

I501. Albany 9 Precinct

I501.1. Precinct Description

The Albany 9 Precinct applies to the Massey University Albany Campus which was established in 1993 and which spreads across 67 hectares of land between the Albany Expressway, Albany Highway, Bush Road and the Fernhill Escarpment.

The campus is divided into four areas and is characterised by a coherence in architectural style and building materials. The majority of the campus contains extensive areas of open pasture and regenerating native vegetation and buildings are concentrated along prominent ridgelines.

The purpose of the precinct is to enable tertiary education and 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 also allows for business, offices, research and laboratory facilities which are increasingly co-locating within these campuses, to the benefit of the tertiary institution, students and the economic development of Auckland.

The precinct also enables new tertiary education facilities, new activities, access and physical connections within the site.

The zoning of the land within the Albany 9 Precinct is the Business - Mixed Use Zone for Sub-precincts A, B and D and Residential - Mixed Housing Suburban Zone for Sub-precinct C.

I501.2. 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 complementary business activities both 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.
- (5) A wide range of activities are enabled to occur within the precinct such as health, environmental services and early education to meet the education needs of students, researchers, and teaching staff and visitors; facilitate research and development, and otherwise generally provide for the well-being of staff, students and visitors.

- (6) The transportation demands of the precinct are provided for and travel demand planning and operations are used to manage their effects on traffic and pedestrians on campuses and the local transport network.
- (7) Development is designed and implemented in a comprehensive, efficient and integrated way which achieves a high quality urban environment.

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

I501.3. Policies

- (1) Enable a wide range of activities on tertiary education facility sites, including tertiary education, research, health, recreation, student accommodation and appropriate accessory activities.
- (2) Provide for activities which clearly contribute to and benefit from co-location with a tertiary education facility 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 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) 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) Provide for medium to large scale buildings as required for tertiary education, sports facilities, learning and research.
- (7) Encourage development to incorporate integrated transport planning that:
 - (a) promotes and enhances opportunities for bicycle and public transport;
 - (b) avoids adverse traffic effects on pedestrian safety and amenity; and

- (c) limits the amount of car parking in recognition of the desirability of maintaining a pedestrian-oriented character of the campuses.

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

I501.4. Activity table

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

Table I501.4.1 Activity table specifies the activity status of land use and development activities in the Albany 9 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I501.4.1

Activity		Activity status
Use		
Accommodation		
(A1)	Dwellings accessory to tertiary education facilities	P
(A2)	Student Accommodation	P
(A3)	Visitor Accommodation	P
Commerce		
(A4)	Carnivals, concerts, fairs, markets and festivals	P
(A5)	Commercial Services	P
(A6)	Conferences, meetings, receptions and function facilities	P
(A7)	Entertainment Facilities accessory to tertiary education facilities	P
(A8)	Laboratories and clinics	P
(A9)	Licensed premises accessory to tertiary education facilities	P
(A10)	Light manufacturing and servicing accessory to tertiary education facilities	P
(A11)	Offices accessory to tertiary education facilities	P
(A12)	Retail up to 450m ² gross floor area per tenancy	D
(A13)	Retail greater than 450 m ² gross floor area per tenancy	NC
(A14)	Total combined retail over 3000m ² gross floor area within Sub-precincts A, B and D	NC

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(A15)	Total combined retail over 2000m ² gross floor area within Sub-precinct C	NC
(A16)	Supermarkets greater than 450m ² gross floor area per tenancy	NC
Community		
(A17)	Artworks	P
(A18)	Care centres	P
(A19)	Community facilities	P
(A20)	Community use of education and tertiary education facilities	P
(A21)	Displays and exhibitions	P
(A22)	Healthcare facilities	P
(A23)	Informal recreation	P
(A24)	Information facilities	P
(A25)	Marae and fale complexes	P
(A26)	Organised sport and recreation	P
(A27)	Public amenities	P
(A28)	Recreation facility	P
(A29)	Recreation trails	P
(A30)	Tertiary Education facilities	P
Rural		
(A31)	Horticulture	P
(A32)	Pastoral farming accessory to tertiary education facilities and on sites larger than 4ha, excluding pig keeping and pig farming	P
Development		
(A33)	Accessory Buildings	P
(A34)	Buildings, alterations, additions and demolitions unless otherwise specified below	P
(A35)	Buildings, alterations, additions and demolition visible from and located within 10m of a road or open space	RD
(A36)	Buildings greater than 500m ² gross floor area	RD
(A37)	Parking buildings	RD

