively with and improves the quality and safety of streets, public areas and open spaces.
- (7) Provide for quality open spaces which:
 - (a) include provision for active and passive recreation (including sports fields);
 - (b) create quality linkages and connections between the town centre, open spaces including Te Tātua o Riu-ki-uta, and the surrounding area;
 - (c) are designed to reinforce ecological values and linkages; and
 - (d) are designed and located to create a coherent network.
- (8) Require that Grahame Breed Drive and Grahame Breed Drive Extension are developed in a manner that will enable integration between the redeveloped precinct area and the town centre.
- (9) Provide for the works and activities necessary to facilitate the network of walkways, cycleways and connections and to ensure a high level of safety, access, amenity and public enjoyment in the open space areas.
- (10) Enable high levels of walkability and pedestrian amenity with reduced reliance on private vehicles and greater use of alternative modes of transport such as walking, cycling and public transport.

- (11) Ensure that the layout and design of roads and connections are legible permeable and include the following:
 - (a) an east-west route through to Mt Eden Road, including a publicly accessible lift of universal design which is concurrent with the construction of the associated cascading apartment building, and stairs from the riu to Mt Eden Road opposite Kingsway, and western walking and cycling connections to Smallfield and Fyvie Avenues;
 - (b) a north-south route that connects to the town centre including a publicly accessible lift of universal design which is concurrent with the construction of the associated cascading apartment building;
 - (c) a high quality street environment that promotes walking and cycling via direct, safe and well-designed pedestrian and cycle provisions;
 - (d) an internal road pattern in the riu that runs approximately north-south and east-west; and
 - (e) a publicly accessible network which provides walking, cycling, and roading and associated infrastructure including stairways, and publicly accessible lifts (constructed as part of associated cascading apartment buildings) which establish strong connection(s) to the town centre, residential communities, open spaces and adjacent streets.
- (12) Provide for increased building height on the corner of Mt Eden Road and Grahame Breed Drive, and to the west of the plaza on Grahame Breed Drive Extension to support and create an attractive transition to the town centre.
- (13) Provide for a plaza which is integrated with the town centre and which provides outlook over the sports fields, sightlines to Te Tātua o Riu-ki-uta, and active uses at street level.
- (14) Design the section of Grahame Breed Drive Extension between the plaza and town centre as a slow speed environment with a strong priority given to pedestrians.
- (15) Ensure that new buildings are suitably designed and respond to the site and result in positive urban design outcomes.
- (15A) Ensure a high quality development when viewed from Te Tātua a Riukiuta in terms of building modulation, appearance, design and landscape treatment.

Culture and landscape

- (16) Protect views to Te Tātua o Riu-ki-uta through the location of roads and open space and by restricting built development from and within identified sightlines.
- (17) Recognise the landmarks of Te Tātua o Riu-ki-uta and opportunities for its restoration are central to the design of redevelopment.
- (18) Protect Te Tātua o Riu-ki-uta through the creation of an open space buffer and appropriate native planting on its eastern slopes and on the northern slopes of the western reserve.
- (18A) Protect key remnant volcanic features of local significance.

- (19) Require that the design and form of the redevelopment integrates reference to and celebrates the following:
 - (a) the cultural heritage of the area;
 - (b) the history of the quarry site;
 - (c) the character of the wider area; and
 - (d) the original volcanic form and key remnant volcanic features of the land.
- (19A) Providing for a Whare Manaaki to enable mana whenua to exercise kaitiakitanga over Te Tātua o Riu-ki-uta within the precinct.
- (20) Promote Te Aranga Māori Design Principles in the urban renewal of the area.

Infrastructure [rp/dp]

- (21) Provide for stormwater quality treatment through the introduction of a treatment train system using source control (in the form of inert roofing and building materials), swales and rain gardens prior to controlled discharge that protects the mauri of the aquifer.
- (22) Ensure that the stormwater management systems are well maintained with appropriate legal mechanisms obligating owners of private devices (including bodies corporate) to maintain them; and to provide access for maintenance by Council in the event this does not occur (easements in gross). The stormwater management system must include the use of sediment treatment systems (including rain gardens and tree pits) to protect soakage.
- (23) Put in place methods to manage water quality, including controls on roofing materials.
- (24) Require that any contaminated land and/or other hazards are made safe and suitable for urban renewal in accordance with the precinct including management of stormwater to protect the aquifer from contamination.
- (25) Provide for rehabilitation and filling of the former quarry areas and ensuring that appropriate compaction standards for residential and open space areas are met and the finished contours of the land support integrated stormwater management.

The underlying zone, Auckland-wide and overlay policies apply in this precinct in addition to those specified above.

I333.4. Activity table

The provisions in any relevant overlays, Auckland-wide provisions and the underlying zones apply in this precinct unless otherwise specified below.

Tables I333.4.1 & I333.4.2 Activity tables specify the activity status of land use, development and subdivision activities in the Three Kings Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I333.4.1 Terrace Housing and Apartment Buildings and Town Centre Zones

Activity		Activity status
Use		
Residential		
(A1)	Dwellings	C
(A1A)	Residential activity that does not comply with Standard I333.6.1 (2)	NC
(A1B)	Alterations and additions to dwellings built after 30th September 2013	C
(A1C)	Residential activity that does not comply with Standard I333.6.1 (3)	D
Commerce		
(A2)	Retail with a gross floor area under 250m ² per tenancy	RD
(A3)	Retail, with a gross floor area under 250m ² per tenancy within the areas identified as the ground floor of the “plaza building” or the Plaza (with residential above and below) shown on I333.10.1A Precinct plan 1A: Activities and standards	P
Development		
(A4)	<i>[deleted]</i>	
(A5)	Additions/alterations/or relocation of existing buildings or construction of any new building (including accessory buildings), including cascading apartments	C
(A6)	Minor cosmetic alterations to a building that does not change its external design and appearance	P
(A7)	Dwellings within the area identified as ‘Plaza (with residential above and below)’ on I333.10.1A Precinct plan 1A: Activities and standards	D
(A7A)	Construction or alteration to a cascading apartment building complying with Standard I333.6.2.(6)	RD
(A7B)	Construction or alteration to a cascading apartment building not complying with Standard I333.6.2.(6)	NC
(A7C)	Construction of any building, or alteration to a building, that does not comply with Standard I333.6.8.	NC
(A7D)	Construction of any building on or over any remnant volcanic feature shown on Precinct plan 1A: Activities and standards except that this shall not preclude: • buildings above the lower lava lake shown as feature (e) on Precinct plan 1A • boardwalks giving access to Te Tātua o Riukiutia • fences and other structures less than 1.5m in height	NC
(A7E)	Construction of vehicle crossings fronting Mt Eden Road between Kimiora Road and Grahame Breed Drive provided the number of crossings does not exceed three	C
(A8)	Earthworks greater than 2,500m ²	RD
(A9)	<i>[deleted]</i>	
(A10)	Earthworks associated with the creation of roading and/or other infrastructure	RD
(A10A)	Earthworks resulting in finished ground levels that do not comply with Standard I333.6.2A Finished Ground Levels	NC

(A10B)	Earthworks, modification or destruction of any remnant volcanic features shown on I333.10.1A Precinct plan 1A: Activities and standards, except for works identified in Standard I333.6.13(1)	NC
(A11)	Rehabilitation of land zoned Terrace Housing and Apartment Buildings and Town Centre	RD
(A12)	<i>[deleted]</i>	
(A13)	Any roading related or in-ground infrastructure works or works on land that is consistent with I333.10.1A Precinct plan 1A: Activities and standards	RD
(A14)	Any infrastructure works or infrastructure activity not provided for as a permitted activity	RD
(A15)	Any activity, development or subdivision not otherwise provided for	D
(A15A)	Removal of rock (scoria or basalt) from the precinct area (unless contaminated as defined by a National Environmental Standard or in the Auckland Unitary Plan).	NC
Subdivision		
(A16)	Subdivision in accordance with I333.10.1A Precinct plan 1A: Activities and standards	RD
(A17)	Subdivision not in accordance with I333.10.1A Precinct plan 1A: Activities and standards	D
(A18)	Subdivision for the purpose of: • Creating lots for infrastructure, including roading • Creating lots utilising zone boundaries	RD

Table I333.4.2 Open Space zones

Activity		Activity status
Use		
Community		
(A19)	A Whare Manaaki generally located in one of the two positions shown on I333.10.1A Precinct plan 1A: Activities and standards	RD
Development		
(A19A)	Earthworks associated with the creation of Open Space	RD
(A19B)	Earthworks associated with the creation of roading and/or other infrastructure	RD
(A19C)	Development of the “southern terrace” shown on I333.10.1A Precinct plan 1A: Activities and standards	C
(A19D)	Development of the “southern terrace” shown on I333.10.1A Precinct plan 1A: Activities and standards that exceeds RL68.5m as specified in Standard I333.6.2(5) Maximum building height	D
(A19E)	Earthworks resulting in finished ground levels that do not comply with Standard I333.6.2A Finished Ground Levels	NC
(A19F)	Earthworks, modification or destruction of any remnant volcanic features shown on I333.10.1 Precinct plan 1: Location, except for works identified in Standard I333.6.13(1)	NC
(A19G)	Construction of any building on remnant volcanic features shown on I333.10.1 Precinct plan 1: Location	NC
(A20)	Rehabilitation of land zoned Open Space	RD

(A21)	Any infrastructure works or infrastructure activity on land zoned Open Space	RD
(A22)	[deleted]	

Note 1

For the purposes of this precinct 'rehabilitation' means the process to prepare the land for future alternate land uses and includes:

- necessary operations, works and extraction to modify rock faces and to recontour land to ensure it is suitable for future development and open space uses as shown on I333.10.1 Precinct plan 1: Location;
- the extraction, processing and removal of rock, earth or other material as part of the process of finalising ground levels and rock faces and contours;
- fill operations including earthworks, compaction and storage of material;
- necessary temporary and permanent drainage, stormwater and roading services to enable rehabilitation;
- protection of future soakage areas from sedimentation during earthworks; and
- establishment of such roading and services suitable for future open space uses.

Note 2

For the purposes of this precinct 'cascading apartments' are built above and cascade over the rock faces. Parking is subsumed within the building alongside the rock face with apartments sleeving the exterior of the car parking. The form of the cascading apartments means that habitable floor space is constructed both above and below Mt Eden Road, Grahame Breed Drive and Grahame Breed Drive Extension.

Note 3

For the purpose of this precinct 'Whare Manaaki' means a meeting, educational, and/or cultural facility for the purpose of Mana Whenua to exercise kaitiakitanga over Te Tātua o Riu-ki-uta and adjacent lands within the precinct. The Whare Manaaki could include meeting and dining facilities, kitchen, plant propagation area(s) for planting and vegetation management, a facility to house implements and equipment associated with ecological restoration, revegetation and track works; and associated storage facilities.

Note 4

In this precinct 'reduced levels' or 'RLs' (in terms of NZVD2016) are used in standards and on Precinct plans to achieve the building, urban form and open space outcomes promoted by the precinct. RLs specify the relative levels of the physical environment such as finished ground levels and height of buildings. This method is necessary as earthworks will shape the future ground levels throughout the precinct, particularly the riu (quarry floor) which will be lifted. RLs are measured from New Zealand Vertical Datum 2016.

Note 5

In this precinct 'riu' refers to the floor of the former quarry (which is to be raised prior to development). The riu is shown on I333.10.1 Precinct plan 1: Location.

I333.5. Notification

- (1) An application for resource consent for a controlled activity listed under I333.4 will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under sections 95A(9) or 95B(10) of the Resource Management Act 1991.
- (2) An application for resource consent for an activity that is not a controlled activity as listed under I333.4 will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I333.6. Standards

The overlay, Auckland-wide and zone standards apply in this precinct unless otherwise specified below:

- Standard [H10.6.5](#) Residential at Ground Floor does not apply for residential activities at ground level shown on I333.10.1A Precinct plan 1A: Activities and standards;
- Certain standards within [Chapter E25](#), as specified in standard I333.6.14 Noise and Vibration.

All activities listed as permitted, controlled or restricted discretionary in Tables I333.4.1 and I333.4.2 must comply with the following standards.

I333.6.1. General standards

- (1) Development must comply with I333.10.1A Precinct plan 1A: Activities and standards.
- (2) The total number (construction and/or relocation) of dwellings within the precinct must not exceed 1500.
- (3) The total number (construction and/or relocation) of dwellings in the 'Area subject to additional density control' shown on the I333.10.1A Precinct plan 1A: Activities and standards must not exceed 400.
- (4) The total gross floor area for the Whare Manaaki must not exceed 450m².
- (5) The total gross floor area for retail must not exceed 1000m² within the Terraced Housing and Apartment Buildings zoned land (excluding the area identified as Plaza with residential above and below on I333.10.1A Precinct plan 1A: Activities and standards).

I333.6.2 Maximum Building Height

- (1) The maximum building height is as shown on I333.10.2 Precinct plan 2: Maximum building height. It is stated as a maximum height above the identified Reduced Level (RL). RLs are measured from New Zealand Vertical Datum 2016. Where no maximum building height is specified, the underlying zone standard applies.
- (2) *[deleted]*
- (3) *[deleted]*

- (4) *[deleted]*
- (5) The maximum building height on the southern terrace-shown on I333.10.1A Precinct plan 1A: Activities and standards shall be RL68.2m.
- (6) A cascading apartment may exceed the maximum building height shown on I333.10.2 Precinct plan 2: Maximum building height provided that the part of the building exceeding maximum building height is limited to:
 - (a) maximum building height exceedance is of no greater than 2 metres
 - (b) lift overruns and plant rooms height exceedance is no greater than 2.5m provided that the total area of maximum building height exceedance is no greater than ten per cent of the roof area of the storey immediately below the lift overruns and plant rooms.

I333.6.2A Finished Ground Levels

- (1) Earthworks shall result in the minimum finished ground levels specified on I333.10.2A Precinct plan 2A: Finished ground levels
 - (a) The minimum finished ground level for residential development sites in the “area subject to additional density control” shown on I333.10.1A Precinct plan 1A: Activities and standards shall be RL63.7m (excluding roads which may be lower to achieve drainage outcomes). Roads may have a lower finished level to achieve drainage outcomes.
 - (b) The minimum finished ground level on the area marked “southern terrace” will be RL66.7m, as specified on I333.10.2A Precinct plan 2A: Finished ground level. At this location and level the width of the terrace at RL66.7m will be no less than 18m and the length shall be no less than 35m.
 - (c) The average finished ground level of the Open Space - Sport and Active Recreation Zone specified on I333.10.2A Precinct plan 2A: Finished ground level shall be no less than RL62.7m.
- (2) Earthworks shall result in a maximum finished ground level of RL76.7m in the location specified on I333.10.2A Precinct plan 2A: Finished ground level.
- (3) Earthworks are not subject to this standard where no minimum or maximum finished ground level is specified on I333.10.2A Precinct plan 2A: Finished ground level.

I333.6.2B Building Setbacks: Cascading Apartments

- (1) For the purpose of this standard, the following roads are primary roads:
 - (a) Mount Eden Road
 - (b) Grahame Breed Drive
 - (c) Grahame Breed Drive Extension
- (2) Any cascading apartment building fronting a primary road specified in (1) above shall comply with the setback standards below:
- (3) A minimum setback of four metres applies to a cascading apartment’s rear elevation. The setback shall apply:

- (a) from the floor at the level of the primary road, but may vary by one floor above or below the road to allow for slope; and
- (b) to all floors on the rear elevation above the lowest point of the setback.

Note: For clarification - refer to Figure I333.6.2B(5) Minimum building setbacks for cascading apartments.

The intention of the four metre setback rule is to provide the podium level. This setback is designed to break up the bulk of the building when viewed from the western side of the precinct and the Maunga. The setback applies at Mt Eden Road / Grahame Breed Drive (and Grahame Breed Drive extension) level and forms a podium with the cascading sleeved apartments below and the dual loaded apartments above.

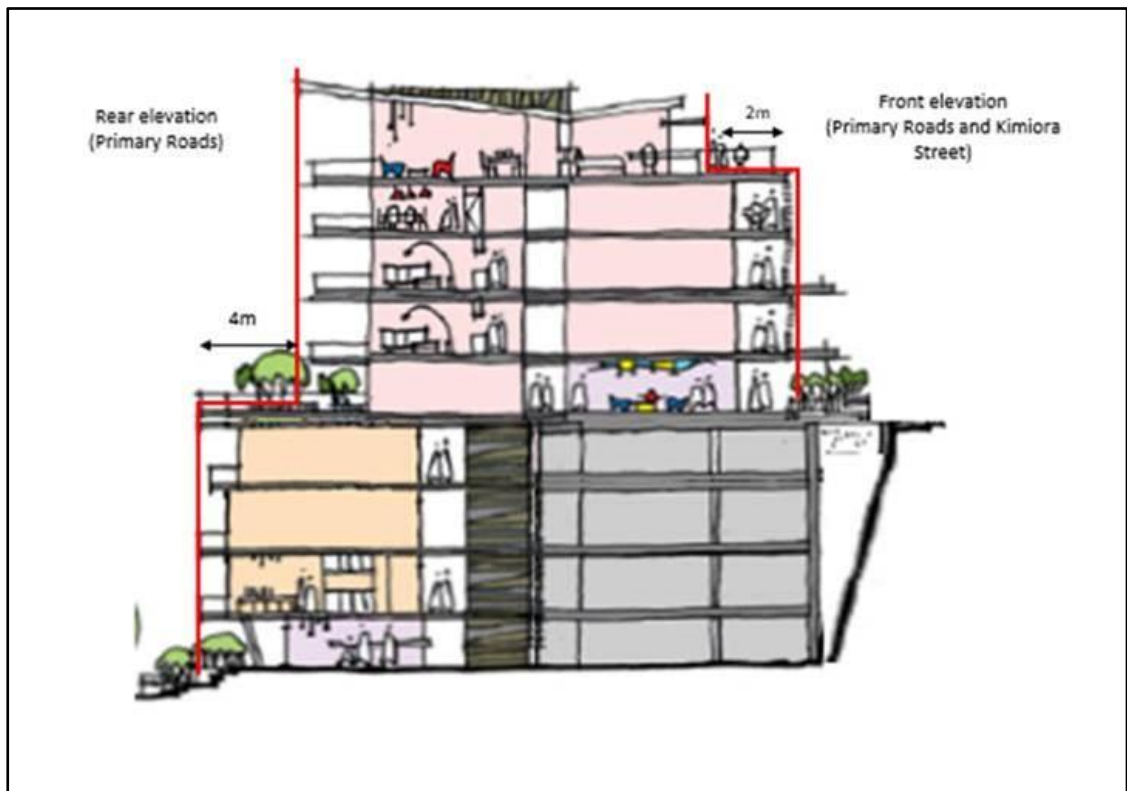
- (4) A minimum setback of two metres applies to a cascading apartment's front elevation relative to a primary road, or Kimiora Street, where the cascading apartment is a minimum of five levels above the formed road.

