

The Proposed Auckland Unitary Plan (notified 30 September 2013)

2.20 Saint Lukes

The Saint Lukes precinct implements a number of land use and development controls to enable further development of the site. Various interface controls and height limits manage the effects of this development on nearby and adjoining sites. Four concept plans guide the development of this precinct.

The activities, controls and assessment criteria in the underlying Town Centre zone and Auckland-wide rules apply in the Saint Lukes precinct unless otherwise specified below. Refer to planning maps for the location and extent of the precinct. Refer to figure 2 for the location of area A and area B.

Area A dominant activities include retail, entertainment, restaurants, cafes and other eating places.

Area B dominant activities include retail, offices and community facilities.

1. Activity table

The activities in the Town Centre zone apply in the Saint Lukes precinct unless otherwise specified in the activity table below.

Activity	Area A	Area B
Public transport facility	P	NC
Parking accessory to permitted or approved activities	P	P
Entertainment facilities	P	D
Taverns	P	NC
Warehousing and storage	P	NC
Light manufacturing and servicing	D	D
Artisan industries	P	NC
Development		
Construction of, or any addition to building(s) which: - are not within 30m of a site boundary - increase the GFA on the site by less than 500m ²	P	P
Any activity providing parking for more than 100 vehicles	C	C
Construction and use of the proposed private link road from Exeter Road to Aroha Avenue	C	C
New buildings or additions fronting Exeter Road Extension or Aroha Avenue	RD	RD
New buildings or additions not provided for as a permitted activity	RD	RD
Subdivision	RD	RD

Except where context requires otherwise, for the purposes of the concept plans and other provisions of the Unitary Plan applying to the concept plans, site means the area covered by the concept plan as shown on Map 2: Precinct plan 2.

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2. Land use controls

1. An application to infringe the land use control rules will be considered as a discretionary activity.

2.1 Site intensity

1. Overall GFA limitation:
 - a. the maximum GFA on the site is 92,500m².
2. Specific GFA limitations:
 - a. the maximum GFA for a combination of retail, entertainment facilities, taverns and cafes, restaurants and other eating places is 77,500m²
 - b. the maximum GFA for offices is 15,000m².
3. Floor area incentive for dwellings fronting Aroha Avenue:
 - a. notwithstanding clause 1 above, the overall GFA limitation must be increased by 7.9m² GFA for every 1m² of GFA of residential development fronting Aroha Avenue, subject to a maximum increase of 7000m² GFA
 - b. notwithstanding 2(a) above, the maximum GFA must be increased by 5.7m² GFA for every 1m² of GFA of residential development fronting Aroha Avenue, subject to a maximum increase of 5000m² GFA.

3. Development controls

1. Development that does not comply with clauses 3.1, 3.2, 3.3, 3.7 is a discretionary activity.
2. Development that does not comply with clauses 3.4, 3.5, 3.6 and 3.8 is a restricted discretionary activity.

3.1 Building height

1. The maximum height of any new building must be in accordance with the following table provided that individual building elements above a height of 20m in height area 2 must not have a combined floor area in excess of 1500m². Refer to Map 2: Precinct plan 2 for Datum locations.

Table 1

Height area	Height above datum	Datum	Datum RL
1	20m	Morningside	36.35
2	30m	Morningside	36.35
3	20m	Aroha	41.01
4	15m	Aroha	41.01
5	12.5m	Aroha	41.01
6	12.5m	Aroha	41.01

2. Notwithstanding clause 1 above, a building in height area 6 must not exceed 10m if that building is wholly occupied by non-residential activity.
3. Notwithstanding clause 1 above, for the purposes of assessing compliance with the maximum height rule in the Saint Lukes precinct, no account shall be taken of any radio, television or communications aerials, ancillary plant or machinery room structures, which may collectively occupy up to 10% of the roof area of any building, provided such structures do not exceed the maximum height limit by more than 6m.

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3.2 Interface controls

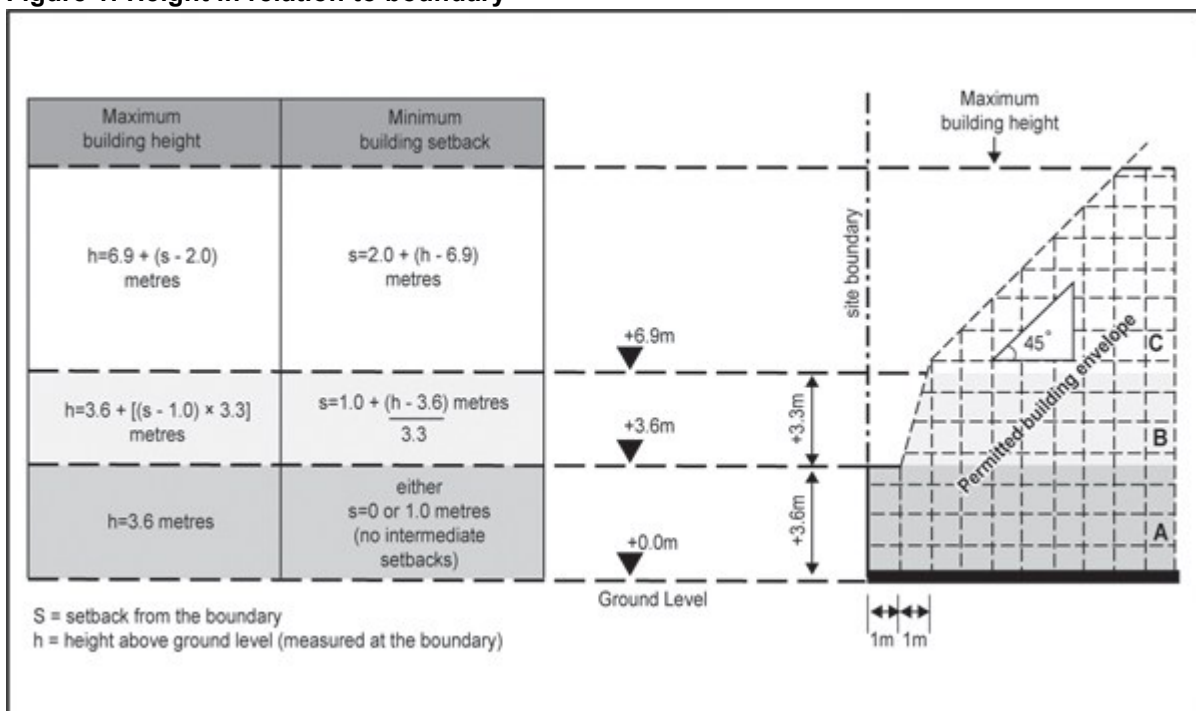
The following interface controls apply to any new building, or addition to an existing building, which is not provided for as a permitted activity. Refer to Map 2: Precinct plan 2 for the allocation of street interface types.

