

The Proposed Auckland Unitary Plan (notified 30 September 2013)

2.10 Mount Albert 2

The activities, controls and assessment criteria in the underlying Special Purpose Tertiary Education zone and Auckland-wide rules apply in the following precinct unless otherwise specified below.

Refer to clause 7 below for definitions that are specific to this precinct.

1. Activity table

Activity	Activity Status	
	Sub-precinct A	Sub-precinct B
Accommodation		
Boarding houses	P	D
Infrastructure		
Parking	P	D
Educational facilities	P	D
Organised sport and recreation	C	C
Development		
Public amenities including fencing	P	D
Accessory buildings	P	D

2. Land use controls

1. Development that does not comply with clauses 2.1-3.6 is a non-complying activity.
2. The land use controls in the Special Purpose Tertiary Education zone apply in the Mount Albert 2 precinct unless otherwise specified below.

2.1 Boarding houses

Table 1

Sub-precinct	Boarding houses
A	1. Boarding houses are a permitted activity provided that they: <ol style="list-style-type: none"> a. only provide student accommodation and b. accommodate a maximum of 120 students 2. Boarding houses are a discretionary activity provided that they: <ol style="list-style-type: none"> a. only provide student accommodation b. accommodate a maximum of 400 students
B	3. Boarding houses are a discretionary activity provided that they: <ol style="list-style-type: none"> a. only provide student accommodation b. accommodate a maximum of 400 students

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2.2 Parking

Table 2

Sub-precinct	Parking
A	Parking existing at 16 December 2004 is a permitted activity. Parking, including the construction of car parking buildings, not existing at 16 December 2004 is a discretionary activity.
B	Parking, including the construction of car parking buildings, not existing at 16 December 2004 is a discretionary activity.

2.3 Education facilities

Table 3

Sub-precinct	Education facilities
A	Educational facilities in existence 16 December 2004 are a permitted activity. Educational facilities not existing at 16 December 2004 are a discretionary activity. Educational facilities for a maximum campus population of 1,100 from Monday – Friday and 570 from Saturday – Sunday are a permitted activity. Educational facilities for a maximum campus population of 1500 are a discretionary activity.
B	Educational facilities for a maximum campus population of 1500 are a discretionary activity. Educational facilities not existing at 16 December 2004 are a discretionary activity.

2.4 Organised sport and recreation

1. The activity within the precinct must be associated with tertiary educational uses.

2.5 Public amenities

1. Must be associated with implementation of this precinct.

2.6 Accessory buildings

1. Buildings must be for the maintenance of the campus grounds and buildings including storage and workshop.
2. Buildings must be in existence at 16 December 2004.

3. Development controls

1. Development that does not comply with clauses 3.1-3.12 is a non-complying activity.
2. The development controls in the Special Purpose Tertiary Education zone apply in the Mount Albert 2 precinct unless otherwise specified below.

3.1 Height

1. The maximum height of the car parking building is 6m.
2. The maximum height for all other building platforms is 10m.

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3. For the purposes of determining maximum height on the building platform in the north western corner of the site marked on precinct plan 1 in clause 8 below.
 - a. the average or rolling height method may be used
 - b. the maximum ground level must be taken as RL22.5 and no regard must be had to ground levels above RL22.5
 - c. regard must be had to ground levels below RL22.5

3.2 Building platform

1. Building development is limited to the building platforms identified in precinct plan 2.

3.3 Parking

1. Parking must be provided at a minimum ratio of 1 space for every 3 students and staff permitted to be on the site at any one time.
2. All parking must be located within the identified parking areas shown on Precinct plan 2.
3. Subject to clause 3.3.1 above, all parking must comply with the relevant controls for parking, loading and access in the Auckland-wide Transport rules .
4. The tertiary education institute must ensure that people attending or visiting the campus do not park their vehicles in adjacent residential streets. This will be achieved by providing sufficient onsite parking and initiating other methods to manage transport demand.
5. A designated onsite bus stop and bus parking area is to be provided.

