

I424. Manukau 2 Precinct

I424.1. Precinct Description

The Manukau 2 Precinct is located at 640 Great South Road and is situated close to major transport hubs within the Manukau Metropolitan Centre. The precinct is occupied by the Auckland University of Technology Campus.

The purpose of the precinct is to enable the development and operation of a range of activities to cater for the diverse requirements of the student population, employees and visitors. Community use of the facilities is also provided for.

The precinct and zone also provides for businesses, offices, research and laboratory facilities which are increasingly co-locating within these campuses.

The zoning of the land within the Manukau 2 Precinct is the Business - General Business Zone. Refer to the planning maps for the location and extent of the precinct.

I424.2. Objectives

- (1) Tertiary education facilities meet the education needs of their students, facilitate research and economic development, and provide for the well-being of employees, students and visitors.
- (2) Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects.
- (3) Tertiary education and compatible business activities benefit from co-location on tertiary education sites.
- (4) New buildings and structures respond to and positively contribute to the amenity values of streets, open spaces and surrounding context, thereby reinforcing sense of place.

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

I424.3. Policies

- (1) Enable a range of activities on tertiary education facilities, including tertiary education, research, health, recreation, student accommodation and appropriate accessory activities.
- (2) Provide for those complementary activities which clearly contribute to or benefit from co-location with a tertiary education facilities including research, innovation, learning, and related work experience.
- (3) Require new buildings and significant additions and alterations to be designed in a manner that:
 - (a) Makes efficient use of the site;

- (b) Contributes to the amenity of the public realm where development is located adjacent to a street or open space;
 - (c) Responds positively to the existing and planned future context of the Business - General Business Zone and surrounding area; and
 - (d) Responds and contributes positively to the sense of place.
- (4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from adjacent residential zones or the public realm.
- (5) Provide for accessory activities to meet the needs of employees, students and visitors without undermining the function of nearby town centres as the primary location for business activities, and while avoiding, remedying or mitigating adverse effects on the transport network.
- (6) Limit the size of retail activities (including supermarkets) that would otherwise be provided for in the Business - General Business Zone.

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

I424.4. Activity table

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

Table I424.4.1 Activity table specifies the activity status of land use and development activities in the Manukau 2 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I424.4.1

Activity		Activity status
Use		
Commerce		
(A1)	Licensed premises accessory to tertiary education facilities	P
(A2)	Laboratories	P
(A3)	Light manufacturing and servicing accessory to tertiary education facilities	P
(A4)	Office accessory to tertiary education facilities	P
(A5)	Conference facilities	P
(A6)	Retail up to 450m ² gross floor area per tenancy	P
(A7)	Retail greater than 450m ² gross floor area per tenancy	NC
Community		
(A8)	Community facilities	P
(A9)	Community use of education and tertiary education facilities	P
(A10)	Tertiary education facilities	P
(A11)	Informal recreation	P
(A12)	Organised sport and recreation	P

(A13)	Public amenities	P
(A14)	Displays and exhibitions	P
(A15)	Information facilities	P
Development		
(A16)	Accessory buildings	P
(A17)	Buildings, alterations, additions and demolition unless otherwise specified below	P
(A18)	Sport and recreation structures	P
(A19)	Buildings greater than 500m ² gross floor area	RD
(A20)	Buildings, external alterations, additions and demolition within the site and where the work is visible from and located within 10m of a road or open space (excluding private roads)	RD
(A21)	Parking buildings	RD
(A22)	Parks maintenance	P
(A23)	Waste management facilities accessory to tertiary education facilities	P

I424.5. Notification

- (1) Any application for resource consent for an activity listed in Table I424.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

I424.6. Standards

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

All activities listed as permitted or restricted discretionary activities in Table I424.4.1 Activity table must comply with the following standards.

Where the tertiary education facility comprises multiple sites, the entire precinct will be treated as a single site for the purposes of applying the following standards.

I424.6.1. Building height

- (1) Buildings must not exceed 24 metres in height.
- (2) Standard H14.6.1 Building height does not apply.

I424.6.2. Yards

- (1) Buildings must be located no closer than the yard dimension specified in the table below:

Yard	Dimension
Front yard to Great South Road	7m

I424.6.3. Building coverage

- (1) Building coverage must not exceed 50 per cent.