1. Type A - street interface
 - a. New development must incorporate a 5m landscaped strip along the road boundary, except where occupied by vehicle or pedestrian access
 - b. Development must comply with a building in relation to boundary control of 12m plus the shortest horizontal distance between that part of the building and the road boundary.
 - c. The landscape strip must be densely planted with trees and shrubs. Planting must include specimen trees at a minimum of one every 6.5m. The specimen trees must be of a species which will achieve a minimum height of 8m or more at maturity and must be of a planting grade of 160l or larger.
2. Type B - open space interface
 - a. New development must comply with a building in relation to boundary control of 2m plus the shortest horizontal distance between that part of the building and the site boundary, excluding any covered walkway or pedestrian link that provides 'pedestrian circulation' between the site and the open space.
3. Type C - street interface
 - a. New development must incorporate a landscaped area not less than 50 per cent of that part of the site between the road boundary and a parallel line 3m measured from the road boundary. The landscaped strip must be densely planted with trees and shrubs and, where provided, must include specimen trees at a minimum of one every 6.5m. The specimen trees must be of a species which will achieve a minimum height of 8m or more at maturity, and must be of a planting grade of 160l or larger.
 - b. along Morningside Drive, glazing and balconies must comprise no less than 30 per cent of the surface area of the upper level facade of any building.
4. Type D - street interface
 - a. Continuous pedestrian shelter must be provided along building facades.
 - b. The shelter must have a minimum height of 3m and a maximum of 4.5m above the footpath immediately below and, where practicable, must have a minimum width of 2.5m.
 - c. A minimum of 50 per cent of the facade of buildings at ground level must comprise glazing and pedestrian entries.
 - d. Glazing and balconies must comprise no less than 30 per cent of the surface area of the upper level facade of any building.
 - e. The minimum height of building facades must be 6m.
 - f. No parking may be located in front of a building at ground level.
 - g. Parking at or above street level within a building must be located more than 10m from the site boundary.
5. Type E - street interface
 - a. Continuous pedestrian shelter must be provided along building facades.
 - b. The pedestrian shelter must have a minimum height of 3m and a maximum of 4.5m above the footpath immediately below and where practicable, and must have a minimum width of 2.5m.

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- c. Buildings must directly adjoin street frontages for no less than 50 per cent of their length with no part of the building facade located further than 5m from the street frontage at ground level.
 - d. Where the building facade is set back at ground level, the area between the building and the street frontage must be no less than 7.5m in length parallel to the street frontage and be occupied by activities or amenities such as outdoor seating, display, landscaping or pedestrian amenities.
 - e. A minimum of 70 per cent of the facade of buildings at ground level must comprise unobstructed glazing and pedestrian entries.
 - f. Glazing and balconies must comprise no less than 30 per cent of the facade of the upper levels of any building.
 - g. The minimum height of building facades at the boundary must be 6m.
 - h. No parking may be located in front of a building at ground level.
 - i. Parking at or above street level within a building must be located more than 10m from the site boundary.
6. Type F - residential interface
- a. Except as provided for in (b) below, a 3m-wide landscape strip must be provided along each boundary which must be densely planted with trees and shrubs. Planting must include specimen trees at a minimum of one every 6.5m. The specimen trees must be evergreen species which will achieve a minimum height of 6m or more at maturity and must be of a planting grade of 160l or larger.
 - b. For a depth of 16m from the Aroha Avenue road boundary, a 1.8m close-boarded fence must be provided along the boundary in lieu of a landscape strip if that area is used principally to provide access to parking spaces and service access ancillary to the activities within buildings with frontage to Aroha Avenue.
 - c. New development must comply with the height in relation to boundary diagram in Figure 1: Height in relation to boundary below.

Figure 1: Height in relation to boundary



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7. Type G - street interface

- a. Except as provided for in (b) below, an integrated residential development in the form of terrace housing with a minimum depth from the Aroha Avenue road boundary of 16m must be provided along the frontage to which interface type G applies.
- b. for a distance of 16m south of the centreline of the Exeter Road extension, buildings may be occupied at street level by retail premises, or restaurants, cafes and other eating places, and above street level by any activity listed in section 1 of this precinct as a permitted activity in area B, except parking.
- c. One driveway may be provided to provide access to parking spaces and service access ancillary to the activities within buildings with frontage to Aroha Avenue.
- d. Within height area 6, buildings must be a maximum of three storeys above ground level at the road boundary or, alternatively three storeys above the roof of a semi-basement parking structure. For the purposes of this rule, the height of a semi-basement structure above ground level must be no more than 50 per cent of the total height (floor level to the top of the basement roof slab).
- e. For buildings occupied at street level by dwellings a minimum 1.5m-wide front yard must be provided along the Aroha Avenue road boundary. Not less than 30 per cent of that part of the site between the road boundary and a parallel line 6m measured from the road boundary must comprise landscaped permeable surface.
- f. For buildings occupied at street level by non-residential activity the following controls must apply:
 - i. a 3m setback must be provided along the Aroha Avenue road boundary, which must be integrated with the existing footpath to form an extended pedestrian space and/or outdoor seating area, including associated weather protection.
 - ii. planting within the setback must consist of specimen trees at a minimum of one every 6.5m along its full length, with foliage lifted to 2m above the level of the pedestrian space to enable people to walk beneath. The specimen trees must be of a species which will achieve a minimum height of 8m at maturity and must be of a planting grade of 160l or larger.
 - iii. a minimum of 50 per cent of the facade of buildings at ground level must comprise glazing and and/or pedestrian entries.
- g. No parking must be located in front of a building at ground level except where it is located on the street.
- h. Where an upper level of a building is occupied by a non-residential activity, glazing must comprise no less than 30 per cent of the street facade of that level.
- i. The minimum GFA of dwellings must be 90m². The minimum GFA may be reduced by 8m² where a balcony of 8m² or greater is provided.
- j. The maximum GFA of individual non-residential tenancies within buildings must be 250m².
- k. In the event that the buildings on the Aroha Avenue frontage existing at 22 December 2011 have been removed and buildings have not been constructed along that frontage at the time any new buildings within the site have been constructed less than 50m from the Aroha Avenue road boundary, a 3m-wide landscape strip must be provided along the road boundary. This landscape strip must consist of a 1.8m high fence 3m from the boundary with the intervening area densely planted with trees and shrubs and must remain in place until such time as construction of buildings along the frontage commences.

8. Type H – street interface

- a. An integrated mixed use development to a minimum depth of 16m from the Aroha Avenue road boundary must be provided along the frontage to which interface type H applies. This must consist

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of dwellings on the upper levels and retail premises, or restaurants, cafes and other eating places at street level.

