

Te Auaunga / Private Plan Change

Urban Design Assessment

Prepared for Te Tūāpapa Kura Kāinga -Ministry of Housing and Urban
Development



4 October 2023





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<i>Te Auaunga / Private Plan Change</i>		
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Executive Summary

This report is an urban design assessment to accompany a Private Plan Change request by Te Tūāpapa Kura Kāinga – the Ministry of Housing and Urban Development on behalf of the Marutūāhu, Ngāti Whātua, and Waiohū-Tāmaki Rōpū (iwi collectives) to modify the Wairaka Precinct ('the precinct') in the Auckland Unitary Plan (Operative in Part) ('AUP(OP)'), including changing its name to Te Auaunga Precinct, which is the traditional Māori name for the adjacent Oakley Creek waterway.

The Plan Change proposes to provide for buildings of greater height and intensity to enable the Rōpū and their partners to develop the Te Auaunga Precinct into a diverse urban community which includes intensive housing in a variety of typologies; a tertiary education facility; community, recreational and social facilities; some limited commercial activities; and business and innovation activities.

The main elements of the Plan Change are changes to height standards and rezoning parts of the precinct, including from Special Purpose – Tertiary Education to Business – Mixed Use and Residential – Mixed Housing Urban and from Terrace Housing and Apartment Buildings to Business – Mixed Use.

It is proposed to increase the maximum building height along the precinct's Carrington Road frontage from 18m to 27m (consistent with the 27m height which currently applies to much of the precinct); enable three taller landmark buildings at the north-west corner of the precinct, with one building up to 72m; and provide for 35m height areas on generally lower lying land away from established residential areas adjacent to the precinct. There are also associated amendments to the precinct provisions to ensure a high quality urban built form is provided.

Key findings of the assessment are:

- The precinct is well served by transport options, with bus routes along Carrington Road and Mount Albert and Baldwin Avenue train stations within a short walk, in addition to being located beside a motorway interchange. The precinct is close to Mount Albert and Point Chevalier town centres and has an interconnected series of open spaces that provide high amenity walking and cycling links with the adjoining Te Auaunga walkway and the north-western and south-western cycleways. These attributes make the precinct well placed to support a greater degree of intensification than currently provided for in the form of buildings of increased height and scale, contributing to a quality compact urban form that optimises efficient use of Auckland's existing urban area, and enabling a greater number of people to live close to the services and amenities needed to support quality living environments.
- An increase in height along the precinct's Carrington Road frontage to 27m would change the character of the road from its existing open landscape condition of generally low-scale buildings in which vegetation, including hedges and mature tree canopies, is a prominent feature, to a markedly more urban condition where building frontages strongly frame and define the street.
- This character change is already largely anticipated along the precinct's Carrington Road frontage by the currently enabled 18m building height in the AUP(OP). The increase in height from 18m to 27m is able to be visually integrated into the planned future context of similar height buildings opposite the precinct on Special Purpose – Healthcare Facility and Hospital zoned land and properties proposed by Plan Change 78 to be up-zoned to enable six storey buildings.
- The proposed 27m height is notably taller than the 11m (12m with qualifying roof form) maximum height that applies to Residential – Mixed Housing Urban zoned properties opposite the precinct on Carrington Road between Segar Avenue and Fifth Avenue, i.e. those not proposed to be up-zoned by Plan Change 78. The potential for visual dominance effects on these properties is reduced by the approximately 30m width between building frontages across Carrington Road and appropriately addressed by

bespoke assessment criteria that manage the form and appearance of the frontages of new buildings to the road.

- Any potential privacy or sunlight access effects on residentially zoned properties opposite the precinct from the increase in height along the Carrington Road frontage are considered to be low due to the width of the road and the short duration of additional shadow on those properties.
- The proposed changes to the precinct will result in no adverse effects on properties to the south of Woodward Road beyond those which may currently occur through the operative provisions. Potential adverse effects on Te Auaunga from proposed changes to bulk and location controls are of a very low level, as are those to the neighbouring residential properties to the south of the precinct (with the latter being less than the level of effects resulting from proposed Plan Change 78 modifications to the existing Wairaka Precinct).
- In terms of wider landscape effects, the proposed 35m height areas within the precinct can be comfortably accommodated in a manner that does not appear out of scale or dominant. The three tall landmark buildings enabled at the north-western corner of the precinct will be visually prominent within the wider area. This is considered to be both an appropriate and desirable response to the gateway and landscape qualities of this part of the precinct as a western entry point into the city. A combination of proposed development controls and assessment criteria will ensure the form, massing and appearance of the buildings is of a high quality design commensurate with their visibility.

In summary, the increased building height and intensity proposed by the Plan Change is an appropriate contextual response to a wider area planned for urban intensification. It will enhance the efficient use of a land resource in a high amenity location for a variety of uses, including intensive housing in a range of forms. The Plan Change development controls and assessment criteria ensure that the proposed scale of buildings can be accommodated in a manner which produces a high quality urban built form. Approval of the Plan Change is considered appropriate from an urban design perspective.

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1.0 Introduction

This report provides an urban design assessment of a Private Plan Change (the Te Auaunga Plan Change) request to the Auckland Unitary Plan (Operative in Part) ('AUP(OP)') by Te Tūāpapa Kura Kāinga – the Ministry of Housing and Urban Development ('HUD'). The Te Auaunga Plan Change relates to the AUP(OP)'s Wairaka Precinct, which is a 64.5ha area of land located between Carrington Road and Te Auaunga (a traditional Māori name for the adjacent Oakley Creek waterway), directly to the south of SH18 and SH20. The Te Auaunga Plan Change proposes a number of changes to the Wairaka Precinct provisions, including changing its name to Te Auaunga Precinct.

The Te Auaunga Plan Change is being advanced on behalf of three Rōpū (iwi collectives) who are the holders of Treaty settlement rights on land within the precinct, Marutūāhu, Ngāti Whātua, and Waiohūa-Tāmaki.¹

The Te Auaunga Precinct is intended to be developed by the Rōpū and their partners into a diverse urban community which includes intensive housing in a variety of typologies; a tertiary education facility; community, recreational and social facilities; some limited commercial activities; and business and innovation activities.

In early 2022, HUD requested Boffa Miskell to provide urban design input into the development of the Te Auaunga Plan Change provisions, working alongside Boffa Miskell landscape architects, who have been involved in offering specialist landscape advice in regard to the land for some time.

