I207. Learning Precinct

I207.1. Precinct description

The Learning Precinct is centred on the Symonds Street ridge where the University of Auckland and Auckland University of Technology have the majority of their properties and have created a tertiary education hub. The location and extent of the Learning Precinct is shown on Precinct plan 1. The Learning Precinct contains Sub-precinct A which specifically addresses parking controls for the University of Auckland land and Sub-precinct B, as shown in Precinct plan 5, which contains the Old Government House site.

The land in the Learning Precinct is zoned Business – City Centre Zone and Open Space – Conservation Zone.

The purpose of the Learning Precinct is to ensure the stimulation of education, research, business and cultural experiences by identifying key actions to enhance economic and social benefits to the city, add value and vitality to the central business district and raise awareness of opportunities for learning in the precinct.

The Council intends the precinct to remain the focus of the tertiary education sector in the city centre, with development retaining and enhancing the particular qualities of the location. The council acknowledges that further expansion will be necessary within the precinct, but has also made provision for education activities outside the precinct, subject to relevant standards. The precinct includes other activities such as offices, residential, retail and food and beverage.

The precinct is one of the most significant destinations in the city, with a large number of students and workers travelling to the area daily. This will increase over time as the University of Auckland consolidates its campuses into the central city.

The physical characteristics of the precinct include historic heritage places, and parks and gardens around the campuses.

Sub-precinct B: Old Government House

The Old Government House sub-precinct is located at the corner of Princes Street and Waterloo Quadrant. The land forms part of the University of Auckland complex. The buildings located on the site include the MacClaurin Chapel, the old gate keeper's cottage, and Old Government House.

The Old Government House Grounds, whilst in private ownership, are available for public use and provide a key open space within the city centre and in particular the University. The amenity of the area contrasts with the intensity of the surrounding building form.

The purpose of this sub-precinct is to ensure that the grounds remain predominantly an open space for passive recreation. As a result the range of activities allowed in this precinct is limited to education and associated activities. A number of features included within the grounds have been scheduled for protection.

I207.2. Objectives

The overlay, Auckland-wide and Business – City Centre Zone objectives apply in this precinct in addition to those specified below:

(1) Tertiary education and related activities are enabled to allow for growth and change within the precinct.

(2) Campus buildings appropriate to education needs are developed to:

(a) respect and enhance the built character of the precinct;

(b) incorporate high-quality urban design; and

(c) avoid or mitigate adverse effects associated with development.

(3) The predominance of existing tertiary education and accessory activities which characterise the precinct is continued while also providing for growth, change and diversification of activities over time.

(4) Heritage values including historic heritage places, Māori sites of significance and notable trees, and the contribution they make to the precinct's character, are recognised, protected and enhanced.

(5) Open spaces and pedestrian connections from the precinct to the wider city centre, including connections between activities and open spaces, are provided for and enhanced.

(6) The transportation demands of the precinct are provided for and travel demand planning and operations are used to manage their effects on traffic and pedestrians on campuses.

Objective for Sub-precinct B: Old Government House

The overlay, Auckland-wide and Open Space – Conservation Zone objectives apply in this precinct in addition to the objective specified below:

(7) Education and related activities are enabled.

I207.3. Policies

The overlay, Auckland-wide and Business – City Centre Zone policies apply in this precinct in addition to those specified below.

(1) Enable a range of tertiary education activities and ancillary activities to occur within the precinct and recognise the functional requirements for those activities.

(2) Support the efficient operation of the existing campuses while respecting, and where appropriate protecting, the particular built form, amenity and heritage values which contribute to the character of the precinct.

(3) Provide for the growth and development of the existing campuses to meet existing needs and respond to future demand and changes in teaching, learning, research requirements and campus environments.

(4) Require new buildings to be designed in a manner that respects existing buildings, provides for amenity, protects heritage values and, where appropriate, enhances the streetscape and gateway locations of the campuses.

(5) Require new buildings to interface appropriately with the public realm by encouraging building frontages and activities to interact with the street and other public places.

(6) Limit building height so that it is appropriate to its location, and:

(a) enhances and defines the landform;

(b) is generally consistent with the adjoining urban form and supports a distinctive urban form; and

(c) maintains views across the ridge from buildings in the core central business district.

(7) Require proposals for new buildings or additions to existing buildings adjoining or adjacent to scheduled historic heritage places to be sympathetic and provide contemporary and high-quality design which enhances the precinct's built form.

(8) Enable appropriate community use of the educational and research facilities, buildings and campus open spaces.

(9) Require development to maintain and provide a varied network of key pedestrian connections, open space, and plazas within the campuses, consistent with education activities and campus operations.

(10) Require pedestrian connections to be well-designed, safe, and improve connectivity for all users.

(11) Require development to incorporate integrated transport planning that:

(a) promotes and enhances opportunities for bicycle and public transport

(b) avoids adverse traffic effects on pedestrian safety and amenity

(c) limits the amount of car parking in recognition of the limited carrying capacity of the road network and the desirability of maintaining the pedestrian-oriented character of the campuses

(d) recognises and provides for some roads within and adjoining the campuses.

Policy Sub-precinct B: Old Government House

The overlay, Auckland-wide and Open Space - Conservation Zone policies apply in this precinct in addition to the policy specified below.

(12) Enable a range of education activities and accessory activities to occur within the Old Government House Grounds precinct

I207.4. Activity table

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

Table I207.4.1 Activity table specifies the activity status of land use and development activities in the Learning Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I207.4.1. Activity table - Learning Precinct including Sub-precinct A

Activity		Activity status
Residential		
(A1)	Boarding houses	P
(A2)	Dwellings	P
(A3)	Visitor accommodation	P
Commerce		
(A4)	Commercial services	P
(A5)	Conference facilities	P
(A6)	Entertainment facilities	P
(A7)	Industrial laboratories	P
(A8)	Manufacturing	P
(A9)	Offices	P
(A10)	Retail	P
Community		
(A11)	Artworks	P
(A12)	Care centres	P
(A13)	Community facilities	P
(A14)	Educational facilities	P
(A15)	Emergency services	P
(A16)	Healthcare facilities	P
(A17)	Hospitals	P
(A18)	Information facilities	P
(A19)	Organised sport and recreation	P
(A20)	Marae Complex	P
(A21)	Recreational Facilities	P
(A22)	Tertiary Education	P

Development		
(A23)	An entry canopy (and any associated steps, balustrades and retaining walls defined as “building”) located in the position indicated by the symbol “#” in Precinct plan 1 within the “No buildings except as provided for by entry canopy and fire egress stair criteria” area	RD
(A24)	[Deleted]	
(A25)	Demolition	C
(A26)	New buildings, relocation of buildings, and alterations and additions to buildings not otherwise provided for	RD
(A27)	Minor cosmetic alterations to a building that does not change its external design and appearance	P
(A28)	Internal alterations to existing buildings	P
(A29)	Conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses	C
(A30)	The transfer and utilisation of unrealised parking within Sub-precinct A complying with Standard I207.6.1	RD
(A31)	Development that does not comply with Standard I207.6.1	NC

Table I207.4.2 Activity table specifies the activity status of land use and development activities in the Learning Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Activities in the Open Space - Conservation Zone apply in Sub-precinct B Old Government House Grounds unless otherwise specified in the activity table below.

Table I207.4.2. Activity table - Sub-precinct B Old Government House

Activity		Activity status
Community		
(A32)	Tertiary education facilities	P
(A33)	Temporary activities	P
Development		
(A34)	Storage and maintenance building - not exceeding 50m²	P

I207.5. Notification

(1) An application for resource consent for a controlled activity listed in Table I207.4.1. Activity table - Learning precinct including Sub-precinct A 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 I207.4.1. Activity table - Learning precinct including Sub-precinct A above and which is not listed in I207.5(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).