I424.6.4. Screening

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

I424.6.5. Access

- (1) The Manukau 2 Precinct may be accessed only from a signalised intersection with Great South Road and Ryan Place.

I424.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I424.8. Assessment – restricted discretionary activities

I424.8.1. 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 an overlay, Auckland-wide or zone provisions:

- (1) Parking buildings, and buildings greater than 500m² gross floor area:
- (a) building design, location and external appearance to make efficient use of the site, contribute to public realm amenity, respond to the existing and planned context of the surrounding area and contribute positively to the sense of place;
 - (b) design of parking and access including screening when viewed from adjacent residential zones or the public realm.
- (2) Buildings, external alterations, additions and demolition within the site and where the work is visible from and located within 10m of a road or open space (excluding private roads):
- (a) building design, location and external appearance to make efficient use of the site, contribute to public realm amenity, respond to the existing and planned context of the surrounding area and contribute positively to the sense of place; and
 - (b) design of parking and access including screening when viewed from adjacent residential zones or the public realm.
- (3) Building height, maximum building coverage:
- (a) any special or unusual characteristic of the site which is relevant to the standard;

- (b) where more than one standard will be infringed, the effects of all infringements considered together;
 - (c) effects of additional building scale on neighbouring sites, streets and open spaces (sunlight access, dominance, visual amenity); and
 - (d) consistency with the planned future form and quality of the Manukau 2 Precinct and surrounding area.
- (4) Yards and screening:
- (a) any special or unusual characteristic of the site which is relevant to the standard;
 - (b) where more than one standard will be infringed, the effects of all infringements considered together;
 - (c) effects on the amenity of neighbouring streets and open spaces.
- (5) Access:
- (a) any special or unusual characteristic of the site which is relevant to the standard;
 - (b) where more than one standard will be infringed, the effects of all infringements considered together; and
 - (c) effects on the local transport network.

I424.8.2. Assessment criteria

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

- (1) Design, location and external appearance of parking buildings, and buildings greater than 500m² gross floor area.
 - (a) The extent to which the scale, bulk, location and design of tertiary education buildings or structures maintains the personal safety of tertiary education facility users.
 - (b) The extent to which the design of buildings contributes to the current and expected future sense of place.
 - (c) Whether buildings and open spaces that front the streets positively contribute to the public realm and pedestrian safety.
 - (d) The extent to which having regard to the functional and operational needs of the activity and the locality, buildings are designed to:
 - (i) incorporate crime prevention through environmental design principles;

- (ii) avoid blank walls on all levels, long unrelieved frontages and excessive bulk and scale where practicable;
 - (iii) visually break up the building mass into distinct elements to reflect a human scale;
 - (iv) incorporate roof profiles as part of the overall building form; and
 - (v) integrate servicing elements on the façade and roof (roof plant, exhaust and intake units and roof equipment) as part of the overall design of the building.
- (2) The scale, bulk and location of new buildings, external alterations, additions and demolition within the site and where the work is visible from and located within 10m of a road or open space (excluding private roads). Refer to the assessment criteria in Criterion I424.8.2(1)(a) above and the following:
- (a) the extent to which proposals introduce creative architectural solutions that provide interest in the façade through modulation, relief or surface detailing; and
 - (b) the extent to which proposals make use of entrances, windows and balconies overlooking streets and open spaces.
- (3) Building height, maximum building coverage.
- (a) The extent to which buildings that exceed the building height, height in relation to boundary and maximum building coverage standards demonstrate that the height, location and design of the building allows reasonable sunlight and daylight access to:
 - (i) streets and open spaces; and
 - (ii) adjoining sites, particularly those with residential uses.
- (4) Yards and screening.
- (a) The extent to which buildings that do not comply with the front yard or screening control demonstrate that the ground floor of a building fronting a street or open space provides interest for pedestrians and opportunities for passive surveillance of the public realm.
- (5) Access:
- (a) The extent to which additional access points avoid, remedy or mitigate adverse effects on the local transport network.

I424.9. Special information requirements

(1) Integrated Transport Assessment

An Integrated Transport Assessment must be provided where the full time equivalent students roll, or equivalent accumulative traffic generating activity, exceeds 2000 full time

equivalent students. This does not apply where the development is being undertaken in accordance with resource consent or provisions previously approved on the basis of an Integrated Transport Assessment.

I424.10. Precinct plans

There are no precinct plans in this precinct.