- b. One driveway may be provided to enable access to parking spaces and service access associated with buildings with frontage to Aroha Avenue.
- c. Buildings must be a maximum of three storeys above ground level at the road boundary or, alternatively, three storeys above the roof of a semi-basement parking structure. For the purposes of this rule, the height of a semi-basement structure above ground level must be no more than 50 per cent of the total height (floor level to the top of the basement roof slab).
- d. A 3m setback must be provided along the Aroha Avenue boundary which must be integrated with the existing footpath to form an extended pedestrian space and/or outdoor seating area (including associated weather protection).
- e. Planting within the setback must consist of specimen trees at a minimum of one every 6.5m along its full length, with foliage lifted to 2m above the level of the pedestrian space to enable people to walk beneath. The specimen trees must be of a species which will achieve a minimum height of 8m at maturity and must be of a planting grade of 160l or larger.
- f. No parking must be located in front of a building at ground level except where it is located on the street.
- g. A minimum of 50 per cent of the facade of buildings at ground level must comprise glazing and/or pedestrian entries.
- h. The minimum GFA of dwellings must be 70m² but. The minimum GFA may be reduced by 8m² where a balcony of 8.0m² or greater is provided
- i. The maximum GFA of individual non-residential tenancies within buildings must be 250m².
- j. In the event that the buildings on the Aroha Avenue frontage existing at 22 December 2011 have been removed and buildings have not been constructed along that frontage at the time any new buildings within the site have been constructed less than 50m from the Aroha Avenue road boundary, a 3m-wide landscape strip must be provided along the road boundary. This landscape strip must consist of a 1.8m high fence 3m from the boundary with the intervening area densely planted with trees and shrubs and must remain in place until such time as construction of buildings along the frontage commences.

3.3 Building location

1. Building development may take place anywhere on the site, subject to the interface controls set out in clause 3.2 above.

3.4 Exeter Road extension

1. The Exeter Road extension must be a pedestrian and vehicle link between Exeter Road and Aroha Avenue, located generally as shown on Map 1: Precinct plan 1.
2. With the exception of emergency service vehicles, heavy motor vehicles are not permitted to enter/exit Exeter Road extension at the Aroha Avenue end.
3. Continuous pedestrian shelter must be provided along each side of the street except for that area occupied by vehicle access. The shelter must have a minimum height of 3m and a maximum of 4.5m above the footpath immediately below. The shelter must be located no closer than 600mm from the kerb line of the road and, where practicable, must have a minimum width of 2.5m.
4. Buildings must directly adjoin the street frontage for not less than 50 per cent of their length with no part of the building facade located further than 5m from the street frontage at ground level. Where the

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building facade is set back at ground level, the area between the building and the street frontage must be not less than 7.5m in length and be occupied by activities or amenities such as outdoor seating, display, landscaping or pedestrian amenities.

5. A minimum of 70 per cent of the street facade of buildings at ground level must comprise glazing and pedestrian entries.
6. Glazing and balconies must comprise no less than 30 per cent of the street facade of the upper levels of any building.
7. The minimum height of building facades at the street frontage must be 8m.
8. The maximum GFA of individual tenancies within buildings fronting the street must be 2500m².
9. Parking must not be located in front of a building at the level of the Exeter Road extension between the building and the road but parking may be located on the street. Parking at or above street level within a building must be located more than 10m from the edge of the footpath nearest the building.

3.5 Location of site access

1. Vehicle access to the site and primary pedestrian access to buildings must be located generally in accordance with Map 1: Precinct plan 1. Access into individual tenancies and driveways to parking spaces and service areas accessory to the activities within buildings with frontage to Aroha Avenue may be provided in addition to the entries shown on Map 1: Precinct plan 1.

3.6 Parking, loading and access

1. For the first 45,473m² of GFA a minimum of 2018 parking spaces are to be provided and maintained to the council's satisfaction.
2. For GFA in excess of 45,473m², parking spaces are to be provided on the site in accordance with the following rates as a minimum:
 - a. for retail activities: one space for every 22m² of GFA
 - b. for cinemas: one space for every 11 seats
 - c. for dwellings: the rates set out in [Table 4](#) in clause 3.2 of the Auckland-wide rules - Transport section in addition to the table below
 - d. for other activities: the rates set out in [clause 3.2](#) of the Auckland-wide rules - Transport section.

Table 2

Unit size	Car parks
Two bedrooms or more and/or 75m ² gfa (includes 1 bedroom with GFA of 75m ² or more)	Maximum 2 car parks per dwelling
Visitor spaces	1 space for every 5 dwellings (to the nearest whole number)
Loading spaces	1 space for 10 dwellings or more

3. All parking areas must be interconnected within the site.
4. Loading spaces must be provided in accordance with the requirements of [clause 3.2](#) of the Auckland-wide rules - Transport section, provided that surplus loading spaces existing prior to development of additional floor space can be used to satisfy this requirement.

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5. Parking and loading areas must be dimensioned and formed in accordance with the requirements of [clause 3.3](#) of the Auckland-wide rules - Transport section.
6. Sufficient space must be provided on the site so that no reverse manoeuvring on or off public roads is necessary by vehicles using parking or loading spaces.

3.7 Residential activity

1. Minimum size (GFA):
 - a. Except as provided for in clauses 3.2.7.i and 3.2.8.h above the following minimum sizes must apply to dwellings:
 - i. studio - 35m²
 - ii. one-bedroom - 45m²
 - iii. the minimum GFA for studio and one-bedroom dwellings may be reduced by 5m² where a balcony of 8m² or greater is provided for an individual dwelling.
 - b. Two bedrooms – 70m²
 - c. Three or more bedrooms – 90m²
 - d. The minimum GFA for two-bedroom and three or more bedroom dwellings may be reduced by 8m² where a balcony of 8m² or greater is provided for an individual dwelling.
2. Minimum apartment mix: In any one residential building containing more than 20 dwellings, the combined number of one-bedroom dwellings and studios must not exceed 70 per cent of the total number of dwellings within the building.
3. Minimum daylight standards:
 - a. All dwellings must be designed to achieve the following minimum daylight standards:
 - i. Living rooms and living/dining areas: a total clear glazed area of exterior wall no less than 20 per cent of the space's floor area
 - ii. Bedrooms: a minimum of one bedroom with a total clear glazed area of exterior wall no less than 20 per cent of the space's floor area
 - iii. No more than one bedroom in a residential dwelling may rely on natural light borrowed from another naturally lit room provided:
 - the maximum distance of the bedroom from the natural light source window must be 6m
 - the minimum total clear glazed area of the light source must be no less than 20 per cent of the floor area of the bedroom.
4. Outlook space:
 - a. Refer to [clause 9.10](#) of the residential zone rules and in addition to [clause 9.10.6](#):
 - i. the outlook space may also be located over Exeter Road extension.
5. Private open space:
 - a. All dwellings must have outdoor living areas consisting of at least:
 - i. an outdoor living area as specified in [clause 9.12](#) of the Residential zone rules; or
 - ii. a rooftop space with an area of 10m² and a minimum width of 2m which has convenient access to a living room.
6. Noise:
 - a. Refer to [clause 6.1.1.11](#) of the Auckland-wide rules - general section.