- (a) The minimum setback shall apply:
 - (i) from the front elevation of the building; and
 - (ii) to each floor at the fifth level and above; and
 - (iii) to only the longest elevation in the event a cascading apartment has frontage to two roads.
- (b) Any partial basement between road level and habitable floor space shall be excluded from the calculation of floor levels.

Note: For clarification - refer to Figure I333.6.2B(5) Minimum building setbacks for cascading apartments.

The two metre setback control applies along Mt Eden Road /Grahame Breed Drive (and Grahame Breed Drive extension) and part of Kimiora Street at the fifth level of the apartment building and above. It is designed to recess the upper floors in order to reduce visual dominance when the building is viewed from primary roads (Mt Eden Road and Grahame Breed Drive) and Kimiora Street

Figure I333.6.2B(5) Minimum building setbacks for cascading apartments



I333.6.3. Height in relation to boundary

- (1) Where the external boundary of the precinct abuts land zoned residential or open space the Height in Relation to Boundary Rule applying in those zones shall apply to land within the precinct that abuts that part of the external boundary but otherwise does not apply to the internal boundaries within the precinct, including boundaries zoned Residential - Terrace Housing and Apartment Buildings, Open Space – Informal Recreation Zone, Open Space - Sport and Active Recreation Zone or Business - Town Centre zones.

I333.6.4. Maximum impervious area, maximum building coverage, minimum landscaped area

- (1) The impervious area must not exceed 70 per cent of the net site area.
- (2) The building coverage must not exceed 70 per cent of the net site area.
- (3) The landscaped area of the site must not be less than 30 per cent of the net site area.
- (4) *[deleted]*
- (5) *[deleted]*
- (6) Standards (1) to (3) above do not apply to cascading apartments.
- (7) *[deleted]*

I333.6.5. Yards

- (1) Any building must be set back from the front boundary by a minimum of 2 metres (excluding basement space below the RL (Reduced Level in terms of NZVD2016) of the adjacent street level).
- (2) In addition to the above, any building must be set back from the external boundaries of the precinct where it abuts or faces residential or open space zoned land by a minimum of 3 metres. Provided that balconies 3 metres or more above ground level, may protrude into the yard for distances no greater than 1 metre. For the avoidance of doubt, this 3 metre yard does not apply to internal boundaries within the precinct including street frontages and land adjoining open space zoned land.

I333.6.6. Outdoor living space

- (1) Residential - Terrace Housing and Apartment Buildings Zone Standard [H6.6.15](#) Outdoor Living Space shall apply except:
 - (a) that any development which has a balcony with an area of 8m² and a minimum dimension of 2 metres which has convenient access from the living room shall be deemed to meet the requirements of Residential – Terrace Housing and Apartment Buildings Zone Standard [H6.6.15 \(1\)](#); and
 - (b) The minimum exclusive area for dwellings required by [H6.6.15\(1\)](#) shall be 18m².

I333.6.7. Volcanic Viewshafts: Height Sensitive Areas

- (1) For the purposes of determining whether the Height Sensitive Area height limits are exceeded under Standard [D14.6](#), ground level on the western reserve and the adjacent land shown on Precinct plan 1 shall be deemed to be RL77.2m. Height for the purpose of Standard [D14.6](#) must be measured from the identified RL using the rolling height method.

I333.6.8. Te Tātua o Riu-ki-uta sightlines

- (1) Buildings must not protrude into the sightlines shown on I333.10.3 Precinct plan 3: Te Tātua o Riu-ki-uta Sightlines.
- (2) The origin point for each sightline shall be as shown on I333.10.3 Precinct plan 3: Te Tātua o Riu-ki-uta Sightlines, being 1.5m above finished ground level or in the case of the sightline originating at the Plaza, 1.5m above the finished Plaza level. The destination line on the Maunga shall be RL119.7m.

I333.6.9. Roading-related and in-ground infrastructure

- (1) Roading adjacent to the town centre and plaza must provide frontage to the Business - Town Centre Zone and Plaza (with residential above and below) shown on I333.10.1A Precinct plan 1A: Activities and standards.
- (2) *[deleted]*
- (3) The primary roads shall be located as shown on I333.10.1A Precinct plan 1A: Activities and standards.
- (4) The roading shown on I333.10.1A Precinct plan 1A: Activities and standards as a slow speed environment, shall be formed so as to create part of a high amenity area

providing slow speed vehicle access, cycleways and pedestrian movements through the plaza and to the residential areas to the north.

I333.6.10. Minimum dwelling size

- (1) Dwellings must have a minimum net internal floor area as follows:
 - (a) 40m² for studio dwellings;
 - (b) 45m² for one or more bedroom dwellings;
 - (c) Where a building contains 20 or more dwellings, when averaged the net internal floor area of all dwellings shall be no less than 55m².
- (2) *[deleted]*
- (3) Notwithstanding Standard I333.6.10(1)(a), up to 30 studio dwellings each with a minimum net internal floor area of 30m² may be constructed in the “area subject to additional density control” as shown on I333.10.1A Precinct plan 1A: Activities and standards.

I333.6.11. Parking

- (1) Parking within the precinct must be provided in accordance with [E27.6.2](#) and the following standards:
 - (a) not more than one parking space per studio or one bedroom dwelling unit shall be provided;
 - (b) not more than two parking spaces per dwelling unit containing two or more bedrooms shall be provided;
 - (c) *[deleted]*
 - (d) at least one cycle parking space shall be provided for each dwelling unit that does not have a dedicated garage;
 - (e) visitor cycle parking shall be provided at a rate of one for every 20 dwellings within a single building; and
 - (f) parking accessory to a whare manaaki shall be provided as follows:
 - (i) Minimum rate: there is no minimum parking rate;
 - (ii) Maximum rate: five car parking spaces .

I333.6.11A Vehicle Access

- (1) Any cascading apartment building on a site with frontage to any road listed below shall be served by vehicle access to that road:
 - (a) Grahame Breed Drive
 - (b) Grahame Breed Drive Extension
 - (c) Kimiora Street
- (2) No vehicular access shall be provided between the buildings and the riu.

Note: Up to three vehicle crossings to Mt Eden Road is a controlled activity, any additional vehicle crossing is subject to the controls in [Chapter E27](#). Refer to assessment criteria I333.7.2(3).

I333.6.12. Subdivision and infrastructure consent standards

- (1) A resource consent application for subdivision or application for infrastructure consent must:
 - (a) Comprise land forming:
 - (i) the entire precinct; or
 - (ii) a minimum area of 2 hectares.
 - (b) Seek consent or illustrate how the subdivision will ensure integrated development of the following:
 - (i) the roading network;
 - (ii) infrastructure; and
 - (iii) earthworks.

I333.6.13 Remnant volcanic features

- (1) No earthworks shall occur on the remnant volcanic features identified on I333.10.1A Precinct plan 1A: Activities and standards as:

Feature a – Quarry Park
Feature b – Fyvie Exposure
Feature c – Barrister Exposure
Feature d – South-Eastern Exposure
Feature e – Lower Lava Lake

Except that this rule shall not preclude works:

- (a) necessary only for the purpose of making safe any aspect of the exposed rock faces;
 - (b) associated with the removal of any weeds, other earth, material or vegetation to better display the rock formation;
 - (c) necessary to undertake rehabilitation due to contamination (if required);
 - (d) necessary to widen Grahame Breed Drive; and
 - (e) necessary to construct public pathways.
- (2) Any works to the South-Eastern Exposure in accordance with I333.6.13(1) (a), (b) and/or (c) shall preserve a minimum 50 metre length of the northern face of the feature.

I333.6.14 Noise and Vibration

- (1) For Rehabilitation activities occurring within the precinct, [Chapter E25](#) applies (including [E25.6.27](#) construction noise and [E25.6.30\(1\)\(a\)](#) vibration – building damage) except for:
 - a) [E25.6.30\(1\)\(b\)](#) (vibration – amenity).

Once rehabilitation activities are complete, the above exclusion no longer applies.

- (2) Blasting associated with Rehabilitation activities is to occur between the hours of 9am and 5pm, Monday to Saturday only, excluding public holidays, with only three blast events permitted on any one day (where a blast event may comprise the firing of several charges in rapid succession).

I333.7. Assessment – controlled activities

I333.7.1. Matters of control

In addition to the matters specified for the relevant controlled activities in the zone, Auckland-wide, or overlay provisions, the Council will reserve its control to the following matters when assessing a controlled activity resource consent application for:

- (1) Alterations and additions to a dwelling built after 30 September 2013; construction and/or relocation of a dwelling; and construction of any new building (including the plaza or any accessory buildings):
 - (a) design and appearance:
 - (i) the effects of the design, appearance and impact of all buildings and structures including elements of height, architectural treatment of building facade and overall scale on the amenity values of the natural and physical landscape;
 - (b) building interface with public spaces:
 - (i) the effects of the interface of buildings with open space, roads and other elements of the public realm;
 - (ii) the effects of the plaza building and associated public stairs and how this relates to the adjacent town centre;
 - (c) potential contamination of stormwater from roofing materials:
 - (i) the effects of potential contamination of stormwater and ground water arising from discharges from roofing materials;
 - (d) views of the rock face:
 - (i) the visual effects of major buildings on retention of views of the rock face which acknowledge the quarrying origins of the site;
 - (e) landscaping and building design:
 - (i) the effect of landscaping and design of the development related to its impact on the site and on abutting or facing residential or open space land;
 - (ii) the effect of landscaping adjacent to the Maunga and how this contributes to the natural character of the Maunga;
 - (f) daylight and sunlight access:
 - (i) the effects of shadowing and loss of access to daylight and sunlight;
 - (g) observance of Te Tātua o Riu-ki-uta sightlines:
 - (i) the effects of proposed buildings on the retention or otherwise of the views identified on I333.10.3 Precinct plan 3: Te Tātua o Riu-ki-uta

Sightlines-across public roads and open space, between buildings and above buildings in the Riu;

- (h) active use at street level of plaza:
 - (i) the effects of any building located on the 'active use at street level' area shown on I333.10.1A Precinct plan 1A: Activities and standards, on the intended quality publicly accessible plaza integrated to the town centre;
 - (i) outlook to Te Tātua o Riu-ki-uta from northern face of plaza:
 - (i) The effects of the design of the northern face of the plaza building on the provision of outlook to Te Tātua o Riu-ki-uta;
 - (j) reverse sensitivity for dwellings facing sports fields:
 - (i) the reverse sensitivity of effects of dwellings facing sports fields including regard to any internal noise attenuation provided;
 - (k) urban design matters:
 - (i) the effects of the urban design of the development on the visual and amenity values of the people who live, work or play in the Three Kings Precinct or those who visit it.
 - (l) Fencing
 - (i) The provision of fencing or safety barriers necessary to meet any health and safety requirements.
 - (m) Integration and improved connectivity to a publicly accessible network, and improved connectivity through the precinct and to local streets outside the precinct.
- (2) Cascading apartments:
- (a) residential frontages:
 - (i) the effect of residential frontages (such as balconies, terraces or other habitable spaces) on the amenity of public spaces, including the potential for mitigating such effects by ground level setback from the street frontage to accommodate front yards and outdoor living spaces;
 - (b) solar amenity:
 - (i) the effectiveness of the design of dwellings to optimise daylight access to internal spaces having regard to the orientation of the site;
 - (ii) the effects of the extent of sunlight access to the dwellings on the amenity of residents having regard to the orientation of the site;
 - (c) natural ventilation:
 - (i) the effects of building design on the provision of natural ventilation to dwellings;
 - (d) overshadowing impacts:

- (i) the effects of overshadowing on the amenity values of those who inhabit or use affected buildings or open spaces;
- (e) transport:
 - (i) the potential visual and other adverse effects arising from large areas of on-site car parking exposed to views from the street and from public spaces;
 - (ii) the effects of location of car parking on diffusing traffic flow through the high and low streets and through the existing street network;
 - (iii) the effects of providing car parking in locations which are not the most easily and directly accessed by residents;
- (f) heights and setbacks:
 - (i) the provision of setbacks to avoid adverse effects on the users of both the high (Mt Eden Road and Grahame Breed Drive) and low streets (streets in the riu);
 - (ii) the visual effects of the bulk of the cascading apartments and the management of those effects through the use of setbacks and variation in setbacks;
- (g) *[deleted]*
- (h) building frontage:
 - (i) the effects of the design and location of residential activities and spaces within residential frontages that adjoin public spaces including public roads, on the vitality and amenity of those using the public spaces; and
 - (ii) the effects of excessively long building frontages along the Grahame Breed Drive and Mt Eden Road frontages and the visual effects that arise as well as the effects on obscuring the views towards the Maunga;
- (i) housing mix:
 - (i) the effects of the mixture of housing types within the development having regard to the benefits of providing for a diverse range of residents and family types that could occupy the proposed development.
- (j) safety and visual privacy:
 - (i) the effects of the design of ground level apartments in the development having regard to the extent of passive surveillance and the need for visual privacy for the residents of these apartments;
- (k) Crime prevention through environmental design (CPTED) principles:
 - (i) the effects of building design and layout on the safety of residents and visitors to the precinct having regard to CPTED principles;
 - (ii) the design, access to and delivery of publicly accessible lifts;

- (l) urban design and landscaping:
 - (i) the effects on amenity values of residents and visitors to the precinct arising from the development of the precinct having regard to the opportunities to mitigate any such effects and/or enhance amenity values through the application of good urban and landscape design;
 - (ii) the planting of appropriate vegetation on slopes having regard to the stability of the slopes and the use of native planting characteristic of Auckland's volcanic landscapes.
- (m) For dwellings on land south of Kimiora Street, along Mt Eden Road:
 - (i) provision of walking connections on adjoining Open Space – Informal Recreation zone land, and a publicly accessible lift of universal design on Terrace Housing and Apartment Building zoned land, that contribute to a publicly accessible network, and improve connectivity through the precinct and to local streets outside the precinct.
- (n) For the construction of the southern terrace:
 - (i) the extent to which the design of the southern terrace provides an effective, walkable transition between the sports fields and the cascading apartments, stairs and ramp, plaza and town centre beyond;
 - (ii) the effects of the form and scale of the southern terrace on open space by avoiding the use of high walls, and utilising batter slopes, stepped terracing and other low engineered structures (or a combination thereof) as alternatives; and
 - (iii) the extent to which the southern terrace is landscaped to facilitate integration with the sports fields and enhance the visual amenity.

I333.7.2. Assessment criteria

The Council will consider the relevant policies identified below for controlled activities, in addition to the assessment criteria or policies specified for assessment of the relevant controlled activities in the zone, Auckland wide or overlay provisions:

- (1) New Buildings except Cascading Apartments:
 - (a) design and appearance – refer to Policy I333.3 (15);
 - (b) building Interface with public spaces, including roads - refer to Policy I333.3 (6);
 - (c) potential contamination of stormwater from roofing materials - refer to Policy I333.3 (21);
 - (d) views of the rock face - refer to Policy I333.3 (19);
 - (e) landscaping and building design - refer to Policy I333.3 (15) and (15A);
 - (f) daylight and sunlight access - refer to Policy I333.3 (15) and Residential - Terrace Housing and Apartment Buildings Zone Policy [H6.3\(4\)](#);

- (g) observance of Te Tātua o Riu-ki-uta Sightlines - refer to Policies I333.3 (16), (17) & (19);
 - (h) active use at street level of plaza - refer to Policy I333.3 (13);
 - (i) outlook to Te Tātua o Riu-ki-uta from the northern face of the plaza - refer to Policy I333.3 (13);
 - (j) reverse sensitivity for dwellings facing sportsfields - refer to Policy I333.3 (6); and
 - (k) urban design matters - refer to Policy I333.3 (15);
 - (l) Visual impact when viewed from Te Tātua o Riukiuta for the western face of buildings and rear courtyards. This may include articulation of facades, glazing to habitable rooms, screening of any service or plant areas and treatment of parking areas – refer to Policy I333.3(15A)
 - (m) Integration and improved connectivity – refer to Policies I333.3(9) to (11)
- (2) Cascading Apartments:
- (a) Residential Frontages - refer to Policy I333.3 (6);
 - (b) Solar Amenity - refer to Policy I333.3 (15) and Residential – Terrace Housing and Apartment Buildings Zone Policy [H6.3\(5\)](#);
 - (c) Natural Ventilation - refer to Policy I333.3 (15);
 - (d) Overshadowing Impacts - refer to Policy I333.3 (15) and Residential - Terrace Housing and Apartment Buildings Zone Policy [H6.3\(5\)](#);
 - (e) Transport - refer to Policies I333.3 (6), (9), (10), (11) & (15);
 - (f) Heights and Setbacks - refer to Policies I333.3 (4), (6), (12), (15) and (15A);
 - (g) Building Coverage - refer to Policies I333.3 (4) & (15A);
 - (h) Building Frontage - refer to Policy I333.3 (6);
 - (i) Housing Mix - refer to Policy I333.3 (5);
 - (j) Safety and Visual Privacy - refer to Policy I333.3 (6) and Residential - Terrace Housing and Apartment Buildings Zone Policy [H6.3\(5\)](#);
 - (k) CPTED Principles - refer to Policy I333.3 (6); and
 - (l) Urban Design and Landscaping including private open space and any communal open space - refer to Policy I333.3 (15);
 - (m) Design and appearance of roof tops and treatment of plant rooms, recognising the visual impact from Te Tātua a Riukiuta – refer to Policy I333.3(15A);
 - (n) Design of the plaza area as shown on I333.10.1A Precinct plan 1A: Activities and standards and how this area integrates with the town centre and provides public access to informal recreation areas and the sportsfields and views to Te Tātua a Riu-ki-uta – refer to Policy I333.3(13)
 - (o) Integration and improved connectivity – refer to Policies I333.3 (9) to (11)

Note: Three Kings Residential Design Guide, a non-statutory document, can be referred to when assessing new buildings and development within the precinct.

- (3) Vehicle crossings on Mt Eden Road provided the number of crossings does not exceed three:
 - (a) adequacy of the site and the proposal;
 - (b) design and location of access;
 - (c) effects on pedestrian and streetscape amenity; and
 - (d) effects on the transport network.

