

The Proposed Auckland Unitary Plan (notified 30 September 2013)

2.23 Wairaka

The activities, controls and assessment criteria in the underlying Special Purpose Tertiary Education zone and Auckland-wide rules apply in the Wairaka precinct and sub-precincts unless otherwise specified. Refer to planning maps for the location and extent of the precinct and sub-precincts.

1. Activity table

The activities in the Special Purpose Tertiary Education zone apply in the Wairaka precinct unless otherwise specified in the activity table below.

Activity	Activity Status
Accommodation	
Dwellings	RD
Boarding houses and visitor accommodation not accessory to educational facilities	D
Conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses	RD
Commerce	
Commercial services	RD
Entertainment facilities	RD
Food and beverage accessory to educational facilities	P
Food and beverage not accessory to educational facilities	RD
Offices up to 500m ² GFA per site	RD
Offices greater than 500m ² GFA per site	D
Retail up to 450m ² GFA per site	RD
Community facilities	
Artworks	P
Care centres	RD
Emergency services	D
Healthcare services	RD
Information facilities	P
Industry	
Artisan industries	RD
Industrial laboratories	RD
Light manufacturing and servicing	D
Repair and maintenance services	D
Warehousing and storage	D
Waste management facilities accessory to educational facilities	D
Mana Whenua	
Marae complex	P

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Development	
Buildings	RD
Parking buildings/ structures	RD
Floodlighting, including exterior lighting, fittings and supports and towers	P
Parks and playing/sports field structures accessory to educational facilities	P
A framework plan, amendments to an approved framework plan or a replacement framework plan complying with clause 3.2 below	RD
A framework plan, amendments to an approved framework plan or a replacement framework plan not complying with clause 3.2 below	NC
Any development or activity complying with an approved framework plan	P
Any development or activity prior to the approval of a framework plan or not specified in this table or in clause 4.3.3.1 and/or not complying with an approved framework plan	NC
Any subdivision complying with an approved framework plan	C
Any subdivision prior to the approval of a framework plan or not complying with an approved framework plan and/or does not comply with the general subdivision controls in 2.1 of the Auckland-wide - Subdivision rules	NC
Alterations and additions to buildings existing at the date of notification of this Unitary Plan that do not comply with an approved framework plan (excluding minor cosmetic alterations or repairs which do not change the design and appearance of the building) provided the height or gross floor area of the building existing at the date of notification of this Unitary Plan is not increased by more than 10%	P
New buildings or alterations and additions to buildings that comply with an approved framework plan	C

1.1 Activity table - Sub-precinct A

The activities in the Special Purpose Tertiary Education zone and Wairaka precinct activity table 1 apply unless otherwise specified in activity table 2 below.

Activity	Activity Status
Hospitals and hospital clinics including secure facilities	P
Supported residential care	P
Workers accommodation	P

1.2 Activity table - Sub-precinct B

The activities in the Special Purpose Tertiary Education zone and Wairaka precinct activity table 1 apply unless otherwise specified in activity table 3 below.

Activity	Activity Status
Light manufacturing and servicing associated with the commercial laundry services	P

2. Notification

1. Council will consider restricted discretionary activity resource consent applications for framework plans (including amendments to an approved framework plan or a replacement framework plan) without the need for public notification, however limited notification may be undertaken, including notice being given to any owner of land within the precinct who has not provided their written approval.

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2. Other resource consent applications will be assessed against the tests for notification under the RMA.

3. Land use controls

3.1 General

1. The land use controls in the Special Purpose Tertiary Education zone apply in the Wairaka precinct unless otherwise specified below.

3.2 Framework plan

1. A resource consent application for a framework plan, amendments to an approved framework plan or a replacement framework plan must:
 - a. Comprise land forming one contiguous land area
 - b. Apply only to land that the applicant is the land owner of, or for sites in multiple ownership where the landowners make a joint application
 - c. Comply with:
 - i. the [general rules](#) and [information requirements](#) applying to framework plans specified in Part 4 of the Unitary Plan
 - ii. the special information requirements for framework plans in clause 7 - special information requirements below, and
 - iii. any relevant controls in this precinct
 - d. Seek consent for the following land uses and activities:
 - i. the design and location of building platform(s) and envelopes
 - ii. the design and location of roads and other connections
 - iii. public open space
 - iv. provision of infrastructure
 - v. earthworks
 - e. Contain the additional following information:
 - i. The integration of development with the surrounding area
 - ii. The location and layout of yards
 - iii. The location of any protected historic heritage buildings, places, objects and structures (items)
 - iv. The location of any protected archaeological site/s
 - v. The location of any protected and/or notable/urban trees
 - vi. The location and layout of any additional historic heritage building/s, place/s, object/s and structure/s, archaeological site/s, tree/s that you propose or want to be scheduled/protected
 - vii. The location and extent of buildings fronting Carrington Road, Oakley Creek and the south boundary of the precinct, and
 - viii. Traffic generation and management plan.
2. The general provisions, development controls and assessment criteria in the general framework plan provisions and criteria apply for an application for a framework plan, amendments to an approved framework plan or a replacement framework plan apply in the Wairaka precinct and sub-precincts in addition to those provisions, controls and assessment criteria specified in this precinct.