3.8 Tree protection

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1. Trees identified on Map 3: Concept plan 3 as trees subject to the tree protection rule and, described and identified in Table 3 must not be altered, removed or have works undertaken within the dripline.
 - a. Exceptions to this control are the following:
 - i. Trimming of the canopy, excluding the roots, of any tree which does not damage its health. Such works will be limited to no more than 20 per cent of live growth removal in any one year and must be in accordance with currently accepted arboricultural practice, ensuring that the natural form and branch habit of the tree species is maintained
 - ii. If the trimming is done by a qualified arborist or arboriculturalist, the work must be limited to no more than 30 per cent of live growth removal in any one year and must be in accordance with currently accepted arboricultural practice, ensuring that the natural form and branch habit of the tree species is maintained
 - iii. If the trimming rule above does not apply, any regular minor trimming or maintenance must be done by hand operated secateurs or pruning shears, in accordance with the accepted arboricultural practice
 - iv. The removal of any tree or part of a tree that is dead or that is suffering from an untreatable disease which has caused a significant decline in its health, evidence must be produced if required. Where any element of uncertainty exists as to the likely fate of the tree, the benefit of doubt will be given to the tree's survival by not removing it until such time as its irreversible decline is obvious. Before removing any affected tree, consultation with the council's arborist is strongly advised.
 - v. Emergency tree works. In such circumstances the person undertaking the work must notify the council in writing within seven days of the work commencing as to the reason for the work.
 - vi. The actions of any statutory authority in carrying out of work authorised by statute. In such circumstances the authority concerned must notify the council in writing no later than seven days prior to the work commencing as to the reason for the work.

Table 3

Tree number on Figure 4	Common Name	Botanical Name	Location of tree	Legal Description
16	Persian Lilac	Melia azedarach	80 St Lukes Road	Lot 1 DP 145632
17	Persian Lilac	Melia azedarach	80 St Lukes Road	Lot 1 DP 145632
18	Persian Lilac	Melia azedarach	80 St Lukes Road	Lot 1 DP 145632
19	Persian Lilac	Melia azedarach	80 St Lukes Road	Lot 1 DP 145632
20	Persian Lilac	Melia azedarach	80 St Lukes Road	Lot 1 DP 145632
21	Evergreen Magnolia	Magnolia grandiflora	80 St Lukes Road	Lot 1 DP 145632
22	Persian Lilac	Melia azedarach	80 St Lukes Road	Lot 1 DP 145632
23	Persian Lilac	Melia azedarach	80 St Lukes Road	Lot 1 DP 145632
24	Persian Lilac	Melia azedarach	80 St Lukes Road	Lot 1 DP 145632

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25	Persian Lilac	Melia azedarach	80 St Lukes Road	Lot 1 DP 145632
26	Persian Lilac	Melia azedarach	80 St Lukes Road	Lot 1 DP 145632
27	Persian Lilac	Melia azedarach	80 St Lukes Road	Lot 1 DP 145632
28	Persian Lilac	Melia azedarach	80 St Lukes Road	Lot 1 DP 145632
29	Persian Lilac	Melia azedarach	80 St Lukes Road	Lot 1 DP 145632
30	Evergreen Magnolia	Magnolia grandiflora	80 St Lukes Road	Lot 1 DP 145632
60	Persian Lilac	Melia azedarach	80 St Lukes Road	Lot 1 DP 145632
61	Persian Lilac	Melia azedarach	80 St Lukes Road	Lot 1 DP 145632
62	Persian Lilac	Melia azedarach	80 St Lukes Road	Lot 1 DP 145632
63	Persian Lilac	Melia azedarach	80 St Lukes Road	Lot 1 DP 145632
64 x 2	Ponga Tree Fern	Dicksonia squarrosa	100 St Lukes Road	Lot 1 DP 145632
68	Persian Lilac	Melia azedarach	80 St Lukes Road	Lot 1 DP 145632
69	Persian Lilac	Melia azedarach	80 St Lukes Road	Lot 1 DP 145632
96	Persian Lilac	Melia azedarach	50-60 Morningside Drive	Lot 4 DP 6716
115	Cheery	Prunus sp.	Exeter Road	tree located on Council road reserve
116	Cheery	Prunus sp.	Exeter Road	tree located on Council road reserve
117	Cheery	Prunus sp.	Exeter Road	tree located on Council road reserve
151	Box Elder	Acer negundo	40 Aroha Avenue	Lot 4 DP 32072
153	Akapuka	Griselinia lucida	Aroha Avenue	tree located on Council road reserve
156	Akapuka	Aroha Avenue	tree located on Council road reserve	
157	Akapuka	Griselinia lucida	Aroha Avenue	tree located on Council road reserve
158	Akapuka	Griselinia lucida	Aroha Avenue	tree located on Council road reserve

4. Additional controls

An application to infringe the additional rules below will be considered as a discretionary activity.

4.1 Pedestrian plaza

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1. A pedestrian plaza having a minimum area of 300m² must be provided on the site, or on an adjacent property readily accessed from the site. The plaza will be required no later than the completion of a cumulative additional 19,250m² GFA as a condition of consent. The plaza may be roofed, may be separate or integrated with any buildings, and must:
 - a. have a minimum horizontal dimension of 16m
 - b. be readily accessible from adjoining street(s) during the regular trading hours of Saint Lukes centre
 - c. provide shelter from the prevailing south-west winds
 - d. receive sunlight between the hours of 11am-2pm throughout the year
 - e. be designed for personal safety
 - f. provide accessible and comfortable seating which is not reserved for patrons of restaurants, cafes or other eating places.
2. For clarity, an area within a building at the corner of Morningside Drive and Exeter Road that meets the assessment criteria in clause 6.2.2 below may satisfy this requirement.

4.2 Required road works

1. Unless determined by the council to be unnecessary, the following physical alterations to the road network will be required as conditions of consent:
 - a. When a cumulative additional 11,000m² GFA of activities other than offices plus up to 1500m² GFA of offices is constructed on the site:
 - i. the installation of new traffic signals, including pedestrian crossings, at the intersection of Morningside Drive and Exeter Road
 - ii. the provision of an additional left turn lane from Morningside Drive into Saint Lukes, Road, generally as shown on Map 4: Precinct plan 4.
 - b. When a cumulative additional 19,250m² GFA of activities other than offices plus up to 5,000m² GFA of offices is constructed on the site:
 - i. the construction of the Exeter Road extension.
 - c. When Exeter Road has been constructed:
 - i. the implementation of traffic calming measures on Aroha Avenue. In relation to Aroha Avenue, the implementation of traffic calming must be undertaken in consultation with key stakeholders. Such measures must be designed to have regard to the following traffic principles:
 - reducing vehicle speeds to maintain residential amenity and public safety on Aroha Avenue.
 - minimising the likelihood that Aroha Avenue will become a 'rat run' route via the Exeter Road extension for traffic unrelated to Westfield Saint Lukes or local residents, while ensuring that Aroha Avenue and Bournemouth Avenue have a part to play in providing connectivity between Sandringham Road and Morningside Drive
 - ensuring the measures are not so severe as to become a nuisance and/or a problem for existing road users and local residents
 - ensuring the measures are not so severe as to discourage its use by Westfield Saint Lukes traffic
 - not encouraging undesirable driver behaviour
 - avoiding measures that will create safety issues for pedestrians and cyclists
 - ensuring traffic calming measures appear as an integral part of the design and appearance of

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the road reserve.