I333.8. Assessment – restricted discretionary activities

I333.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

- (1) Retail activities:
 - (a) the effects on the neighbourhood character, residential amenity of residential spaces on the same and adjoining sites and in the surrounding residential area from all of the following:
 - (i) The location, form and appearance of the retail premises;
 - (ii) design of parking and access; and
 - (iii) noise, lighting and hours of operation.
- (2) Whare Manaaki:
 - (a) the provisions made to ensure protection of the amenity values of the Open Space zones and the particular relationships with Te Tātua o Riu-ki-uta including its landmark status and the protection of viewshafts to and from the Maunga;
 - (b) the manner in which Te Aranga Maori Design Principles are observed.
- (3) Rehabilitation of land including rock removal, earthworks and fill operations
 - (a) operations, works and extraction of material to modify rock faces and to re-contour land having regard to the suitability of the resultant land form for future residential and open space uses as shown on I333.10.1 Precinct plan 1: Location to leave any rock faces safe, stable and structurally sound;
 - (b) extraction, processing and removal of rock, earth or other material having regard to consistency with the Precinct plans and final ground levels and contours;

- (c) the nature and manner of fill operations including earthworks, compaction and storage of material;
 - (d) provisions for temporary and permanent drainage, stormwater and roading services to enable rehabilitation;
 - (e) the manner of protection of future soakage areas from sedimentation during earthworks;
 - (f) measures to enable establishment of roading and services suitable for future open space uses;
 - (g) any potential for noise arising from rehabilitation works to have significant adverse effects on amenity values having regard to:
 - (i) hours of operation;
 - (ii) noise levels, location of noise source, frequency, duration or other special characteristics of noise; and
 - (iii) mitigation measures
 - (h) any potential for vibration and blasting associated with rehabilitation works to have significant adverse effects on amenity values having regard to location of blasting, frequency, duration and time of day;
 - (i) timing for the removal of the bund along Mt Eden Road and the final stabilisation of the associated eastern rock face, including the opportunity to stage this work consistent with the timing of the intended development along Mt Eden Road.
- (4) Subdivision including roading and associated earthworks and infrastructure:
- (a) the matters applying to urban subdivision for residential purposes will apply;
 - (b) the consistency of the design and method of implementation of the subdivision with Precinct plans 1 to 4, including the provision for roads, walkways, stormwater management and other infrastructure;
 - (c) the manner in which Te Aranga Maori Design Principles are observed; and
 - (d) the manner in which the subdivision provides for the transport linkages including the publicly accessible lifts, walkways and cycleways as shown on I333.10.1A Precinct plan 1A: Activities and standards.
- (5) Subdivision creating lots along zone boundaries:
- (a) the alignment of the cadastral boundaries created with Precinct plan 1A structure and zones.
- (6) The proposal provides for the effective development and management of the wastewater network including:
- (a) provision for a minimum of eight hours holding capacity at any pump station;
 - (b) diversion of stormwater from the existing public wastewater network to provide additional capacity for wastewater;

- (c) the location and design of the pump station and connections to the wastewater network;
 - (d) sufficient capacity for the wastewater network to receive flows from the development;
 - (e) for any pump station emergency overflow area; its location, size, screening, public access, information, management, maintenance and the clean-up protocols are able to ensure that visual and olfactory offense are managed and minimised in the event of an overflow and that the duration of such an event is minimised; and
 - (f) public access, information, management, maintenance and clean-up protocols.
- (7) The extent to which the proposal provides for the successful application of the principles of Te Aranga as embodied within the precinct, including:
- (a) bush landscaping of the boundary to the Te Tātua o Riu-ki-uta to successfully create an interface between the Maunga and the adjacent residential community;
 - (b) the development of green stormwater infrastructure planted with suitable native vegetation to serve as a functional stormwater management system which has high amenity;
 - (c) the use of culturally appropriate public art to celebrate the history and cultural dimensions of the area;
 - (d) the use of stone walls and other landscape forms that reflect early Maori occupation of the area;
 - (e) the use of native planting specific to the area;
 - (f) the acknowledgement of the four Maunga that were previously quarried through signage, landscaping and other appropriate forms; and
 - (g) the use of cultural narrative and names to celebrate the history and culture of the site and its people.
- (8) Management of stormwater, including groundwater levels, overland flow paths, design and implementation of a treatment train, soakage capacity and monitoring and maintenance requirements with reference to the following matters:
- (a) the development gives effect to I333.10.4 Precinct plan 4: Stormwater management concept plan or such other management plan that will achieve a similar or better water quality outcome;
 - (aa) ensure that the habitable floor level is above any predicted 1% AEP event (commonly referred to as the 1 in 100 year storm event) plus freeboard at consent stage when subdivisions or development in the riu is proposed.
 - (ab) the combined soakage and storage system for the overall catchment draining to the development must be sized to cater for 1% AEP event while meeting habitable floor flood freeboard standards.

- (b) The proposal mitigates flooding effects on people and property by ensuring adequate flood storage, soakage capacity, road access for emergency vehicles in a flood event and freeboard is provided. The habitable floor levels must be 750mm above the 1% AEP flood level in catchment B, or 500mm above the 1% AEP flood levels in catchment C. The 1% AEP flood level shall be set based on the assumption that no soakage occurs from the sports field soakage areas in a 1% AEP event. Road design must ensure that no more than 300mm of flood depth occurs in catchments A, B or C;
 - (c) The proposal includes an effective monitoring and maintenance programme which addresses sediment loads, treatment required for the protection of long term soakage capacity and the monitoring and maintenance required to maintain soakage capacity;
 - (d) Development provides for on-site management of all stormwater through the use of a series of green stormwater infrastructure such as (but not limited to) rain gardens, tree pits, swales and soakage;
 - (e) Stormwater treatment is provided for high contaminant load generating activities, such as uncovered car parking, roads with 5,000 Vehicle Movements Per Day (VMPD) and high contaminant generating building materials such as exposed zinc or copper roofing;
 - (f) The ongoing maintenance of private stormwater devices has been provided for and the appropriateness of mechanisms to ensure monitoring and maintenance occurs to prevent soakage inlets from blocking (e.g. body corporate agreements, easements);
 - (g) A separate soakage and storage system is required for each area that is subject to a subdivision or development application and this must be sized to cater for the 10% AEP;
 - (h) Flow from one storage or soakage zone to another is allowed provided that the overall level of service for the 1% AEP is always achieved;
 - (i) Stormwater treatment is required for all sub-catchments containing roads, vehicle hardstanding or areas likely to contribute high sediment loadings to the soakage and storage system;
 - (j) Erosion and sediment control measures are required to manage the runoff from earthworks areas that may affect soakage zones during the development of individual sites.
- (9) The stormwater management approach respects the mauri and significance of the aquifer by taking a treatment train approach, while protecting the aquifer from contamination and supporting the principles of Kaitiakitanga (Mauri tu, Taiao, Ahikaa).
- (10) Development within the riu:
- (a) the design and implementation of development within the riu having regard to the manner in which it provides for integrated development within the Precinct. In particular:
 - (i) how the road layout within the riu provides for an integrated network of connected roads which service the area;

- (ii) how public walkways connect the access points to the town centre and Mt Eden Road bus stop;
 - (iii) the provision of infrastructure in accordance with the stormwater management plan; and
 - (iv) how finished ground levels enable consistency with the rules of the Precinct and provide for the outcomes of the stormwater management plan and infrastructure requirements.
 - (b) where the riu is developed in stages, demonstration that all infrastructure has sufficient capacity to service future stages.
- (11) Infrastructure works:
- (a) the consistency of the design and method of implementation of infrastructure works with Precinct plan 1 and Precinct plan 4 – Stormwater management concept plan. This includes construction of the Grahame Breed Drive road widening shown on Precinct plan 1.
- (12) Transport:
- (a) the effect on the safe and efficient functioning of the surrounding road network from the expected traffic generated by the activity;
 - (b) the road layout provision for local traffic and traffic using the site, and discourages use of the network as a bypass from Mt Albert Road to Mt Eden Road and encourages riu residents to use the northern roading connection to Mt Eden Road;
 - (c) entry and exit points to the site are designed to suitably accommodate all pedestrians, cyclists, and traffic movements, and in doing so, limit as much as possible disruption to traffic flows on the adjoining road network;
 - (d) provision for adequate pedestrian connections to public transport nodes and cycleways and walkways to the Town Centre, Te Tātua o Riu-ki-uta, Mt Eden Road and residential areas to the west and north;
 - (e) any building fronting Mt Eden Road has a single, direct access from Mt Eden Road;
 - (f) *[deleted]*
 - (g) the location of activity on a major public transport route, and traffic demand management measures, enable a reduced level of on-site parking;
 - (h) any car parking associated with the cascading apartment typology is provided within buildings below Mt Eden Road/Grahame Breed Drive street level and is screened from other parts of the site;
 - (i) the proposal includes the creation of two new roads serving the site; the primary access to Grahame Breed Drive with a second access at the northern end of the site;
 - (j) the proposal includes appropriate traffic management and safe pedestrian access at the intersection of Mt Eden Road and Grahame Breed Drive;

- (k) the proposed road design and cross sections are appropriate to the function of the road in terms of the network, and provide for appropriate amenity. In assessing any resource consent, regard will be had to the cross section of the road with different cross sections applying to primary access roads, roads which service residential lots and laneways;
 - (l) the provision of universally designed and publicly accessible lifts within the locations shown on I333.10.1A Precinct plan 1A: Activities and standards; and
 - (m) the slow speed environment identified on I333.10.1A Precinct plan 1A: Activities and standards provides for a high amenity, pedestrian and cycle friendly environment characterised by low vehicle speeds.
- (13) Cascading apartments exceeding maximum building height by up to two metres.
- Building height under this rule should be for:
- (a) architectural features and/or variation in roof form which provides a variety of roof form when viewed from street level and from the Maunga.
- (14) Infringement of maximum impervious area and/or minimum landscaped area:
- (a) Increased maximum impervious area and reduced minimum required landscaping area may be achieved through provision of open space areas in alternative parts of the Terrace Housing and Apartment Buildings Zone in the precinct provided they are to an equivalent area required by I333.6.4.
- (15) Whare Manaaki:
- (a) the extent to which the scale and visual appearance of any proposed structure can be accommodated against the backdrop of the Maunga, a visually significant landscape.
- (16) Infringements of building coverage
- (a) the extent to which the increased building coverage has effects on residential amenity, landscaping and open space areas within the precinct.

I333.8.2. Assessment criteria

The Council will consider the relevant policies and/or criteria identified below for restricted discretionary activities, in addition to the assessment criteria or policies specified for assessment of the relevant restricted discretionary activities in the zone, Auckland wide or overlay provisions:

- (1) Retail activities - refer to Policies I333.3(6), (11)(c), (15);
- (2) Whare Manaaki- refer to Objective I333.2(1A) and Policies I333.3(15) – (18A), Objectives [H7.5.2 \(1\) to \(3\)](#) and policies [H7.5.3 \(1\), \(3\) to \(5\) and \(7\)](#);
- (3) Rehabilitation of land including rock removal, earthworks and fill operations - refer to Policies I333.3(3), (15A), (18), (18A) – (25);

- (4) Subdivision including roading and associated earthworks and infrastructure - refer to Policies I333.3(2) – (4), (7), (8), (10), (11), (15A) – (25);
- (5) Subdivision creating lots along zone boundaries. Criterion – the extent to which the cadastral boundaries created are aligned with the zone boundaries;
- (6) Development within the riu - refer to Policies I333.3(3), (5), (7), (9) – (11) & (15) – (22); and
- (7) Infrastructure works - refer to Policies I333.3(21) – (25).
- (8) Cascading apartments exceeding maximum building height by up to two metres in Activity Table I333.4.1 -building height under this rule is limited to that necessary for architectural features and variation in roof form which provides a variety of roof form when viewed from street level and from the Maunga.
- (9) Construction of more than three vehicle crossings to Mt Eden Road:
 - (a) effects of the vehicle crossing on the adjacent transport network having regard to:
 - (i) visibility and safe sight distances for the users of the vehicle crossing;
 - (ii) proximity to and operation of existing intersections;
 - (iii) the use and safety of bus stops;
 - (iv) the integration of the vehicle access with the building design;
 - (v) the ability of buildings to share the use of a vehicle access/vehicle crossing;
 - (vi) adequacy for the site and the proposal;
 - (vii) design and location of access;
 - (viii) effects on pedestrian and streetscape amenity; and
 - (ix) effects on the transport network.

I333.9. Special information requirements

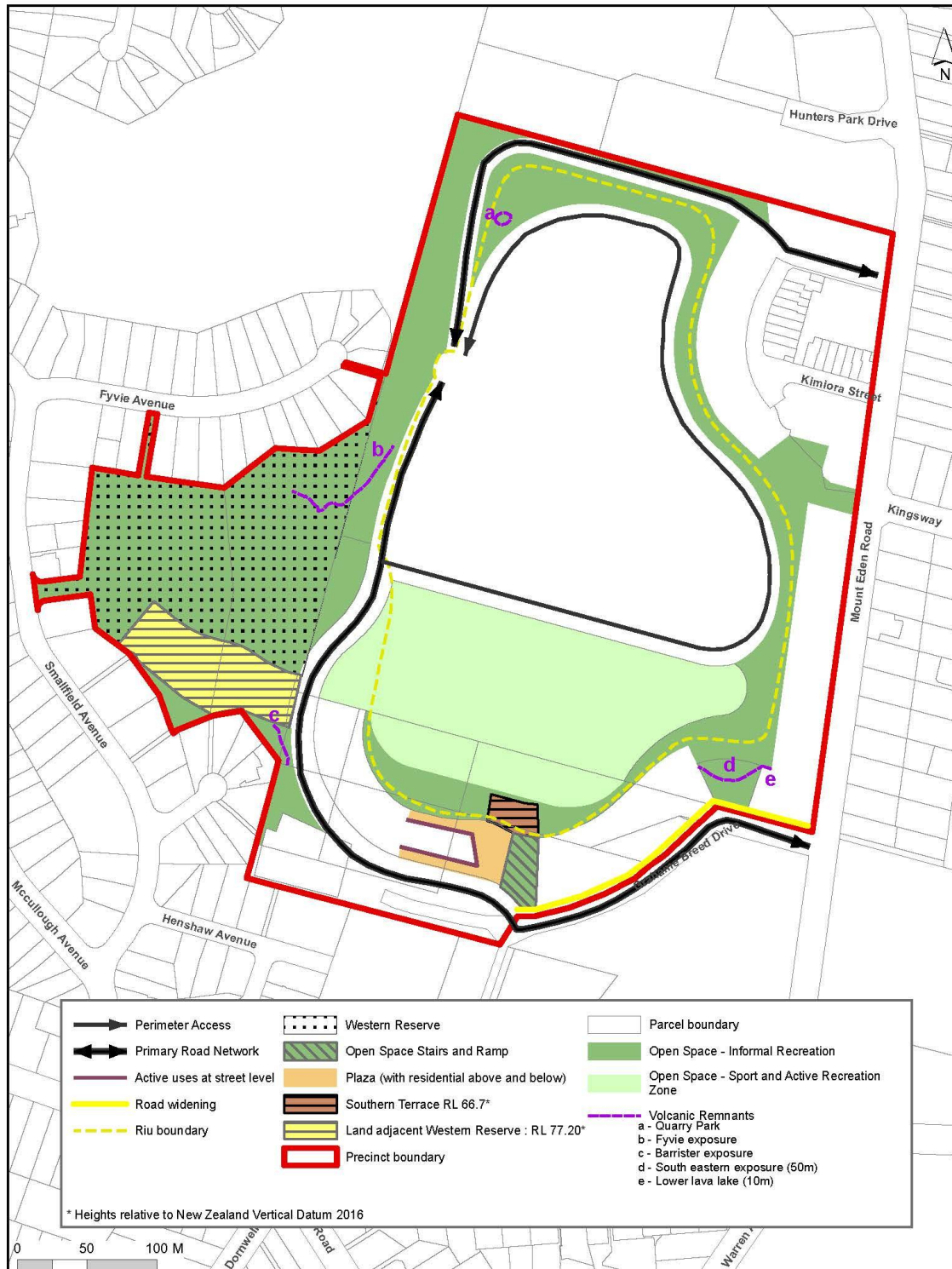
The special information requirements in the underlying zone and Auckland-wide provisions apply in this precinct, together with the following:

- (1) An application for a subdivision must be accompanied by the following supporting documents (unless these issues have been addressed through a previous subdivision consent):
 - (a) Outline of any particular infrastructure requirements that are unique to the precinct including the detailed assessment of stormwater including a stormwater management plan, flooding, wastewater and transport;
 - (b) Cultural assessment and integration of the development to Te Tātua o Riu-ki-uta;
 - (c) Geotechnical assessment to include details of cut slope assessments during construction, development of specific local stability treatments for cut slopes, engineering filling criteria, and foundation criteria for structure design;
 - (d) Landscape assessment and proposals to integrate aspects with the volcanic landscape;

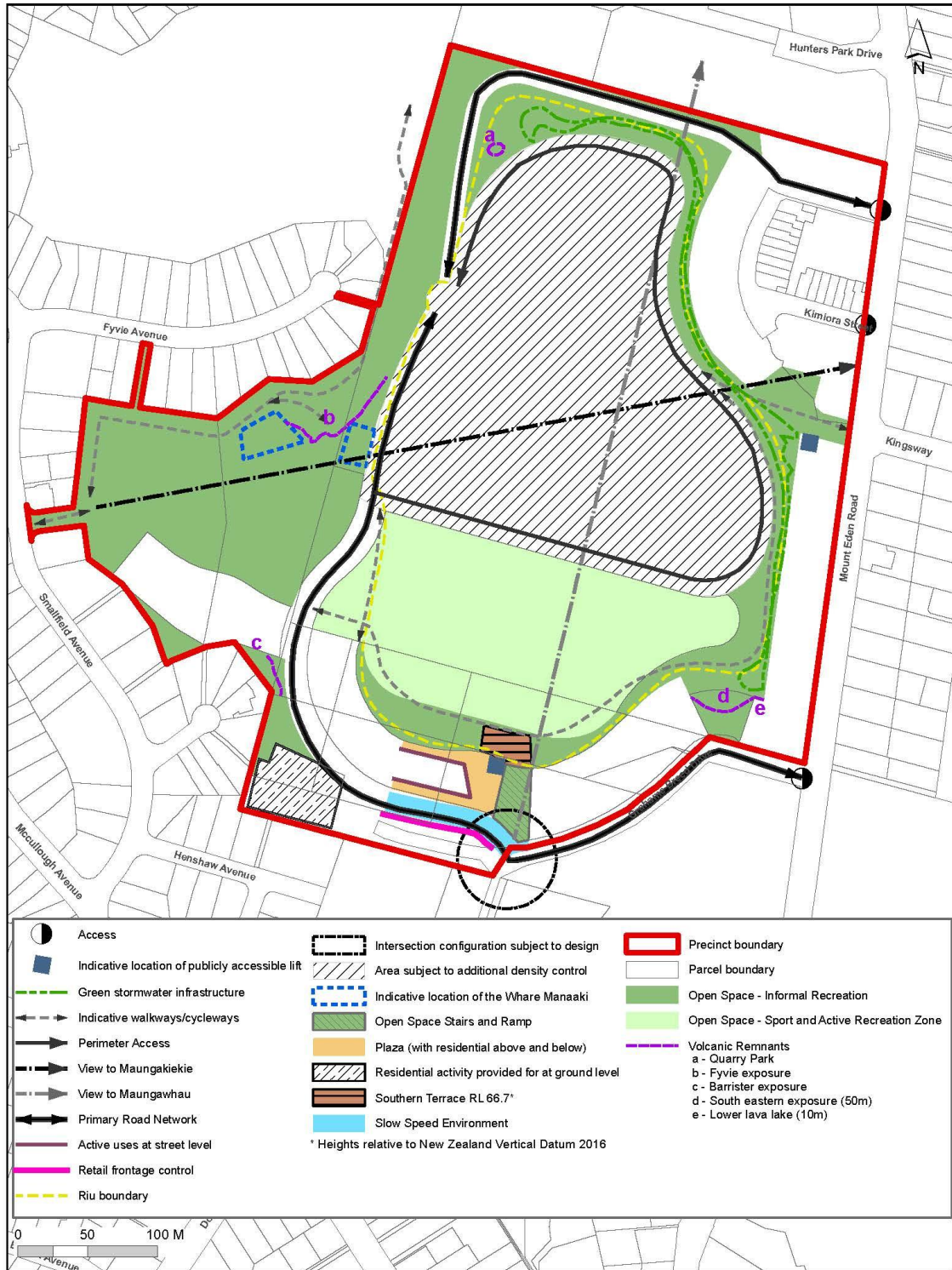
- (e) Contamination assessment if not previously provided. This assessment shall be at Preliminary Site Investigation (PSI) level. However if the PSI demonstrates a probable presence of contaminated material then a detailed site investigation report is required; and
- (f) For development of land adjacent to the external boundaries of the precinct, a context assessment demonstrating how the development interfaces with surrounding land uses.