I207.6. Standards

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

All permitted, controlled and restricted discretionary activities listed in Table I207.4.1 Activity table – Learning Precinct including Sub-precinct A and Table I207.4.2 Activity table - Sub-precinct B Old Government House must comply with the following standards.

I207.6.1. Parking

(1) The total number of parking spaces within Sub-precinct A must not exceed 2000.

(2) Where a site is located within Sub-precinct A and is accessed from either Grafton Road or Alten Road, an application for a restricted discretionary activity may be made to transfer to the recipient site the unrealised permitted parking from any other site or sites within Sub-precinct A held in the same ownership as the recipient site. Any transferred parking may be provided in addition to the amount of parking permitted on the recipient site in respect of any building or buildings erected on, or proposed for that site.

(3) The unrealised permitted parking able to be transferred from the donor site, is the difference between the amount of parking permitted on the donor site and the amount actually provided, but only if the number of parking spaces provided on the donor site is less than that permitted.

(4) For the purpose of monitoring the total number of parking spaces a register must be maintained by the council and the following must be recorded in it:

(a) the address and legal description of the donor and recipient sites;

(b) the number of parking spaces transferred to the recipient site and/or retained on the donor site; and

(c) the date of the consent permitting a transfer.

I207.6.2. Temporary activities in Sub-precinct B

The following standards apply to Sub-precinct B.

(1) Temporary activities must be limited to functions and ceremonies.

(2) Temporary activities can include temporary structures associated with functions and ceremonies including the erection of tents and marquees that meet the following:

(a) for up to 12 consecutive days and up to six times in a calendar year;

(b) not involving ground disturbance of more than 500mm; and

(c) includes storage and maintenance building not exceeding 50m^2.

I207.6.3. Building height

Purpose: manage the height of buildings to achieve Policy I207.3(6) of the Learning Precinct.

(1) Buildings must not exceed the heights specified on Precinct plan 1.

(2) Building height will be measured as the vertical distance between mean street level and a horizontal plane above that level for sites where no contour applies on Precinct plan 3. For all other sites on Precinct plan 3, building height will be measured in accordance with H8.6.8 Measuring building height.

(3) No additional height is permitted for buildings within the area shown on Precinct plan 1 as “existing buildings only”.

I207.6.4. Frontage Height and Setback

Purpose: manage the scale of development to maintain and enhance pedestrian amenity, and to avoid buildings dominating public open space.

(1) On every frontage shown as “A” on Precinct plan 4:

(a) the building frontage must not exceed a height of 20m for a minimum depth of 10m from the site frontage;

(b) the building must not project beyond a 50 degree recession plane measured at all points along the site frontage from 20m above street level. This recession plane applies for a horizontal distance of 20m into the site from the street boundary;

(c) the building setback must be an emphatic or a stepped profile of at least two stories and must not be a literal regression of the 50 degree angle; and

(d) where the building is on a corner site, the requirements of clauses I207.6.4(1)(a) and (b) above apply to both frontages.

(2) On every frontage shown as “B” on Precinct plan 4:

(a) the building frontage must not exceed a height of 30m for a minimum depth of 10m from the site frontage.

(3) On every frontage shown as “C” on Precinct plan 4:

(a) the building frontage must not exceed a height of 15m for a minimum depth of 15m from the site frontage;

(b) the building must not project beyond a 45 degree recession plane measured at all points along the site frontage of the site from 15m above street level. This recession plane applies for a horizontal distance of 20m into the site from the street boundary;

(c) the building setback must be an emphatic or a stepped profile of at least two stories and must not be a literal regression of the 45 degree angle;

(d) Where the building is on a corner site, the requirements of clauses I207.6.4(3)(a) and (b) above apply to both frontages.

(4) On every frontage shown as “D” on Precinct plan 4:

(a) the building frontage must not exceed a height of 35m for a minimum depth of 10m from the site frontage.

(5) On every frontage shown as “E” on Precinct plan 4:

(a) the building frontage must not exceed a height of 41.3m (New Zealand Vertical Datum 2016) for a minimum depth of 15m from the site frontage

(b) This recession plane applies for a horizontal distance of 20m into the site from the street boundary.