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3.3 Floodlights

1. Where floodlights are located adjacent to a residential zone, the hours of operation must not extend beyond:
 - a. 10pm Monday to Saturday
 - b. 7.30pm Sunday and Public Holidays.
2. Floodlights must comply with the lighting controls in Auckland-wide rules – [Lighting](#).
3. Floodlights must not exceed a maximum height of 18m.

4 Development controls

4.1 Application of development controls

1. The development controls in the Special Purpose Tertiary Education zone apply in the Wairaka precinct unless otherwise specified below.

4.2 Height

1. Buildings must not exceed the heights as set out below:

Table 1

Building location	Maximum height (m)
Less than 20m from a boundary with Carrington Road or any residential or public open space zone	16.5m
Greater than or equal to 20m from a boundary with Carrington Road or any residential or public open space zone	24.5m

2. Development that does not comply with clause 1 above is a discretionary activity.

4.3 Height in relation to boundary

1. Buildings must not project beyond a 45-degree recession plane measured from 3m vertically above ground level at any site boundary, which adjoins a Residential and/or Public Open Space zone.

4.4 Building coverage

1. Building coverage:
 - a. 50 per cent for the whole precinct site, except for Wairaka sub-precinct A.
 - b. 70 per cent for Wairaka sub-precinct A.

4.5 Landscaping

1. At least 20 per cent of a site within the precinct must be landscaped, provided that the area of landscaping may be proportionately reduced by any required common areas of landscaping illustrated on an approved framework plan.

4.6 Precinct boundary set back

1. Buildings on land adjoining residential zoned land to the south must be set back a minimum width of 5m from the external precinct boundary. Planting requirements of Business zone [clause 4.17](#) apply.

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2. Buildings on land adjoining public open space zoned land and/or from the edge of all permanent and intermittent streams must be set back a minimum width of 10m from the external precinct boundary. Planting requirements of Business zone [clause 4.17](#) apply.

4.7 Tree protection

1. In addition to any notable tree, the following trees identified in Figure 1 and in the table below 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.
Note: 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 shall notify the council in writing no later than seven days prior to the work commencing as to the reason for the work.

These trees are identified in Figure 1 and fifteen trees are specifically identified and listed below:

Table 2

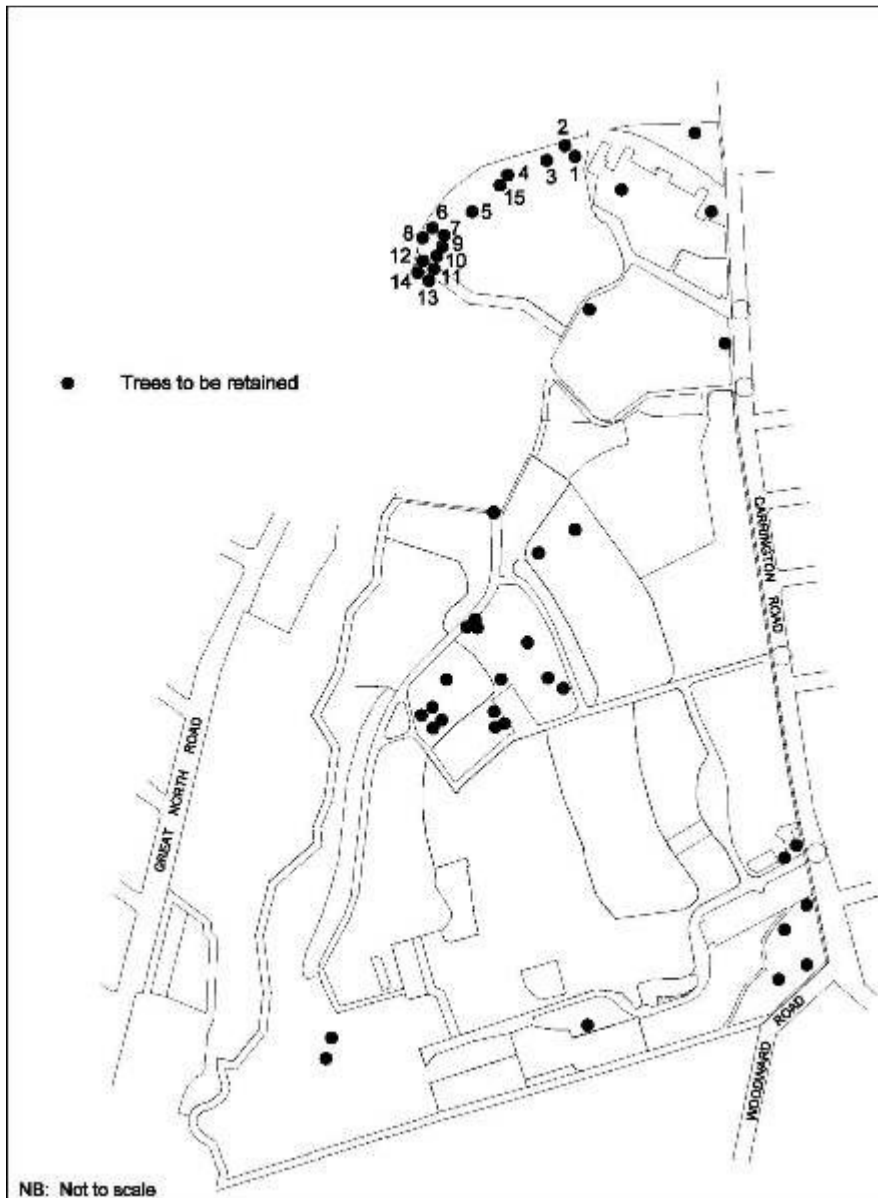
ID	Common name	Auckland district	Numbers of trees	Location/ Street address	Legal description
1	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
2	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
3	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
4	Cabbage tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
5	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha

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6	Ni Hihibiscus	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
7	Karaka	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
8	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
9	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
10	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
11	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
12	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
13	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
14	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
15	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha

Figure 1: Trees to be retained

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4.8 Historic heritage items

1. A scheduled building is identified as a category A place and protected in accordance with the rules and controls in overlay rules - [Historic Heritage](#).

4.9 Access

1. Access from Mark Road and Rhode Avenue must be restricted to a minor access-serving pedestrians and local traffic, when approved in a framework plan or in the absence of a framework plan, access is restricted to pedestrians and cyclists only.
2. The primary traffic access to the precinct must be from Carrington Road at locations shown on the framework plan, or in the absence of a framework plan, the existing Unitec Campus entrances on Carrington Road as at the date of notification.
3. The proposed bridge connection from Wairaka to Waterview should be restricted to pedestrian and cyclists only. Development that does not comply with this control is a discretionary activity.

4.10 Parking

1. Activities must comply with the parking controls set out in the framework plan, or in the absence of

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framework plan controls, the standard [parking controls](#) in the Auckland-wide rules - Transport.

- Specific shared parking controls, when set out in a framework plan, must be applied to the precinct.

5. Subdivision controls

- The subdivision controls in Auckland-wide rules - [Subdivision](#) apply in the Wairaka precinct unless otherwise specified below.
- Any subdivision activity in the Wairaka precinct must take place in accordance with and following an approved framework plan.

6. Assessment - Restricted discretionary activities

6.1 Matters of discretion

For activities/development that is a restricted discretionary activity in the Wairaka 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 Special Purpose Tertiary Education zone.

Table 3

Activity	Development design	Internal layout of dwellings, visitor accommodation and boarding houses	Building scale, bulk and location	Ground contours	Building interface with the public realm	Public open space and pedestrian network	Safety	Services including infrastructure and stormwater management
Artisan industries	X		X		X		X	
Buildings	X	X	X	X	X	X	X	X
Conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses	X	X					X	X
Commercial services	X		X		X	X	X	X
Dwellings	X	X	X	X	X	X	X	X
Entertainment facilities	X		X		X	X	X	X
Food and beverage not accessory to educational facilities	X		X		X	X	X	X
Healthcare services	X		X		X		X	X
Industrial laboratories	X		X		X		X	X

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Parking buildings/ structures	X		X	X	X	X	X	X
A framework plan complying with clause 3.2	X		X	X	X	X	X	X
Amendments to an approved framework plan or a replacement framework plan complying with clause 3.2	X		X	X	X	X	X	X
Offices up to 500m ² GFA per site	X		X		X	X	X	X
Retail up to 450m ² GFA per site	X		X		X	X	X	X