I333.10. Precinct plans

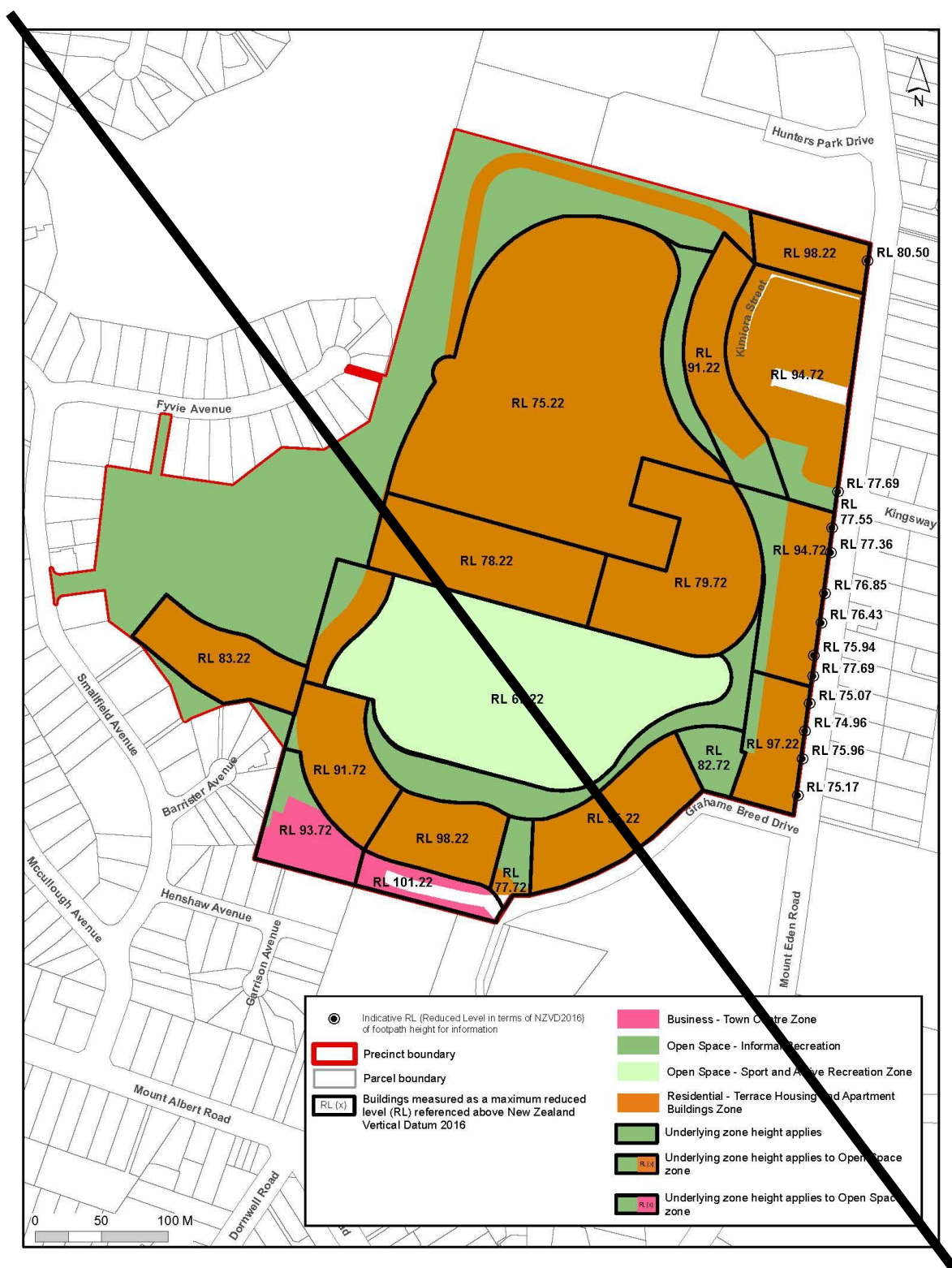
I333.10.1 Precinct Plan 1: Location

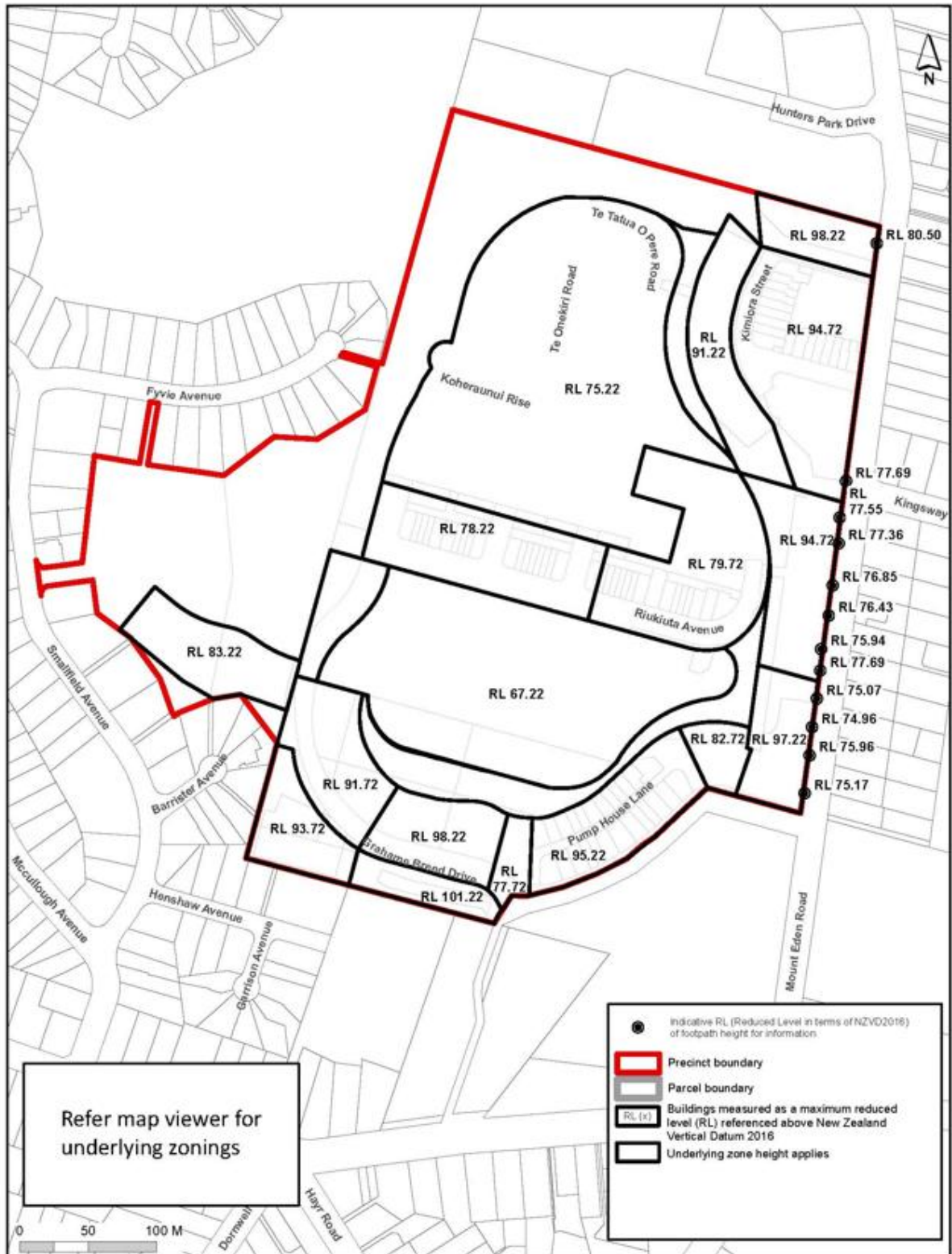


I333.10.1A Precinct Plan 1A: Activities and Standards

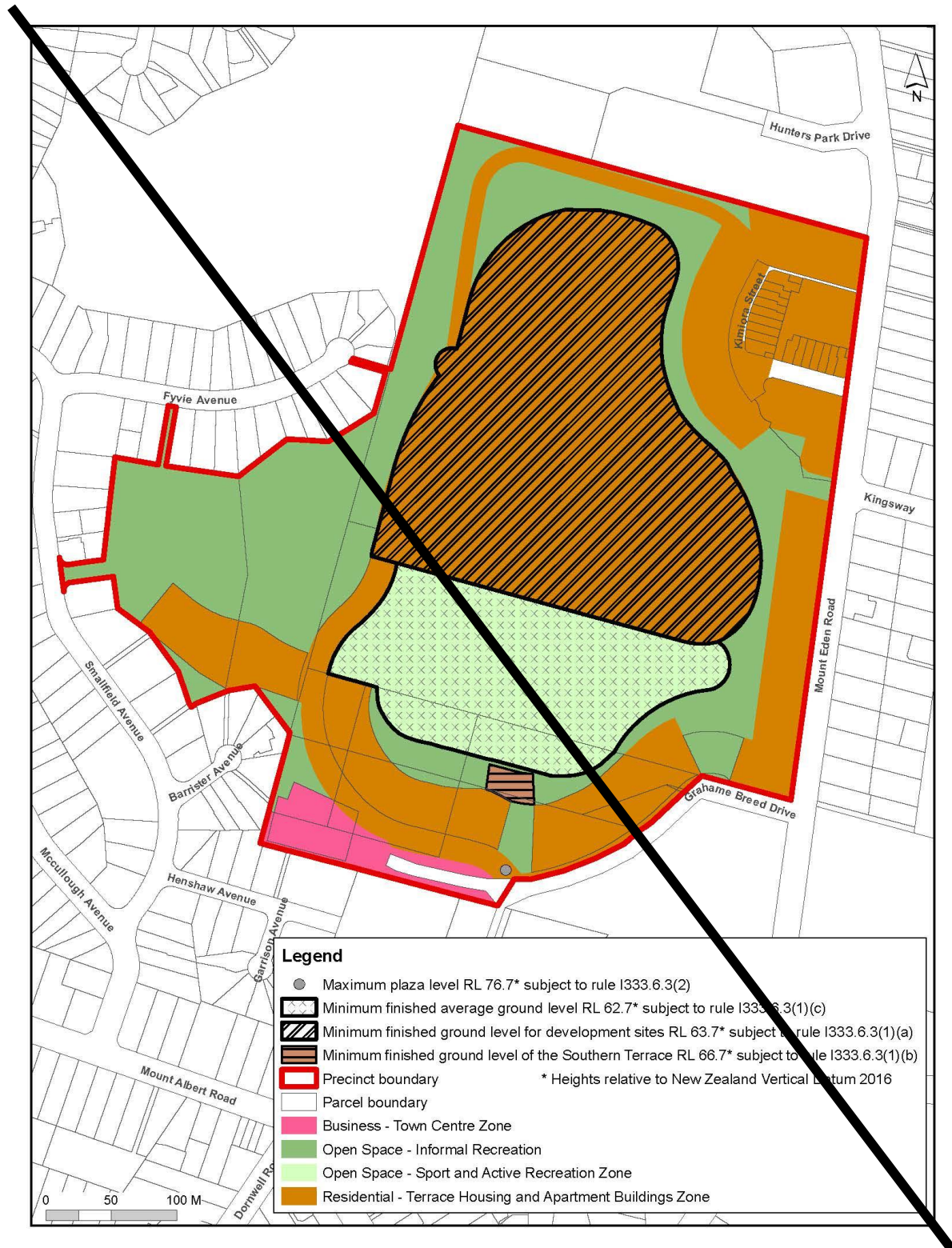


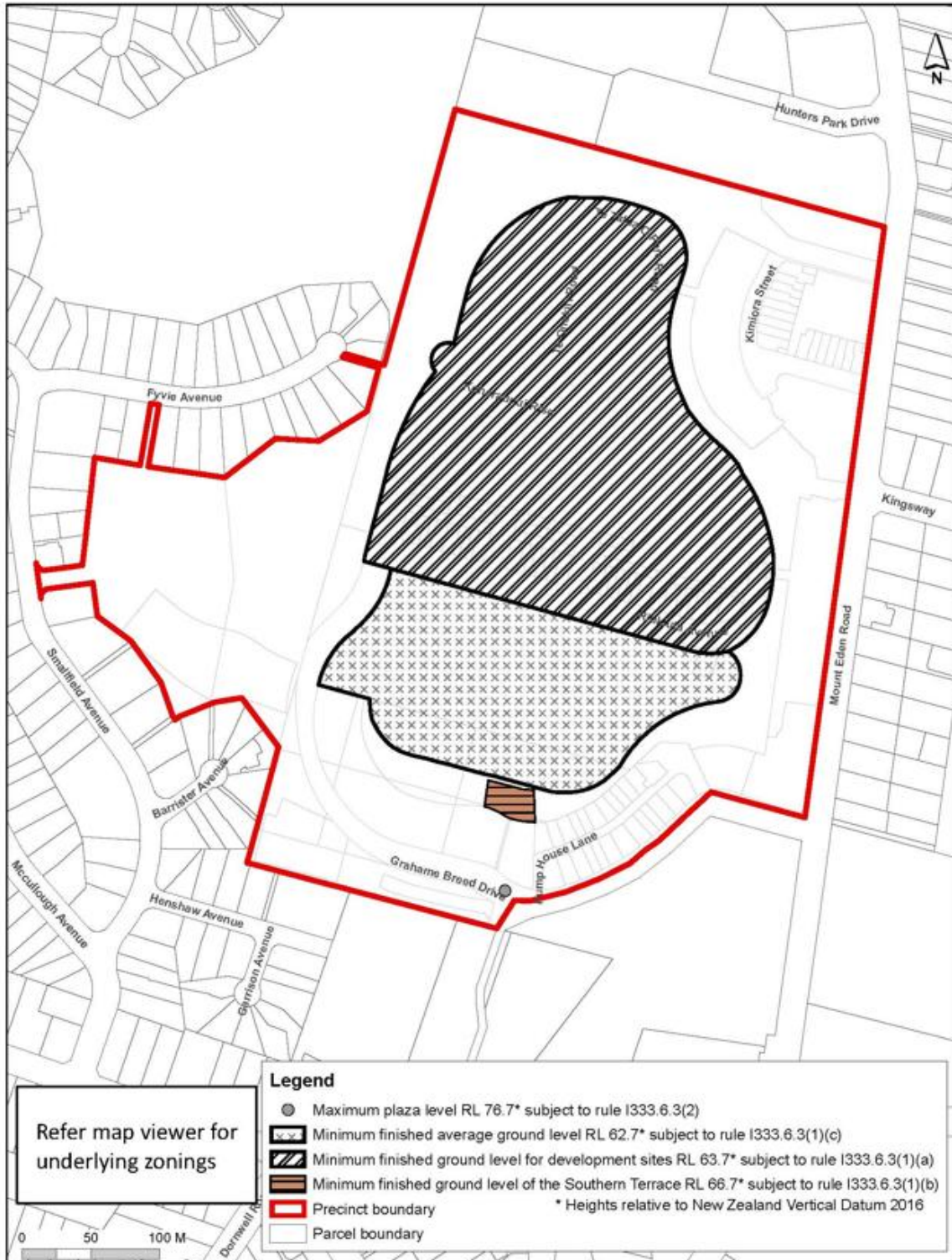
I333.10.2 Precinct Plan 2: Maximum Building Height