Figure I207.6.4.1 Frontage control A

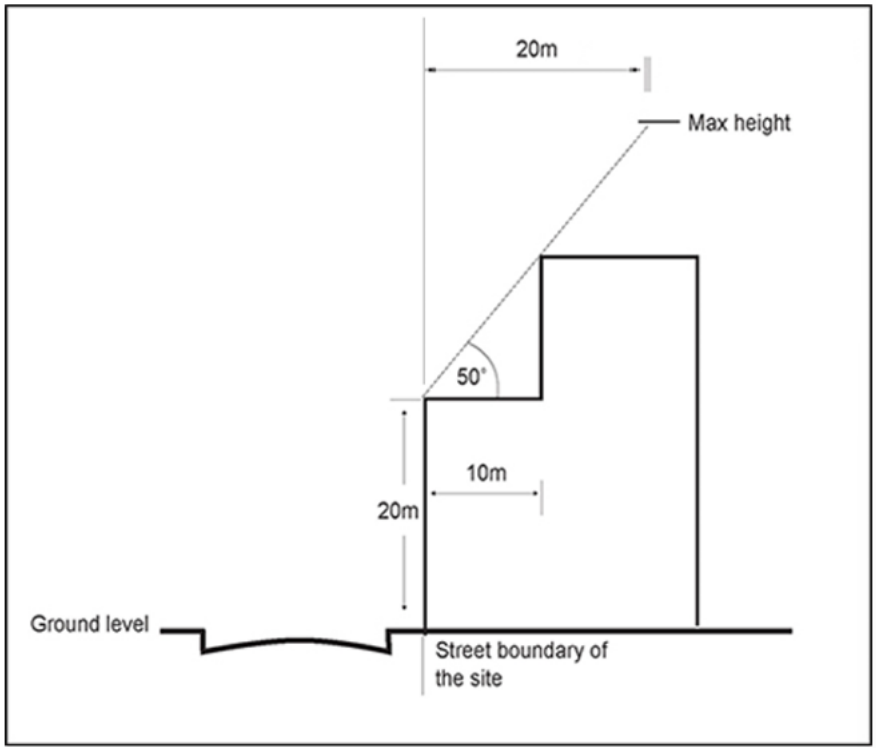


Figure I207.6.4.2 Frontage control B

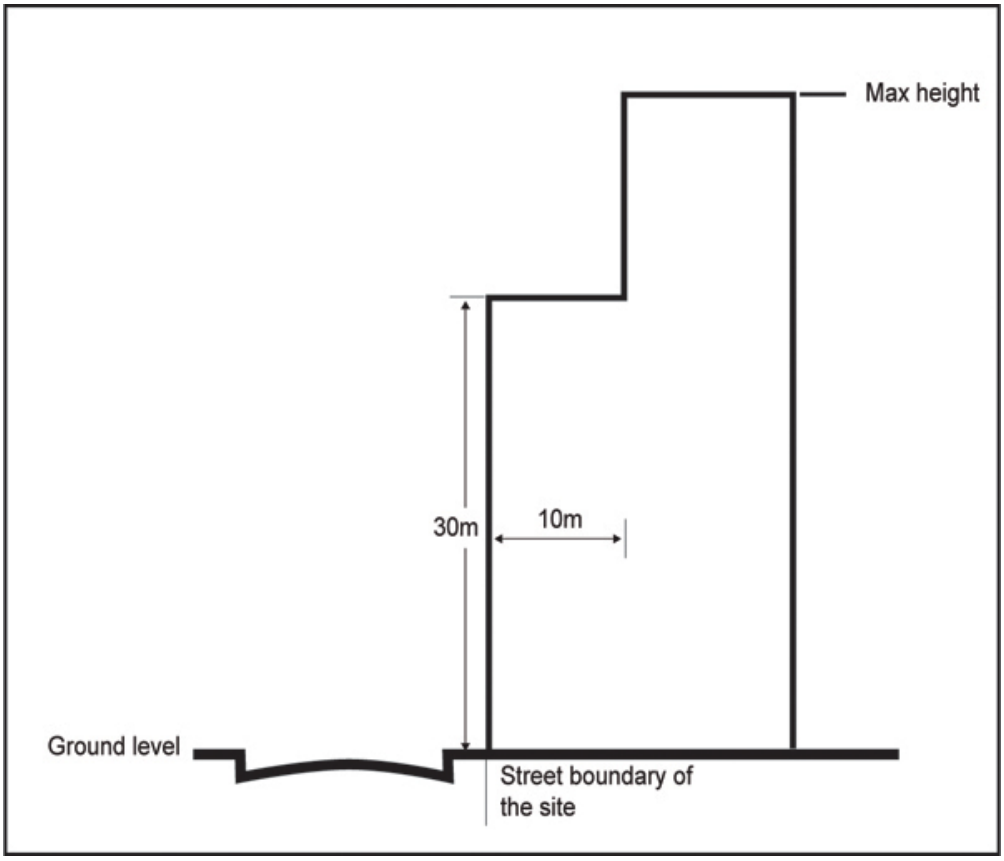


Figure I207.6.4.3 Frontage control C

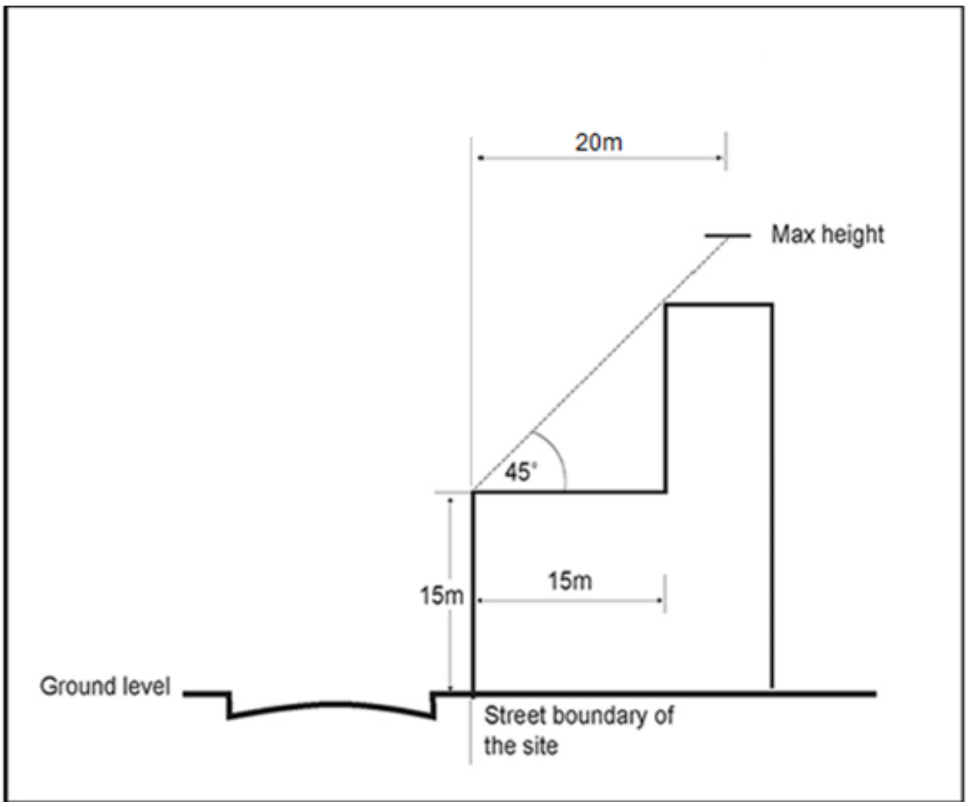


Figure I207.6.4.4 Frontage control D

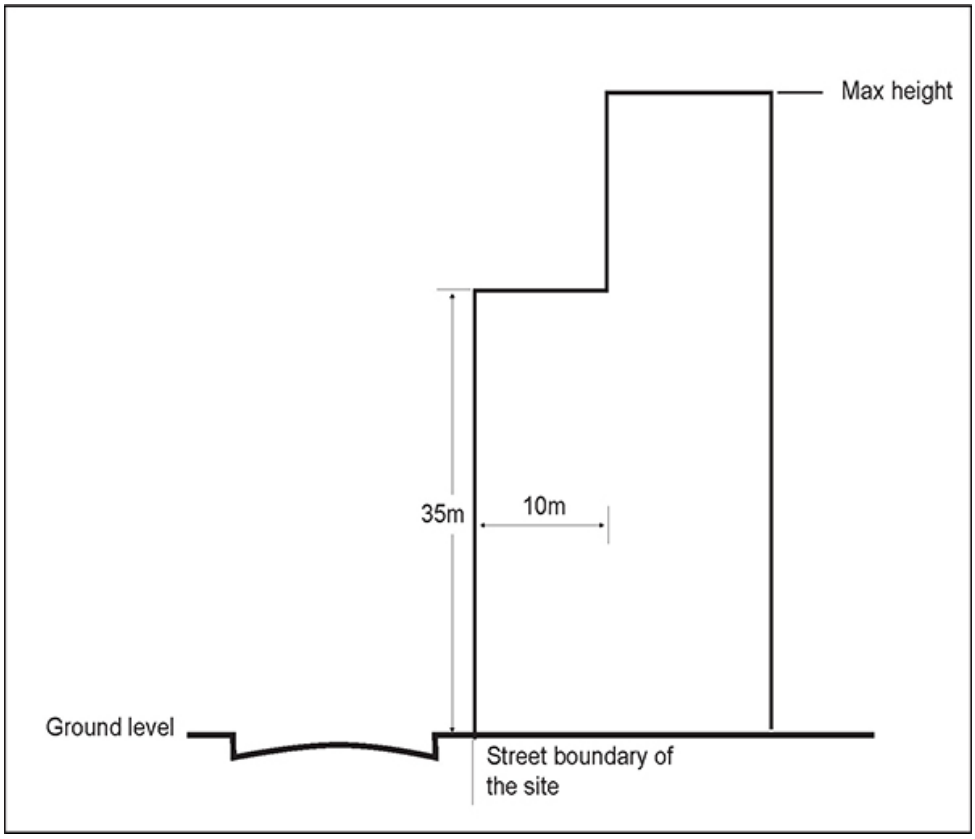
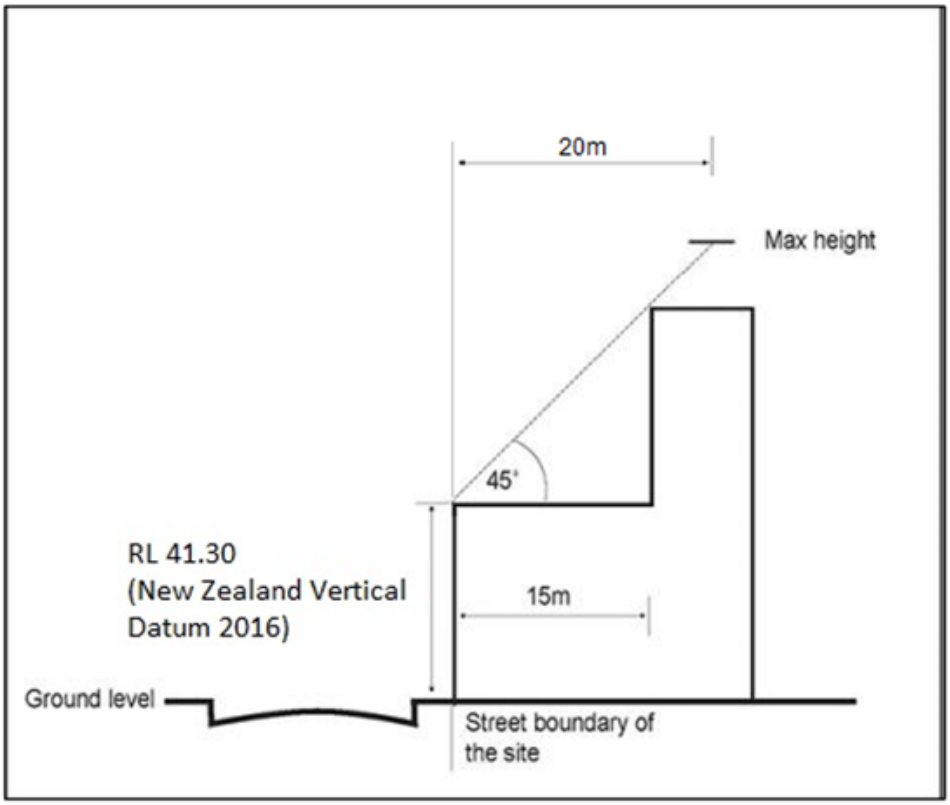