Boffa Miskell's urban design input to the Te Auaunga Plan Change has involved the following:

- several visits to the Te Auaunga Plan Change area and neighbourhood;
- desk-top review of aerial photographs;
- a review of relevant planning documents; and
- on-going iterative review and recommendations in regard to draft Te Auaunga Plan Change provisions.

This report has been updated to include urban design related responses to Council's clause 23 requests for information ('RFI') in order to provide a single document incorporating all urban design related information (refer Appendix 3). The Shadow Diagrams (21 December 2022 Rev.0) in Appendix 2 to this report have been updated as part of the RFI response. The updated Shadow Diagrams are in Attachment 06 of the notification package. The shadow diagrams have been updated to include open space shown in proposed Precinct plan 1 and were used to respond to clause 23 question OS5 in regard to potential shading effects on open spaces (that clause 23 response is contained in Attachment 5).

A separate Landscape and Visual Effects Assessment ('LVEA') has been prepared by Boffa Miskell landscape architect Rachel de Lambert. The LVEA addresses the potential effects of development that will be enabled by the Te Auaunga Plan Change on the surrounding landscape, visual catchment and viewing audiences and contains visual simulations in a graphic supplement to that report.

¹ Together representing the iwi Ngāi Tai ki Tāmaki, Ngāti Te Ata, Ngāti Tamaoho, Te Ākitai Waiohūa, Te Kawerau ā Maki, Ngāti Maru, Ngāti Tamaterā, Ngāti Pāoa, Ngāti Whanaunga, Te Patukirikiri, Ngāti Whātua Ōrākei, Ngāti Whātua ki Kaipara and Te Rūnanga o Ngāti Whātua.

The purpose of this report is to provide an urban design assessment ('UDA') of the Te Auaunga Plan Change provisions. The structure of the report is set out below:

- Introduction.
- Methodology.
- Precinct and surrounding urban context.
- Planning context.
- Summary of Te Auaunga Plan Change provisions.
- Urban design assessment.
- Conclusions.

2.0 Methodology

The land which is the subject of the Te Auaunga Plan Change is within the Wairaka Precinct in the AUP(OP), the name of which is proposed to be changed to Te Auaunga Precinct. The assessment in this report is informed by:

- an understanding of the key characteristics of the Te Auaunga Plan Change land and wider area from the writer's visits to the area and from relevant planning documents;
- the expected built form outcomes for development set out by relevant planning documents; and
- the New Zealand Urban Design Protocol (2005) and the seven essential qualities that create quality urban design: Context, Character, Choice, Connections, Creativity, Custodianship and Collaboration.

3.0 Precinct and surrounding urban context

3.1 The Precinct

The precinct is an area of land at the western edge of the Auckland Isthmus, located between the suburbs of Waterview, Point Chevalier and Mount Albert. It has a long, eastern frontage to Carrington Road. To the north and north-west, it is edged by the State Highway 18 and State Highway 20 ('SH18' and 'SH20') motorway interchange and to the west by the open space corridor of Te Auaunga. To the south, the precinct adjoins the local residential streets of Laurel Street, Renton Road, Rhodes Avenue, Mark Road, and Woodward Road (refer to Figure 1).

The precinct is the location of established land uses including the Unitec Institute of Technology ('Unitec') and a commercial scale laundry business (Taylors Laundry). Unitec campus comprises buildings primarily grouped in the southern half of the precinct. Taylors Laundry is located towards the precinct's centre, close to, but separated from, Carrington Road.

The Mason Clinic, which is a high security psychiatric unit operated by Te Whatu Ora Waitematā (the former Waitematā District Health Board), is in a group of largely inwardly looking buildings towards the north-western end of the precinct, adjoining Te Auaunga. As is described at section 3.3.4, the land on which the Mason Clinic is located is subject to its own recently notified plan change ('PC75').

The precinct has a small network of internal private roads. Four roads have a primarily east-west orientation and connect through to Carrington Road in four gates. Gate 1 is at the northern end of the precinct's frontage to Carrington Road and provides access to the Former Oakley Hospital Building. This building has Category 1 historic place scheduling with the New Zealand Historic Places Trust and is subject to a Historic Heritage Extent of Place overlay in the AUP(OP). Gate 2 provides access to Taylors Laundry. Gate 3 (Farm Road) provides access to Unitec's Te Noho Kotahitanga Marae and Building 48 (School of Architecture), also within the Unitec campus. Gate 4, at the southern end of the precinct's Carrington Road frontage, provides access to the main area of the Unitec Campus including Te Puna / Student Central Building 180.



Figure 1: Precinct location and context.

All four roads connect with a north-south 'spine' road towards the western side of the precinct. There is currently no vehicle connection between the precinct's road network and local streets directly to the south, and any such connections are subject to specific consent requirements and assessment criteria in the current AUP(OP) provisions.

The precinct is on generally higher land than the suburb of Waterview, directly to the west. At its northern end, it also adjoins a low lying area of land where Te Auaunga joins the inner Waitematā Harbour (on which the SH16 / SH20 interchange flyovers are located). This enables both views out to the west from parts of the precinct and views to the northern part of the precinct when approaching along SH16.

The precinct has an undulating topography characterised by areas of flatter land and intervening areas of greater slope (refer to Figure 2 below, which shows an example of precinct slope). Its high point is at its south-eastern corner, at the intersection of Carrington Road and Woodward Road. The precinct falls gently north along its frontage with Carrington Road through to Farm Road. The balance of its Carrington Road frontage is predominantly flat. The general slope of the precinct is down from Carrington Road to the Wairaka Stream which crosses the centre of the precinct in north-south alignment, connecting at its northern end with Te Auaunga. Along the precinct's western boundary with Te Auaunga, the lands falls steeply to the creek bed. The fall east to west across the precinct is approximately 10m, being at its greatest from the high-point at its south-west corner, from where the fall is approximately 20m. At the north-western end of the precinct, the land falls down to the west from the Former Oakley Hospital Building. The SH16 / SH20 motorway flyovers, which wrap around the precinct's north-western corner, sit higher than the landform in this area.



Figure 2: Looking west over the precinct from Carrington Road, with Taylors Laundry situated on lower lying land.