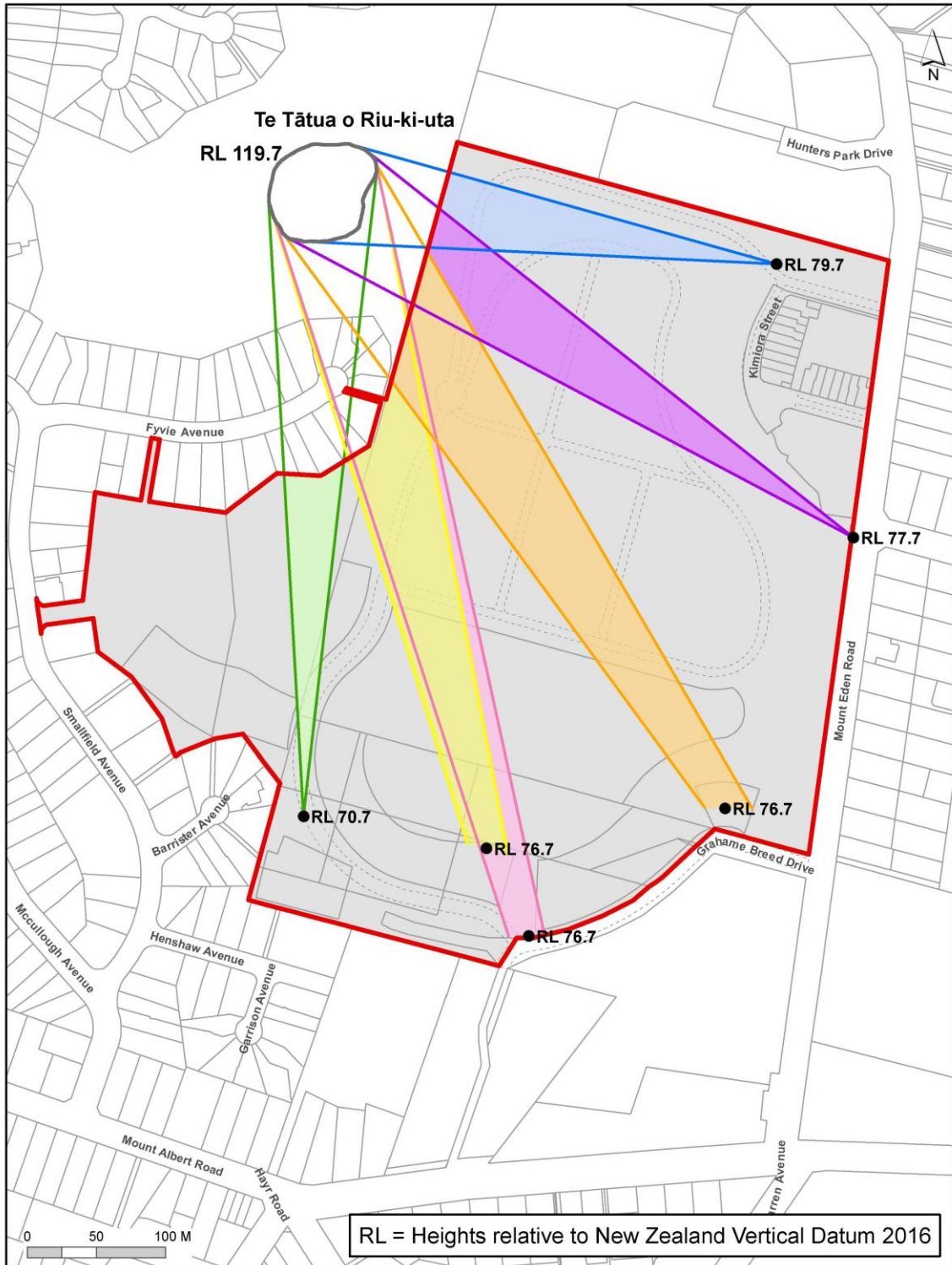


I333.10.2A Precinct Plan 2A: Finished Ground Levels

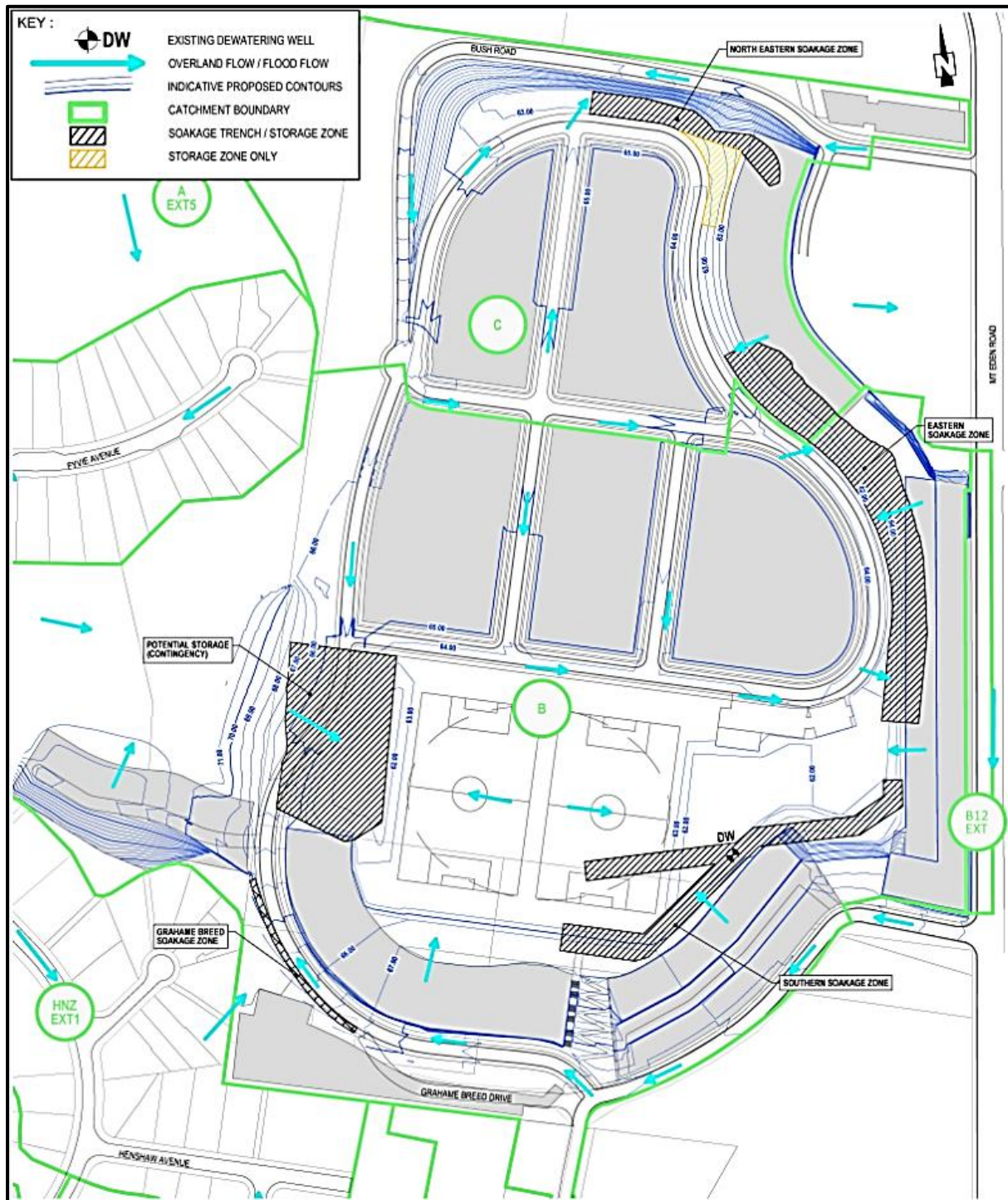




I333.10.3. Precinct Plan 3: Te Tātua o Riu-ki-uta Sightlines



I333.10.4. Precinct Plan 4: Stormwater Management Concept Plan



I334. Wairaka Precinct

I334.1. Precinct Description

The Wairaka Precinct extends from the north western motorway at Point Chevalier in the north, through to Woodward Road in the south, and from Oakley Creek in the west to Carrington Road in the east, where the Unitec Institute of Technology (Unitec), the Crown, Waitemata District Health Board, one private landowner, and Ngati Whatua Orakei own contiguous blocks of land that make up the site.

The purpose of the Wairaka Precinct is to provide for a diverse urban community, including the ongoing development and operation of the tertiary education facility the development and operation of a range of community, recreation, and social activities, the development of a compact residential community, and commercial service activities, open space, and the development of a range of healthcare related and supporting activities to cater for the special and diverse requirements of the users, employees and visitors to the Mason Clinic. Business and Innovation activities are to be enabled, including activities which benefit from co-location with a major tertiary education institute. The Precinct enables new development to create an urban environment that caters for a diverse population, employees and visitors in the area and that integrates positively with the Point Chevalier, Mt Albert and Waterview communities.

The Wairaka Precinct will provide for a variety of housing typologies that help cater for Auckland's growth and the diverse community that will establish in this location. It will also provide a heart to the community, focused around the campus but with a range of community, commercial and social services. It will provide the opportunity for people to live, work, and learn within the Precinct, while enjoying the high amenity of the Wairaka environment. The interfaces between different activities are a key part of providing this amenity, and will be managed by provisions including setbacks and landscaping.

The Wairaka Precinct provides for an urban community within which there is a high quality tertiary education institution.

The location and extent of a major tertiary education institution (Unitec) at Wairaka Precinct is significant to the region. The precinct is 64.5ha, and comprises twelve land titles and four owners. Unitec owns 83 per cent of the total land. In addition medical and light industrial activities also occur on the site.

The Wairaka Precinct provides overall objectives for the whole area, and three sub-precincts:

- Sub-precinct A provides for healthcare/hospital related activities and is intended to accommodate the intensification of the Mason Clinic
- Sub-precinct B provides for light manufacturing and servicing associated with laundry services and is intended to accommodate the current range of light industrial activities
- Sub-precinct C to the south and west of the precinct provides for a broad range of residential activities, together with supporting uses, activities appropriately located to a major tertiary education institution.

The Mason Clinic contains a mix of activities including healthcare activity and hospital. It is a facility which provides for a range of care, and short and long term accommodation for people with disabilities (including mental health, addiction, illness or intellectual disabilities), together with provision for custodial, tribunal, and justice facilities ancillary to forensic psychiatric services, and a range of health related accessory activities. The activities the Mason Clinic accommodates requires buildings which have a range of particular functional and operational requirements, including the incorporation of publicly accessible and secure facilities and areas for staff, visitors and the people

accommodated, and for these to be integrated across the Mason Clinic in a way which considers the safety, privacy and wellbeing of the users.

There are also particular attributes of the Wairaka Precinct, which contribute to the amenity of the precinct and the surrounding area and are to be retained and enhanced, and future areas introduced through the development of the precinct. These include the following:

- The significant ecological area of Oakley Creek;
- An open space network linking areas within the Wairaka Precinct and providing amenity to neighbouring housing and business areas;
- A network of pedestrian and cycleway linkages that integrate with the area network;
- Retention of the open space storm water management area which services Wairaka and adjacent areas, and the amenity of the associated wetland;
- The Wairaka stream and the landscape amenity, ecological and cultural value this affords, and
- The Historic Heritage overlay of the former Oakley Hospital, and identified trees on site.

The open space network for the precinct is provided for by way of a combination of identified areas, and indicative areas, including walking paths and shared paths (shown on Precinct plan 1) and future areas and walkways/shared paths which are to be identified and developed as a component of the future urban intensification envisaged.

The implementation of the Precinct plan outcomes is dependent on a series of works. The works focus on the provision of open space and a roading network including access from the east to the important Oakley Creek public open space, walking and cycling connections linking east to west to Waterview and areas further west to Point Chevalier/Mount Albert, north to south to Mount Albert and to Point Chevalier, and linkages to the western regional cycle network.

The precinct provides for stormwater treatment for all land within the precinct, prior to entering Oakley Creek. Currently the precinct also receives stormwater from an adjacent catchment in the Mt Albert area and it is expected that this will continue following development of the precinct.

Transport is an essential component to the implementation and redevelopment of the precinct and will require a series of works to avoid, remedy or mitigate adverse transport effects. Some measures such as the indicative primary road network and walking and cycling connections area are identified in the precinct. Other measures to avoid, remedy and mitigate other transport effects will be identified through the preparation of an Integrated Transport Assessment at the time of the first resource consent to significantly develop the site.

These measures could include the following:

- Providing a connected road network through the site;
- Providing a connected pedestrian and cycling network into and through the site, in particular convenient east-west and north-south cycle connections from the Oakley Creek over bridge to the proposed bus node and existing and proposed cycle networks beyond the site;
- Upgrading intersection access onto the site and avoiding, remedying and mitigating adverse effects on the surrounding transport network;

- Making provision for a bus node and road widening to support the public transport network;
- Managing vehicular movements through the connections to the south of the site;
- Managing parking to avoid, remedy, and mitigating adverse effects on the surrounding transport network; or
- Staging land use and development with any necessary infrastructure investment.

To reduce the potential of new development occurring in an uncoordinated manner, the precinct encourages the land owner/s to develop the land in accordance with the Precinct plan and relevant policies. This method provides for integrated development of the area and ensures high quality outcomes are achieved.

The zoning of land within the precinct varies. Refer to the planning maps for the location and the extent of the precinct.

I334.2. Objectives

- (1) The provision for a high quality of tertiary education institution and accessory activities in the precinct is continued, while also providing for growth, change and diversification of activities.
 - (2) Comprehensive planning and integrated development of all sites within the precinct is achieved.
 - (3) A mix of residential, business, tertiary education, social facilities and community activities is provided, which maximises the efficient and effective use of land.
 - (4) The operation and intensification of the healthcare/hospital activity, and associated buildings, structures and infrastructure in Sub-precinct A (Mason Clinic) are provided for.
 - (5) The commercial laundry service and accessory activities and associated buildings, structures and infrastructure in Sub-precinct B are provided for.
 - (7) Identified heritage values are retained through the adaptation of the scheduled buildings and retention of identified trees, together with the management of the historic heritage, and Māori sites of significance on Oakley Creek land, and the contribution they make to the precinct's character and landscape, are recognised, protected and enhanced in the precinct.
 - (8) Open spaces, cycling and pedestrian linkages from the Precinct to the wider area and neighbouring suburbs, including linkages between activities and open space nodes, are provided for and enhanced.
 - (a)
- Development and/or subdivision within the precinct facilitates a transport network that:
- Integrates with, and avoids, remedies or mitigates adverse effects on the safety and efficiency of, the transport network within the precinct and the surrounding area, including providing any upgrades to the surrounding network; and

Facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles.

Development of any roads connecting to the existing roading network to the south of the Precinct must be subject to specific resource consent processes to ensure that any private or public road connections must:

- (b) Avoid these southern connections becoming a direct vehicle entrance for the Special Purpose - Tertiary Education Zone; and
- (9) Be designed to minimise the amenity effects on existing residents.
- (a) An integrated urban environment is created, which:
 - (b) Incorporates high quality built form and urban design;
- (10) Recognises, protects and enhances the environmental attributes of Wairaka in planning and development of the Precinct;
 - (a)
 - (b) Avoids, mitigates and remedies adverse effects on the environment and existing stormwater, wastewater and road/s infrastructure, recognising that the precinct stormwater system services areas beyond Wairaka;
 - (c)
 - (d) Is developed in a comprehensive manner, which complements and fits within the landscape and character of the surrounding environment, and
 - (e) Contributes positively to the Mt Albert, Waterview and Point Chevalier communities.
- (11) Provide for retail, food and beverage and commercial services in identified locations to serve local demand within the Wairaka Precinct and at a scale and configuration which does not adversely affect the role, function and amenity of the Point Chevalier and Mt Albert town centres.

The zone, Auckland-wide and overlay objectives apply in this precinct in addition to those specified above.

⁽¹⁾ **I334.3. Policies**

Wairaka Precinct - General

- (2) Enable and provide for a wide range of activities, including education, business, office, research, healthcare, recreation, residential accommodation, community facilities and appropriate accessory activities.
- (3) Respond to future demand and changes in the manner of learning and the desire to integrate business and education within the Special Purpose - Tertiary Education Zone.
- Recognise the benefits of allocating a high quality tertiary education institution within a diverse urban environment.

(3A) Recognise the social and health related benefits that the Mason Clinic provides for.

Promote comprehensive planning by enabling integrated development in accordance with the precinct plan and Policy I334.3(15A) that provides for any of the following:

- Tertiary education and associated research, and community activities;
- (4) Provision for the ongoing use, development, intensification and operation of the Mason Clinic;
 - (a) Provision for the operation of the commercial laundry service;
 - (b) Residential accommodation;
 - (c) Economic development and employment;
 - (d) Public infrastructure that is integrated with existing infrastructure, recognising that Wairaka receives stormwater from an upstream sub-catchment;
 - (f) Integrated transport and land use planning through the development of the precinct;
 - (g) Traffic management, including provision of pedestrian and cycle facilities, integration with public transport, parking provision and management;
 - (h) Identification and protection of significant landscape features, the adaptation of the scheduled historic buildings, identified trees and open space network;
 - (i) Public road and open space access to the Oakley Creek reserve; or
 - (j) Pedestrian and cycle connections to Point Chevalier, Waterview and Mt Albert.
- (5) Promote economic activity and provide for employment growth that will create opportunities for students, graduates and residents of the precinct and Auckland.
- (6) Encourage a mix of residential lifestyles and housing typologies to cater for a diverse residential community at Wairaka.
- (7) Provide for a mix of residential and business activities which will enable development of a residential core to the Wairaka Precinct.
- (8) Enable a broad range of educational, research, laboratory, office and business uses which meet the needs and respond to future changes in teaching, learning, and research requirements for a modern campus environment.
- (9) Provide for a broad range of business, office, innovation and research activities which will encourage employment and economic development to locate in

Wairaka, including those which benefit from the co-location with a tertiary education institution.

Enable subdivision and development that is compatible with and sensitive to the ecological qualities of the Oakley Creek and the Motu Manawa Marine Reserve.

Built Form and Character

- (10) Encourage the retention and adaptation of the heritage and character buildings, and elements identified within the precinct.
- (11) Provide for the adaptation of the scheduled part of the heritage building for economically viable activities which ensure ongoing economic sustainability for this building and its integration into the Wairaka Precinct.
- (12) Require new buildings to be designed in a manner that provides for a high standard of amenity, recognises landscape values and, where appropriate, enhances the streetscape and gateway locations of the precinct.
- (13)
- (14) Require proposals for new buildings, structures and infrastructure or additions to existing buildings, structures and infrastructure adjoining or adjacent to the scheduled historic heritage buildings, and/or the significant ecological area of Oakley Creek to be sympathetic and provide contemporary and high-quality design, which enhances the precinct's built form and natural landscape.

Open Space

- (15) Provide for public open space, including a neighbourhood park in the northern portion of the precinct.
- (16) (15A) Provide open space in accordance with Precinct Plan 1 plus at least an additional 0.9 ha of key open space (private) within the precinct.
- (17) Provide public connections to Oakley Creek from Carrington Road through public roads and open space, giving quality public access to this ecological area.

Pedestrian and cycle access, street quality and safety

- (18) Require development to maintain and provide a varied and integrated network of pedestrian and cycle linkages, open space and plazas within the precinct.
- (19) Require the key pedestrian and cycle linkages through the precinct to be direct and convenient, well designed, safe and improve connectivity for all users.
- (20) Establish a network of roads which give public access through the precinct and a pedestrian and cycling connections to the Oakley Creek and Waterview pedestrian/cycle bridge.

Transport Planning

Require subdivision and development to be integrated with transport planning and infrastructure in a way that:

Avoids, remedies or mitigates the adverse effects of the development on the transport network;

Integrates with rail, bus, pedestrian and cycle connections;

Implements as a minimum the transport elements within the Precinct Plan;

- (a) Supports the provision of passenger transport services, linking to key public transport nodes such as the Mount Albert train station and Point Chevalier public transport services;
- (b)
- (c)
- (d) Minimises traffic effects on pedestrian and residents' safety and amenity;
- (e) Minimises overflow parking on roads occurring in the vicinity of the precinct; and
- (f) Stages subdivision and development with necessary surrounding transport network infrastructure and upgrades where adverse effects on the transport network cannot be avoided, remedied and mitigated.
- (g)

Enable parking areas to service the scheduled heritage building.