Figure I207.6.4.5 Frontage control E



I207.6.5. Wynyard Street Coverage and Pedestrian Link

Purpose: manage the scale, form and intensity of development to maintain and enhance pedestrian amenity within the precinct.

(1) For areas shown on Precinct plan 1 as being subject to the “Wynyard Street coverage and pedestrian link control”:

(a) the maximum building coverage is 50 per cent;

(b) a continual pedestrian link must be provided from Grafton Road to Alten Road:

(i) that includes a continuous minimum width of 10m. This does not apply to the first 50m from the Alten Road boundary where the width may be reduced to a minimum of 6m;

(ii) that is open to the air and aligned so as to maintain a clear line of sight for pedestrians on Grafton Road through to Alten Road; and

(iii) of which sections may be covered by glazing for weather protection and narrow pedestrian over bridges for pedestrian connectivity to upper floors of adjacent buildings providing that Wynyard Street remains open to the air for the majority of its length and a clear line of sight for pedestrians on Grafton Road through to Alten Road is maintained. Pedestrian over bridges and glazing will be counted as coverage for the purpose of this control.

I207.6.6. Sub-precinct B: Old Government House

(1) Buildings must not exceed 7.5m in height in Sub-precinct B.

(2) A building or parts of a building in Sub-precinct B must be set back from the relevant boundary by the minimum depth listed in Table I207.6.6.1 Yards below.

Table I207.6.6.1 Yards

Yard	Sub-precinct B
Front	3m
Side	3m
Rear	3m

(3) The maximum permitted site coverage or cumulative total area of buildings in Sub-precinct B must not exceed 5 percent of the sub-precinct area.

I207.7. Assessment – controlled activities

I207.7.1. Matters of control

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

(1) for demolition refer to the matters of control in H8.7.1(1) of the Business – City Centre Zone.

(2) for the conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses refer to matter of assessment in H8.8.1(3) of the Business – City Centre Zone.

I207.7.2. Assessment criteria

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

(1) for demolition refer to the assessment criteria in clause H8.7.2(1) of the Business – City Centre Zone.

(2) for the conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses refer to matter of assessment in clause H8.8.2(3) of the Business – City Centre Zone.

I207.8. Assessment – Restricted discretionary activities

I207.8.1. Matters of discretion

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

(1) new buildings, relocated buildings, and alterations and additions to buildings not otherwise provided for:

(a) building design and external appearance;

(b) effects of buildings on historic heritage places;

(c) safety;

(d) the design of covered plazas, open spaces and pedestrian linkages;

(e) the design and location of parking; and

(f) travel plans and integrated transport assessments;

(2) an entry canopy (and any associated steps, balustrades and retaining walls defined as “building”) in the position indicated by the symbol “#” in Precinct plan 1 within the “No buildings except as provided for by entry canopy and fire egress stair criteria”

(a) design and scale;

(3) [Deleted]

(4) the transfer and utilisation of unrealised parking within sub-precinct A:

(a) traffic generation and safety;

(b) pedestrian safety; and

(c) design of parking areas.

(5) infringing the building height standard (I207.6.3 Building height):

(a) building scale and dominance/visual amenity effects; and

(b) effects on current or planned future form and character

(6) infringing the frontage height and setback standard:

(a) building scale and form, and dominance/visual amenity effects; and

(b) effects on streetscape character

(7) infringing the Wynyard Street coverage and pedestrian link standard:

(a) building scale and form, and dominance/visual amenity effects; and

(b) effects on public open space and pedestrian access

(8) infringing the temporary activities standard in Sub-precinct B:

(a) noise, lighting and hours of operation; and

(b) traffic;

(9) infringing the height (I207.6.6(1)), yards and building coverage standards in Sub-precinct B:

(a) intensity, scale and design.

I207.8.2. Assessment criteria

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

(1) new buildings, relocated buildings, and alterations or additions to buildings not otherwise provided for:

(a) building design, and external appearance - creating a positive frontage:

(i) whether buildings and their uses maintain and where practicable enhance the quality and usability of streets, the public realm and campus pedestrian linkages through appropriate building scale, design and location. Generally, buildings should have interactive frontages where they face public streets to enable a public experience of activities within the campuses. ‘Interactive frontages’ are frontages which enable some form of public view or experience of activities within the campus, whether directly through openings and glazed areas into internal campus spaces or indirectly through landscaping, façade design, or artwork expressive of campus activities;

(ii) in areas shown on Precinct plan 2 as being within an active use node, active commercial and retail or entertainment uses are encouraged that provide for the needs of students, as well as residents, workers and visitors. Where not feasible buildings are encouraged to be

designed with a ground floor that could adapt to these activities in the future.

(iii) When adjacent to public streets, whether buildings are designed to encourage visual and physical interaction with the street to support its safety and amenity for pedestrians;

(iv) the main entries for all buildings adjacent to streets shall generally be from the street or directly visible from the street and when a building has more than one street frontage, multiple entries are encouraged. If the main entry is internal to the site a secondary street entry is encouraged;

(v) whether generous canopies are provided at all entries and encouraged in intermittent locations along street frontages to provide pedestrian shelter, when this can be incorporated into the design of the building. Verandahs are encouraged on streets and within campuses;

(vi) the extent to which artwork is encouraged to be incorporated into the street facades of buildings, open spaces and plazas;

(b) building design and external appearance - variation in building form/visual interest:

(i) the extent to which buildings are designed to address the street, through alignment, façade modulation, windows, pedestrian entrances/plazas and materials that are appropriate for a contemporary university and compatible with heritage buildings and objects;

(ii) the extent to which buildings fronting streets and open spaces incorporate design elements which acknowledge the adjacent built form, and enhance pedestrian comfort and amenity, and the character of the precinct. In particular:

- the extent to which frontage height and design have regard to existing buildings in the vicinity and maintain a compatible scale. This does not mean a rigid adherence to a single height but it does mean a respect for the general appearance of the surrounding blocks;
- the extent to which buildings ensure high levels of visual quality and visual interest, as viewed from near and afar, by the use of the number and composition of elements on the building’s façade, and the contrasting relationships between them, having regard to the scale and proportions of components on existing buildings within the vicinity. At every scale, from a range of viewing distances, building surfaces should appear rich in detail;