The existing built form of the precinct can be characterised as groupings or clusters of buildings separated by large areas of open space. Buildings are generally low in height (one to four storeys), with many having large, sprawling footprints, often with built structures linking them.

Beyond their low height and generally large footprint, existing buildings have few other unifying qualities. They include the decorative brick style of the Former Oakley Hospital Building, simple

prefabricated or weatherboard buildings, large utilitarian buildings (Taylors Laundry and the National Squash Centre along Carrington Road), and buildings within the Unitec main campus area, which are predominantly of a late 20th century 'campus' style of architecture, with some recent new builds (refer to Figure 3 below).



Figure 3: The Unitec Campus at the southern end of the precinct with a vegetated wetland around the Wairaka Stream in the foreground.

Vegetation of note on the precinct includes established trees, which are largely in groupings or clusters. This includes grouping of protected trees (via existing Wairaka Precinct standard I334.6.7) at the south-eastern corner of the precinct along Carrington Road, on a central knoll north of Unitec's Building 48, and at the north-western end of the precinct above Te Auaunga, where the land slopes down to the SH18 / SH20 interchange.

Existing open spaces within the precinct take a variety of forms. This includes spaces which perform informal recreational, ecological and amenity roles, including a vegetated wetland and grassed slopes adjoining the Wairaka Stream, an area surrounding the notable trees to the north of Building 48, and an adjoining area of flat grass and playing fields to the north of Farm Road (refer Figures 4 and 5 following page), and a 'formal' garden and carparking area to the north of the Former Oakley Hospital Building. There are also other areas largely in grass on the precinct generally surrounding buildings (such as on the Carrington Road side of Taylors Laundry) which are associated with the buildings or have no evident function other than awaiting potential long-term development, such as the grassed slopes to the north of the existing Mason Clinic onto which that facility is intended to expand (refer to section 3.3.4's description of PC75).

Walking and cycling routes connect around and through the precinct, including:

- a walking and cycling bridge across Te Auaunga, between the spine road and Great North Road;
- the Northwestern cycleway, which adjoins SH16 and cuts slightly into the precinct's northern boundary, in the landscaped area in front of the Former Oakley Hospital Building;

- a cycle route connecting to the south-west through to Mt Roskill via Underwood and Walmsley Parks; and
- the Te Auaunga Walkway, which offers a walking route through established and regenerating bush alongside the creek, connecting through to reserves to the south.



Figure 4: An area of open space and protected trees to the north of Building 48.



Figure 5: Flat grassed area and playing fields to the north of Farm Road.

The walking and cycling routes within the precinct are well used by the surrounding residential population.

The precinct presents a generally green (as opposed to built) edge to Carrington Road, comprising hedging, some areas of open lawn, and occasional mature trees. Most existing buildings within the precinct, including those that comprise Taylors Laundry, the Unitec

Campus, and the Mason Clinic, are on lower lying land and are therefore not visible from, or have little visual presence on, Carrington Road. Existing buildings on the precinct which are closer to the Carrington Road frontage are intermittent and generally well set-back from it.

The precinct is close to the services of Point Chevalier town centre, directly to the north over the motorway bridge, and Great North Road bus stops which provide a frequent service route between the city centre and New Lynn.² Mount Albert town centre and train station is within a five minute walk / 400m to the south-east. Baldwin Avenue train station is just over a ten minute walk (one kilometre) to the east. There are also frequent service bus routes (the Outer Link and a Point Chevalier to Sylvia Park route³) along Carrington Road.

3.2 Surrounding area

The precinct's primary road frontage is to Carrington Road, with a much shorter length of frontage to Woodward Road to the south. Carrington Road is an arterial road joining Great North Road and Mount Albert Road. It connects the western part of the Isthmus, including the suburbs of Mount Albert and Point Chevalier, and enables movement onto the motorway system and back to the city along Great North Road. It currently has one traffic lane in each direction with a painted central median and on-road cycle lanes on both sides. There is a wide grass berm along the length of the precinct's frontage to the road. There is no footpath along that part of the precinct's frontage south of Gate 2 within the road berm.

As is discussed at section 5.2.1, the operative precinct provisions which apply to the precinct require a building setback of up to approximately 8m along its Carrington Road frontage. This may accommodate a future two way designated bike lane on the western side of the road and generous footpath and street tree planting space (refer Figure 6 below).

Carrington Road Upgrade

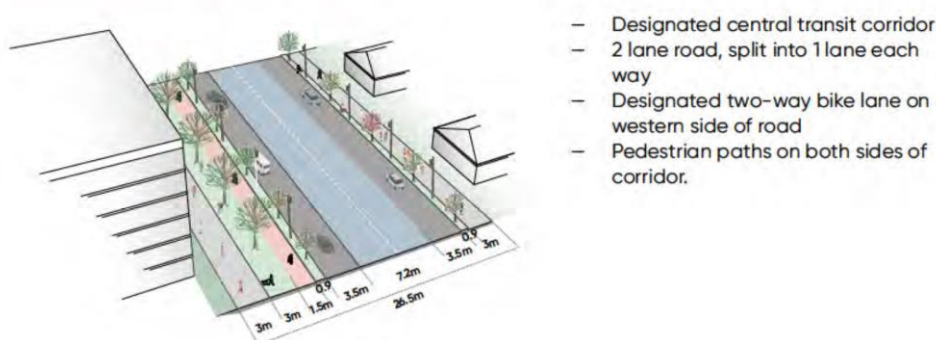


Figure 6: Potential future upgraded spatial allocation of movement/amenity spaces along Carrington Road, within a wider road corridor. Image source: Ngā Mana Whenua o Tāmaki Makaurau & Crown – A Reference Masterplan & Strategic Framework, Grimshaw, February 2019.

The eastern side of Carrington Road, opposite the precinct, comprises low scale buildings of generally one to two storeys on relatively spacious lots, with some recent three storey housing examples (refer Figure 7 next page). At the northern end of Carrington Road opposite the precinct between Sutherland Road and Segar Avenue is the Point Chevalier Clinical Centre,

² Bus Route 18.

³ Bus Route 66.

which is a public outpatient specialist services and mental health services facility. This is on a large site with low scale buildings in a landscaped setting. It has Special Purpose – Healthcare Facility and Hospital zoning, with a maximum height standard of 26m.

