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.

(6) 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.

(7) 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.

(8) Development and/or subdivision within the precinct facilitates a transport network that:

(a) 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

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

(9) 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:

(a) Avoid these southern connections becoming a direct vehicle entrance for the Special Purpose - Tertiary Education Zone; and

(b) Be designed to minimise the amenity effects on existing residents.

(10) An integrated urban environment is created, which:

(a) Incorporates high quality built form and urban design;

(b) Recognises, protects and enhances the environmental attributes of Wairaka in planning and development of the Precinct;

(c) 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;

(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.

I334.3. Policies

Wairaka Precinct - General

(1) Enable and provide for a wide range of activities, including education, business, office, research, healthcare, recreation, residential accommodation, community facilities and appropriate accessory activities.

(2) 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.

(3) 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.

(4) 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:

(a) Tertiary education and associated research, and community activities;

(b) Provision for the ongoing use, development, intensification and operation of the Mason Clinic;

(c) Provision for the operation of the commercial laundry service;

(d) Residential accommodation;

(e) Economic development and employment;

(f) Public infrastructure that is integrated with existing infrastructure, recognising that Wairaka receives stormwater from an upstream sub-catchment;

(g) Integrated transport and land use planning through the development of the precinct;

(h) Traffic management, including provision of pedestrian and cycle facilities, integration with public transport, parking provision and management;

(i) Identification and protection of significant landscape features, the adaptation of the scheduled historic buildings, identified trees and open space network;

(j) Public road and open space access to the Oakley Creek reserve; or

(k) 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.

(10) 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

(11) Encourage the retention and adaptation of the heritage and character buildings, and elements identified within the precinct.

(12) 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.

(13) 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.

(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.

(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.

(16) 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

(17) Require development to maintain and provide a varied and integrated network of pedestrian and cycle linkages, open space and plazas within the precinct.

(18) Require the key pedestrian and cycle linkages through the precinct to be direct and convenient, well designed, safe and improve connectivity for all users.

(19) 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

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

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

(b) Integrates with rail, bus, pedestrian and cycle connections;

(c) Implements as a minimum the transport elements within the Precinct Plan;

(d) 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;

(e) Minimises traffic effects on pedestrian and residents' safety and amenity;

(f) Minimises overflow parking on roads occurring in the vicinity of the precinct; and

(g) 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.

(21) Enable parking areas to service the scheduled heritage building.

(22) Manage the expected traffic generated by activities in the precinct to avoid, 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) 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 1,000m^2 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.

(24) 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 2,500m^2 gross floor area in the Business - Mixed Use Zone or greater than 1,000m^2 gross floor area in the residential zones.

(25) 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.

(26) 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

(27) Manage potential adverse amenity effects from buildings at the precinct boundary by:

(a) Establishing a 5m yard and graduated building heights to the southern residential interface

(b) Establishing a 10m setback from the boundary of land that fronts Oakley Creek

(c) Require graduated building heights and locate higher buildings away from the precinct boundary.

(28) 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.

(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) 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

(31) 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).

Sub-precinct A

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

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

(34) 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:

(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) 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.

(38) 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.

Sub-precinct C

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

(40) 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

	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) 250m² GFA whichever is the lesser	P

(A53)	New buildings or additions to existing buildings 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	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) 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.

(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).

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 6500m^2 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 4500m^2; and

(c) The total gross floor area of retail (including food and beverage) within the Special Purpose - Tertiary Education Zone must not exceed 3000m^2.

(2) The total gross floor area of retail (including food and beverage) in the Historic Heritage Place must not exceed 1000 m^2 subject to Standard I334.6.2(1)(a) above.

(3) All retail activities adjacent within 100m of to the supermarket must not exceed 1200m^2.

(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.

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

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.