- the extent to which buildings employ the use of human scale proportions in the components of a façade, especially at the lower levels where pedestrians are experiencing the building from closer distances in order to maintain high levels of pedestrian visual interest;
- at all levels, whether large expanses of blank walls are avoided and whether they are visible from streets or public open spaces. If blank walls cannot be avoided, they should be minimal in relation to the overall size and length of the building frontage or located within campuses and mitigated with architectural detailing, artwork or landscaping;
- where the frontage height and setback standard applies, the extent to which the design of upper setback levels relate naturally to the lower frontage height levels in an acceptable architectural manner such as continuation of an elevational rhythm or recognisable visual theme or proportion;
- the extent to which the design of buildings on corner sites enhance the particular spatial qualities of street intersections that contribute to the prominence of sites. Building design on such sites should consider the relationship to other buildings and open spaces on opposite and adjacent corner sites;
- whether materials used in new buildings are durable and of high quality, particularly at ground level to enhance the pedestrian experience;
- the extent to which designs provide strong architectural cues to access-ways and pedestrian routes that reflect the hierarchy of routes and clearly express pedestrian entrances to enhance the visibility of pedestrian access to and through the campuses and their buildings;
- the extent to which frontages are designed to avoid service and access interruptions to frontage continuity, by locating and agglomerating such requirements internally within the campuses where practicable;
- where the proposed development is an extension or alteration to an existing building, the extent to which it is designed with consideration to the architecture of the original building;
- the extent to which building form and height consider the impact of shading and wind on the internal communal spaces of the campus and public streets;
- the extent to which building and landscape design include environmentally sustainable design features, such as passive solar design on-site stormwater conservation measures,

rainwater harvesting devices, green roofs, site landscaping, rain gardens and wetland treatment systems and stormwater planter boxes.

(c) development on the corners of Symonds Street and Wellesley Street:

(i) for buildings on the corner sites of Symonds and Wellesley Street, a high standard of architecture is expected due to its high profile, landmark location on the crest of the Wellesley Street axis, the location of scheduled historic heritage places in close proximity to the corner sites, its prominence as a significant gateway to the city centre from the Grafton Gully, and to the campuses from Wellesley and Symonds Street. Particular attention is required to the views of the building along Wellesley Street from the direction of both the city and motorway ends, and along Symonds Street;

(ii) on the north-eastern corner of the intersection where a 72.5m height limit is applied without a precinct frontage control, the architectural detailing on both frontages of the corner should support the articulation of the corner as distinctive from the rest of the building, and include a vertical emphasis in keeping with its location on the crest of the ridge. It should support the creation of a distinctive landmark that in the horizontal proportions of its façade complements the historic forms of the nearby heritage buildings; and

(iii) the extent to which a development on the corner of Wellesley Street East and St Paul Street is sympathetic to the heritage building at 59-67 Wellesley Street East.

(d) Grafton Gully:

(i) the extent to which all buildings that adjoin the motorway corridor or connecting streets, as shown on Precinct plan 2 as subject to the “Grafton Gully landscaped edge”, are designed to incorporate a varied building form that responds to the landscape context of this area, is organic in character, and does not present the appearance of a solid wall. Particular attention is required to the view of proposed buildings from Grafton Bridge, along Grafton Gully, from within the Domain, and from Auckland Hospital. The landscape context is the valley with the green open space of the Domain; the steep slopes, mature trees and vertical towers of the city centre, and the unfolding views of Rangitoto and the Harbour. Geological and ecological heritage values are present in this gully and should be recognised and protected from significant adverse effects. Building podiums and parking levels along this corridor must exhibit a high quality of architectural design befitting their prominent location and be planted at their base using eco-sourced species naturally occurring in the area;

(ii) an emphasis on enhancing the vertical characteristics of buildings and limiting the appearance of dominant horizontal elements along the Grafton Gully landscaped edge is encouraged. The extent to which buildings provide architectural interest along this edge, provide fronts rather than backs to this edge, and where practical maintain views in between buildings into and from the campus, to enhance Grafton Gully's role as a gateway to the city centre.

(e) effect of buildings on historic heritage places:

(i) whether the scale, form and design of new buildings have regard to the significant heritage elements and built form of any scheduled heritage places adjacent to or in close proximity to the development site. This will require careful consideration to avoid the potential for dominance due to height and bulk. In doing so, the full development potential otherwise offered by the development controls may not be able to be achieved;

(ii) whether new buildings and additions to existing buildings adjacent to or in close proximity with a scheduled heritage building have regard to and respect the latter's contribution to the streetscape, so that the historic heritage building is able to maintain its contribution to the streetscape and its historical relationship with its site surrounds and wider area, including any adjacent open space;

(iii) the extent to which landscaping, where contextually appropriate, acknowledges both the natural and cultural heritage of the area, particularly when in proximity to or adjacent to any scheduled heritage building, its surrounds or conservation area;

(iv) the extent to which design features that reflect the cultural heritage of the area, including Māori cultural values associated with the historic settlement and use of the area, are encouraged. For example, in the design of buildings, landscaping, artwork, signs and place names. This should be undertaken in consultation with the council and Mana Whenua;

(v) whether new and upgraded buildings avoid inappropriate adverse effects on scheduled street trees and must respect their visual prominence on the streetscape;

(f) safety:

(i) whether new and upgraded buildings and public open spaces are designed in accordance with CPTED principles. For the purpose of this assessment, internal open spaces, plazas, foyers, lanes and pedestrian linkages within the campuses will be considered as if they are public open spaces.

(ii) for open spaces, plazas, foyers, lanes and pedestrian linkages, multiple entrances and exits are generally considered more

appropriate in a campus environment rather than a single way in and out of such places and spaces.

(g) the design of covered plazas, open spaces and pedestrian linkages:

(i) Precinct plan 2 shows the long term aspirations for covered plazas, open spaces and pedestrian linkages. With the exception of Wynyard Street, the location and orientation of these covered plazas, and pedestrian linkages are indicative only, however, building and open space design should seek to incorporate these elements, whether internally within buildings or externally, in a manner that provides for the same degree of permeability, legibility and accessibility within the campuses and beyond as envisaged by the indicative layout of open spaces and pedestrian linkages shown on Precinct plan 2;

(ii) Wynyard Street is part of the historical street network and must maintain its historic alignment and become primarily a pedestrian route and linear open space. It must maintain a minimum width of 10m, except for the first 50m from the Alten Road boundary where the width may be reduced to a minimum of 6m, to reinforce its primacy as a major pedestrian route through the campus. Wynyard Street must be open to the air for the majority of its length. Pedestrian over bridges and sections of the street may be covered by glazing for weather protection. These must be designed and located to enhance the amenity of the street and to maintain views along its length;

(iii) whether the network of covered plazas, open spaces and linkages ensure a cohesive, permeable and legible or ‘self-explaining’ network of pedestrian links and routes to create efficient, safe and attractive circulation around the campuses for people of all movement ability levels;

(iv) the extent to which building heights and form allow a reasonable level of natural light into existing and planned communal open spaces within the campuses, appropriate to their intended use and limit the adverse effects of shading on student amenity. This may require building form to be modified to the north of such spaces;

(v) 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;

(vi) whether buildings provide legible entrances and exits to covered plazas, open spaces and pedestrian linkages.

(vii) the extent to which the detailed design of pedestrian routes also supports the legibility of the campuses from the public realm (namely adjoining streets and open spaces);

(viii) whether provision for cycle access and cycle parking is included along major entries where practicable.

(h) Parking

(i) parking, whether at-grade or within buildings is screened from public open spaces and streets.