Table 4

Activity	Traffic generation	Travel plans and integrated transport assessments	Design of parking, access and servicing	Effects on historic heritage	Building demolition	Noise, lighting and hours of operation	Staging	Degree of integration with other centres	Degree of integration with surrounding
Artisan industries	X	X	X	X		X	X	X	X
Buildings	X	X	X	X		X	X		
Conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses	X	X	X	X			X	X	X
Commercial services	X	X	X	X		X	X	X	X
Dwellings	X	X	X	X			X	X	
Entertainment facilities	X	X	X	X		X	X	X	X
Food and beverage not accessory to educational facilities	X	X	X	X		X	X	X	X

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Healthcare services	X	X	X	X		X	X	X	X
Industrial laboratories	X	X	X	X		X	X	X	X
Parking buildings/ structures	X	X	X	X		X	X		
A framework plan complying with clause 3.2	X	X	X	X	X	X	X	X	X
Amendments to an approved framework plan or a replacement framework plan complying with clause 3.2	X	X	X	X	X	X	X	X	X
Offices up to 500m ² GFA per site	X	X	X	X		X	X	X	X
Retail up to 450m ² GFA per site	X	X	X	X		X	X	X	X

6.2 Assessment criteria

For development that is a restricted discretionary activity in the Wairaka precinct, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the Special Purpose Tertiary Education zone:

1. Development design
 - a. The design of buildings should contribute to the local streetscape and sense of place by responding to the planned future form and character of the surrounding area and significant natural landforms and landscape features.
 - b. Buildings should be designed to avoid long, unrelieved frontages and excessive bulk and scale when viewed from streets and public open spaces. Building mass should be visually broken up into distinct elements to reflect a human scale and the typical pattern of development in the area. Techniques include the use of recesses, variation in building height and roof form, horizontal and vertical rhythms and facade modulation and articulation.
 - c. Buildings should be designed to differentiate ground, middle and upper levels.
 - d. Blank walls should be avoided on all levels of building frontages to streets and public open spaces. Side or rear walls should be used as an opportunity to introduce creative architectural solutions that provide interest in the façade including modulation, relief or surface detailing.
 - e. Buildings should provide a variety of architectural detail at ground and middle levels including maximising the use of entrances, and windows and balconies overlooking the streets and public open spaces.
 - f. Roof profiles should be designed as part of the overall building form and contribute to the architectural quality of the skyline as viewed from both ground level and the surrounding area. This includes integrating plant, exhaust and intake units and other mechanical and electrical

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equipment into the overall rooftop design.

- g. In the Metropolitan Centre zone, the silhouette of the building as viewed from distant locations should positively contribute to the centre's skyline.
 - h. Where the proposed development is an extension or alteration to an existing building, it should be designed with consideration to the architecture to the original building.
 - i. Buildings on corner sites should consider the relationship to other buildings and open spaces on opposite and adjacent corner sites and make a positive contribution to the architectural quality of the street.
 - j. Colour variation and landscaping, without the use of other design techniques, should not be used to mitigate a lack of building articulation or design quality.
 - k. Ground floor glazing should fully integrate with the design of upper levels.
 - l. Buildings should use quality, durable and easily maintained materials and finishes on the facade, particularly at street level.
 - m. Servicing elements should be avoided on building facades unless integrated into the facade design.
 - n. Where provided, signage should be designed as an integrated part of the building facade.
 - o. For residential development:
 - i. the unrelieved repetition of unit types should be avoided
 - ii. balconies should be designed as an integral part of the building. A predominance of cantilevered balconies should be avoided
 - iii. apartments above ground floor should be accessed from internal corridors or entrance ways. External walkways / breezeways should generally be avoided.
 - p. Buildings should not use reflective materials that would adversely affect safety, pedestrian amenity or the amenity of surrounding properties.
2. Internal layout of dwellings, visitor accommodation and boarding houses
- a. Dwellings should be located, proportioned and orientated within a site to maximise the amenity of future residents by:
 - i. clearly defining communal, semi-communal and private areas within a development
 - ii. maximising passive solar access while balancing the need for buildings to front the street
 - iii. providing for natural cross-ventilation by window openings facing different directions.
 - b. Dwellings should be designed to provide a good standard of internal amenity by providing adequate circulation space around standard sized household furniture. The Auckland Design Manual illustrates possible ways of achieving this.
 - c. Adequate storage space for larger items such as bikes, gardening and cleaning equipment, should be provided either within each dwelling or within the building containing the dwellings.
 - d. Common areas within buildings containing dwellings, visitor accommodation and boarding houses should be designed to be accessible by people of all ages and physical abilities, in particular, by providing corridors and circulation spaces of sufficient dimension to allow ease of movement and minimising stairs where possible. For dwellings in particular, common areas within the building and the dwelling itself should allow for standard household furniture to be easily moved in and out. Refer to the [Auckland Design Manual](#).
 - e. Visitor accommodation and boarding houses should be designed to achieve a reasonable