Notes

1. Avoiding the potential for the Exeter Road extension to be used as a 'rat run' will primarily be achieved with the design of the Exeter Road extension to address the assessment criteria in 5.1.2 above.
2. The provision of an additional left turn lane from Morningside Drive into St Lukes Road will entail the relocation of part of the footpath onto the site and the construction of associated retaining walls. That part of the site occupied by the footpath, but not the associated retaining walls, must be vested with the council at no cost to the council.
3. The residents of Aroha Avenue must be consulted by the council on both the design and implementation of the traffic calming measures on Aroha Avenue.

4.3 Additional off-site road works

1. In addition to the road works identified as being required in clause 4.2 above, some or all of the following works, or financial contributions to partially fund such works, may be required as conditions of consent to deal with effects on the road network generated by development on the site.
2. Adjustments to the road layout and permitted turning movements at the car park access points on Morningside Drive. These works must not be required before the completion of a cumulative additional 5000m² GFA.
3. The reconfiguration of Saint Lukes Road at its intersection with Wagener Place, and the existing traffic islands, to provide:
 - a. improved pedestrian access between development on the south side of Saint Lukes Road and the site
 - b. an additional west bound lane on Saint Lukes Road
 - c. an extended right turn lane into Fowlds Avenue
 - d. an extended right turn lane into Morningside Drive
 - e. cycle lanes.
4. These works must not be required before the completion of a cumulative additional 16,500m² GFA of activities other than offices plus up to 2500m² GFA of offices.
5. Improvements to the intersection of Saint Lukes Road and New North Road to provide:
 - a. an extension to the westbound approach lanes; and/or
 - b. a double right turn from Saint Lukes Road, eastbound approach, into New North Road.
6. These works must not be required before the completion of a cumulative additional 19,250m² GFA of activities other than offices plus up to 5000m² GFA of offices.
7. Conditions of consent requiring the implementation of works at any of the locations listed in clauses 4.2 and 4.3 above may be imposed on individual applications for resource consent when the need for such works is demonstrated. Conditions of consent may also be imposed requiring monitoring of the traffic conditions, including consideration of the adjacent frequent public transport network at any of the listed locations and reporting of the monitoring results to the council. Remedial works may be required if the council determines this is necessary.
8. The amount of any contribution to the cost of any required works, either by works or by financial contribution, will be that proportion of the actual cost of road works required as a result of the particular application. The proportion that is payable on any application will be determined taking into account the amount of traffic generated by the development for which resource consent is being sought, relative to

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existing traffic, and the extent to which that development will use up additional capacity provided by the improvement works. In calculating the financial contribution payable, consideration will also be given to the benefits accruing to other road users and property owners in terms of actual usage and increased capacity.

4.4 Other required works

1. If any of the existing cherry trees currently growing within the berm on either side of Exeter Road are removed to facilitate development work on the site, an equivalent number of cherry trees of a planting grade of 160l or larger must be planted elsewhere on the site, such as within a plaza area, within the setback on Aroha Avenue required with the type H interface or as street trees along Exeter Road extension.
 - a. The plaque currently located within the berm on the eastern side of the southern leg of Exeter Road commemorating the planting of the existing trees must be relocated near to the replacement trees in a location to be agreed with the council.
2. The following additional works must be implemented no later than the completion of a cumulative additional 40,000m² GFA.
 - a. The construction of buildings adjoining interfaces type D and type E.
 - b. Improved pedestrian accessibility between the Mount Albert library and Westfield Saint Lukes by improving the configuration of the pedestrian crossing to the mall, clearing vegetation and improving directional signage within the mall and on the library site, and by providing a covered walkway between the library and the subject site.

4.5 Financial contributions/development contributions

1. A private development agreement detailing the proportional contribution towards the cost of off-site works and other financial contributions/development contributions will apply to development contemplated by this precinct. The private development agreement must specify the amount of the financial contributions/development contributions to be expended on any upgrades of roads, services or open spaces in the local area in the vicinity of the site (including any upgrades of Aroha Avenue in addition to the required traffic calming measures) to be carried out by the council.

5. Assessment - Controlled activities

5.1 Matters of control

The Council will reserve its control to the matters listed below:

1. Activities providing parking for more than 100 vehicles
 - a. The suitability of parking management strategy which:
 - i. mitigates against the effects of spill over of parking onto neighbouring streets
 - ii. provides for efficient use of on-site parking.
 - b. The extent to which a site traffic management strategy provides for:
 - i. vehicular access to and from the site in a manner which ensures adequate sight distances and prevents off-site congestion
 - ii. safe and efficient servicing of tenants operating within the site
 - iii. circulation of traffic within the site
 - iv. pedestrian safety including the separation of pedestrian and vehicle access and circulation and, where appropriate, the provision of circulation spaces specifically designed for shared use
 - v. security measures to ensure that any nuisance resulting from the inappropriate use of parking areas on the site is controlled

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- vi. bicycle parking in a convenient location.
 - c. The sufficiency of a travel demand management plan which details measures that will be undertaken to encourage the use of public transport and other modes of transport as alternatives to the use of private vehicles, and which is to be implemented at the time the resource consent is exercised and continued thereafter.
 - d. The design of vehicle access so that it:
 - i. provides for a high level of pedestrian amenity
 - ii. provides and enhances pedestrian and vehicular safety
 - iii. minimises pedestrian crossing distances
 - iv. provides adequate signage
 - v. maintains the intended pedestrian focused environments at interface type D and Exeter Road extension
 - vi. provides for or enhances access for a range of users, e.g. cars, motorcycles and bicycles.
 - e. The design of the layout of parking areas to provide for personal safety.
 - f. Ensuring that any required works in clauses 4.2 - 4.3 above are undertaken in conjunction with the development in order to mitigate effects generated by that development.
2. Construction of the proposed Exeter Road extension linking Exeter Road with Aroha Avenue
- a. The Exeter Road extension is designed as a pedestrian oriented, at-grade street, encouraging slow movement of vehicles and providing a high level of pedestrian priority and amenity.
 - b. A high-quality, high amenity, pedestrian environment is achieved on both sides of the street by the use of such design elements as wide footpaths, underground services, and the coordinated use of high quality materials, street furniture, signage and lighting.
 - c. Traffic calming measures to encourage the slow movement of vehicular traffic and enhance pedestrian safety are implemented, including narrower than usual traffic lanes, tight tracking curves, textured road surfaces or other accepted traffic engineering mechanisms.
 - d. Traffic engineering measures are implemented to discourage vehicles from using the Exeter Road extension as a shortcut between Exeter Road and Aroha Avenue.
 - e. Measures to discourage heavy motor vehicles from using Exeter Road extension are implemented, including signage, and road geometry and informing the tenants of the centre in writing of this requirement.
 - f. A management plan for the operation of Exeter Road extension addresses maximising the use of that road to distribute traffic around the site while allowing for occasional use for special events and taking account of potential adverse effects on residents of Aroha Avenue.
 - g. The required works in clause 4.2 above are undertaken in conjunction with the development in order to mitigate effects generated by that development.

