

I314 Epsom Precinct

I314.1. Precinct Description

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

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

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

I314.2. Objectives

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

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

I314.3. Policies

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

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

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

I314.4. Activity table – Epsom Precinct

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

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

Table I314.4.1

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

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

I314.5. Notification

- (1) Any application for resource consent for an activity listed in Table I314.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

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

I314.6. Standards

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

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

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

I314.6.1. Building height

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

I314.6.2. Yards

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

Table I314.6.2.1

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

I314.6.3. Building coverage

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

I314.6.4. Height in relation to boundary

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

I314.6.5. Screening

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

I314.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I314.8. Assessment – restricted discretionary activities

I314.8.1. Matters of discretion

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

- (1) for parking buildings and structures, buildings greater than 500m² gross floor area:
 - (a) refer to matters H30.8.1 in Special Purpose – Tertiary Education Zone.
- (2) for buildings, external alterations, additions and demolition within the site and where the work is visible from and located within 10m of a road or land zoned Open Space (excluding private roads):
 - (a) refer to matters 30.8.1 in Special Purpose – Tertiary Education Zone.
- (3) for infringements of building height, height in relation to boundary and maximum building coverage standards:
 - (a) refer to matters H30.8.1 in Special Purpose – Tertiary Education Zone.
- (4) for infringement of yards and screening standards:
 - (a) refer to matters H30.8.1 in Special Purpose – Tertiary Education Zone.

I314.8.2. Assessment criteria

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

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

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

(4) for yards and screening

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

I314.9. Special information requirements

There are no special information requirements in this precinct.

I314.10. Precinct plans

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