Opposite the southern end of the precinct on Carrington Road is Gladstone Primary School. This also has buildings in a landscaped setting, generally well set back from the road. Between the healthcare facility and the school is residential housing. This is predominantly older bungalows and villas, with the occasional newer townhouse or terrace. Houses generally have established planting along the street frontage. Both Gladstone Primary School and the housing to the north along Carrington Road currently have Residential – Mixed Housing Urban ('MHU') zoning, enabling buildings up to 11m in height (12m with a qualifying roof form); however, much of this area is proposed to be re-zoned through Plan Change 78 ('PC78') (refer to discussion at section 3.3.3).



Figure 7: Looking south along the precinct's Carrington Road frontage (on the right of the photo) from near the corner with Tasman Avenue.



Figure 7: Looking north along the precinct's Carrington Road frontage (on the left of the photo) from the same general position as Figure 6, showing existing buildings and planting on the precinct (source: Boffa Miskell Visual Simulations – refer to Appendix 2 of the LVEA).

To the south of the precinct, housing along Laurel Street, Renton Road, Rhodes Avenue, Raetihi Crescent and Mark Road has a similar established character to that of housing opposite the precinct on Carrington Road. This area is currently predominantly zoned Residential – Mixed Housing Suburban ('MHS'), enabling buildings up to 8m in height; however, this area is

also proposed to be intensified through PC78, with the application of the medium density residential standards enabling buildings up to 11m in height with immediate legal effect.

Directly to the west of the precinct is a wide open space corridor with Open Space – Conservation and Open Space – Informal Recreation zoning - through which Te Auaunga passes in a deep cut edged by bush. Adjoining this is the busy, multi-lane arterial of Great North Road.

3.3 Planning context

An urban design assessment of the Te Auaunga Plan Change must be set within the context of not only the existing environment, but also the planned future environment of the precinct and wider area, including the spatial arrangement of land use activities and the enabled form, scale and density of buildings as set out in relevant planning documents.

Below, key elements of planning documents relevant to an urban design assessment are summarised. These include the Regional Policy statement, the operative Wairaka Precinct, as well as changes to the AUP(OP) proposed by Auckland Council under PC78 and the former Waitemata District Health Board under PC75.

3.3.1 Regional Policy Statement

The Regional Policy Statement ('RPS') within the AUP(OP) states out policies and methods to achieve integrated management of the natural and physical resources of the Auckland region.

Sections B2.2 Urban growth and form and B2.3 A quality built environment are of particular relevance to an urban design assessment.

B2.2 Urban growth and form

Objective B2.3.1(1) sets out that a 'quality compact' urban form is expected that enables outcomes including: a higher-quality urban environment; better use of existing infrastructure and efficient provision of new infrastructure; improved and more effective public transport; and greater social and cultural vitality.

Policy B2.2.2(5) states that higher residential intensification is enabled: in and around centres; along identified corridors; and close to public transport, social facilities (including open space) and employment opportunities.

B2.3 A quality built environment

The quality built environment objective and policies are provided in full below:

B2.3.1. Objectives

(1) A quality built environment where subdivision, use and development do all of the following:

- (a) respond to the intrinsic qualities and physical characteristics of the site and area, including its setting;*
- (b) reinforce the hierarchy of centres and corridors;*

- (c) contribute to a diverse mix of choice and opportunity for people and communities;*
- (d) maximise resource and infrastructure efficiency;*
- (e) are capable of adapting to changing needs; and*
- (f) respond and adapt to the effects of climate change.*

(2) Innovative design to address environmental effects is encouraged.

(3) The health and safety of people and communities are promoted.

B2.3.2. Policies

(1) Manage the form and design of subdivision, use and development so that it does all of the following:

- (a) supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage;*
- (b) contributes to the safety of the site, street and neighbourhood;*
- (c) develops street networks and block patterns that provide good access and enable a range of travel options;*
- (d) achieves a high level of amenity and safety for pedestrians and cyclists;*
- (e) meets the functional, and operational needs of the intended use;*
- (f) allows for change and enables innovative design and adaptive re-use.*

(2) Encourage subdivision, use and development to be designed to promote the health, safety and well-being of people and communities by all of the following:

- (a) providing access for people of all ages and abilities;*
- (b) enabling walking, cycling and public transport and minimising vehicle movements; and*
- (c) minimising the adverse effects of discharges of contaminants from land use activities (including transport effects) and subdivision.*

(3) Enable a range of built forms to support choice and meet the needs of Auckland's diverse population.

(4) Balance the main functions of streets as places for people and as routes for the movement of vehicles.

(5) Mitigate the adverse environmental effects of subdivision, use and development through appropriate design including energy and water efficiency and waste minimisation.

3.3.2 Wairaka Precinct

The Te Auaunga Plan Change proposes changes to the existing Wairaka Precinct in the AUP(OP). The purpose of the operative precinct is to:

'[P]rovide for a diverse urban community, including the ongoing development and operation of the tertiary education facility the development and operation of a range of community, recreation, and social activities, the development of a compact residential community, and commercial service activities.'

Precinct objectives and policies of particular relevance to this assessment include:

- Encouraging comprehensive planning and integrated development of all sites (I334.2((2));
- Linkage of open spaces, cycling and pedestrian networks from the precinct to the wider area (I334.2(7)); and
- High quality built form and urban design that recognises landscape values and, where appropriate, enhances the streetscape and gateway locations of the precinct (I334.2(10) and I334.3(13)).

There are five zones within the existing precinct (refer to Figure 9 below). These are:

- Business-Mixed Use ('B-MU'): This applies to the northern end of the precinct, with the exception of the land occupied by existing Mason Clinic operations;⁴
- Special Purpose – Healthcare Facility and Hospital: This applies to the Mason Clinic;
- Special Purpose – Tertiary Education: This applies to the main campus area of Unitec;
- Residential – Terrace Housing and Apartment Buildings ('THAB'): This applies along the south-western side of the precinct; and
- Residential – Mixed Housing Urban ('MHU'): This applies along the southern end of the precinct.