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standard of internal amenity. Consideration will be given to:

- i. any specific internal design elements that facilitate the more efficient use of internal space
- ii. the relationship of windows or balconies to principal living rooms
- iii. the provision of larger indoor or outdoor living spaces whether communal or exclusive to the unit, especially in units that are not self-contained.

3. Building scale, bulk and location

- a. The extent to which building footprints, profile and height (as opposed to detailed building design) establish an integrated, legible and high quality built form and spatial framework across the subject land area while also:
 - i. Avoiding monotonous built form when viewed from public open space through variation in building footprints, height and form.
 - ii. Enhancing and activating proposed open space areas within the site
 - iii. Enhancing the form and function of existing and proposed streets, and lanes (including through site links) within and outside of the site.
 - iv. Maximising views, outlook and sunlight access for future site occupants.

4. Ground contours

- a. The extent to which the proposed finished contour levels across the subject land area should avoid variations between the ground floor level of future buildings and adjoining existing and proposed public open space (where information is available).
- b. Where ground floor dwellings or visitor accommodation is proposed, some minor variations between the ground floor level and the level of adjoining public open space or street may be acceptable to provide for the privacy of residents and occupants/users.

5. Building interface with the public realm

- a. Buildings should have clearly defined public fronts that address the street and public open spaces to positively contribute to the public realm and pedestrian safety.
- b. Pedestrian entrances should be located on the street frontage and be clearly identifiable and conveniently accessible from the street.
- c. Buildings should provide legible entrances and exits to covered plazas, open spaces and pedestrian linkages.
- d. Separate pedestrian entrances should be provided for residential uses within mixed use buildings.
- e. Activities that engage and activate streets and public open spaces are encouraged at ground and first floor levels.
- f. Internal space at all levels within buildings should be designed to maximise outlook onto street and public open spaces.
- g. Building heights and form should be designed to allow a reasonable level of natural light into existing and planned communal open spaces within the precinct, appropriate to their intended use. This may require building form to be modified to the north of such spaces.
- h. Buildings should be designed to support high quality open spaces and where appropriate provide views to the wider landscape and/or surrounding streets, to enhance the legibility, accessibility and character of the campuses.
- i. Through-site links and covered plazas are supported where they integrate with the existing or planned public realm and pedestrian network. They should be:
 - i. publicly accessible and attractive

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- ii. be designed to provide a high level of pedestrian safety.
6. Public open space and pedestrian network
- a. Development staging should correspond with the implementation of wider network improvements to public open space, including covered plazas, open spaces and pedestrian walkways and linkages.
 - b. The layout and design of public open space within the subject land area should ensure well-connected, legible and safe vehicular and pedestrian routes with appropriate provision of footpaths, servicing, infrastructure services and landscape treatment within the precinct and to neighbouring streets, open space and centres.
 - c. The network of such covered plazas, open spaces and pedestrian linkages within the precinct should ensure a cohesive, permeable and legible or 'self explaining' network of pedestrian links and routes to create efficient, safe and attractive circulation around the precinct for people of all movement ability levels.
 - d. The layout and design of public open space and lanes within the subject land area should integrate with and complement the form and function of existing and proposed public open space and streets.
 - e. Where relevant, proposals are required to protect cultural landmarks, scheduled buildings, identified trees and historic heritage in and adjacent to the Wairaka precinct.
 - f. The detailed design of pedestrian routes should also support the legibility of the campuses from public spaces (namely adjoining streets and open spaces).
 - g. Provision for cycle access and cycle parking should be included along major entries where practicable.
7. Safety
- a. New and upgraded buildings and public open spaces should be designed in accordance with crime safety principles. For the purpose of this assessment, internal open spaces, plazas, foyers, lanes and pedestrian linkages within the campuses will be considered as if they are public open spaces.
 - b. For open spaces, plazas, foyers, lanes and pedestrian linkages, multiple entrances and exits are generally considered more appropriate in a campus environment rather than a single way in and out of such places and spaces.
8. Services
- a. Stormwater, wastewater, water supply, and electricity and telecommunication infrastructure should be provided to adequately service the nature and staging of anticipated development within the subject land area.
 - b. The location of built form, public open space and stormwater management infrastructure provides for the establishment of future stormwater management features, which incorporate low impact stormwater design principles and improved water quality systems.
9. Traffic
- a. The expected traffic generated by the activity should not create adverse effects beyond the capacity of the surrounding transport network, particularly at peak times. Adverse effects may be mitigated by upgrades to road and intersection design.
10. Travel plans and integrated transport assessments
- a. All developments should include a Traffic management assessment demonstrating how the precinct will manage traffic demand, alternate transport options, connections to public transport and key connections to and within the precinct.