6. Assessment - Restricted discretionary activities

6.1 Matters of discretion

For activities/development that is a restricted discretionary activity in the Saint Lukes precinct, the council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary activities in the underlying zone.

1. New buildings and additions and alterations to existing buildings

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- a. General criteria:
 - i. building design and location
 - ii. stormwater
 - iii. water conservation and re-use
 - iv. timing of required works.
 - b. Additional criteria for buildings on the Exeter Road/ Morningside Drive and Saint Lukes Road/ Morningside Drive corners:
 - i. building mass.
 - ii. additional criteria where interface controls apply:
 - planting
 - building design
 - service lane design and management
 - signage and exterior lighting
 - character and streetscape.
 - iii. additional criteria for buildings fronting Exeter Road extension:
 - building design.
 - Additional criteria for pedestrian access to buildings:
 - visibility and accessibility
 - movement
 - amenity
 - safety
 - legibility
 - passive surveillance
 - streetscape.
2. Vehicle or pedestrian access not meeting the locational requirements of clauses 3.5 or 3.6 of this precinct
 - a. vehicle access
 - b. pedestrian access.
 3. Parking not meeting the requirements of clause 3.6 of this precinct
 - a. parking and loading spaces
 - b. kerbs
 - c. building line designations.
 4. Loading areas not meeting the requirements of clause 3.6 of this precinct
 - a. parking and loading spaces
 - b. kerbs
 - c. building line designations.

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5. Subdivision
 - a. permitted activities or activities granted consent
 - b. consistency with Saint Lukes precinct
 - c. dominant activity on-site
 - d. works, infrastructure and contributions.
6. Exterior signs
 - a. signage and exterior lighting.
7. Alteration or removal of trees, or work within the dripline of trees, not exempt by clause 3 above
 - a. building site
 - b. access
 - c. parking and loading spaces
 - d. services
 - e. consideration of alternatives
 - f. trees
 - g. amenity
 - h. ground stability.

6.2 Assessment criteria

1. New buildings and additions and alterations to existing buildings - general criteria for building design
 - a. Applications will be assessed in terms of, the extent to which:
 - i. the design of those parts of any building visible from, and within 30m of, a road or residential or open space zone, is of high quality and, where appropriate, responds to and enhances the positive characteristics of the local streetscape
 - ii. the scale, proportion and rhythm of architectural features and the fenestration, materials, finishes and colours (as appropriate) of proposed buildings addressing street frontages acknowledge the characteristics of the streetscape and provide street frontages with architectural design richness, interest and depth
 - iii. flat planes or blank facades devoid of modulation, relief or surface detail can be avoided
 - iv. any otherwise unavoidable blank walls are enlivened by display cases, artwork, articulation, modulation and cladding choice to provide architectural relief
 - v. long building frontages are visually broken up by variations in height, form and other design means such as variations in facade design and roofline, recesses, awnings, upper level balconies and other projections, materials and colours
 - vi. servicing elements are concealed where possible and not placed on facades unless integrated into the facade design
 - vii. exterior lighting is integrated with architectural and landscape design to minimise glare and light overspill onto adjacent properties and streets
 - viii. exterior signage and signage zones are integrated with the design of buildings
 - ix. any rooftop mechanical plant or other equipment is screened or integrated in the building design
 - x. buildings are designed to contribute to the prevention of crime through their design and

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configuration

- x. the location and design of buildings avoid or mitigate significant adverse shadowing effects, if any, on adjacent residential properties on Aroha Avenue and Cornwallis Street
 - xii. appropriate provision is made for the treatment and disposal of stormwater runoff from buildings and ancillary parking areas, including flood protection, in accordance with relevant standards
 - xiii. water conservation and water re-use has been considered where appropriate, having regard to costs and to the environmental benefits of groundwater recharge
 - xiv. any required works in clause 4 of this precinct are undertaken in conjunction with the development in order to mitigate effects generated by that development.
2. Additional criteria for buildings on the Exeter Road/Morningside Drive and Saint Lukes Road/Morningside Drive corners
- a. Applications will be assessed in terms of the extent to which:
 - i. building mass at the corner of Morningside Drive and Exeter Road is fragmented to provide a generous pedestrian entry and level of amenity, and to visually, spatially and physically integrate the interior of the building with the street
 - ii. building mass at the corner of Saint Lukes Road and Morningside Drive architecturally reinforces, 'punctuates' and emphasises this prominent corner location by increased height, building mass, and/or the deployment of traditional urban design techniques such as providing a major pedestrian entrance or architecturally distinctive and vertically proportioned forms.
3. Additional criteria where interface controls apply
- a. Applications will be assessed in terms of the extent to which:
 - i. planting within the required landscaping strips along the street frontages for interface type AA, type C, type F, type G and type H contributes to a high level of visual amenity for the frontage
 - ii. building facades at interface type D include a relatively strong expression of building mass, predominantly vertical proportions and emphases, architectural modulation, articulation or relief along the street frontage at all levels, pedestrian entrances, windows or balconies, and changes in surface texture or detail
 - iii. any service lane situated on interface type D is designed as a pedestrian oriented, at-grade lane providing a high level of pedestrian amenity, with its use by small service vehicles controlled by way of a management plan
 - iv. building facades at interface type E contribute at street level to pedestrian vitality, interest and public safety, relative to a variety of architectural detail, and maximising visibility and access between buildings and adjacent pedestrian areas
 - v. the design of building facades at interface type F provides a good level of visual amenity when viewed from adjoining properties, ensures privacy for residential neighbours, and avoids adverse effects on adjoining properties from ambient lighting and vehicle headlights
 - vi. the design of building facades at interfaces type D, E, G and H, and fronting the Exeter Road extension, screens any car parking within buildings in a manner that positively contributes to the articulation of the building, and avoids or mitigates adverse effects of motor vehicle headlights on public spaces and neighbouring residential properties
 - vii. signage and exterior lighting along the frontage identified as interface types G and H has regard to the neighbouring residential environment