(i) travel plans and integrated transport assessments:

(i) where no current travel plan exists for the precinct or that part of a campus within which a development is proposed, one must be submitted with a development with gross floor area greater than 2,500m²; and

(ii) where additional floor area greater than 2,500m² is provided for within a development, then it must be subject to an integrated transport assessment scoping process to determine whether it is required. If an integrated transport assessment is required by the council, then it should be prepared in accordance with current best practice guidelines adopted by Auckland Transport.

(2) an entry canopy (and any associated steps, balustrades and retaining walls defined as “building”) in the position indicated by the symbol “#” in Precinct plan 1 within the “No building except as provided for by entry canopy and fire egress stair criteria”:

(a) design and scale:

(i) the extent to which the canopy enhances the visibility, legibility and overall quality of the entrance at this position; and

(ii) the extent to which the canopy is designed and has a scale that maintains the open space qualities of the no-building area and the character of the street and its context, including the scheduled building, identified surrounds and the street trees.

(3) [Deleted]

(4) the transfer and utilisation of unrealised parking within Sub-precinct A:

(a) traffic generation and safety:

(i) whether vehicle access to and from the site provide adequate sight distances and avoid, remedy or mitigate congestion likely to have more than minor adverse effects;

(ii) whether traffic generated from the parking area on the site adversely affect the surrounding roading network, having regard to the current and future traffic volumes in the area and any traffic problems in the area e.g. high accident rates;

(b) pedestrian safety:

(i) whether vehicle access-ways are designed to ensure the safety of pedestrians;

(c) design of parking areas:

(i) Parking areas should be designed to enable safe and efficient on-site vehicle circulation to avoid or mitigate adverse effects on the road network;

(5) infringing the building height standard (I207.6.3 Building height):

(a) building height may be exceeded where it would provide an attractive and integrated roof form that also meets the purpose of the control; and

(b) where building height is exceeded, Policy I207.3(6) of the Learning Precinct and Policy H8.3(30) of the Business – City Centre Zone should be considered;

(6) infringing the frontage height and setback standard:

(a) development should be of a scale and form appropriate to the setting;

(b) the extent to which the scale of the development is consistent with the current and future character of the Learning Precinct as established through the objectives and policies for the Learning Precinct; and

(c) the extent to which pedestrian amenity is maintained or enhanced;

(7) infringing the Wynyard Street coverage and pedestrian link standard:

(a) whether the amenity of the pedestrian link is maintained;

(b) the extent to which buildings on Wynyard street are of a scale and form appropriate to the character of the Learning Precinct.

(8) infringing the temporary activities standard in Sub-precinct B:

(a) whether noise and lighting from the activity have a significant adverse effect on the amenity of surrounding residential properties. In determining this, consideration will be given to:

(i) the location, duration and timing of the activity and the day of the week on which it will occur;

(ii) the measures to mitigate noise and light spill; and

(iii) any proposed measures to manage levels of low frequency noise, particularly for night events.

(b) traffic:

(i) the extent to which the location, scale and intensity of the activity and any associated parking, including provision for public transport will

affect the efficiency of traffic movements and the safety of pedestrians; and

(ii) the extent to which the activity will impact on other activities at the location, including the impact on public access;

(9) infringing the height (I207.6.6(1)), yards and building coverage in Sub-precinct B:

(a) intensity, scale and design:

(i) whether adequate public open space for visual amenity and recreations is maintained; and

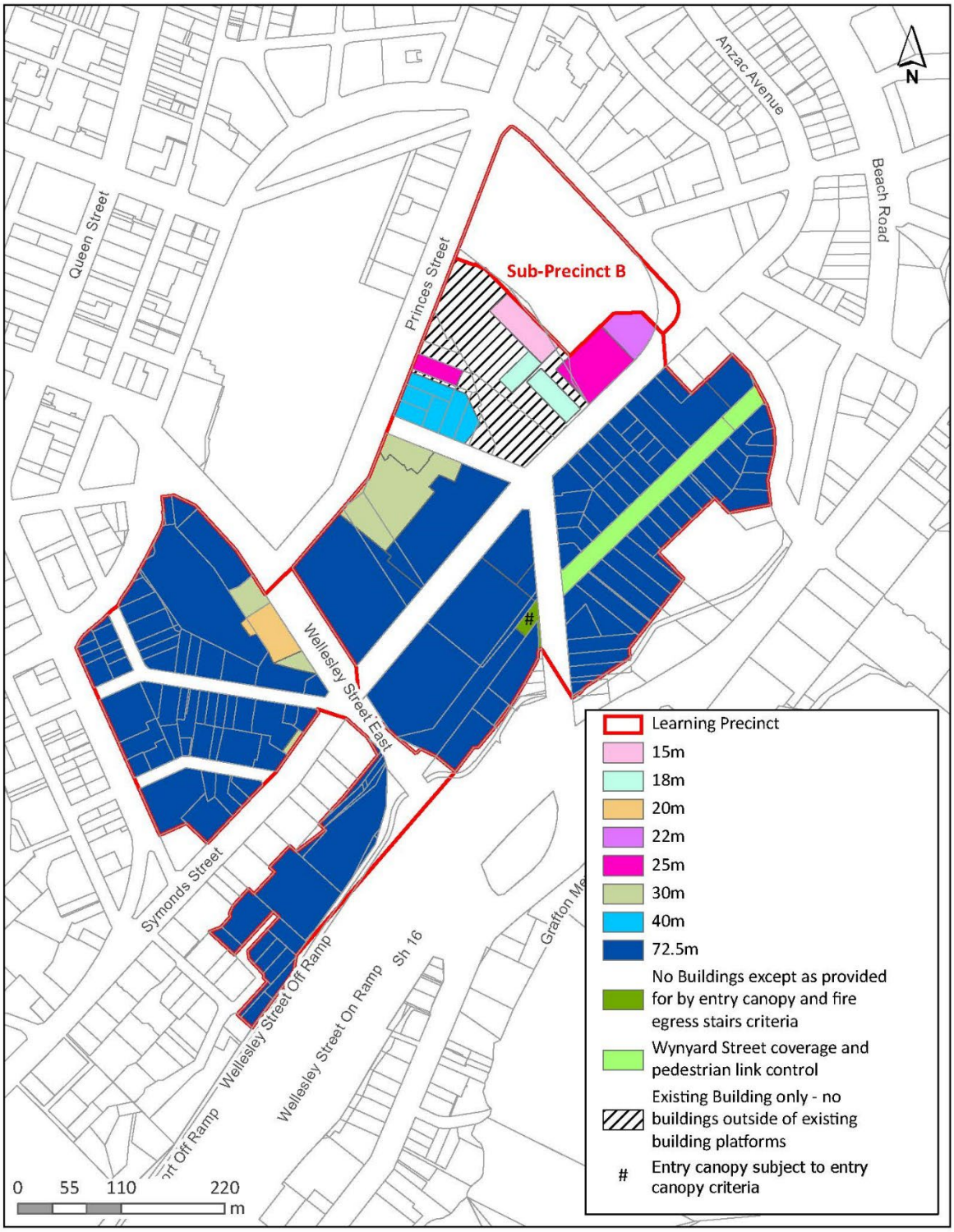
(ii) the extent to which the design of buildings and structures maintains the character of the open space and should be sympathetic to the existing development and open space in the Sub-precinct B.