3.4 Access

1. All vehicle and pedestrian access must be from Linwood Avenue.
2. There must be no pedestrian or vehicle access to the site from Burnside Avenue or Martin Avenue.
3. The boundary of the tertiary education institute campus with Burnside and Martin Avenues must be appropriately fenced so that no pedestrian or vehicle access can be achieved.
4. Northern Linwood Avenue access
 - a. This access must be closed to traffic during the following hours:
 - i. Mondays – Saturdays between 10pm and 7am the following day and
 - ii. Sundays between 6pm and 7am the following day
 - b. The access will be closed by a physical barrier such as a locked gate.
 - c. A sign must be maintained at the access clearly advising of the times the access is open.

3.5 Intensity

1. Within 48 hours of receiving a written request from the council, the tertiary education institute must provide information about the number of staff and students present on the campus throughout the course of a particular campus day for monitoring purposes.

3.6 Signs

1. Refer to the Auckland-wide General rules for signs permitted in the Special Purpose Tertiary Education zone.

3.7 Noise

1. Refer to the Auckland-wide General rules for noise level permitted in the Special Purpose: Tertiary Education zone.

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3.8 Artificial lighting

1. Refer to the Auckland-wide General rules for lighting controls in the Special Purpose Tertiary Education zone.

3.9 Impervious area, building coverage and landscaping

1. The minimum impervious area must be 35% of the total site area.
2. The maximum building coverage must be 35% of the total site area.
3. Screening trees and shrubs, in accordance with precinct plan 3 in clause 8 below must be planted in sub-precinct B along the site's boundary with the adjoining Public Open Space zoned land 12 months prior to any construction work being undertaken on the building platforms. The planting must be accompanied by a planting plan (refer to clause 6.5.1 below).

3.10 Parking and traffic

1. The tertiary education institute must provide a 12-monthly statement to the council in March of every calendar year identifying campus numbers and formally marking car parking spaces. The statement must identify:
 - a. total people, being equivalent full-time students and full-time staff and
 - b. campus population, being numbers of students and staff on the site at any one time
2. In conjunction with clause 3.10.1 above, the tertiary education institute must provide the council by 31 March each year a statement of the number of parking spaces provided on the site.
3. The tertiary education institute must undertake an annual traffic survey during a peak operational period as agreed with Auckland Transport's Manager Strategic Transport Integration to determine:
 - a. the extent of traffic generation in the surrounding streets resulting from the tertiary education institute campus
 - b. the on-site parking demand and the incidence of on-street parking resulting from the tertiary education institute campus.
4. The traffic survey must include the information requirements in clause 6.5.2 below.

3.11 24-hour contact and complaints register

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

3.12 Community liaison group

1. The tertiary education institute must form a community liaison group (CLG) to consult and liaise with the local community in respect of its operations, including implementation of and compliance with this precinct.

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2. The tertiary education institute must invite the following parties to participate in the CLG:
 - a. MARA
 - b. Auckland City Golf Course Ltd, or any successive manager of the Chamberlain Park Golf Course
 - c. local residents living in the following streets:
 - i. Linwood Avenue
 - ii. Burnside Avenue
 - iii. Verona Avenue
 - iv. Martin Avenue (those properties located on either side of Martin Avenue between Rossgrove Terrace intersection and the former Martin Avenue entrance onto the campus.
 - v. Rossgrove Terrave
 - vi. Chaillinor Crescent
 - d. Gladstone Primary School Board of Trustees
3. The tertiary education institute must convene a meeting of CLG on a yearly basis no later than one month after undertaking the annual traffic survey refer to clause 3.10.3 above for the purpose of providing and discussing the traffic survey and any other matters of concern to the community arising from activities at the tertiary education institute.
4. The tertiary education institute must provide a written invitation to the parties outlined in clause 3.12.2 above at least ten working days before the commencement of the meeting.
5. The meeting must be held at a convenient location mutually agreed upon by the tertiary education institute and MARA. The costs, if any, of renting the venue must be borne by the tertiary education institute.
6. The meeting must be chaired by an independent party with mediation skills as agreed between the tertiary education institute and MARA. The cost of employing such a person must be borne by the tertiary education institute.
7. Minutes of the meeting must be provided to all attendees promptly following the meeting. A copy of the minutes must also be provided to the Auckland Council's Regional and Local Planning Manager.