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- viii. the form, mass, proportion and materials of buildings at interface types G and H are compatible with the character of surrounding residential buildings and the streetscape and do not compete with that character. For the avoidance of doubt, apartments to the north and terrace housing to the south of the Exeter Road extension, with or without a pitched roof, constructed in accordance with the provisions in clauses 3.2.7 and 3.2.8 above are deemed to be building forms that are compatible with the character of Aroha Avenue.
4. Additional criteria for buildings fronting Exeter Road extension
 - a. Applications will be assessed in terms of the extent to which:
 - i. building facades fronting the road contribute at street level to pedestrian vitality, interest and public safety, relative to a variety of architectural detail, and maximising visibility and access between buildings and adjacent pedestrian areas.
 5. Additional criteria for pedestrian access to buildings
 - a. Applications will be assessed in terms of the extent to which:
 - i. entrances are clearly visible and easily accessible from the street and incorporate pedestrian shelter and amenity.
 - ii. ease of movement, amenity, safety and legibility for pedestrians are provided or enhanced;
 - iii. opportunities for passive surveillance are provided for or enhanced;
 - iv. movement for a range of users, e.g. pedestrians, cyclists, people with disabilities, mobility scooters, is provided for or enhanced;
 - v. where pedestrian entries into the centre cannot be lined by active uses, for example where through a car park or corridor, a good quality of design and lighting is achieved, and vehicular and pedestrian traffic are separated to the extent practicable in order to minimise conflict
 - vi. where pedestrian entrances are near public transport stops, they allow easy, direct and safe access into the centre and are lined by active uses.
 6. Vehicle or pedestrian access not meeting the locational requirements of clauses 3.5 or 3.6.6 above
 - a. Applications will be assessed in terms of the extent to which:
 - i. Vehicle access
 - The extent to which the matters listed in clause 5.1.1.d above are addressed and the extent to which vehicle access:
 - provides an effective connection to the site
 - provides adequate sight distances
 - prevents congestion caused by the ingress and egress and exit of vehicles.
 - ii. Pedestrian access
 - recognises pedestrian desire lines
 - enhances overall site circulation, access and legibility
 - provides easy connections to an extended pedestrian network linking adjacent sites and facilities e.g. Warren Freer Park and the Megacentre.
 7. Parking not meeting the requirements of clause 3.6 above
 - a. Applications will be assessed in terms of the extent to which:
 - i. the criteria in clause 3.2 above are met
 - ii. the criteria in clause 3.1 above are met
 - iii. favourable consideration may be given to the provision of stack parking subject to the following criteria:

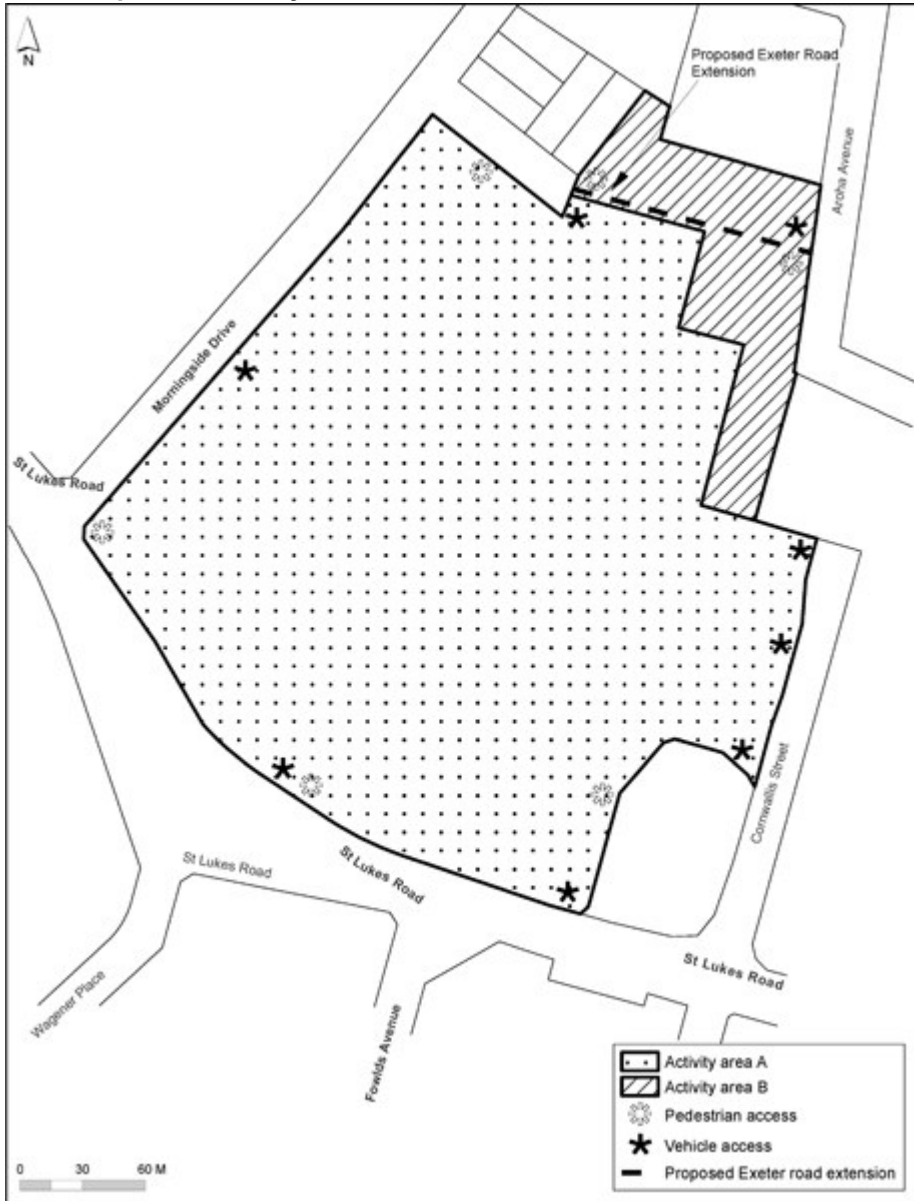
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- stacked parking occurs when access to a parking space is achieved through another parking space
 - stacked parking will generally only be allowed in special circumstances in order to alleviate adverse effects, where no feasible alternative exists
 - stacked parking may be allowed for one of the two required parking spaces for any residential development where each residential unit has two parking spaces physically associated with it
 - stacked parking may be a satisfactory means of providing staff parking where:
 - the staff parking area is clearly defined, marked and separated from other required parking on the site
 - at least 50 per cent of the parking spaces in the staff parking area comply with the provisions of clause 3.2 above.
- iv. Kerbs
- Where a parking or manoeuvring area is adjacent to a road, a kerb or similar barrier, not less than 150mm high and at least 600mm from the road boundary, must be provided on those parts of the frontage not used for vehicular access.
- v. Building line designations
- No required parking or loading spaces, manoeuvring area, or part thereof must be located between any building line designation and the road alignment shown on the planning maps.
- b. Where it is desired to provide parking in excess of the Unitary Plan requirements, it may be feasible to operate stacked parking which must be specifically designed to the council's satisfaction. The satisfactory operation of the required parking area should not be compromised.