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- b. Where no current travel plan exists for the precinct or a development greater than 2,500m² GFA is proposed for within the precinct, a travel plan must be submitted.
 - c. All developments where greater than 2500m² GFA is proposed for within a development must be subject to an ITA scoping process to determine whether an ITA is required. If an ITA is required by the Council, then the ITA should be prepared in accordance with current best practice guidelines adopted by Auckland Transport.
11. Design of parking, access and servicing
- a. Parking should be appropriately located. Preference is for parking to be underground, within buildings, to the rear of the building or separated from the street frontage by uses that activate the street.
 - b. Parking, whether at-grade or within buildings must be screened from public open spaces and streets.
 - c. Surface parking should be softened with landscaping, including tree planting. As a guide, one tree should be planted every sixth parking bay.
 - d. Ventilation and fumes from parking structures or other uses should not be vented into the adjacent pedestrian environment at ground level.
 - e. Vehicle crossings and access ways should prioritise pedestrian movement and in particular be:
 - i. designed to reduce vehicle speed and be visually attractive
 - ii. clearly separated from pedestrian access.
 - f. The design of pedestrian routes between parking areas, building entrances/lobbies and the street should be accessible by people of all ages and physical abilities and provide a high level of pedestrian safety.
 - g. Where ramps are necessary they should be minimal in length and integrated into the design of the building.
 - h. For commercial activities, suitable provision should be made for on-site rubbish storage and sorting of recyclable materials that:
 - i. is a sufficient size to accommodate the rubbish generated by the proposed activity
 - ii. is accessible for rubbish collection. Kerbside collection is generally not appropriate.
 - iii. for new buildings, is located within the building
 - iv. for alterations or additions to existing buildings where it is not possible to locate the storage area within the building, is located in an area not visible from the street or public open spaces.
 - v. The development must be able to be adequately served by wastewater and transport infrastructure.
12. Effect on historic heritage
- a. Buildings adjoining or in close proximity to any historic heritage:
 - i. should have regard to the significant historic heritage elements and built form of the place. This does not mean a rigid adherence to the height of the place, nor does it reduce the development potential of the site, but it does require careful consideration to minimise the effects of dominance
 - ii. may not be required to adjoin the site frontage if a better design outcome could be achieved by respecting the setback and/or spatial location of the place

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- iii. use materials that respect rather than replicate any patterns or elements existing in the place, however new and contemporary interpretations in form and detail may be used
 - iv. should generally avoid ground floor frontages entirely of glass, i.e. curtain walling or continuous shop front glazing.
13. Building demolition
- a. Sites containing buildings that are proposed to be demolished should not have significant adverse effects on the quality and amenity of the public realm and the safety and efficiency of the surrounding transport network. In particular:
 - i. A high-quality and safe temporary hard or landscaped edge should be provided along the site boundaries so that a defined boundary to streets and public open spaces is maintained. This should include the provision and maintenance of continuous pedestrian cover within the precinct.
 - ii. An edge treatment should be maintained that is designed to reduce its vulnerability to graffiti and vandalism.
 - iii. Demolished materials should be re-used and recycled as much as possible.
 - iv. If the site is not developed following demolition, the site should be landscaped to provide good standard of visual amenity and the site should not be used for temporary or permanent parking without undergoing a consent process.
 - v. With regard to the effects of building demolition on the transport network, consideration should be given to the proposed hours of operation, the frequency and timing of truck movements to and from the site and the location of vehicle access.
14. Noise, lighting and hours of operation
- a. Noise and lighting from the activity should not adversely affect the amenity of surrounding residential properties. In determining this, consideration will be given to the location of any potentially noisy activities e.g. outdoor play areas associated with a care centre, and any proposed measures to mitigate noise including:
 - i. locating noisy activities away from neighbouring residential boundaries
 - ii. screening or other design features
 - iii. the proposed hours of operation.
15. Staging
- a. The methods by which the demolition and development of the site should be staged and managed to compliment the proposed open space, road and lane network and to avoid, remedy or mitigate adverse effects associated with vacant and/or disused areas of the site.
16. Degree of integration with other centres
- a. The extent to which the location, scale and staging of anticipated activity types in the precinct avoid or mitigates potential conflicts with activities within neighbouring centres.
 - b. The layout and design of land uses and public open space within the subject land area should ensure well-connected, legible and safe vehicular and pedestrian routes with appropriate provision of footpaths, servicing, infrastructure services and landscape treatment within the precinct and to neighbouring streets, open space and centres.
 - c. The extent to which buildings may provide opportunities for the establishment of community facilities, for future occupants of the precinct and for the wider community.
17. Degree of integration with surrounding neighbourhood
- a. The extent to which the location and staging of anticipated activity types and/or the location,