4. Assessment - Controlled activities

4.1 Matters of control

For activities/development that is a controlled activity in the Mount Albert 2 precinct, the Council will reserve its control to the following matters, in addition to the matters specified for the relevant controlled activities in the Special Purpose: Tertiary Education zone:

Table 4

Activity	Planting and landscaping	Effects on adjoining residential properties and golf course	Effects on wider transport infrastructure and network
Public amenities including fencing	X	X	X

4.2 Assessment criteria

1. Planting and landscaping
 - a. planting and other landscaping should be provided in a manner which:
 - i. is consistent with the conceptual landscaping plan

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- ii. avoids, remedies or mitigates adverse visual effects with particular regard to views from adjacent Mixed Housing and Public Open Space zoned land. This includes whether boundary planting is of a suitable species, spacing and size to provide screening of the new buildings when viewed from the adjoining Public Open Space zoned land.
 - iii. includes provision for specimen trees in appropriate locations with particular regard to the need to mitigate the effects of the loss of any existing trees which need to be removed during development
 - iv. provides adequate topsoil depth to allow for optimum growing conditions for boundary screen planting. This would be required to be achieved through mounding where existing ground conditions are not adequate to provide minimum topsoil depths of 1m for trees and 0.4m for shrubs.
2. Effects on adjoining residential properties and the golf course
 - a. adverse effects on adjoining residential properties and the golf course should be avoided, remedied or mitigated.
3. Effects on wider transport infrastructure and network
 - a. any potential adverse effects on the wider transport and infrastructure and network should be mitigated. Council may require the following transport actions to be auctioned or funded by the tertiary education institute as a condition of any consent:
 - i. widening Linwood Avenue by approximately 2.2m in the vicinity of the site access points to allow for the provision of a central painted flush median and the provision of left turn slip lanes for vehicles turning left into the site from Linwood Avenue. These works are intended to reduce delays for other traffic using Linwood Avenue. Any loss of on-street parking due to the road widening is to be mitigated by the provision of replacement parking in recessed parking bays at suitable locations on Linwood Avenue.
 - ii. the upgrading of vehicle access points to the campus from Linwood Avenue to a sealed width of 10m. This work will allow the provision of separate left and right turn lanes for vehicles exiting the site and will assist in minimising delays for vehicles exiting the site.
 - iii. modification of the vertical alignment of Linwood Avenue to ensure that adequate visibility is maintained at the northern Linwood Avenue access for traffic safety
 - iv. provision of low noise generating surfaces, such as friction course sealing, on Linwood Avenue adjacent to the southern Linwood Avenue access into the campus
 - v. the enhancement of existing pedestrian access from Linwood Avenue in order to minimise pedestrian and vehicle conflict
 - vi. the design and implementation of intersection upgrades (to the extent that these are required to deal with traffic effects generated by the development on site) for the following intersections:
 - St Lukes Road and Linwood Avenue
 - Linwood Avenue and Rossgrove Terrace and
 - Rossgrove Terrace and Asquith Avenue
 - vii. the implementation of a transport demand management strategy to reduce reliance on private motor vehicles by tertiary education institute staff and students as a means of transport to the site and to minimise the increase in peak period traffic generation
 - b. the extent to which the proposal provides for safe pedestrian access into and within the site (other than from Martin Avenue). This will include consideration of the pedestrian connections from the site to the adjoining street network and the Asquith Avenue campus

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- c. the extent to which new buildings include suitable screening and/or use toughened glass to minimise damage to people and campus property caused by golf balls from the adjoining golf course
- d. where the boundary planting along the north eastern boundary of the site required by clause 3.9.3 above is not yet of sufficient height and form to provide adequate visual screening of the parking building when viewed from the golf course:
 - i. the car parking building must be designed such that its building form and north western façade treatment reduces the visual impact of the bulk of the building and provides interest through façade modulation, setbacks, contrasting materials, parapet and or roof forms and building openings.

5. Assessment - Discretionary activities

5.1 Matters of discretion

While not limiting the exercise of its discretion, the Council may consider the particular matters specified for discretionary activities.