- (21) Manage the expected traffic generated by activities in the precinct to avoid,
- (22) remedy and mitigate adverse effects on the safety and efficiency of the surrounding transport network, particularly at peak times. For the purpose of this precinct, the surrounding transport network comprises Carrington Road, the Precinct's existing and proposed access points to Carrington Road, the Carrington Road/Woodward Road intersection, the Woodward Road/New North Road intersection, the Carrington Road/New North Road and Carrington Road/Great North Road intersections, Laurel Street, Renton Road, Rhodes Avenue and the other local roads bounded by Carrington Road, New North Road, and Oakley Creek.
- (23)

- (24) Require an integrated transport assessment for the precinct for any new development greater than 2,500m² gross floor area in the Business - Mixed Use Zone or greater than 1,000m² gross floor area in the residential zones, unless that additional development was assessed as part of an earlier assessment of transportation effects that is no more than two years old.

- (25) Require an integrated transport assessment for the precinct as part of any southern road connection (public or private), the first subdivision in the Business - Mixed Use and residential zones (other than for controlled activities) or for any new development greater than 2,500m² gross floor area in the Business - Mixed Use Zone or greater than 1,000m² gross floor area in the residential zones.

Avoid parking buildings within the Special Purpose - Tertiary Education Zone having direct access from Laurel Street, Renton Road, Rhodes Avenue (or any extension of those roads) or the western road shown on the precinct plan.

Avoid direct vehicle access between the Special Purpose - Tertiary Education Zone and Laurel Street, Renton Road, Rhodes Avenue (or any extension of those roads).

Integrated development

- (26) Manage potential adverse amenity effects from buildings at the precinct boundary by:
- (27) Establishing a 5m yard and graduated building heights to the southern residential interface
 - (a) Establishing a 10m setback from the boundary of land that fronts Oakley Creek
 - (b) Require graduated building heights and locate higher buildings away from the precinct boundary.
 - (c) Encourage built form, activities, public open spaces and infrastructure to be planned and designed on a comprehensive land area basis, rather than on an individual site basis.
- (28)
- (29) Provide for the retail (including food and beverage) activities in identified locations of the precinct which:
- (a) meets the needs of the campus;
 - (b) serves local demand within the precinct; and
 - (c) creates the opportunity for retail (including food and beverage) activities in the Historic Heritage overlay.
- (30)
- (31) Limit retail activities (including food and beverage) fronting or accessed directly from Carrington Road, restricting the number and size of supermarkets, preventing the concentration of retail activities at a single location, and placing caps on the size of retail tenancies and the overall gross floor area of retail in order to not adversely affect the role, function and amenity of the Point Chevalier and Mount Albert town centres.

Subdivision

- (32) Apply the subdivision controls of the zoning to the subsequent subdivision of the precinct or sub-precinct, subject to that subdivision also meeting the requirements of the precinct plan and Policy I334.3(15A).
- (33)

Sub-precinct A

Provide for a range of healthcare, hospital, community facilities, and related accessory activities for the Mason Clinic.

Enable detailed site-specific planning for the design and development of the Mason Clinic to reflect how the sub-precinct will be used.

Limit the scale of accessory activities so they do not undermine the role of the precinct or result in adverse traffic effects, but still meet the requirements of those who work, live or use services and activities in this sub-precinct.

(34A) Manage potential adverse effects from buildings at the sub precinct boundary by:

(34)

(a) establishing a 5m landscaped yard to the north and south boundaries of the Sub-precinct;

(b) requiring new buildings and significant additions to buildings that adjoin the eastern boundary to be designed to contribute to the maintenance and enhancement of amenity values of the streetscape, while enabling the efficient use of the Sub-precinct for the Mason Clinic;

(c) Encouraging new buildings to be designed to provide a high standard of amenity and safety appropriate to an urban environment of the Precinct and be of a quality design that contributes to the planning outcomes of the Precinct.

(34B) Recognise the functional and operational (including security) requirements of activities and development.

Sub-precinct B

(35) Provide for the range of light manufacturing and servicing activities associated with the commercial laundry service.

(36) Enable detailed site-specific planning of the commercial laundry service to reflect how the facility will be used and developed.

(37)

(38) Limit the scale of accessory activities so they do not undermine the role of the precinct or result in adverse traffic effects, but still meet the requirements of those who work or use services and activities in this sub-precinct.

(39) Recognise that should the commercial laundry service and associated activities on this sub-precinct relocate from Wairaka, then the activities and controls of the Wairaka Precinct would apply.

(4) Sub-precinct C

Provide a broad range of residential activities adjacent to the Oakley Creek and residential neighbourhoods to the south of the precinct.

Provide quality dwellings which face west across Oakley Creek, providing passive surveillance of the public lands within Oakley Creek Valley.

The zoning, Auckland-wide and overlay policies apply in this precinct in addition to those specified above.

I334.4. Activity tables

The provisions in the zoning, Auckland-wide provisions and any relevant overlays apply in this precinct unless otherwise specified below.

- The activities listed in Table [H13.4.1](#) Activity table for [H13 Business - Mixed Use Zone](#) at line items: (A20), (A21), (A23), (A24) and (A25)
- The activities listed in Table [H30.4.1](#) Activity table for Special Purpose – Tertiary Education Zone at line items (A3), (A4) and (A5)
- The activities listing in Table H25.4.1 Activity table for the Special Purpose – Healthcare Facility and Hospital Zone at line items (A18), (A20), and (A21).

Tables I334.4.1, I334.4.2, I334.4.3 and I334.4.4 specify the activity status of land use, development and subdivision activities in the Wairaka Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of all these sections where relevant.

Table I334.4.1 Wairaka Precinct (all of precinct except for sub-precinct A, B and C)

Activity		Activity status
Use		
Accommodation		
(A1)	Dwellings in the Special Purpose - Tertiary Education Zone up to a maximum gross floor area of 7,500m ²	P
(A2)	Student accommodation, boarding houses and visitor accommodation in the underlying Special Purpose – Tertiary Education Zone accessory to tertiary education facilities	P
Commerce		
(A3)	Food and beverage, offices, commercial services, conference facilities, visitor accommodation, residential, community facilities, recreation and leisure activities within the Historic Heritage Overlay	P
(A4)	Offices in the underlying Special Purpose – Tertiary Education Zone accessory to tertiary education facilities	P
(A5)	Retail (including food and beverage) up to 200m ² gross floor area per tenancy	P
(A6)	Retail (including food and beverage) comprising up to one tenancy between 201m ² and 300m ² gross floor area adjacent to, and accessed from, Farm Road	RD
(A7)	Retail (including food and beverage) comprising up to one tenancy between 201m ² and 300m ² gross floor area adjacent to the Historic Heritage Overlay	RD
(A8)	Retail (including food and beverage but excluding one supermarket) up to 1,200 m ² adjacent to, and accessed from, Farm Road	P
(A9)	One supermarket up to 1500m ² adjacent to, and accessed from, Farm Road	P
(A10)	Commercial services within 100 metres of a supermarket	D
(A11)	Retail (including food and beverage) adjoining the southern Carrington Road bus node between gate access 3 and 4 shown on the Precinct plan, up to 500m ² gross floor area or	P

I334 Wairaka Precinct

	5 tenancies	
(A12)	Retail (including food and beverage) within 100 metres of the Carrington Road frontage, not otherwise provided for	D
(A13)	Supermarkets not otherwise provided for	NC
(A14)	Retail (including food and beverage) not otherwise provided for	D
Community facilities		
(A15)	Informal recreation	P
(A16)	Organised sport and recreation	P
Industry		
(A17)	Light manufacturing and servicing	D
(A18)	Repair and maintenance services	D
(A19)	Warehousing and storage	D
(A20)	Waste management facilities in the underlying Special Purpose – Tertiary Education Zone accessory to tertiary education facilities	D
Mana Whenua		
(A21)	Marae	P
Development		
(A22)	Parking buildings	RD
(A23)	Non-security floodlighting, fittings and supports and towers	P
(A24)	Public amenities	P
(A25)	Sports and recreation structures	P
(A26)	Parking buildings associated with any Special Purpose – Tertiary Education Zone uses with direct vehicle connection to Western Road or to Laurel Street, Renton Road or Rhodes Avenue (or any extension of those roads)	NC
(A27)	Extension of Laurel Street, Renton Road or Rhodes Avenue into the Precinct provided that a cul de sac is maintained	P
(A28)	Connection of any southern roads (or extensions to the southern roads that remain cul de sacs) to the Precinct with a private road (non-gated)	C
(A29)	Connection of any roads to the Precinct with a public road	RD
(A30)	Direct vehicle connection between Laurel Street, Renton Road or Rhodes Avenue and the Special Purpose – Tertiary Education Zone	NC
(A31)	Any development not otherwise listed in Table I334.4.1 that is generally in accordance with the precinct plan and Policy I334.3(15A)	RD
(A32)	Any development not otherwise listed in Table I334.4.1 that is not generally in accordance with the precinct plan and Policy I334.3(15A)	D
(A33)	Buildings that exceed Standard I334.6.4 Height	D
Subdivision		
(A34)	Any vacant lot subdivision proceeding in accordance with the precinct plan and Policy I334.3(15A) and which creates lots consistent with the zone boundaries	C
(A35)	Any vacant lot subdivision that is not generally in accordance with the precinct plan and Policy I334.3(15A)	D

Table I334.4.2 Wairaka Precinct sub-precinct B

Activity		Activity status
(A36)	Light manufacturing and servicing associated with the commercial laundry services	P
(A37)	Buildings that exceed the Standard I334.6.4 Height	D

Table I334.4.3 Wairaka Precinct sub-precinct C

Activity		Activity status
(A38)	Informal recreation	P
(A39)	Public amenity structures	P
(A40)	Student accommodation, boarding houses and visitor accommodation accessory to tertiary education facilities	P
(A41)	Tertiary education and ancillary activities existing in the Residential - Mixed Housing Urban and Residential - Terrace Housing and Apartment Buildings zones at 1 November 2015	P
(A42)	Any development not otherwise listed in Table I334.4.3 that is generally in accordance with the precinct plan and Policy I334.3(15A)	RD
(A43)	Any development not otherwise listed in Table I334.4.3 that is not generally in accordance with the precinct plan and Policy I334.3(15A)	D
(A44)	Any vacant lot subdivision proceeding in accordance with the precinct plan and Policy I334.3(15A) and which creates lots consistent with the zone boundaries	C
(A45)	Any vacant lot subdivision that is not generally in accordance with the precinct plan and Policy I334.3(15A)	D
(A46)	Parking buildings within Residential - Mixed Housing Urban Zone	NC
(A47)	Parking buildings within the Residential - Terrace Housing and Apartment Buildings Zone for any uses other than serving the residents of that zone	NC
(A48)	Buildings that exceed the Standard I334.6.4 Height	D

Table I334.4.4 Wairaka Precinct sub-precinct A

Activity		Activity status
Development		
(A49)	All new buildings, and additions to existing buildings unless otherwise specified below	C
(A50)	Demolition	P
(A51)	Internal alterations to buildings	P
(A52)	Additions to buildings that are less than: (a) 25 per cent of the existing gross floor area of the building; or (b) 250m ² GFA whichever is the lesser	P

Qualifying matter
as per Sch 3C,
cls 8(1)(b) of the
RMA

(A53)	New buildings or additions to existing buildings that increase the building footprint by more than 20 per cent or 200m ² GFA (whichever is the lesser), that are located within 10m of the eastern boundary	RD
(A54)	New buildings or additions to buildings not complying with I334.6.14 (2)	NC
(A55)	Any development not otherwise listed in Table 1334.4.4 that is generally in accordance with the precinct plan and Policy I334.3(15A)	RD
(A56)	Any development not otherwise listed in Table 1334.4.4 that is not generally in accordance with the precinct plan and Policy I334.3(15A)	D
(A57)	Justice Facilities	D
(A58)	Justice Facilities ancillary to forensic psychiatric services provided at the Mason Clinic	P

I334.5. Notification

- (1) An application for resource consent for a controlled activity listed in Tables I334.4.1, I334.4.3, and I334.4.4 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

- (1A) Any application for resource consent for new buildings or additions to existing buildings in Sub-precinct A that increase the building footprint by more than 20 per cent or 200m² GFA (whichever is the lesser) that are located within 10m of the eastern boundary of the Sub-precinct will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991.
- (2)

- (3) Any other application for resource consent for an activity listed in Tables I334.4.1, I334.4.2, I334.4.3, and I334.4.4 which is not listed in Standard I334.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I334.6. Standards

The standards applicable to the overlays, zones and Auckland-wide provisions apply in this precinct.

All activities listed as permitted, controlled or restricted discretionary in Tables I334.4.1, I334.4.2 and I334.4.3 must comply with the following standards.

I334.6.1. Floodlights

- (1) Where floodlights are located adjacent to a residential zone, the hours of operation must not extend beyond:
 - (a) 10pm Monday to Saturday; and
 - (b) 7.30pm Sunday and Public Holidays.
- (2) Floodlights must comply with the lighting standards in [E24.6](#) Auckland-wide Standards – Lighting.

I334.6.2. Retail thresholds

- (1) The following thresholds apply in this precinct:
 - (a) The total gross floor area of retail (including food and beverage and supermarket) must not exceed 6500m² for the whole precinct:
 - (b) the total gross floor area of retail (including food and beverage) within the Business - Mixed Use Zone must not exceed 4500m²; and
 - (c) The total gross floor area of retail (including food and beverage) within the Special Purpose - Tertiary Education Zone must not exceed 3000m².
- (2) The total gross floor area of retail (including food and beverage) in the Historic Heritage Place must not exceed 1000 m² subject to Standard I334.6.2(1)(a) above.
- (3) All retail activities adjacent within 100m of to the supermarket must not exceed 1200m².
- (4) Any supermarket, adjacent to and accessed from Farm Road, must not have vehicle access or parking directly off Carrington Road.

I334.6.3. Stormwater

- (1) All subdivision and development of the land in the precinct must be consistent with the approved stormwater management plan.

Qualifying matter
as per Sch 3C, cls
8(1)(b) of the RMA

I334.6.4. Height

- (1) Standards in the table below apply rather than underlying zone heights unless specified. Buildings must not exceed the heights as set out below:

Building location	Maximum height (m)
Less than 20m from a boundary with Carrington Road (as at 1 November 2015) or the Open Space: Conservation Zone (excluding the Residential - Mixed Housing Urban and Residential - Terrace Housing and Apartment Buildings zones)	18m
Greater than or equal to 20m from a boundary with Carrington Road (as at 1 November 2015) or Open Space: Conservation Zone (excluding the Residential - Mixed Housing Urban, Residential - Terrace Housing and Apartment Buildings and Special Purpose - Healthcare Facility and Hospital zones)	27m
Residential - Mixed Housing Urban, Residential - Terrace Housing and Apartment Buildings and Special Purpose - Healthcare Facility and Hospital zones	Specified zone height applies
Buildings within the Residential - Mixed Housing Urban Zone and within 10m of the southern precinct boundary	8m

I334.6.5. Landscaping

- (1) At least 20 per cent of a site within the precinct must be landscaped, provided that the area of landscaping may be proportionately reduced by any required common areas of landscaping within the zone approved by the Council and protected by consent conditions.

I334.6.6. Precinct boundary set back

- (1) Buildings on land within Sub-precinct C adjoining residential zoned land outside the precinct and to the south must be set back a minimum width of 5m from the external precinct boundary. Planting requirements of Standards [H13.6.5](#) and [H13.6.6](#) Business - Mixed Use Zone apply.
- (2) Buildings on land adjoining Open Space - Conversation zoned land outside the precinct must be set back a minimum width of 10m from the external precinct boundary. Planting requirements of Standards [H13.6.5](#) and [H13.6.6](#) Business - Mixed Use Zone apply.
- (3) Buildings on land fronting Carrington Road must be set back a minimum width of 28.2m when measured from the eastern edge of the Carrington Road road reserve as at 1 November 2015. This setback area may be used for walkways, cycleways, public transport facilities, site access, street furniture, outdoor dining and cafes. Other areas within the 28.2m not used for these activities must be landscaped. This setback does not apply once the road widening affecting the Wairaka Precinct Carrington Road frontage has been vested in the Auckland Council.

I334.6.7. Tree protection

- (1) In addition to any notable tree, Subject to Standard I334.6.7(2) below, the following trees identified in I334.11.2 Precinct plan 2 – protected trees and in Table I334.6.7.1 below must not be altered, removed or have works undertaken within the dripline except as set out in I334.6.7(2) below. Trees located within an existing or future road-widening area along Carrington Road frontage are not subject to this control.
- (2) Tree works to the trees identified below must be carried out in accordance with all of the provisions applying to Notable Trees in [D13 Notable Tree Overlay](#), with the exception that up to 20 per cent of live growth may be removed in any one year.

Table I334.6.7.1 - Identified Trees

ID	Common name	Auckland district	Numbers of trees	Location/ Street address	Legal description
1	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
2	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
3	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
5	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
7	Karaka	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
9	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
10	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
11	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
13	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
14	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
15	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
16	Swaine's Gold, Italian cypress	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
17	Michelia	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
18	Sky Flower	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
19	New Zealand Ngaio	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
20	Mediterranean Cypress	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949

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22	Mediterranean Fan Palm	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
23	Mountain Coconut, Coco	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
24	Chinquapin	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
25	White Mulberry	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
26	Totara	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
27	Australian Frangipani	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
28	Kauri	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
29	Three Kings Climber	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
30	Norfolk Pine	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
31	Pepper Tree, Peruvian	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
32	Golden Ash	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
33	Jacaranda	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
34	Golden Ash	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
35	Variegated Five Finger	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
36	Maidenhair Tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
37	Brazilian Coral Tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
38	Dogwood	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
39	Houpara	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
40	Oleander	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
41	Taupata	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 2 DP 406935
42	Camphor Tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
43	Plum Pine	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
44	Camellia	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
45	Kohuhu	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi

46	Silver Poplar	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 2 DP 406935
47	Liquidambar	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 2 DP 406935

I334.6.8. Access

- (1) The primary traffic access to the precinct must be from Carrington Road at locations shown on the Precinct plan.
- (2) Any retail (including food and beverage) fronting the southern bus node, must not have vehicle access directly off Carrington Road.

I334.6.9. Parking

- (1) No parking is required for activities located within the scheduled heritage building other than for the provision of loading requirements.
- (2) There must be no parking provided at the bus node for retail activities.

All activities listed as permitted, controlled and restricted discretionary in Table I334.4.4 must comply with the following standards.

I334.6.10. Height in relation to Boundary

- (1) Buildings in Sub-precinct A must not project beyond a 45-degree recession plane measured from a point 3m vertically above ground level along the north and south boundaries of the Sub-precinct.

I334.6.11. Height

- (1) I334.6.4 applies.

I334.6.12. Landscaping

- (1) I334.6.5 applies.

I334.6.13. Tree Protection

- (1) I334.6.7 applies.