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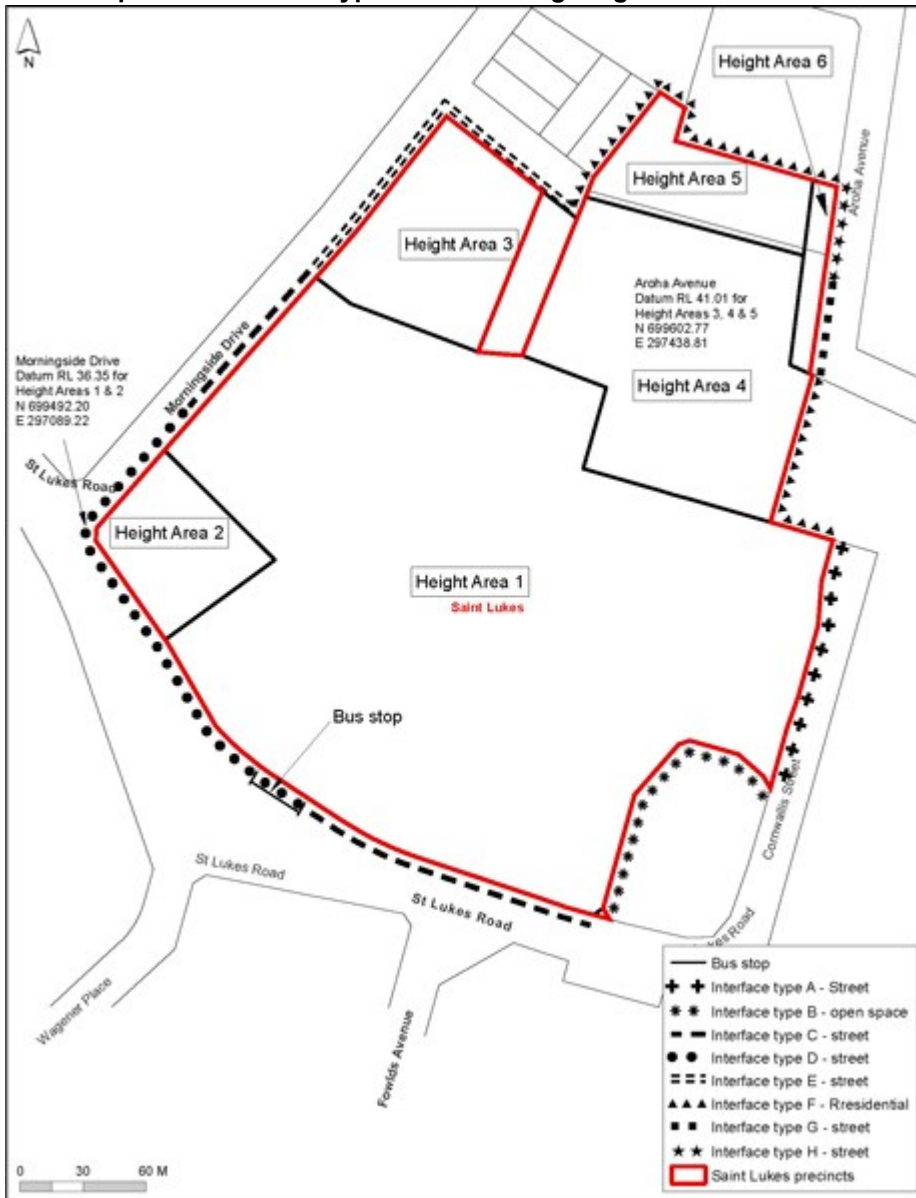
7. Precinct plans

Precinct plan 1: Activity areas



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Precinct plan 2: Interface types and building height areas



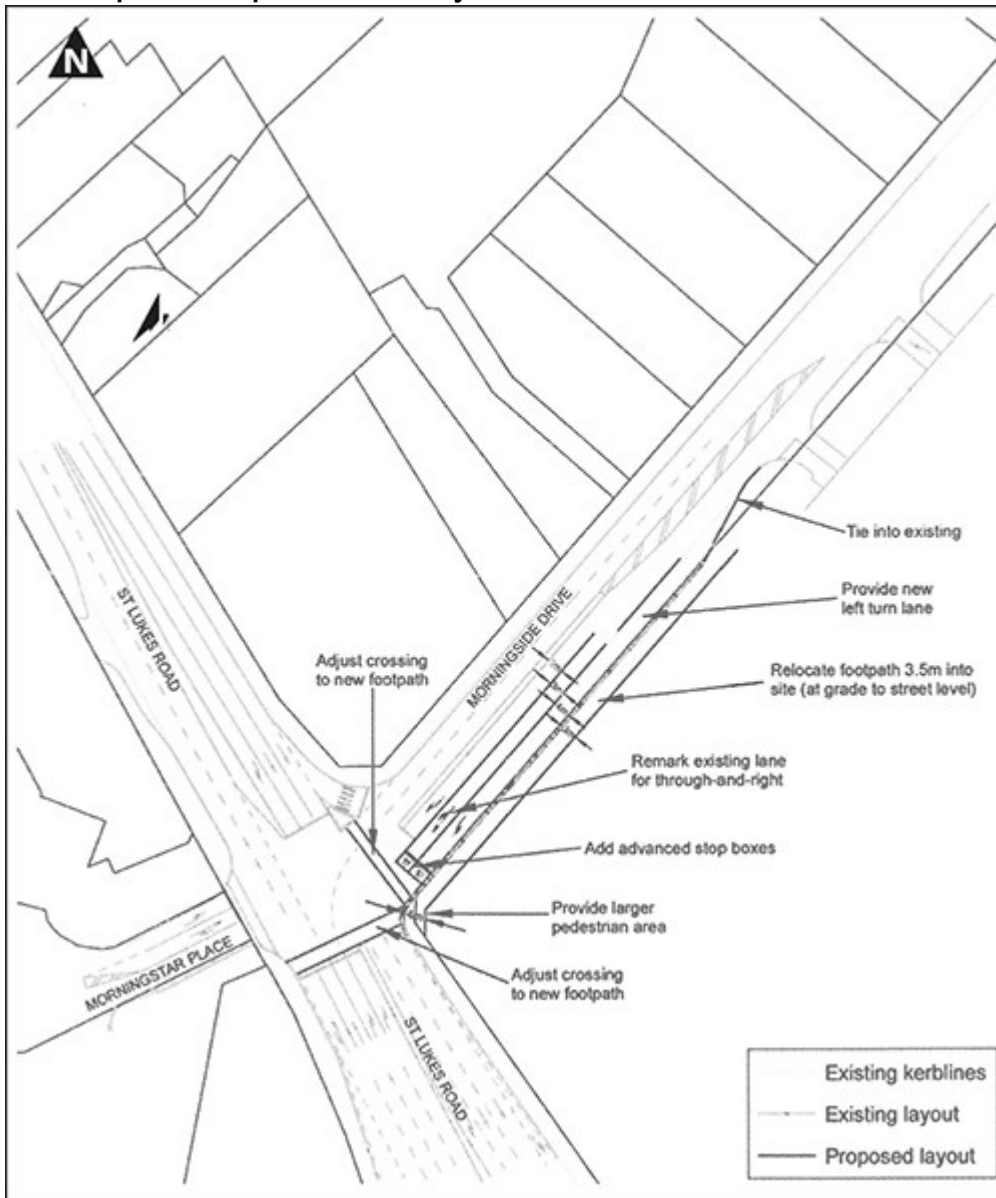
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Precinct plan 3: Tree protection



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Precinct plan 4: Proposed access layout



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