(A38)	Parks maintenance	P
(A39)	Sport and recreation structures	P
(A40)	Waste management facilities accessory to tertiary education facilities	P

I501.5. Notification

- (1) Any application for resource consent for an activity listed in table I501.4.1 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).

I501.6. Standards

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

All activities listed as permitted and restricted discretionary in Table I501.4.1 Activity table must comply with the following standards.

I501.6.1. Building height

- (1) Buildings must not exceed the heights as set out below:

Sub precinct	Maximum height (m)
A and B	32.5m

I501.6.2. Building coverage

- (1) The building coverage must not exceed 50% of the whole precinct.

I501.6.3. Height in relation to boundary

- (1) Where the precinct directly adjoins a site in a residential or open space zone, the height in relation to boundary control that applies in the adjoining residential zone applies to the adjoining sub-precinct boundary.

I501.6.4. 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.

I501.6.5. Yards

The following standard applies to any boundary in the precinct that adjoins a residential zone.

Yard	Minimum depth
Front	A building or any part of a building must not be located less than 3m from the front boundary of the site
Side	A building or any part of a building must not be located less than 3m from the side boundary of the site
Rear	A building or any part of a building must not be located less than 3m from the rear boundary of the site

I501.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I501.8. Assessment – restricted discretionary activities

I501.8.1. 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 overlay, Auckland-wide or zone provisions:

- (1) Parking buildings, buildings greater than 500m² gross floor area:
 - (a) building scale, 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) access and through sites links to make efficient use of the site;
 - (c) any special or unusual characteristic of the site which is relevant to the standard; and
 - (d) where more than one standard will be infringed, the effects of all infringements considered together.
- (2) New buildings and alterations and additions to buildings, visible from and within 10m of the street:
 - (a) building scale, bulk and location 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 to make efficient use of the site.
- (3) Building height, height in relation to boundary, 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 context of the precinct and surrounding area.
- (4) Yards and screening
- (a) effects on the streetscape or open space amenity values in particular visual interest for pedestrians and opportunities for passive surveillance of the public realm;
 - (b) any special or unusual characteristic of the site which is relevant to the standard; and
 - (c) where more than one standard will be infringed, the effects of all infringements considered together.

I501.8.2. 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 500m² gross floor area or visible and within 10m of the street:
- (a) Building design, location and external appearance.
 - (i) the extent to which the scale, bulk, location and design of tertiary education buildings or structures should:
 - minimises adverse overshadowing or privacy effects on adjoining residential zoned sites by landscaping, screening, and/or separation distances;
 - maintains any historic heritage values associated with any scheduled item;
 - maintains the personal safety of tertiary education facility users; and
 - provides appropriate landscaping or fencing so that the tertiary education facility building is compatible with its surroundings

and to preserve privacy of adjoining and facing residential properties.

- (ii) whether the design of buildings contributes to the local streetscape and sense of place by responding to the planned future context of the surrounding area;
- (iii) whether buildings that front the streets and open spaces positively contribute to the public realm and pedestrian safety;
- (iv) whether buildings include activities that engage and activate streets and public spaces at ground and first floor levels;
- (v) whether having regard to the functional requirement of the activity, buildings are designed to:
 - incorporate crime prevention through environmental design principles;
 - avoid blank walls on all levels, long unrelieved frontages and excessive bulk and scale where practicable;
 - visually break up the building mass into distinct elements to reflect a human scale;
 - incorporate roof profiles as part of the overall building form; and
 - integrate servicing elements on the façade and roof (roof plan, exhaust and intake units and roof equipment) as part of the overall design of the building.

