

## **I331. St John's Theological College Precinct**

### **I331.1. Precinct Description**

The precinct contains the existing St John's Theological College which is a residential college for the Anglican Church in New Zealand and Polynesia. The site was established as a residential college in 1846 by Bishop Selwyn and apart from during the two World Wars, has been in continuous use since then.

The purpose of the precinct is to provide for the ongoing operation and future expansion of the St John's Theological College in accordance with the St John's Theological College Trusts Act 1972 which applies to the site. The Act provides for the site to be used for the education of candidates for ordination, and for the education of students in the principles of the Christian religion, according to the doctrine and discipline of the Church of England. The site comprises teaching rooms, residential accommodation, a library building, an office, a chapel and graveyard as well as parking areas.

The precinct will provide for these ongoing activities to expand and also 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 enabled.

The zoning of the land within this precinct is the Residential – Mixed Housing Suburban Zone.

### **I331.2. 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 staff, students and visitors.
- (2) Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects.
- (3) New buildings and structures enhance the amenity values of the street, and open spaces and the neighbourhood, thereby reinforcing sense of place.

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

### **I331.3. Policies**

- (1) Enable a range of activities on tertiary education facility sites, including tertiary education, research, health, recreation, student accommodation and appropriate accessory activities.
- (2) 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 surrounding area where development is located adjacent to a street or public open space;

- (c) enhances the existing and planned future form of the surrounding area; and
  - (d) enhances the sense of place formed by the view from St John's Road.
- (3) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from adjacent residential zones, open space zones or the road.
  - (4) 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.
  - (5) 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.

#### I331.4. Activity table

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

Table I331.4.1 Activity table specifies the activity status of land use and development activities in the St John's Theological College Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I331.4.1 Activity table**

Activity		Activity status
<b>Use</b>		
Residential		
(A1)	Student Accommodation	P
Commerce		
(A2)	Commercial services	P
(A3)	Licensed premises accessory to Tertiary education facilities	P
(A4)	Entertainment facilities accessory to Tertiary education facilities	P
(A5)	Conference facilities	D
Community		
(A6)	Care centres	P
(A7)	Community facilities	P
(A8)	Community use of education and tertiary education facilities	P
(A9)	Tertiary education facilities	P
(A10)	Informal recreation	P

(A11)	Organised sport and recreation	P
(A12)	Public amenities	P
(A13)	Displays and exhibitions	P
(A14)	Cemeteries	P
(A15)	Artworks	P
(A16)	Information facilities	P
<b>Development</b>		
(A17)	Buildings, alterations, additions and demolition unless otherwise specified below	P
(A18)	Buildings greater than 500m <sup>2</sup> gross floor area	RD
(A19)	Buildings, external alterations, additions and demolition within the site and where the works is visible within 10m of a road or open space zone (excluding private roads)	RD
(A20)	Parking buildings	RD

### I331.5. Notification

- (1) Any application for resource consent for an activity listed in Table I331.4.1 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).

### I331.6. Standards

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

All activities listed as permitted and restricted discretionary in Table I331.4.1 Activity table must comply with the following standards.

#### I331.6.1. Building height

- (1) Buildings must not exceed the heights specified in the table below:

Building location	Maximum Building height (m)
Up to 20m from a site in the residential zones, open space zone or a road.	12m
Greater than 20m from a boundary with a site in the residential zones, open space zone or a road.	16m

**I331.6.2. Yards**

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

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

**I331.6.3. Height in relation to boundary**

(1) The height in relation to boundary standard that applies in the adjoining residential zone applies to the adjoining St John's Theological Precinct boundary.

**I331.6.4. Screening**

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

**I331.6.5. Student accommodation**

(1) Student accommodation must comply with the Residential - Terrace Housing and Apartment Buildings Zone Outlook Space Standard H6.6.13.

**I331.7. Assessment – controlled activities**

There are no controlled activities in this precinct.

**I331.8. Assessment – restricted discretionary activities**

**I331.8.1. Matters of discretion**

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

- (1) Parking buildings and structures, buildings greater than 500m<sup>2</sup> gross floor area:
  - (a) building design, location and external appearance;
  - (b) ventilation;
  - (c) landscaping; and
  - (d) safety.

- (2) Buildings, external alterations, additions and demolition within the site and where the works is visible within 10m of a road or Open Space Zone (excluding private roads)
  - (a) building design location and external appearance.
- (3) Infringement of building height, height in relation to boundary:
  - (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 are 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 character of the zone and surrounding area.
- (4) Infringement of yards and screening standard:
  - (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 are considered together; and
  - (c) effects on the amenity values of neighbouring roads and open spaces.

#### **I331.8.2. 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) Parking buildings, buildings greater than 500m<sup>2</sup> 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 local streetscape and neighbourhood by enhancing the planned future form and character of the surrounding area;
  - (c) whether buildings and open spaces that front the street maintain or enhance 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) avoid blank walls on all levels, long unrelieved frontages and excessive bulk and scale where practicable;
  - (ii) visually break up the building mass into distinct elements to reflect a human scale;
  - (iii) incorporate varied roof profiles as part of the overall building form; and
  - (iv) 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.
- (e) Where provided, signage is to be designed as part of an overall comprehensive package for the site.
- (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).
- (a) the extent to which proposals introduce creative architectural solutions that provide interest in the façade through modulation, relief or surface detailing especially for walls without windows and access points; and
  - (b) the extent to which proposals make use of entrances, windows and balconies overlooking streets and open spaces.
- (3) Building design, location and external appearance.
- (a) The scale, bulk, location and design of tertiary education buildings or structures.
    - (i) the extent to which adverse overshadowing, noise or privacy effects on adjoining residential zoned sites is minimised by landscaping, screening, and/or separation distances;
    - (ii) the extent to which a proposal protects historic heritage values associated with any scheduled historic heritage item;
    - (iii) whether the personal safety of tertiary education facility users is maintained;
    - (iv) the extent to which proposals have landscaping or fencing so the tertiary education facility building is compatible with its surroundings and provides privacy for adjoining and facing residential properties.
  - (b) The extent to which the design of buildings contributes to the local streetscape and sense of place by responding to the planned future form and quality of the surrounding area and significant natural landforms and landscape features.
  - (c) The extent to which buildings and open spaces that front the streets enhance the amenity values of the surrounding area and pedestrian safety.

- (d) The extent to which buildings are designed to:
    - (i) have regard to the functional requirements of the activity and the locality;
    - (ii) avoid blank walls on all levels, long unrelieved frontages and excessive bulk and scale;
    - (iii) maximise the use of entrances, windows and balconies overlooking streets and open spaces;
    - (iv) incorporate a variety of 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 an part of the overall design of the building.
  - (e) The extent to which signage is designed to be part of an overall comprehensive development package for the site.
- (4) Infringement of building height, height in relation to boundary:
- (a) The extent to which buildings that exceed the building height and height in relation to boundary standard demonstrate that the height, location and design of the building allows reasonable sunlight and daylight access to:
    - (i) streets and open spaces;
    - (ii) adjoining sites, particularly those with residential and open space uses; and
    - (iii) the proposed building.
- (5) Infringement of yards and screening standards:
- (a) The extent to which the proposal at ground and first floor levels achieves a recognisable level of street activation, building continuity along the frontage, visual quality, pedestrian amenity and safety.
  - (b) The extent to which the proposal is in keeping with the scale and intensity of development anticipated on adjoining open space and residentially zoned sites.

#### **I331.9. Special information requirements**

There are no special information requirements in this precinct.

#### **I331.10. Precinct plans**

There are no Precinct plans in this precinct.