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orientation or layout of buildings in the precinct avoids or mitigates potential conflicts on the surrounding neighbourhood

- b. The proposed development layout should integrate with the surrounding neighbourhood street and public open space network and natural landscape.

7. Assessment - Development control infringements

7.1 Matters of discretion

1. In addition to the general matters set out in clause 2.3 of the General Provisions and the specific matters set out for the infringement in the Special Purpose Tertiary Education zone, the council will restrict its discretion to the matters below for the relevant development control infringement.

Table 5

Infringement	Interface with the public realm and effects on neighbouring sites	Building scale and dominance (bulk and location)	Outlook and privacy	Effect on traffic and access
Bulk and location controls: - building height - height in relation to boundary - building coverage	X	X	X	
Amenity controls: - landscaping - screening	X		X	
Access				X
Parking				X

7.2 Assessment criteria

In addition to the general assessment criteria in clause 4.1.7.2 and the specific assessment criteria for the infringement in the Special Purpose Tertiary Education zone, the council will consider the relevant assessment criteria below for the infringement listed.

1. Building interface with the public realm
 - a. Buildings that do not comply with the bulk and location and amenity controls should demonstrate that the ground floor of a building fronting a street or public open space provides interest for pedestrians and opportunities for passive surveillance of the public realm.
 - b. Buildings should activate the adjoining street or public open space by:
 - i. being sufficiently close to the street boundary and of a frontage height that contributes to street definition, enclosure and pedestrian amenity.
 - ii. having a pedestrian entrance visible from the street and located sufficiently close to reinforce pedestrian movement along the street.
 - iii. providing a level of glazing that allows a reasonable degree of visibility between the street/public open space and building interior to contribute to pedestrian amenity and passive surveillance
 - iv. avoiding blank walls at ground level
 - v. providing convenient and direct entry between the street and the building for people of all

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ages and abilities.

- c. Dwellings located on the ground floor of a building adjoining a street or public open space should positively contribute to the public realm while achieving privacy and a good standard of amenity for occupiers of the dwelling, in particular by:
 - i. providing balconies over-looking the street or public open space
 - ii. providing a planted and/or fenced setback to the street or public open space. Landscaping or fencing should be low enough to allow direct sightlines from a pedestrian in the street or public open space to the front of a balcony
 - iii. raising the balcony and floor plate of the ground floor dwellings above the level of the adjoining street or public open space to a height sufficient to provide privacy for residents and enable them to over look the street or public open space.
 - d. Development that does not comply with the amenity controls should demonstrate that:
 - i. Landscaping, including structural tree planting and shrubs, defines the street edge, delineates pedestrian routes and mitigates adverse visual and pedestrian amenity effects caused by access ways, parking and service areas. Landscaping should be planted to ensure sight lines to or from site entrances are not obscured.
 - ii. Where the side or rear yard controls are infringed, any adverse visual amenity and nuisance effects on neighbouring sites are mitigated with screening and landscaping.
2. Building scale and dominance (bulk and location)
- a. Buildings that exceed the building height, height in relation to boundary and maximum building coverage should demonstrate that:
 - i. the height, location and design of the building allows reasonable sunlight and daylight access to:
 - streets and public open spaces
 - adjoining sites, particularly those with residential uses
 - the proposed building
 - ii. they meet policies in the Special Purpose Tertiary Education zone and Wairaka Precinct.
 - iii. the building is not visually dominating when viewed from the street, neighbouring sites, public open spaces and from distant locations.
 - b. Buildings on corner sites should demonstrate that additional building mass and height is appropriate in that location and makes a positive contribution to the streetscape.
3. Outlook and privacy
- a. Activities and buildings that do not comply with the outlook control should demonstrate that:
 - i. occupants are provided with a good standard of outlook and privacy between useable/occupied spaces on the same and adjacent sites
 - ii. the building positively contributes to passive surveillance of the street, rear/sides of site and streetscape amenity
 - iii. does not prevent any complying new/ existing development on an adjoining site, unless the requirements of the outlook control are met.
4. Effect on traffic and access
- a. Activities that do not comply with the access and parking controls should demonstrate that:
 - i. the expected traffic generated by the activity and development will not create adverse effects on the surrounding transport network, particularly at peak times.