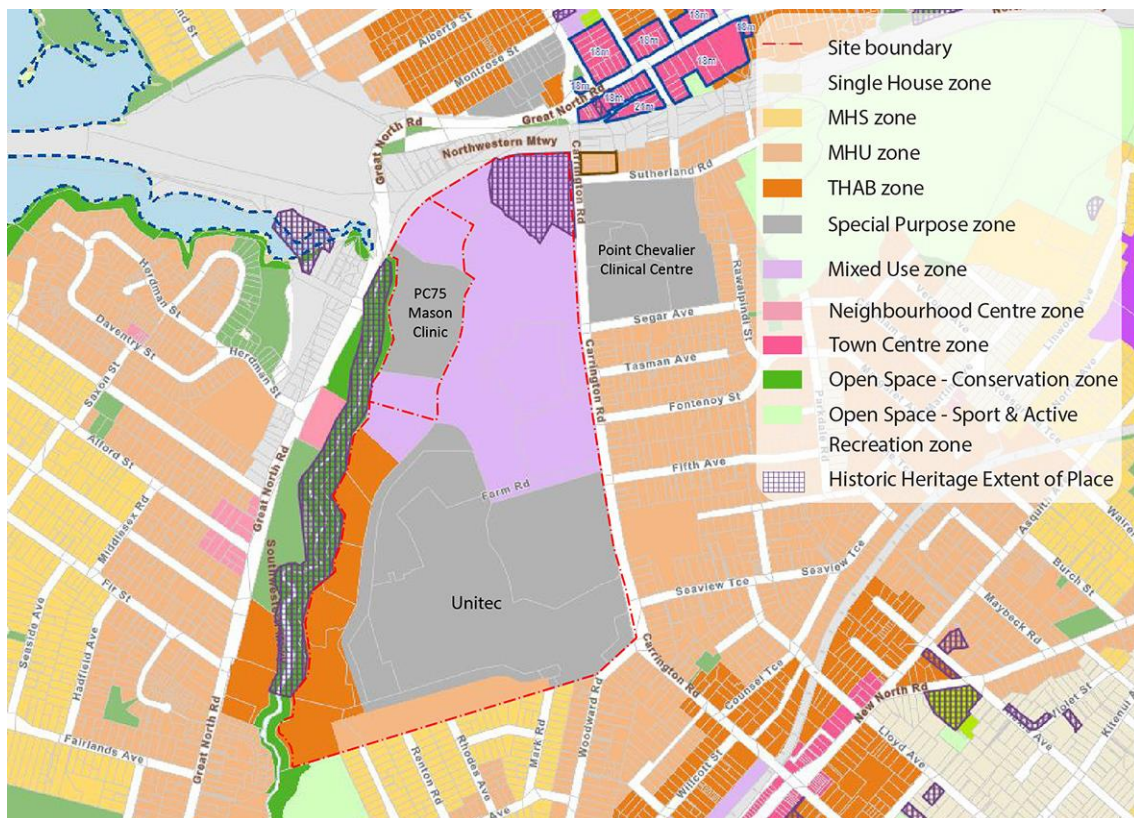


Figure 9: Operative zoning on the precinct and the surrounding area.

27m building height is enabled over most of the precinct. Exceptions to this are:

⁴ Plan Change 75 proposes to extend Mason Clinic operations onto land to the north and south with operative B-MU zoning).

- Within 20m of the precinct's boundary to Carrington Road and much of the boundary with the Open Space – Conservation zone of Te Auauanga to the west, where the maximum building height is 18m.
- The Special Purpose – Healthcare Facility and Hospital zone and the MHU and THAB zones, where the maximum height is that enabled in the underlying zones – being 16m, 11m and 16m respectively.
- Within 10m of the southern boundary of the precinct and within the MHU zone, where the maximum height is 8m (noting that this standard is proposed to be removed from the precinct through PC78).

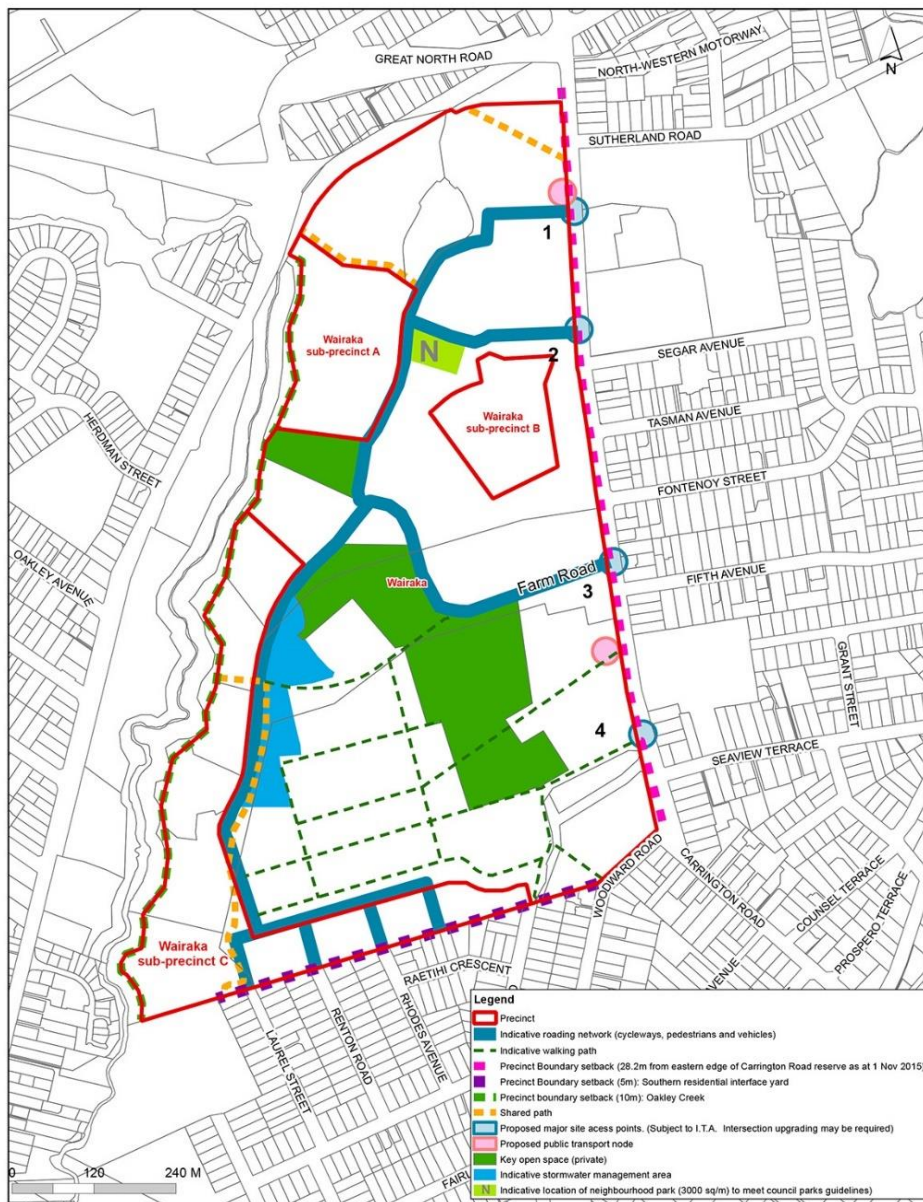


Figure 10: Precinct plan 1 in the operative Wairaka Precinct.