- 1. Planting and landscaping
 - a. planting and other landscaping should be provided in a manner which:
 - i. is consistent with the conceptual landscaping plan
 - ii. avoids, remedies or mitigates adverse visual effects with particular regard to views from adjacent residential and Public Open Space zoned land. This includes whether boundary planting is of a suitable species, spacing and size to provide screening of the new buildings when viewed from the adjoining Public Open Space zoned land.
 - iii. includes provision for specimen trees in appropriate locations with particular regard to the need to mitigate the effects of the loss of any existing trees which need to be removed during development
 - iv. provides adequate topsoil depth to allow for optimum growing conditions for boundary screen planting. This would be required to be achieved through mounding where existing ground conditions are not adequate to provide minimum topsoil depths of 1m for trees and 0.4m for shrubs.
- 2. Effects on adjoining residential properties and the golf course
 - a. adverse effects on adjoining residential properties and the golf course should be avoided, remedied or mitigated
- 3. Effects on wider transport infrastructure and network
 - a. any potential adverse effects on the wider transport and infrastructure and network should be mitigated. Council may require the following transport actions to be auctioned or funded by the tertiary education institute as a condition of any consent:
 - i. widening Linwood Avenue by approximately 2.2m in the vicinity of the site access points to allow for the provision of a central painted flush median and the provision of left turn slip lanes for vehicles turning left into the site from Linwood Avenue. These works are intended to reduce delays for other traffic using Linwood Avenue. Any loss of on-street parking due to the road widening is to be mitigated by the provision of replacement parking in recessed parking bays at suitable locations on Linwood Avenue.
 - ii. the upgrading of vehicle access points to the campus from Linwood Avenue to a sealed width of 10m. This work will allow the provision of separate left and right turn lanes for vehicles exiting the site and will assist in minimising delays for vehicles exiting the site.
 - iii. modification of the vertical alignment of Linwood Avenue to ensure that adequate visibility is maintained at the northern Linwood Avenue access for traffic safety

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- iv. provision of low noise generating surfaces, such as friction course sealing, on Linwood Avenue adjacent to the southern Linwood Avenue access into the campus
 - v. the enhancement of existing pedestrian access from Linwood Avenue in order to minimise pedestrian and vehicle conflict
 - vi. the design and implementation of intersection upgrades (to the extent that these are required to deal with traffic effects generated by the development on site) for the following intersections:
 - St Lukes Road and Linwood Avenue
 - Linwood Avenue and Rossgrove Terrace and
 - Rossgrove Terrace and Asquith Avenue
 - vii. the implementation of a transport demand management strategy to reduce reliance on private motor vehicles by tertiary education institute staff and students as a means of transport to the site and to minimise the increase in peak period traffic generation
- b. the extent to which the proposal provides for safe pedestrian access into and within the site (other than from Martin Avenue). This will include consideration of the pedestrian connections from the site to the adjoining street network and the Asquith Avenue campus
 - c. the extent to which new buildings include suitable screening and/or use toughened glass to minimise damage to people and campus property caused by golf balls from the adjoining golf course
 - d. where the boundary planting along the north eastern boundary of the site required by clause 3.9.3 above is not yet of sufficient height and form to provide adequate visual screening of the parking building when viewed from the golf course:
 - i. the car parking building must be designed such that its building form and north western façade treatment reduces the visual impact of the bulk of the building and provides interest through façade modulation, setbacks, contrasting materials, parapet and or roof forms and building openings.

6. Special information requirements

An application for any discretionary or controlled activity in this precinct must be accompanied by:

1. Planting and maintenance plan
 - a. A planting and maintenance programme must be submitted to and approved by the council prior to the planting required under clause 3.9.3 being implemented.
 - b. The planting plan and maintenance programme must:
 - i. be prepared by a registered landscape architect
 - ii. include details of plant sizes at the time of planting and intended species, including mature specimen trees to provide screening
 - iii. set out the methods for irrigation and fertilising to ensure continued growth of the plants
 - iv. set out the methods to protect planting during construction and
 - v. provide details on the timing of planting
 - vi. detail topsoil depths, sufficient to ensure the optimum growth of the plants. In particular, boundary planting must be required to achieve the following minimum topsoil depths at the time of planting:
 - for trees 1m of topsoil depth and

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- for shrubs 0/4m of topsoil depth

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

2. Annual traffic survey
 - a. The survey must:
 - i. be undertaken by a registered traffic engineer during the course of a typical day
 - ii. include Linwood, Burnside and Verona Avenues, Martin Avenue as far as Rossgrove Terrace, Rossgrove Terrace between Norrie and Martin Avenues and Challinor Crescent
 - iii. include information setting out the actual campus population during the time that the survey was undertaken
 - b. The manner and timing of the survey must be agreed beforehand with the Auckland Transport's Manager Strategic Transport Integration.
 - c. The results of the survey must be provided to council within one month of the survey being undertaken.