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- ii. Parking, whether at-grade or within buildings must be screened from public open spaces and streets with landscaping, including tree planting.
- iii. Vehicle crossings and access ways designed to reduce vehicle speed and be visually attractive, and clearly separated from pedestrian access.
- iv. The design of pedestrian routes between parking areas, building entrances/lobbies and the street should be accessible by people of all ages and physical abilities and provide a high level of pedestrian safety.

Where ramps are necessary they should be minimal in length and integrated into the design of the building and precinct.

8. Special information requirements

1. Approved Framework Plan – Any resource consent application must be accompanied by a copy of any approved framework plan for the site where relevant.
2. Framework Plan – Any framework plan, amendments to an approved framework plan or replacement framework plan must be accompanied by the [information requirements](#) for framework plans specified in the general provisions (cross reference to Part 4), and clause 3.2 stated above and the following:
 - a. Plans showing:
 - i. the overall context of the subject land area relative to existing buildings, public open space and transport connections and any approved buildings and approved framework plans generally
 - ii. where changes are intended, the relationship of site contours to existing and proposed streets, lanes, any public open space shown
 - iii. building footprints, profiles and height relative to existing and proposed streets, lanes and any existing or proposed public open space
 - iv. the location and layout of public open space areas (within the control of the landowner or leaseholder), including the general location of soft and hard landscaping areas, such as pocket parks, plazas, pedestrian linkages, walkways, covered plazas and linking spaces that complement the existing public open space network
 - v. the location and layout of vehicle access, entries, exits, parking areas including number of spaces and loading and storage areas.
 - vi. the location and layout of services and infrastructure.
 - vii. The location and function of pedestrian, cycling and vehicle routes to and within the precinct, and their relationship to other areas. This must include representative street and lane cross sections showing the width of footpaths, cycle paths and traffic lanes.
 - viii. The general location and function of existing and proposed streets and lanes, including cross-sections where applicable.
 - ix. indicative location and layout of proposed sites, including their site areas and buildings types.
 - b. Proposed building profile and height as viewed from all existing and proposed street frontages, existing and proposed public open spaces. For the purpose of this requirement, building profile means two-dimensional and three-dimensional building block elevations and building cross-sections showing:
 - i. overall building form and height (as opposed to detailed design)
 - ii. indicative proposed floor to ceiling heights of each building storey

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- iii. areas at ground level adjoining public open space intended to be available for active uses;
 - iv. areas of walls likely to contain windows for principal living areas of accommodation units to demonstrate how the outlook space development control will be met.
- c. A landscape management plan for landscaped areas to be covenanted, public open space landscaping, roads and streetscapes and walkways. The plan must provide details on:
- i. plant species schedules
 - ii. planting specifications including individual tree planting locations
 - iii. weed control and management
 - iv. implementation, and
 - v. the location and design of public seating, vehicle barriers, signage, pedestrian lighting, litter receptacles, and other amenity features in line with CPTED principles.
- d. An infrastructure and stormwater management plan that demonstrates how the development will meet the controls and assessment criteria in this precinct regarding infrastructure and servicing, including:
- i. Location and extent of infrastructure
 - ii. any proposed new or upgrade to infrastructure
 - iii. staging of development
 - iv. must comply with the Council's relevant codes of practice and infrastructure standards.
- e. A traffic management plan that demonstrates how the development will meet the controls and assessment criteria in this precinct regarding traffic generation and management, including:
- i. A traffic management assessment demonstrating how the precinct will manage traffic demand, alternate transport options, connections to public transport and key connections to and within the precinct, and
 - ii. be prepared in accordance with current best practice guidelines adopted by Auckland Transport.
- f. The general location of activity types with potential to influence the staging and design of development across the subject land area including:
- i. general proposed activity types at activity interfaces, including activity types to be established adjacent to existing lawful activities (including industrial activities).
 - ii. Proposed staging of demolition, earthworks and building development, , and where information is available, the staging of public open space.
3. Design Statement
- a. A design statement must be submitted for the all non-complying, discretionary, and restricted discretionary activities specified in table 1 of the Wairaka precinct in accordance with the general provisions identified in [clause 4.3.3.6.1](#), special information requirements of a design statement. As a minimum, the design statement is required to the matters indicated within the table as set out in clause 4.1.17.3.2.

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