Other development standards of note in the Wairaka Precinct are:

- I334.6.6 Precinct boundary set back: This requires bespoke building setbacks to precinct boundaries, and includes a minimum 28.2m set back from the eastern side of the Carrington Road reserve as at 1 November 2015 – to accommodate planned future widening of the road.
- I334.6.7 Tree Protection: This protects trees identified in Precinct plan 2 from alteration or removal.

Development within the precinct is also subject to provision of spatial elements shown on existing Precinct Plan 1 (refer to Figure 10 above). This Plan includes an indicative road network (largely mirroring the existing network) and required open spaces. These spaces include a large contiguous area around the Wairaka Stream wetland and the notable trees to the north of Building 48 and the indicative location of a neighbourhood park of 3,000m². The neighbourhood park is positioned adjacent to the Mason Clinic and appears on a somewhat awkward area of sloping land (or directly adjoining it), to the west of Taylors Laundry. Neither the flat grassed area / playing fields to the north of Farm Road nor the formal gardens to the north of the Former Oakley Hospital Building form part of the required open spaces.

In summary, the provisions of the operative Wairaka Precinct envisage a change from the precinct's existing low density, low-scale built form to a significantly intensified urban community of high quality multi-storey buildings over much of the precinct, stepping down to precinct boundaries. An open space network is a central spatial structuring element of the precinct. The operative provisions recognise a change from the existing condition of a predominantly open landscape with sporadically placed buildings to an urban condition of open space framed by buildings.

3.3.3 Plan Change 78

On 18 August 2022, Auckland Council notified PC78 to the AUP(OP). This Plan Change is in response to the National Policy Statement on Urban Development 2020 ('NPS-UD') and amendments to the Resource Management Act 1991 ('RMA amendments') which require the Council to incorporate Medium Density Residential Standards ('MDRS') into relevant residential zones.⁵

The NPS-UD requires identified Tier 1 territorial authorities, which includes Auckland Council, to modify their district or unitary plans to enable buildings of at least six storeys within walkable catchments from the edge of City Centre zones, around Metropolitan Centre zones, and around rapid transit stops.

The MDRS require plans to be modified to permit three dwellings of up to three storeys per precinct. This is through the introduction of particular objectives, policies and standards into relevant residential zones.

In response to the NPS-UD and MDRS requirements, PC78 proposes a number of changes to both AUP(OP) zone provisions and zoning maps, together with other related amendments. As relevant to this Te Auaunga Plan Change, the notified zoning maps show no change to the zoning of the precinct. However, up-zoning is shown to a broad swathe of land around Mount Albert town centre and railway station - from lower density residential zones to THAB zoning

⁵ The Resource Management (Enabling Housing Supply and Other Matters) Amendment Act 2021.

within a walkable catchment ('WC') management layer (refer to Figure 10 below). Up-zoning to THAB (outside a WC) is also shown to some urban blocks around Point Chevalier town centre.

Around the precinct (refer to Figure 11 below), the PC78 zoning maps show:

- Existing MHU zoning from the south-east corner of the precinct around Woodward Avenue, north along Carrington Road through to Fifth Avenue changing to THAB within an identified WC.
- North of Fifth Avenue, existing MHU zoning is retained along Carrington Road, as is the Special Purpose – Healthcare and Hospital Facility zoning which applies between Sutherland Road and Segar Avenue (to the Point Chevalier Clinical Centre precinct).
- Existing MHS zoning to the south, around Laurel Street, Renton Road, Rhodes Avenue, Raetihi Crescent and Mark Road, changing to MHU zoning.

The maximum proposed building height on THAB sites within the identified WC is 21m.