I334.6.14. Sub-precinct A Boundary setback

- (1) I334.6.6(2) applies.
- (2) Buildings on land within Sub-precinct A adjoining the northern and southern boundaries of the Sub-precinct must be set back a minimum width of 5m from the Sub-precinct A boundary. These setbacks must be landscaped and planted with mature trees no more than 5m apart, with the balance planted with a mixture of shrubs or ground cover plants (excluding grass) within and along the full extent of the setback. The purpose of this planting is to provide a well vegetated visual screen between buildings and activities within the Sub-precinct and the adjoining land, to mitigate adverse visual and privacy effects.

- (3) Buildings on land within Sub-precinct A adjoining Strategic Transport Corridor zoned land outside the precinct must be set back a minimum width of 5m from the external precinct boundary. This setback shall remain landscaped with mature trees, with the Identified Trees in this location supplemented as necessary to maintain a heavily treed frontage.

I334.6.15. Stormwater

- (1) I334.6.3 applies.

I334.6.16. Parking

- (1) No minimum and no maximum parking is required in Sub-precinct A.

I334.7. Assessment – controlled activities

I334.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the zone, Auckland-wide, or overlay provisions:

- (1) Connection of Precinct to Laurel Street, Renton Road or Rhodes Avenue with a private (non-gated) road:
 - (a) traffic effects on adjoining streets and the transport network;
 - (b) amenity and safety of adjoining streets and those within the precinct;
 - (c) design of road connections;
 - (d) benefits of connections (excluding benefits related to diversion of traffic from Carrington road);
 - (e) provision of walkway and cycle access; and
 - (f) turning restrictions within the precinct to reduce the likelihood of traffic entering the precinct through the southern roads to access car parking buildings within the Special Purpose – Tertiary Education Zone.
- (2) Subdivision
 - (a) boundaries of the precinct and sub-precincts aligning with the proposed site boundaries.
- (3) All New Buildings, and Additions to Existing Buildings in Sub-precinct A:
 - (a) high quality design and amenity;
 - (b) functional and operational (including security) requirements;
 - (c) the integration of landscaping;
 - (d) safety;

- (e) effects of the location and design of access to the sub-precinct on the safe and efficient operation of the adjacent transport network having regard to:
 - (i) visibility and safe sight distances;
 - (ii) existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring;
 - (iii) proximity to and operation of intersections;
 - (iv) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Precinct; and
 - (v) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways;
- (f) The location and capacity of infrastructure servicing:
 - (i) the extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure needs to be provided to adequately service the nature and staging of anticipated development within the Sub-precinct;
 - (ii) management and mitigation of flood effects, including on buildings and property;
 - (iii) methods and measures to avoid land instability, erosion, scour and flood risk to buildings and property;
 - (iv) location, design and method of the discharge; and
 - (v) management of stormwater flow and contaminants and the implementation of stormwater management devices and other measures.

I334.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the zone, Auckland-wide or overlay provisions:

- (1) Connection of Precinct to Laurel Street, Renton Road or Rhodes Avenue with a private (non-gated) road:
 - (a) the extent to which the design of the road and associated landscaping creates:
 - (i) access consistent with the local road function; and
 - (ii) street trees, planting and other landscaping features that ensure a good standard of amenity;

- (b) the extent to which the introduction of appropriate traffic calming measures discourages non-local traffic and to manage speed;
- (c) the extent to which the management of the private road through such measures as signage, surface treatment, landscaping and speed restrictions does restrict the use of these roads to only those vehicles with authorised access;
- (d) the extent of any positive benefits arising from the proposed connection (excluding benefits relating to diversion of traffic from Carrington road);
- (e) the provision of walkway and cycleway access is not restricted. The extent to which landscaping and treatment reflects an appropriate standard of design for public walkways and cycle-ways; and
- (f) the extent to which turning restrictions within the precinct are needed to reduce the likelihood of traffic entering the precinct through the southern roads to access car parking buildings within the Special Purpose – Tertiary Education Zone.

[Heading deleted]

(1) [Deleted]

(2) Subdivision

- (a) The extent to which subdivision boundaries align with the sub-precinct boundaries and with the precinct plan shown in Precinct plan 1 and with Policy I334.3(15A) (or with any approved road network).

(3) All New Buildings, and Additions to Existing Buildings in Sub-precinct A

- (a) The extent to which the building and associated landscaping contributes to a high quality amenity outcome when viewed from neighbouring land and buildings, including the appearance of the roofscape;
- (b) Whether the design recognises the functional, operational, and security requirements of the intended use of the building, and addresses the safety of the surrounding residential community and the public realm;
- (c) The extent to which effects of the location and design of access to the sub-precinct on the safe and efficient operation of the adjacent transport network have been adequately assessed and managed having regard to:
 - (i) visibility and safe sight distances;
 - (ii) existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring;
 - (iii) proximity to and operation of intersections;

- (iv) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Precinct; and
- (v) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways;
- (d) The location and capacity of infrastructure servicing:
 - (i) the extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure needs to be provided to adequately service the nature and staging of anticipated development within the application area; and
 - (ii) The extent to which stormwater management methods that utilise low impact stormwater design principles and improved water quality systems are provided.

I334.8. Assessment – restricted discretionary activities

I334.8.1. Matters of discretion

The Council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the zones, Auckland-wide, or overlay provisions:

- (1) Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area adjacent to, and accessed from, Farm Road and or adjacent to the bus hub or Oakley Hospital building:
 - (a) building interface with any public place;
 - (b) safety;
 - (c) services;
 - (d) traffic;
 - (e) travel plans and integrated transport assessments;
 - (f) design of parking and access; and
 - (g) degree of integration with other centres.
- (2) Parking buildings/structures:
 - (a) ground contours;
 - (b) building interface with public places;
 - (c) safety;
 - (d) services including infrastructure and stormwater management;

- (e) traffic;
 - (f) travel plans and integrated transport assessments; and
 - (g) design of parking and access.
- (3) Connection of any road to the Precinct with a public road:
- (a) traffic;
 - (b) amenity and safety;
 - (c) design of road connections; and
 - (d) benefits of road connections(excluding benefits related to diversion of traffic from Carrington road);
 - (e) provision of walkway and cycle access; and
 - (f) turning restrictions within the precinct to reduce the likelihood of traffic entering the precinct through the southern roads to access car parking buildings within the Special Purpose – Tertiary Education Zone.
- (4) Any development not otherwise listed in Tables I334.4.1, I334.4.3, and I334.4.4 that is generally in accordance with the precinct plan and Policy I334.3(15A):
- (a) Effects of the location and design of the access on the safe and efficient operation of the adjacent transport network having regard to:
 - (i) visibility and safe sight distances;
 - (ii) existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring;
 - (iii) proximity to and operation of intersections;
 - (iv) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Plan; and
 - (v) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways;
 - (b) The location and capacity of infrastructure servicing:
 - (i) the extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure needs to be provided to adequately service the nature and staging of anticipated development within the application area;
 - (ii) The effects on receiving environments from the location and design of the Indicative Stormwater Management Area and stormwater devices including the following:

- (i) management of the adverse effects on receiving environments, including cumulative effects (which may be informed by any publicly available current stormwater and/or catchment management plans and analyses);
 - (ii) BPO for the management of the adverse effects of the stormwater diversion and discharge on receiving environments;
 - (iii) implementation of stormwater management devices and other measures and programmes that give effect to the BPO;
 - (iv) management and mitigation of flood effects, including on buildings and property;
 - (v) methods and measures to avoid land instability, erosion, scour and flood risk to buildings and property;
 - (vi) location, design and method of the discharge; and
 - (vii) management of stormwater flow and contaminants and the implementation of stormwater management devices and other measures;
 - (c) The effects on the recreation and amenity needs of the users of the precinct and surrounding residents through the provision of:
 - (i) open spaces which are prominent and accessible by pedestrians;
 - (ii) the number and size of open spaces in proportion to the future intensity of the precinct and surrounding area; and
 - (iii) effective and safe pedestrian and/or cycle linkages;
 - (d) The location, physical extent and design of open space;
 - (e) The location of anticipated land use activities within the development;
 - (f) The location and physical extent of parking areas; and
 - (g) The staging of development and the associated resource consent lapse period
 - (h) The location and form of building footprints and envelopes.
 - (i) Building scale and dominance (bulk and location).
- (5) For development and/or subdivision that does not comply with Standards: I334.6.1 Floodlights; I334.6.2 Retail thresholds; I334.6.3 Stormwater; I334.6.4 Height; I334.6.5 Landscaping; I334.6.6 Precinct boundary setback; I334.6.7 Tree protection; I334.6.8 Access; I334.6.9 Parking; I334.6.10 Height in relation to Boundary; I334.6.14(3) Sub-precinct A Boundary setback; the Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:
- (a) the matters of discretion in [Rule C1.9\(3\)](#) of the general provisions apply;

- (b) any special or unusual characteristic of the site which is relevant to the standard;
- (c) where more than one standard will be infringed, the effects of all infringements considered together; and
- (d) the effects on the following relevant matters:
 - (i) floodlights – the effects on the amenity values of adjoining residential areas;
 - (ii) retail thresholds – the needs of the campus and serving the local demand within the precinct, the role function and amenity of the Point Chevalier and Mt Albert town centres;
 - (iii) stormwater – See Matter I334.8.1(4)(c) above;
 - (iv) height – the effects on the amenity values of open spaces and adjoining residential areas;
 - (v) landscaping – the street edge, the delineation of pedestrian routes, the visual and pedestrian amenity effects caused by access ways, parking and service areas;
 - (vi) precinct boundary set back - Interface with the public realm and effects on neighbouring sites, building scale and dominance (bulk and location), and Outlook and privacy;
 - (vii) trees – See restricted discretionary activity matters of discretion in Matters [D13.8.1](#) Notable Trees Overlay
 - (viii) access – the primary access to the precinct being on Carrington Road, the amenity values of existing residents as a result of the southern connections becoming a direct vehicle entrance to the precinct;
 - (ix) parking – the heritage values of the Oakley Hospital, the efficiency of operation of the bus hub.
 - (x) Boundary setback in respect of buildings within Sub-precinct A adjoining Strategic Transport Corridor zoned land outside the precinct – landscape amenity;
 - (xi) Height in relation to boundary – visual dominance, overlooking, shading and privacy.
- (6) New buildings or additions to existing buildings within Sub-precinct A that increase the building footprint by more than 20 per cent or 200m² GFA (whichever is the lesser), that are located within 10m of the eastern boundary:
Where buildings do not abut the street frontage
 - (a) the effectiveness of screening and/or landscaping on the amenity of the streetscape;

(b) safety;

(c) functional and operational (including security) requirements;

Where buildings do abut the street frontage

(d) the effectiveness of screening and/or landscaping (if any);

(e) the maintenance or enhancement of amenity for pedestrians using the adjoining street;

(f) measures adopted for limiting the adverse visual effects of any blank walls along the street frontage;

(g) measures adopted to provide for the visual interest at the street frontage, while ensuring the security, and functional and operational requirements of the Mason Clinic;

(h) safety

Matters applying to all buildings

(i) Those matters contained in I334.7.1.(3).

I334.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the zones, Auckland-wide or overlay provisions:

(1) Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area adjacent to, and accessed from, Farm Road and or adjacent to the bus hub or Oakley Hospital building

(a) Building interface with any public places;

(i) the extent to which buildings have clearly defined public fronts that address the street and public open spaces to positively contribute to those public spaces and pedestrian safety;

(ii) the extent to which pedestrian entrances are located on the street frontage and be clearly identifiable and conveniently accessible from the street;

(iii) the extent to which buildings provide legible entrances and exits to covered plazas, open spaces and pedestrian linkages;

(iv) the extent to which separate pedestrian entrances are provided for residential uses within mixed use buildings;

(v) the extent to which activities that engage and activate streets and public open spaces are provided at ground and first floor levels;

- (vi) the extent to which internal space at all levels within buildings is designed to maximise outlook onto street and public open spaces;
- (vii) the extent to which building heights and form are designed to allow a reasonable level of natural light into existing and planned communal open spaces within the precinct, appropriate to their intended use and whether they may require building form to be modified to the north of such spaces;
- (viii) the extent to which buildings are designed to support high quality open spaces and where appropriate provide views to the wider landscape and/or surrounding streets, to enhance the legibility, accessibility and character of the campuses; and
- (ix) the extent to which through-site links and covered plazas integrate with the existing or planned public realm and pedestrian network and whether they are:
 - publicly accessible and attractive; and
 - designed to provide a high level of pedestrian safety.

(b) Safety:

- (i) whether new and upgraded buildings and public open spaces are designed in accordance with crime safety principles. For the purpose of this assessment, internal open spaces, plazas, foyers, lanes and pedestrian and cycleway linkages within the campuses will be considered as if they are public open spaces;
- (ii) the extent to which open spaces, plazas, foyers, lanes and pedestrian linkages have multiple entrances and exits rather than a single way in and out of such places and spaces; and
- (iii) [deleted]

(c) Services:

- (i) the extent to which stormwater, wastewater, water supply, and electricity and telecommunication infrastructure are provided to adequately service the nature and staging of anticipated development within the subject land area; and
- (ii) the extent to which the location of built form, public open space and stormwater management infrastructure provide for the establishment of future stormwater management features, which incorporate low impact stormwater design principles and improved water quality systems.

(d) Traffic:

- (i) whether traffic calming measures on internal roads and those roads connecting to the south of the precinct, discourage through traffic from

outside the Wairaka Precinct, and slow traffic with an origin or destination in the Special Purpose - Tertiary Education Zone or southern neighbourhoods; and

- (ii) the extent to which proposed developments meet the requirements of any existing integrated transport assessment applying to the proposed development or any new integrated transport assessment or other traffic assessment lodged with any resource consent application.

(e) Traffic plans and integrated transport assessments:

- (i) the extent to which proposed developments meet the requirements of any existing integrated transport assessment applying to the proposed development or any new integrated transport assessment or other traffic assessment lodged with any resource consent application and provides appropriate travel plans that are consistent with the Integrated Transport Assessment.

(f) Design of parking and access:

- (i) the extent to which parking buildings avoid fronting Carrington Road or Oakley Creek or have direct access from Laurel Street, Renton Road, Rhodes Avenue (or any extension of those streets), or the western road shown on the Precinct plan;
- (ii) the extent to which parking is screened from public open spaces and streets;
- (iii) the extent to which ventilation and fumes from parking structures or other uses do not vent into the adjacent pedestrian environment at ground level;
- (iv) the extent to which vehicle crossings and access ways prioritise pedestrian movement and in particular are designed to reduce vehicle speed and are separated from pedestrian access, or are designed as a shared space; and
- (v) the extent to which the design of pedestrian routes between parking areas, building entrances/lobbies and the street are accessible by people of all ages and physical abilities and provide a high level of pedestrian safety.

(g) Degree of integration with other centres:

- (i) the extent to which the location, scale and staging of anticipated activity types in the precinct mitigates potential conflicts with activities within neighbouring centres; and
- (ii) the extent to which the location, scale and staging of offices do not have adverse effects on the role of other centres, beyond those effects ordinarily associated with trade effects or trade competition.

(2) Parking buildings and structures

(a) Ground contours:

- (i) the extent to which the proposed finished contour levels across the subject land area avoid variations between the ground floor level of future buildings and adjoining existing and proposed public open space (where information is available); and
- (ii) The extent to which where ground floor dwellings or visitor accommodation is proposed, some minor variations between the ground floor level and the level of adjoining open space or street may be acceptable to provide for the privacy of residents and occupants/users.

(b) Building interface with public spaces:

- (i) the extent to which buildings have clearly defined public fronts that address the street and public open spaces to positively contribute to those public spaces and pedestrian safety;
- (ii) the extent to which pedestrian entrances are located on the street frontage and be clearly identifiable and conveniently accessible from the street;
- (iii) the extent to which buildings provide legible entrances and exits to covered plazas, open spaces and pedestrian linkages;
- (iv) the extent to which separate pedestrian entrances are provided for residential uses within mixed use buildings;
- (v) the extent to which activities that engage and activate streets and public open spaces are provided at ground and first floor levels;
- (vi) the extent to which internal space at all levels within buildings is designed to maximise outlook onto street and public open spaces;
- (vii) the extent to which building heights and form are designed to allow a reasonable level of natural light into existing and planned communal open spaces within the precinct, appropriate to their intended use. This may require building form to be modified to the north of such spaces;
- (viii) the extent to which buildings are designed to support high quality open spaces and where appropriate provide views to the wider landscape and/or surrounding streets, to enhance the legibility, accessibility and character of the campuses;
- (ix) whether through-site links and covered plazas integrate with the existing or planned public realm and pedestrian network and are publicly accessible, attractive and designed to provide a high level of pedestrian safety.

(c) Safety:

- (i) whether new and upgraded buildings and public open spaces are designed in accordance with crime safety principles. For the purpose of this assessment, internal open spaces, plazas, foyers, lanes and pedestrian and cycleway linkages within the campuses will be considered as if they are public open spaces;
 - (ii) the extent to which open spaces, plazas, foyers, lanes and pedestrian linkages have multiple entrances and exits rather than a single way in and out of such places and spaces; and
 - (iii) [deleted]
- (d) Services including infrastructure and stormwater management:
- (i) the extent to which stormwater, wastewater, water supply, and electricity and telecommunication infrastructure are provided to adequately service the nature and staging of anticipated development within the subject land area; and
 - (ii) the extent to which the location of built form, public open space and stormwater management infrastructure provide for the establishment of future stormwater management features, which incorporate low impact stormwater design principles and improved water quality systems.
- (e) Traffic:
- (i) whether traffic calming measures on internal roads and those roads connecting to the south of the precinct, discourage through traffic from outside the Wairaka Precinct, and slow traffic with an origin or destination in the Special Purpose - Tertiary Education Zone or southern neighbourhoods; and
- (f) Travel plans and integrated transport assessments:
- (i) the extent to which proposed developments meet the requirements of any existing integrated transport assessment applying to the proposed development or any new integrated transport assessment or other traffic assessment lodged with any resource consent application and provides appropriate travel plans that are consistent with the Integrated Transport Assessment.
- (g) Design of parking and access
- (i) the extent to which parking buildings avoid fronting Carrington Road or Oakley Creek or avoid having direct access from Laurel Street, Renton Road, Rhodes Avenue (or any extension of those streets), or the western road shown on the Precinct plan;
 - (ii) the extent to which parking is screened from public open spaces and streets;

- (iii) the extent to which ventilation and fumes from parking structures or other uses do not vent into the adjacent pedestrian environment at ground level;
 - (iv) the extent to which vehicle crossings and access ways prioritise pedestrian movement and in particular are designed to reduce vehicle speed and are separated from pedestrian access, or are designed as a shared space; and
 - (v) the extent to which the design of pedestrian routes between parking areas, building entrances/lobbies and the street are accessible by people of all ages and physical abilities and provide a high level of pedestrian safety.
- (3) Connection of any road to the Precinct with a public road:
- (a) Traffic:
 - (i) the extent to which traffic management measures on roads which connect to the south of the Precinct are designed to avoid the southern connection becoming the primary entrance for tertiary education uses or becoming a faster alternative to Carrington Road for non-local traffic;
 - (b) Amenity and safety:
 - (i) whether the design of the road and associated landscaping creates:
 - access consistent with the local road function;
 - street trees, planting and other landscaping features that ensure a good standard of amenity; and
 - (ii) the extent to which the introduction of appropriate traffic calming measures discourages non-local traffic and manages speed. Methods could include, but are not limited to, one lane sections, narrow carriageways, intersections designed to slow traffic and interrupt flow, avoidance of roundabouts which facilitate speedy movement through the precinct, and designing the carriageway as shared space with a meandering route.
 - (c) benefits of road connections(excluding benefits related to diversion of traffic from Carrington Road):
 - (i) the extent of any positive benefits arising from the proposed connection (excluding benefits related to diversion of traffic from Carrington Road) and ensure the provision of walkway and cycleway access is not restricted.
 - (d) provision of walkway and cycle access:
 - (i) the extent to which landscaping and treatment reflects an appropriate standard of design for public walkways and cycle-ways.