7. Definitions

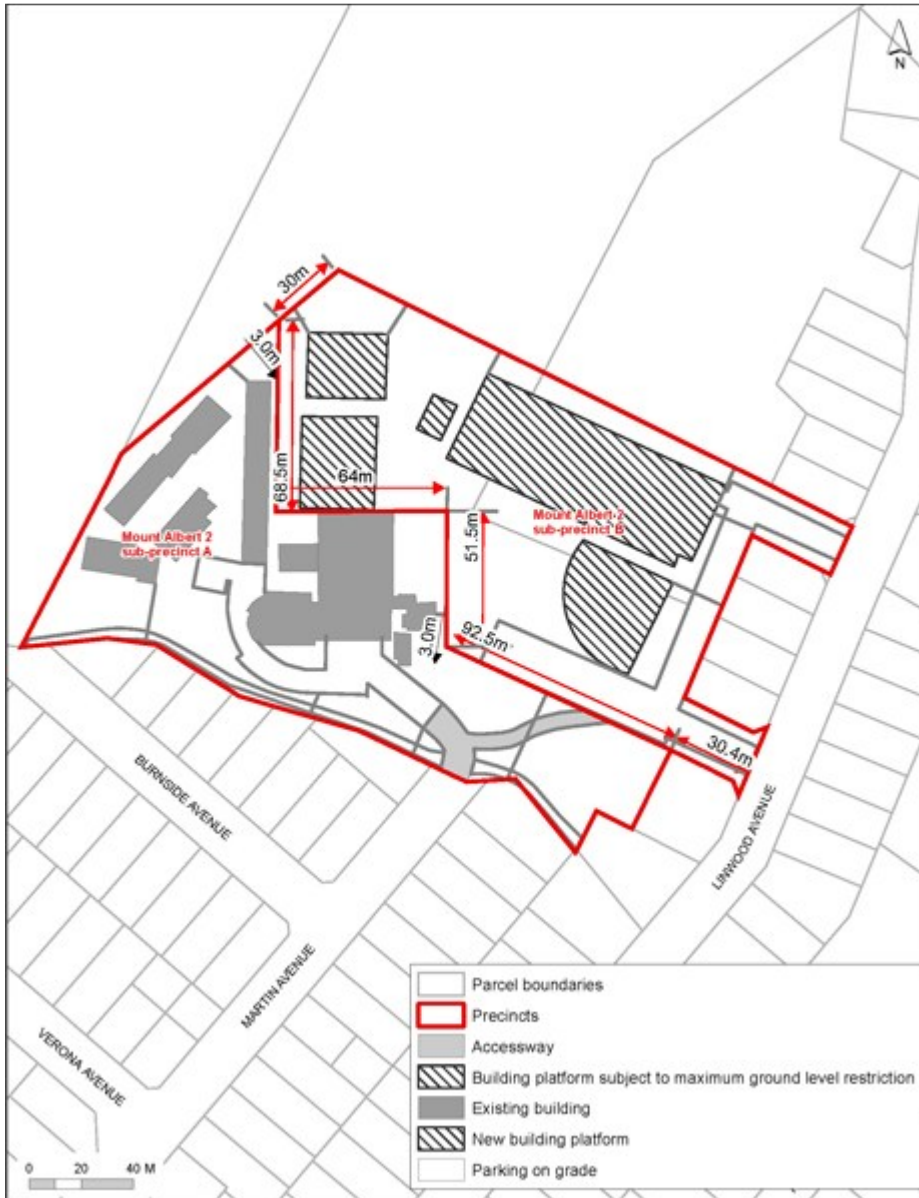
Campus population

The number of students and staff present on the site at any one time. For the purposes of calculating campus population, students living on the campus will be assumed to be on the site at all times.

8. Precinct plans

Precinct plan 1: Mount Albert 2 precinct

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Precinct plan 2: Mount Albert precinct activity locations



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Precinct plan 3: Mount Albert 2 precinct landscape plan



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