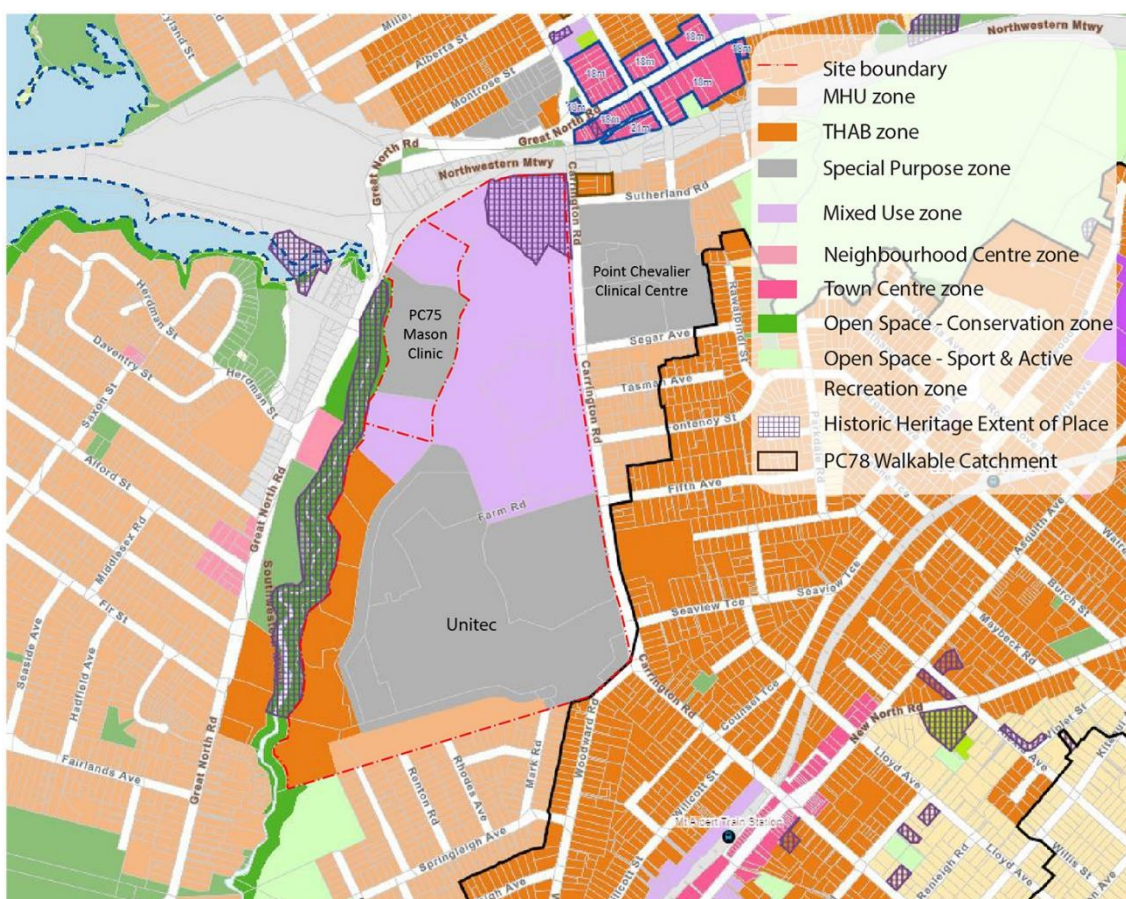


Figure 11: PC78 proposed zoning in the wider area surrounding the Precinct.

PC78 also proposes some changes to the operative Wairaka Precinct provisions. These changes relate to provisions which manage building bulk and location relative to the precinct's southern residential interface. The following provisions are proposed to be deleted:

- Clause (a) of policy I334.3(27), which refers to a 5m yard and graduated building heights to the southern residential interface.

- The requirement in standard I334.6.4 Height for Buildings in the MHU zone and within 10m of the southern precinct boundary to be a maximum height of 8m.
- The requirements in standard I334.6.6 Precinct boundary set back for a minimum 5m set back of buildings within Sub-precinct C from the external precinct boundary.

3.3.4 Plan Change 75

PC75 is a private plan change application by the former Waitematā District Health Board⁶ which also proposes changes to the Wairaka Precinct. Further details of this plan change are set out in the Te Auaunga Plan Change planning assessment. In summary, PC75 applies to the Mason Clinic and adjoining lots to the north (3A Carrington Road) and south (119A Carrington Road). It proposes to extend Wairaka sub-precinct A (which provides for the healthcare activities of the Mason Clinic) over these two lots and change their zoning from B-MU to Special Purpose – Healthcare Facility and Hospital zone, with an associated increase in enabled height in sub-precinct A from 16m to 26m.

3.4 Precinct and context summary

Based on the analysis above, key elements of the precinct and its context can be summarised as:

- The precinct's existing built character comprises groupings of low-scale buildings in an open space, landscape context. The extent of open space, the undulating nature of the topography, and occasional clusters of large canopy trees means that open space, not buildings, are currently dominant features.
- The existing Wairaka Precinct enables buildings of substantially greater scale and density to be constructed within the precinct, generally stepping down in height to boundaries. These provisions envisage a change to a diverse, comprehensively planned urban neighbourhood that includes a compact residential community, commercial service, healthcare, and tertiary education uses.
- The precinct is within a wider area planned for intensification. PC78 proposes to up-zone land around Woodward Road and opposite the precinct on Carrington Road to THAB zoning, enabling buildings of up to 21m (six storeys) height, and to up-zone neighbouring properties to the south from MHS to MHU, enabling buildings of up to 11m (12m with a sloped roof). PC78 also incorporates the MDRS provisions into the MHU and THAB zones. These provisions, which provide for up to three 3-storey dwellings as a permitted activity, have immediate legal effect. The provisions provide the basis for a potential marked change of properties along street interfaces with the precinct from generally one to two storey buildings to a more intensified urban built form that includes mid-rise buildings. PC78 also proposes to remove the specific precinct requirement for building setbacks to the southern boundary.
- The precinct represents a significant brownfield development opportunity with attributes that support residential intensification and a 'compact city' model of urban form. These attributes include:

⁶ Now Te Whatu Ora Waitematā.

- Its large size, which enables development to be undertaken in a comprehensive and integrated manner.
- Its position close to the retail, commercial and community services of Mount Albert and Point Chevalier town stations.
- Its access to public transport options, including frequent bus services on Carrington Road and nearby Great North Road and its proximity to Mount Albert and Baldwin Avenue train stations, both within walking distance.
- Its elevated position above the coastal edge of the inner Waitemātā Harbour and its slope generally down to the west, which offers high amenity views to the wider landscape.
- The open space and landscape amenity and sense of place offered by the adjoining Te Auaunga Creek and Wairaka Creek.
- The opportunity to capitalise on the presence within the precinct of a significant tertiary education provider (Unitec).

4.0 Proposed Precinct provisions

In 2019, the Marutūāhu, Ngāti Whātua, and Waiohū-Tāmaki Rōpū undertook a strategic visioning process for the precinct. The 'Reference Masterplan and Strategic Framework' document (February 2019) that resulted from that process set out a development vision for the precinct:

The vision has a number of aspects, but those most strongly related to urban design are:

- A medium to higher density living environment where a range of connected open spaces provide residential amenity and create the structure for urban form.
- A complete community, providing the opportunity for people to live, work and learn within the precinct, while benefiting from access to public transport and a well-connected walking and cycling network.
- An inclusive community with a range of housing typologies.

The outcome of the strategic visioning process is largely consistent with purpose of the operative Wairaka Precinct – to enable the development of the precinct as a compact residential urban community with access to range of uses, including tertiary education, commercial services and healthcare, and based around well-connected open space, cycle and pedestrian networks. The Te Auaunga Plan Change therefore leaves the majority of operative precinct provisions unaltered. This includes the overall purpose of the precinct and, for example, the retention of the Tree protection standard.

The process, however, identified the opportunity for:

- greater intensification of the precinct, recognising its attributes that support high density built form, including its location, significant size, and access to public transport and amenities; and
- refinement of the precinct's open space network to produce more functional and high amenity spaces better suited to serve urban communities.

To realise this opportunity, the Te Auaunga Plan Change proposes amendments to the operative precinct, which can be summarised as changes to zoning, enabling greater building heights within parts of the precinct, and introducing additional provisions which manage built form and open space amenity.