- (e) turning restrictions within the precinct to reduce the likelihood of traffic entering the precinct through the southern roads to access car parking buildings within the Special Purpose – Tertiary Education Zone:
 - (i) the extent to which turning restrictions within the precinct are needed to reduce the likelihood of traffic entering the precinct through the southern roads to access car parking buildings within the Special Purpose – Tertiary Education Zone.
- (4) Any development not otherwise listed in Tables I334.4.1, I334.4.3, and I334.4.4 that is generally in accordance with the precinct plan and Policy I334.3(15A):
 - (a) The extent to which effects of the location and design of the access on the safe and efficient operation of the adjacent transport network have been adequately assessed and managed having regard to:
 - (i) visibility and safe sight distances;
 - (ii) existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring;
 - (iii) proximity to and operation of intersections;
 - (iv) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Plan; and
 - (v) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways;
 - (b) The location and capacity of infrastructure servicing:
 - (i) the extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure needs to be provided to adequately service the nature and staging of anticipated development within the application area; and
 - (ii) the extent to which stormwater management methods that utilise low impact stormwater design principles and improved water quality systems are provided.
 - (c) The effects on the recreation and amenity needs of the users of the precinct and surrounding residents through the provision of and pedestrian and/or cycle connections:
 - (i) The extent to which the design demonstrates the staging of wider network improvements to public open space, including covered plaza, open spaces, pedestrian walkways and cycleway linkages including;
 - the layout and design of open space and connections with neighbouring streets and open spaces;

- integration with cultural landmarks, scheduled buildings, scheduled trees and historic heritage in and adjacent to the precinct; and
- (d) the extent to which the location, physical extent and design of open space meets the demand of future occupants of the site and is of a high quality, providing for public use and accessibility, views, sunlight access and wind protection within the application area.
- (e) The location of land use activities within the development:
- (i) the extent to which the location and staging of anticipated activity types and/or the location, orientation or layout of buildings avoids or mitigates potential conflicts between activities within the subject land area; and
 - (ii) opportunities to establish community facilities for future occupants of the site and for the wider community are encouraged within the development
- (f) The location and physical extent of parking areas and vehicle access:
- (i) The extent to which parking, loading and servicing areas are integrated within the application area taking account of location and staging of anticipated activity types.
- (g) The staging of development and the associated resource consent lapse period:
- (i) Whether the proposal adequately details the methods by which the demolition and development of the site will be staged and managed to compliment the proposed open space, road and lane network and to avoid, remedy or mitigate adverse effects associated with vacant disused areas of the site.
- (h) The location and form of building footprints and envelopes.
- (i) the assessment criteria of the zone standards for new buildings and/or alterations and additions to buildings apply; and
 - (ii) the extent to which the new buildings or alterations and additions to buildings are consistent with the elements of the precinct plan and Policy I334.3(15A), including the location of the transport network, open spaces and infrastructure.
 - (iii) the extent to which buildings that do not comply with the bulk and location and amenity controls demonstrate that the ground floor of a building fronting a street or public open space provides interest for pedestrians and opportunities for passive surveillance of the public realm.
 - (iv) Whether buildings activate the adjoining street or public open space by:

- being sufficiently close to the street boundary and of a frontage height that contributes to street definition, enclosure and pedestrian amenity;
 - having a pedestrian entrance visible from the street and located sufficiently close to reinforce pedestrian movement along the street;
 - providing a level of glazing that allows a reasonable degree of visibility between the street/public open space and building interior to contribute to pedestrian amenity and passive surveillance;
 - avoiding blank walls at ground level; and
 - providing convenient and direct entry between the street and the building for people of all ages and abilities.
- (v) Whether dwellings located on the ground floor of a building adjoining a street or public open space positively contribute to the public realm while achieving privacy and a good standard of amenity for occupiers of the dwelling, in particular by:
- providing balconies over-looking the street or public open space;
 - providing a planted and/or fenced setback to the street or public open space. Landscaping or fencing should be low enough to allow direct sightlines from a pedestrian in the street or public open space to the front of a balcony; and
 - raising the balcony and floor plate of the ground floor dwellings above the level of the adjoining street or public open space to a height sufficient to provide privacy for residents and enable them to overlook the street or public open space.
- (vi) The extent to which development that does not comply with the amenity controls demonstrates that:
- landscaping, including structural tree planting and shrubs, defines the street edge, delineates pedestrian routes and mitigates adverse visual and pedestrian amenity effects caused by access ways, parking and service areas. Whether landscaping is planted to ensure sight lines to or from site entrances are not obscured; and
 - where the side or rear yard controls are infringed, any adverse visual amenity and nuisance effects on neighbouring sites are mitigated with screening and landscaping.
- (i) Building scale and dominance (bulk and location):

- (i) the extent to which buildings that exceed the building height demonstrate that the height, location and design of the building allows reasonable sunlight and daylight access to:
 - streets and public open spaces;
 - adjoining sites, particularly those with residential uses; and
 - the proposed building;
 - (ii) the extent to which such buildings meet policies in the Special Purpose - Tertiary Education Zone and Wairaka Precinct;
 - (iii) the extent to which the building is not visually dominating when viewed from the street, neighbouring sites, public open spaces and from distant locations;
 - (iv) The extent to which buildings on corner sites demonstrate that additional building mass and height is appropriate in that location and makes a positive contribution to the streetscape;
 - (v) whether activities and buildings that do not comply with the outlook control demonstrate that:
 - (vi) occupants are provided with a good standard of outlook and privacy between useable/occupied spaces on the same and adjacent sites;
 - (vii) the building positively contributes to passive surveillance of the street, rear/sides of site and streetscape amenity; and
 - (viii) where the requirements of the outlook control are met, whether such buildings adversely affect the amenity of any complying new/ existing development on an adjoining site.
- (5) For development that does not comply with Standard I334.6.14 (3): Boundary setback in respect of buildings within Sub-precinct A or Standard I334.6.10: Height in relation to boundary.

For buildings which infringe Standard I334.6.14(3) Boundary Setback

- (a) the extent to which a landscaped buffer between buildings and activities and adjoining land is maintained to mitigate adverse visual effects;
- (b) landscaping that is maintained is of sufficient quality as to make a positive contribution to the amenity of the outlook to the site from neighbouring land;
- (c) whether the design recognises the functional and operational requirements of the intended use of the building, including providing for security.

For buildings which infringe Standard I334.6.10 Height in relation to boundary

- (d) the extent to which buildings that exceed the height in relation to boundary standard demonstrate that the height, location and design of the building allows reasonable sunlight and daylight access to adjoining sites, particularly those with residential uses;
 - (e) the extent to which such buildings are consistent with the policies in the Special Purpose – Healthcare Facility and Hospital Zone, the Wairaka Precinct – General, and the Wairaka Precinct – Sub-precinct A; and
 - (f) the extent to which buildings as viewed from adjoining sites are designed to reduce visual dominance effects, overlooking and shadowing and to maintain privacy.
- (6) New buildings or additions to existing buildings within Sub-precinct A that increase the building footprint by more than 20 per cent or 200m² GFA (whichever is the lesser), that are located within 10m of the eastern boundary.

Where buildings do not abut the street frontage

- (a) the extent to which the visual effects of the building are screened by landscaping, comprising the planting of a mixture of closely spaced trees, shrubbery and ground cover;
- (b) the extent to which the design of the building and the design of the interface between the building and the adjacent street contributes to a high quality visual amenity (including safety) outcome when viewed from the street while meeting the operational and functional requirements (including security) of the use of the building.

Where buildings do abut the street

- (c) the extent to which the visual effects of the building are screened by landscaping;
- (d) the extent to which design features can be used to break up the bulk of the building by, for example varying building elevations, setting parts of the building back, and the use of architectural features to achieve a high quality outcome, without compromising the functional requirements of the use of the building;
- (e) the extent to which the design of safety measures together with the design of the interface between the building and the adjacent street provide for sensitive design in a high quality urban environment, while meeting the security requirements for the Mason Clinic;
- (f) the extent to which the ground floor of the building (where fronting a street) provides interest for pedestrians and opportunities for passive surveillance (including safety) of the public realm while ensuring the functional and operational requirements (including security) of the Mason Clinic;

- (g) the extent to which buildings respond to the policies contained in the Special Purpose - Healthcare Facility and Hospital zone, policies the Wairaka Precinct-General, and the Wairaka Precinct – Sub-precinct A;

All buildings

- (h) Those criteria contained in I334.7.2(3)(c) and (d).

I334.9. Special information requirements

An application for any subdivision or development must be accompanied by:

Integrated Transport Assessment

- (1) As part of any southern road connection (public or private), the first subdivision resource consent application in the Business - Mixed Use or residential zones (other than for controlled activities) or land use resource consent application for any development greater than 2,500m² gross floor area in the Business - Mixed Use Zone or greater than 1,000m² in the residential zones, the applicant is required to produce an integrated transport assessment for the precinct. An updated integrated transport assessment for the precinct will be required for all further development in excess of 2,500m² gross floor area in the Business - Mixed Use Zone or greater than 1,000m² gross floor area in the residential zones, unless that additional development was assessed as part of an Integrated Transport Assessment that is not more than two years old.

Stormwater Management Plan

- (1) The following applies to land use consent applications for the land in the precinct:
 - (a) as part of the first land use consent application (excluding developments of less than 1,000m² gross floor area in the Special Purpose - Tertiary Education Zone; and developments less than 2,500m² in the Business - Mixed Use and Terrace Housing and Apartment Buildings zones), a comprehensive stormwater management plan which considers the appropriateness of any identified stormwater quality and quantity management devices to service the development must be prepared for all the land in the precinct.
 - (b) the comprehensive stormwater management plan must be prepared in accordance with the information requirements in Requirement I334.9(3) below.
 - (c) this standard does not apply where the land use application is in accordance with a subdivision consent previously approved on the basis of a previously approved comprehensive stormwater management plan

- (2) A stormwater management plan that:

- (a) demonstrates how stormwater management will be managed across the precinct or development to avoid, remedy or mitigate adverse effects;
 - (b) applies an integrated stormwater management approach, consistent with Policy [E1.3.\(10\)](#);
 - (c) identifies any areas of on-site stormwater management and provides for these in development and subdivision;
 - (d) identifies the location, extent and of any infrastructure, including communal stormwater management devices and any proposed new or upgrades to infrastructure;
 - (e) integrates/interfaces with the wider stormwater network, including that outside of the precinct; and
 - (f) demonstrates compliance with the Council's relevant codes of practice and infrastructure standards; OR
- (3) Demonstrate how stormwater will be managed in accordance with the stormwater management plan prepared for the precinct.

An application for development that is or is not generally in accordance with the precinct plan and Policy I334.3(15A) must include the following:

- (1) Plans showing:
- (a) the overall context of the subject land area relative to existing buildings, public open space and transport connections and any approved buildings and approved framework plans generally;
 - (b) where changes are intended, the relationship of site contours to existing and proposed streets, lanes, any public open space shown;
 - (c) building footprints, profiles and height relative to existing and proposed streets, lanes and any existing or proposed public open space;
 - (d) the location and layout of public open space areas (within the control of the landowner or leaseholder), including the general location of soft and hard landscaping areas, such as pocket parks, plazas, pedestrian linkages, walkways, covered plazas and linking spaces that complement the existing public open space network;
 - (e) the location and layout of vehicle access, entries, exits, parking areas including number of spaces and loading and storage areas;
 - (f) the location and layout of services and infrastructure;
 - (g) the location and function of pedestrian, cycling and vehicle routes to and within the precinct, and their relationship to other areas. This must include

representative street and lane cross sections showing the width of footpaths, cycle paths and traffic lanes;

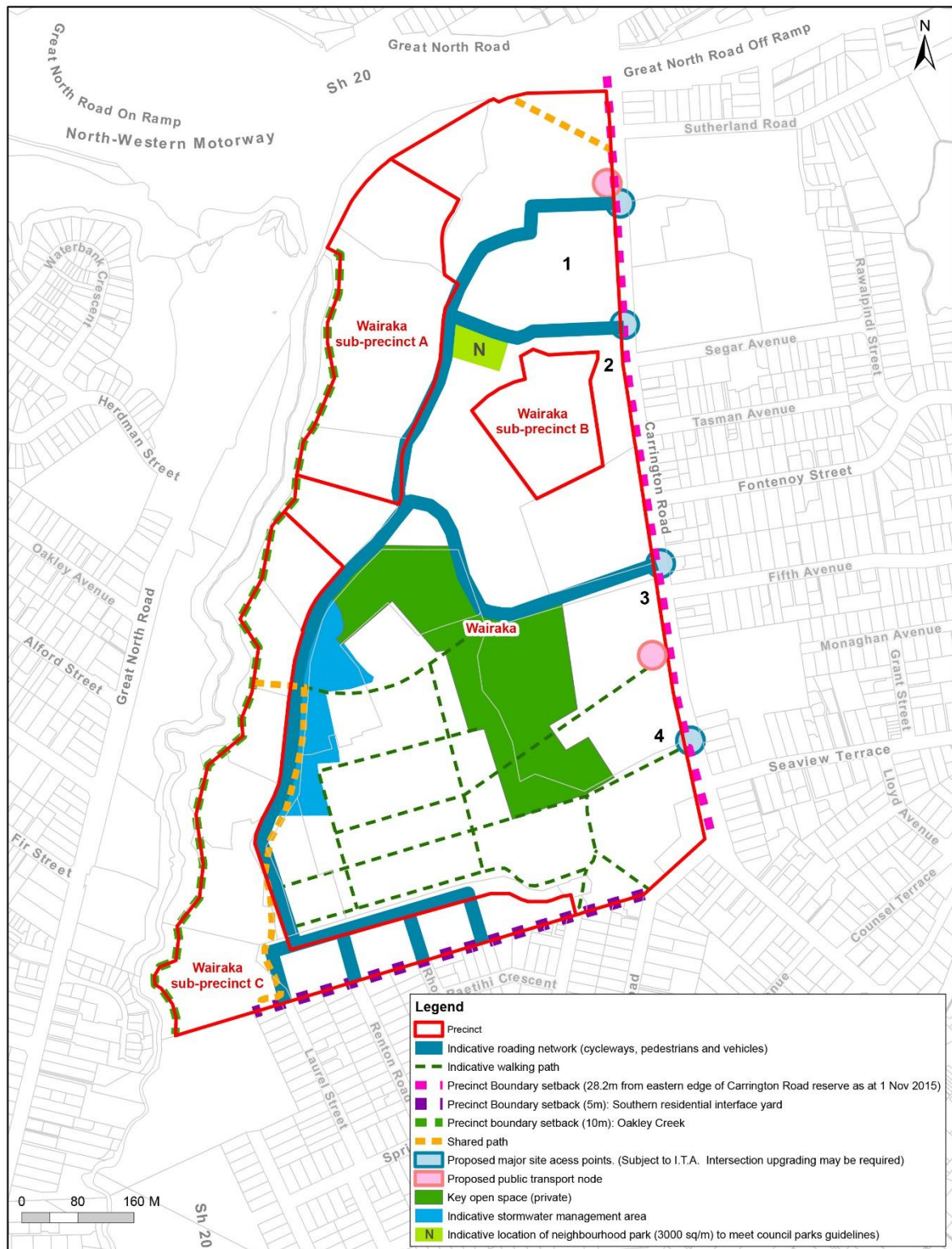
- (h) the general location and function of existing and proposed streets and lanes, including cross-sections where applicable; and
 - (i) indicative location and layout of proposed sites, including their site areas and buildings types.
- (2) Proposed building profile and height as viewed from all existing and proposed street frontages, existing and proposed public open spaces. For the purpose of this requirement, building profile means two-dimensional and three-dimensional building block elevations and building cross- sections showing:
- (a) overall building form and height (as opposed to detailed design);
 - (b) indicative proposed floor to ceiling heights of each building storey;
 - (c) areas at ground level adjoining public open space intended to be available for active uses; and
 - (d) areas of walls likely to contain windows for principal living areas of accommodation units to demonstrate how the outlook space development control will be met.
- (3) A landscape management plan for landscaped areas to be covenanted, public open space landscaping, roads and streetscapes and walkways. The plan must provide details on:
- (a) plant species schedules;
 - (b) planting specifications including individual tree planting locations;
 - (c) weed control and management;
 - (d) implementation; and
 - (e) the location and design of public seating, vehicle barriers, signage, pedestrian lighting, litter receptacles, and other amenity features in line with crime prevention through environmental design principles.
- (4) An infrastructure and stormwater management plan that demonstrates how the development will meet the controls and assessment criteria in this precinct regarding infrastructure and servicing, including:
- (a) location and extent of infrastructure, including areas of on-site stormwater management (if applicable) and integration/interface with the wider precinct;
 - (b) any proposed new or upgrade to infrastructure;

- (c) staging of development; and
 - (d) compliance with the Council's relevant codes of practice and infrastructure standards.
- (5) A traffic management plan that demonstrates how the development will meet the controls and assessment criteria in this precinct regarding traffic generation and management, including:
- (a) a traffic management assessment demonstrating how the precinct will manage traffic demand, alternate transport options , connections to public transport and key connections to and within the precinct; and
 - (b) be prepared in accordance with current best practice guidelines adopted by Auckland Transport.
- (6) The general location of activity types with potential to influence the staging and design of development across the subject land area including:
- (a) general proposed activity types at activity interfaces, including activity types to be established adjacent to existing lawful activities (including industrial activities);
 - (b) proposed staging of demolition, earthworks and building development, and where information is available, the staging of public open space.

I334.10. Precinct plans

I334.10.1 Wairaka: Precinct plan 1

Qualifying matter as per Sch 3C, cls 8(1)(b) of the RMA



I334.10.2 Wairaka: Precinct plan 2 – Protected Trees