(b) the extent to which traffic generation in relation to a tertiary education activity achieves the following:

- (i) not significantly detracting from traffic safety and having regard to potential traffic conflict and proximity to any major traffic intersection; and
- (ii) ensuring activities which generate large volumes of traffic are not accessed from a local road.

(2) New buildings and alterations to buildings, visible from and within 10m of the street.

(a) Building scale, bulk and location

- (i) refer to the assessment criteria in Criterion I501.8.2(1)(a) above and the following:
 - the extent to which buildings introduce creative architectural solutions that provide interest in the façade through modulation, relief or surface detailing especially walls without windows and access points;

- the extent to which buildings maximize the use of entrances, windows and balconies overlooking streets and open spaces.

(3) Transport

- (a) the following assessment criteria are to be addressed in an integrated transport management plan prepared in consultation with Auckland Transport and the New Zealand Transport Agency;
- (b) the extent to which the design of roads and the development of sites ensures well-connected attractive and safe transport routes, with appropriate provision for vehicle, cycle and pedestrian movements, car parking, infrastructure services, street tree planting and landscape treatment;
- (c) the extent to which a highly inter-connected road system is provided so as to reduce trip distances and to improve local accessibility;
- (d) the extent to which any development having access to Albany Expressway is designed to minimise the need for vehicle crossings and achieve safe access, without compromising the ability of those roads and interchanges to efficiently function as a strategic network. It is expected that the applicant will consult with Auckland Transport in respect of this criterion;
- (e) the extent to which roads and intersection design creates high quality public spaces, and quality amenity features such as tree planting and footpath paving;
- (f) the extent to which a pedestrian and cycle network is provided that safely and directly links main buildings, reserves, commercial areas and passenger transport routes with living areas;
- (g) whether good walking and cycle connections are provided between parks/reserves, tertiary education facilities and business areas;
- (h) the extent to which the design of roads and slip lanes utilises land efficiently and encourages walkability by using minimal dimensions for carriageways creating safe entry and exit points on the slip lanes;
- (i) whether provision is made for public transport facilities, taxi stops and bus stops;
- (j) the extent to which development is designed to integrate land uses with transport systems, using an integrated transport assessment methodology for major trip generating activities. The integrated transport assessment should include consideration of public transport;
- (k) whether the parking areas meet the requirements of Auckland-wide standards, having regard to:
 - (i) the efficient use of land;

- (ii) the existing provision of parking areas in the vicinity of the site and the capacity of roads giving access to the site;
 - (iii) the safety of road users including cyclists and pedestrians, including where appropriate for this purpose, avoiding car parking for an activity being separated by a road;
 - (iv) neighbourhood character; and
 - (v) parking demand by character of users for different activities at different times of the day.
- (l) the extent to which parking areas are secure, well lit and conveniently accessible;
 - (m) the extent to which parking areas are located behind buildings, screened with landscaping (not visible from street) or located in semi or full basements;
 - (n) whether development provides for on-site loading facilities for service and delivery vehicles;
 - (o) the extent to which worker or student parking for non-residential activities is provided for within a five minute walking distance of land uses, rather than necessarily adjoining each non-residential activity;
 - (p) whether development promotes a safe environment for pedestrians and cyclists, including adequate lighting and appropriate location and design of entrances, windows and driveways;
 - (q) whether driveways, parking areas and roads provide for the safe and efficient provision for motor vehicles; and
 - (r) whether a travel plan is developed for the proposed activity that sufficiently sets out how the development will reduce the number of car journeys generated by the activity and how those on site will be provided with greater transport choices.
- (4) Building height, height in relation to boundary, maximum building coverage.
- (a) the extent to which buildings that exceed the building height, height in relation to boundary and maximum building coverage 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.
- (5) Yards and screening
- (a) The extent to which buildings that do not comply with the front yard or screening standard 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.

I501.9. Special information requirements

There are no special information requirements for this section.

I501.10. Precinct Plans

There are no precinct plans in this precinct.