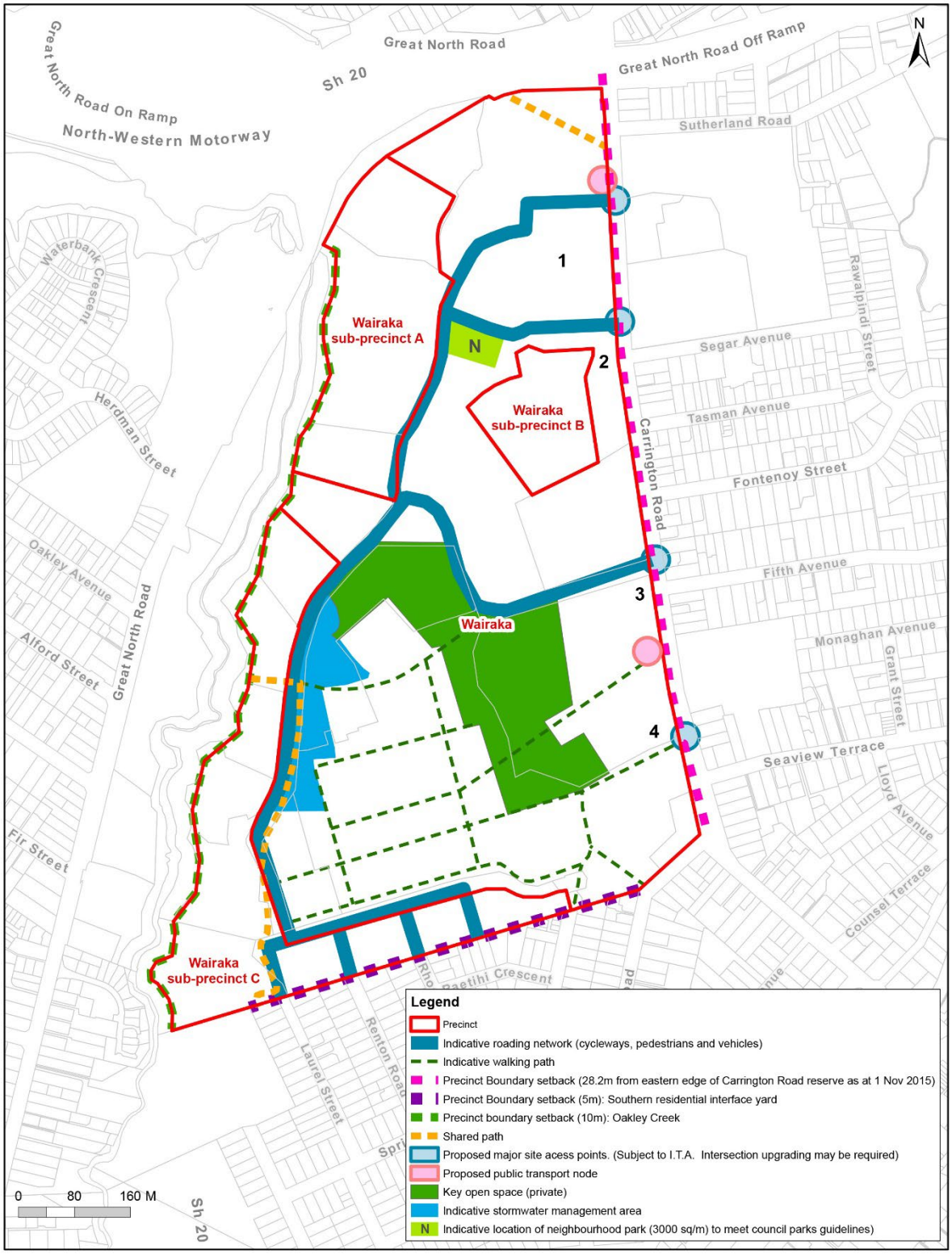
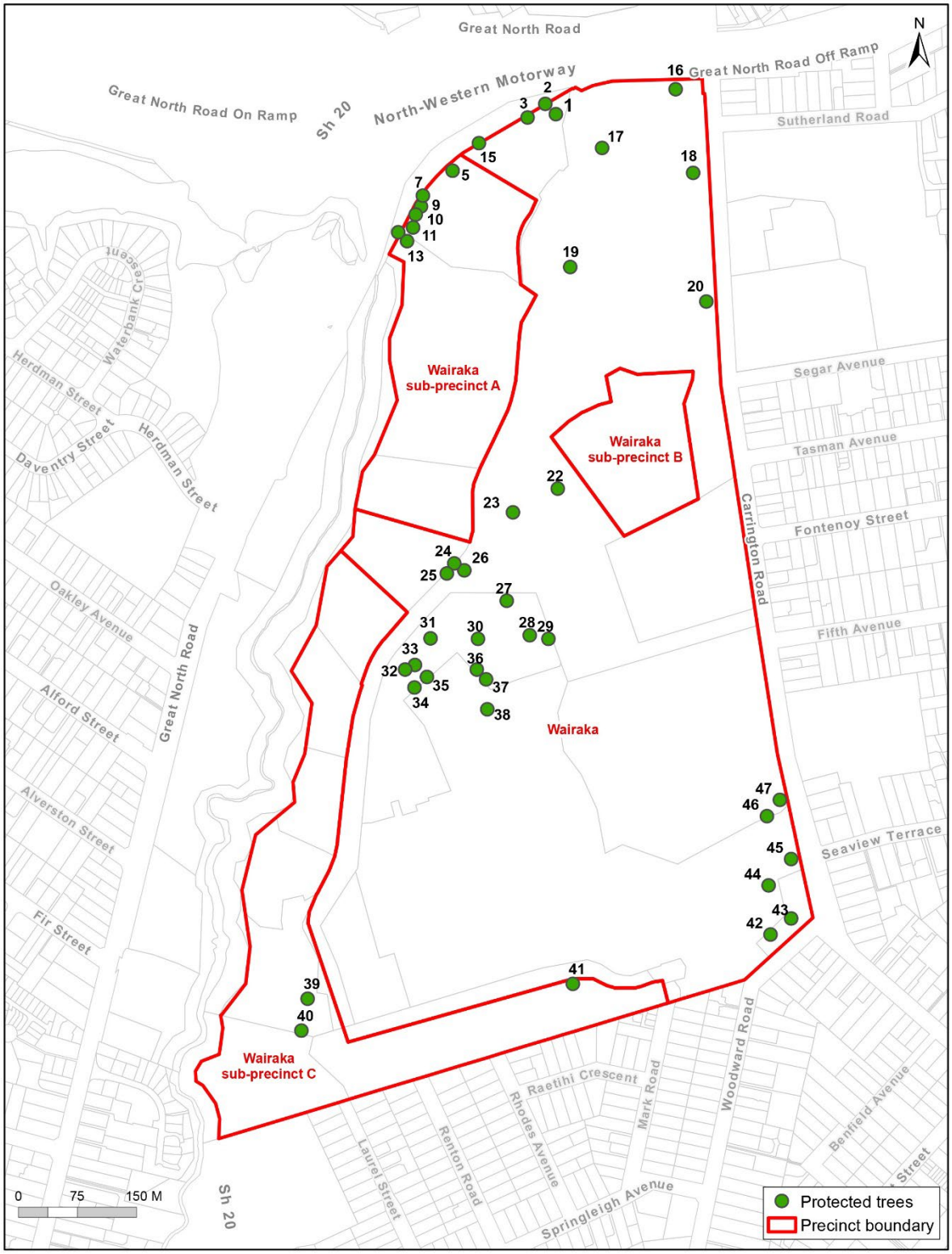
(6) The general location of activity types with potential to influence the staging and design of development across the subject land area including:

(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



I334.10.2 Wairaka: Precinct plan 2 – Protected Trees