

I316 Grafton Precinct

I316.1. Precinct Description

The Grafton Precinct applies to multiple sites currently occupied by the University of Auckland, a tertiary education facility that provides medical teaching and research facilities alongside student accommodation, healthcare services, care centre and other accessory activities. The primary campus site is zoned Business - Mixed Use and contains buildings of a significant scale located in a campus style arrangement. The remaining sites contain smaller buildings used for accessory activities.

The purpose of the Grafton Precinct is to enable the development and operation of a range of tertiary education and accessory activities, including teaching and research, and catering for the diverse requirements of the student population, employees and visitors. Community use of the facilities is also provided for, including the Auckland District Health Board (Auckland City Hospital) use of the MRI unit and mortuary.

The zoning of the land within the Grafton Precinct is for Sub-precinct A the Business - Mixed Use Zone, for Sub-precinct B the Business - Local Centre Zone and Residential - Terrace Housing and Apartment Buildings Zone and for Sub-precinct C the Residential - Terrace Housing and Apartment Buildings Zone.

I316.2. Objectives

- (1) Tertiary education facilities at Grafton Campus 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 including services and facilities related to Auckland City Hospital 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, 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.

I316.3. Policies

- (1) Enable a wide range of activities and building development in the Grafton Precinct, including tertiary education, research, health, recreation, student accommodation and appropriate complementary and accessory activities.
- (2) Provide for those complementary 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) 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 context of the Grafton Precinct, zones 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) Require new buildings to be designed in a manner that respects any adjacent existing heritage places and provides a high standard of amenity.

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

I316.4. Activity table

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

Table I316.4.1 Activity table specifies the activity status of land use and development activities in the Grafton Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I316.4.1 Activity table

Activity		Activity status
Use		
Residential		
(A1)	Student accommodation	P
(A2)	Visitor accommodation accessory to tertiary education facilities	P
Commerce		
(A3)	Commercial services	P
(A4)	Licenced premises accessory to tertiary education facilities	P

(A5)	Laboratories	P
(A6)	Light manufacturing and servicing accessory to tertiary education facilities	P
(A7)	Entertainment facilities accessory to tertiary education facilities	P
(A8)	Offices accessory to tertiary education facilities	P
(A9)	Conference facilities	P
(A10)	Waste management facilities accessory to tertiary education facilities	P
Community		
(A11)	Care centres	P
(A12)	Community facilities	P
(A13)	Community use of tertiary education facilities	P
(A14)	Tertiary education facilities	P
(A15)	Informal recreation	P
(A16)	Organised sport and recreation	P
(A17)	Public amenities	P
(A18)	Displays and exhibitions	P
(A19)	Healthcare facilities	P
(A20)	Artworks	P
(A21)	Information facilities	P
Development		
(A22)	Accessory buildings	P
(A23)	Buildings, alterations, additions and demolition unless otherwise specified below	P
(A24)	Buildings, external alterations, additions and demolition where the work is visible from and located within 10m of a road or Open Space zone (excluding private roads)	RD
(A25)	New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone	RD
(A26)	Parks maintenance	P

I316.5. Notification

- (1) Any application for resource consent for an activity listed in I316.4.1Activity 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\(4\)](#).

I316.6. Standards

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

All activities listed as permitted or restricted discretionary in Table I316.4.1 Activity table must comply with the following permitted activity standards.

PC 120 ([see Modifications](#))

I316.6.1. Building height

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

Building location	Maximum height (m)		
	A	B	C
Sub-precinct	Standard H13.6.1 does not apply	Standard H6.6.5 does not apply.	
Less than 20m from the boundary of a site having a residential zoning	16m	12m	16m
Greater than 20m from the boundary of a site having a residential zoning	30m	18m	16m

I316.6.2. Height in relation to boundary

- (1) Where a site in the Grafton 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.

I316.6.3. Yards

- (1) The following standard applies to any boundary in the precinct that adjoins a site having a residential zoning:

Yard	Dimension (m)		
	A	B	C
Sub-precinct			
Front yard	3m	0m	3m
Side and rear yard	3m	3m	3m

I316.6.4. Building coverage

- (1) Building coverage must not exceed the coverage standards as set out below:
 - (a) Sites zoned Business – Mixed Use Zone 60 per cent.

I316.6.5. 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 Grafton Precinct, must be screened from those areas by a solid wall or fence at least 1.8m high.

I316.6.6. Outlook space

- (1) Visitor accommodation and student accommodation in any zone must comply with the Residential - Terrace Housing and Apartment Buildings Zone outlook space Standard [H6.6.13](#).

I316.7. Assessment – controlled activities

There are no controlled activities in this section.

I316.8. Assessment – restricted discretionary activities

I316.8.1. Matters of discretion

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

- (1) New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone:
 - (a) refer to Matters [H30.8.1](#) Special Purpose – Tertiary Education Zone.
- (2) New buildings and alterations and additions to buildings, visible from and within 10m of the street:
 - (a) refer to Matters [H30.8.1](#) Special Purpose – Tertiary Education Zone.
- (3) For development that does not comply with Standards I316.6.1 Building height, I316.6.2 Height in relation to boundary, I316.6.3 Yards, I316.6.4 Building coverage, I316.6.5 Screening, I316.6.6 Outlook space the Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application:
 - (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; or

PC 120 ([see Modifications](#))

- (c) any matter contained within Matters [H30.8.1](#) Special Purpose – Tertiary Education Zone.

I316.8.2. Assessment criteria

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

- (1) New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone:

(a) refer to Criteria [H30.8.2](#) Special Purpose – Tertiary Education Zone.

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

(a) the extent to which development minimises visual dominance effects to open spaces and the street; and

(b) refer to Criteria [H30.8.2](#) Special Purpose – Tertiary Education Zone.

PC 120 ([see Modifications](#))

- (3) For development that does not comply with Standards I316.6.1 Building height, I316.6.2 Height in relation to boundary, I316.6.3 Yards, I316.6.4 Building coverage, I316.6.5 Screening, I316.6.6 Outlook space the Council will consider the following assessment criteria when assessing a restricted discretionary resource consent application:

(a) refer to Criteria [H30.8.2](#) Special Purpose – Tertiary Education Zone.

I316.9. Special information requirements

There are no special information requirements in this precinct.

I316.10. Precinct plans

There are no precinct plans in this precinct.