I207.9. Special information requirements

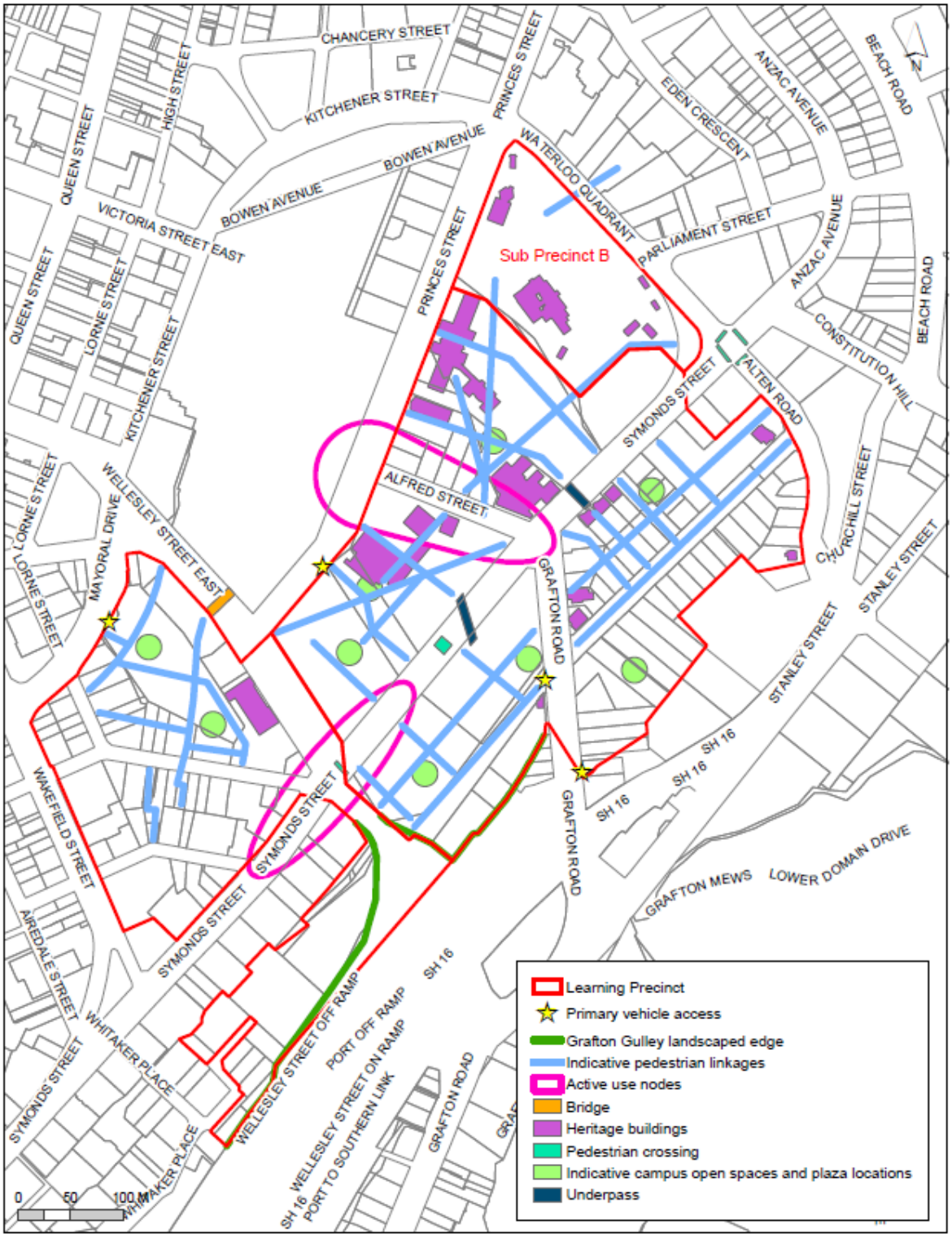
There are no special information requirements in this precinct.

I207.10. Precinct plans

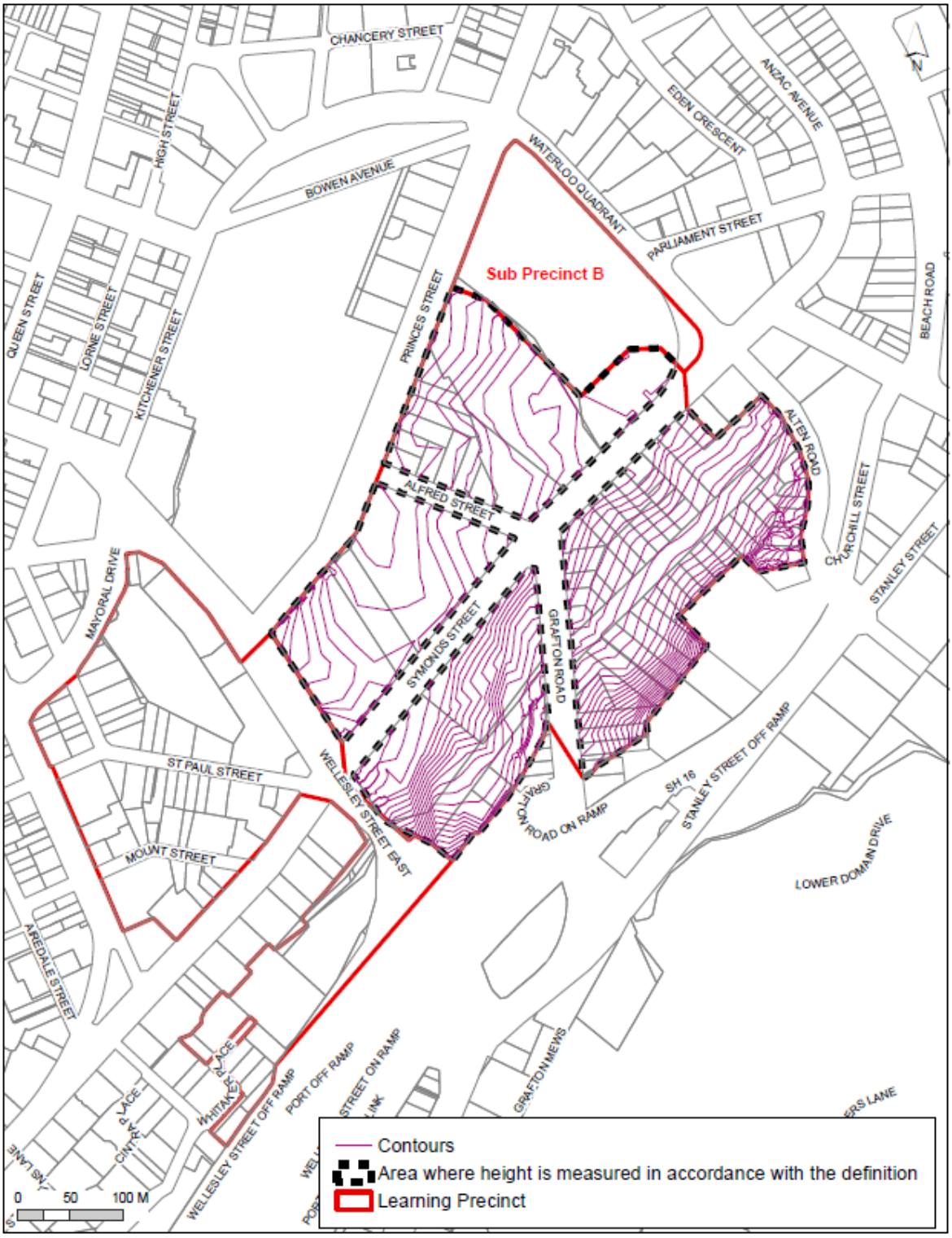
I207.10.1. Learning: Precinct plan 1 - Building height controls



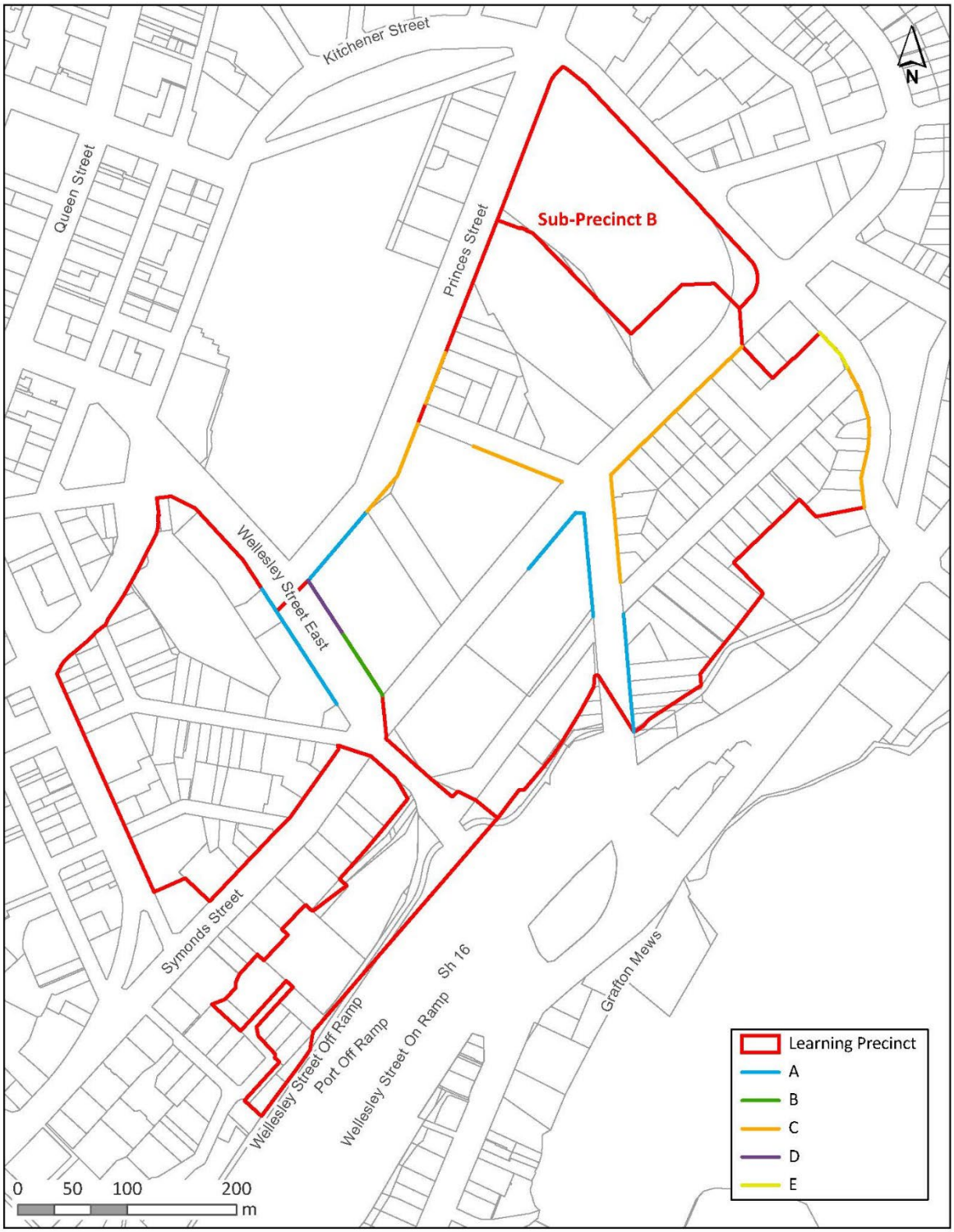
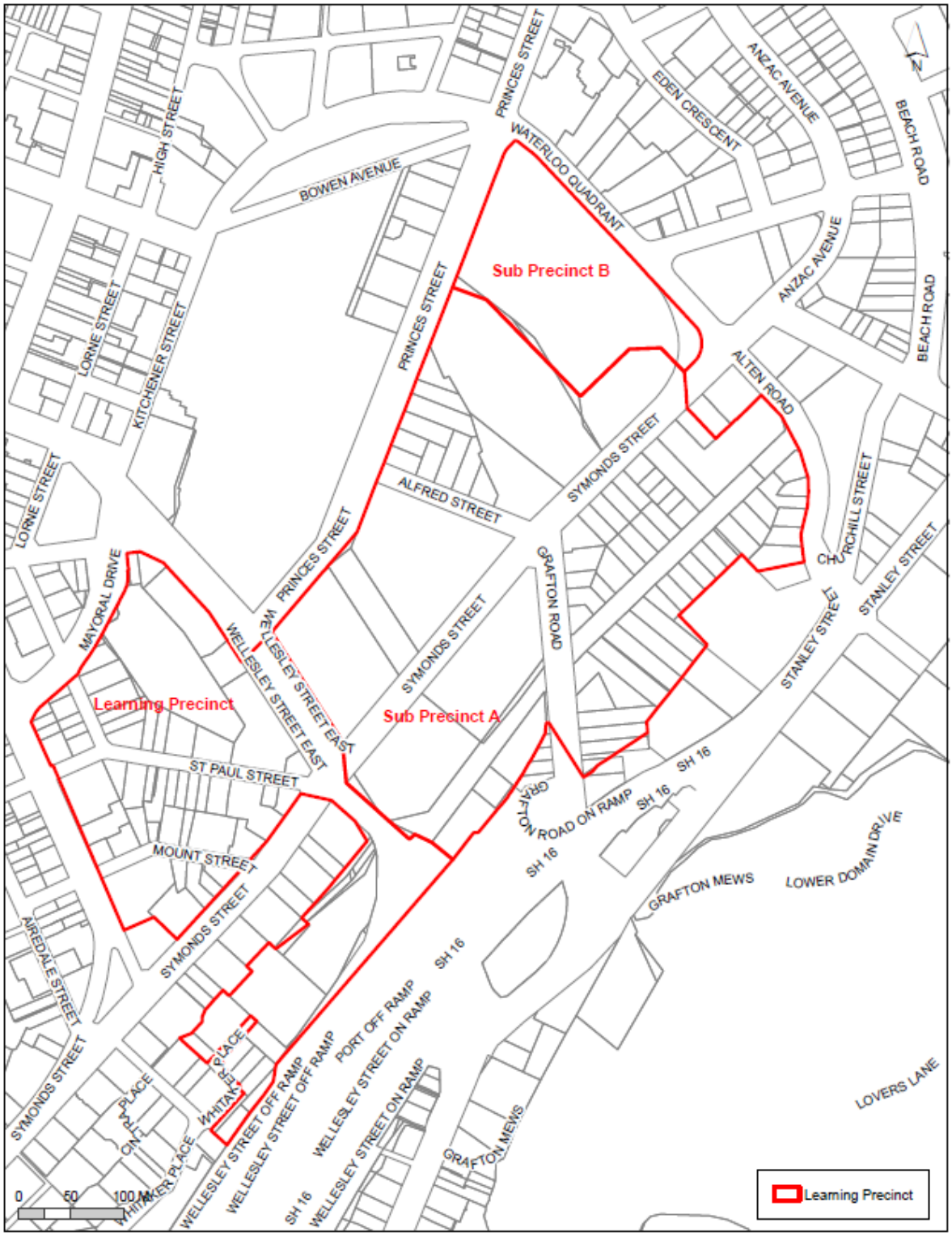
I207.10.2 Learning: Precinct plan 2 - Open spaces and pedestrian linkages



I207.10.3 Learning: Precinct plan 3 - Contours



I207.10.4 Learning: Precinct plan 4 - Frontage types



I207.10.5 Learning: Precinct plan 5 - Sub-precinct B Old Government House