The key changes, as relevant to an urban design assessment, are:

- The B-MU zone is extended south along Carrington Road around the main Unitec campus area, with an accompanying reduction in the size of Special Purpose – Tertiary Education zoned land.
- The operative precinct enables 27m building height over much of the precinct. This height is retained, but particular locations for buildings of 35m and three buildings of between 35m and 72m are introduced. Specific aspects of the proposed height provisions are:
 - A new Precinct plan 3 - Te Auaunga Additional Height is proposed (refer Figure 12 following page). This introduces four 'Height Areas':
 - Height Area 1 is at the northern end of the precinct. It has a maximum height of 35m, except that three buildings may exceed this: one building up to 43.5m, one building up to 54m and one building up to 72m.
 - Height Area 2 is in two locations to the south of Height Area 1 and also enables a maximum height of 35m.
 - Height Area 3 applies in the southern part of the precinct to MHU zoned land and enables a maximum height of 11m.
 - Height Area 4 applies to the balance of the Crown and Unitec owned land within the precinct and enables a maximum height of 27m.
 - The operative precinct's maximum 18m height within 20m of the precinct's Carrington Road frontage and frontage to Open Space – Conservation zoning (which applies to Te Auaunga) to the west is removed, enabling greater height towards these boundaries, including 27m height along the Carrington Road frontage.
- A bespoke standard is introduced to manage building to building set back in Height Area 1 (I334.6.10), with the buildings in Height Areas 1 and 2 also being subject to a standard managing their maximum tower dimension (I334.6.11).
- Matters of discretion are introduced to manage the form and appearance of buildings along the Carrington Road frontage and to manage the effects of both buildings that exceed the heights specified on Precinct plan 3 and buildings between 35m and 72m in Height Area 1 (I334.8.1(1A)(i) and (1B)).
- A new activity (A21C) of 'New buildings' throughout the precinct except for sub-precinct C is introduced, with bespoke matters of discretion related to building form and character (I334.8.1(1A)(b)).
- There are changes to Precinct plan 1 – refer Figure 13 following page. These include changes to the open space network, such as the introduction of an area of open space to the north of the Former Oakley Hospital Building.

I334.10. Precinct plans

I334.10.3 Te Auaunga: Precinct Plan 3 - Te Auaunga Height

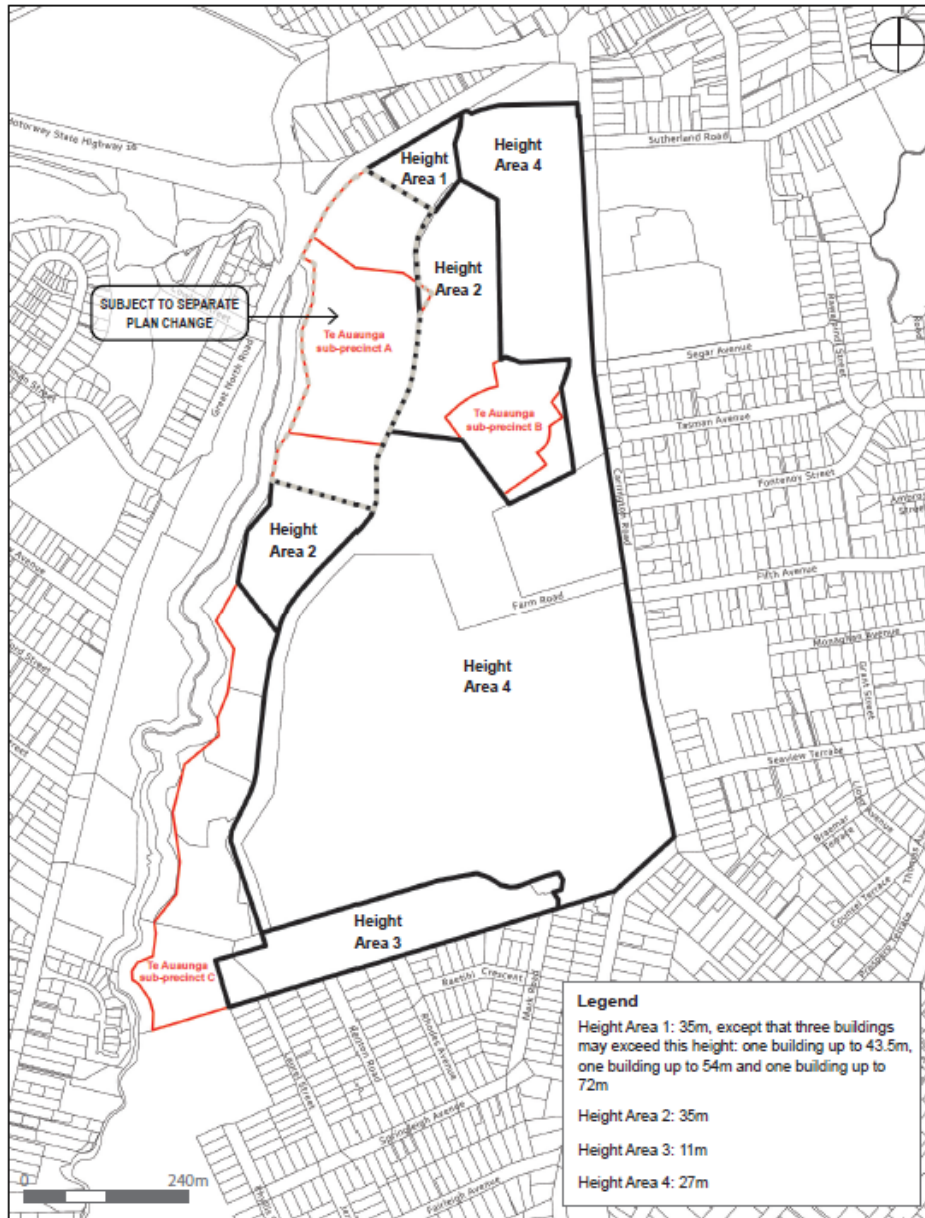


Figure 12: Proposed Precinct plan 3, which shows the four proposed Height Areas.

The provisions in the operative precinct which manage building bulk and location relative to the precinct's southern boundary are largely retained, however a notation is made alongside the provisions to PC78 which, as discussed at section 3.3.3, proposes to delete them.

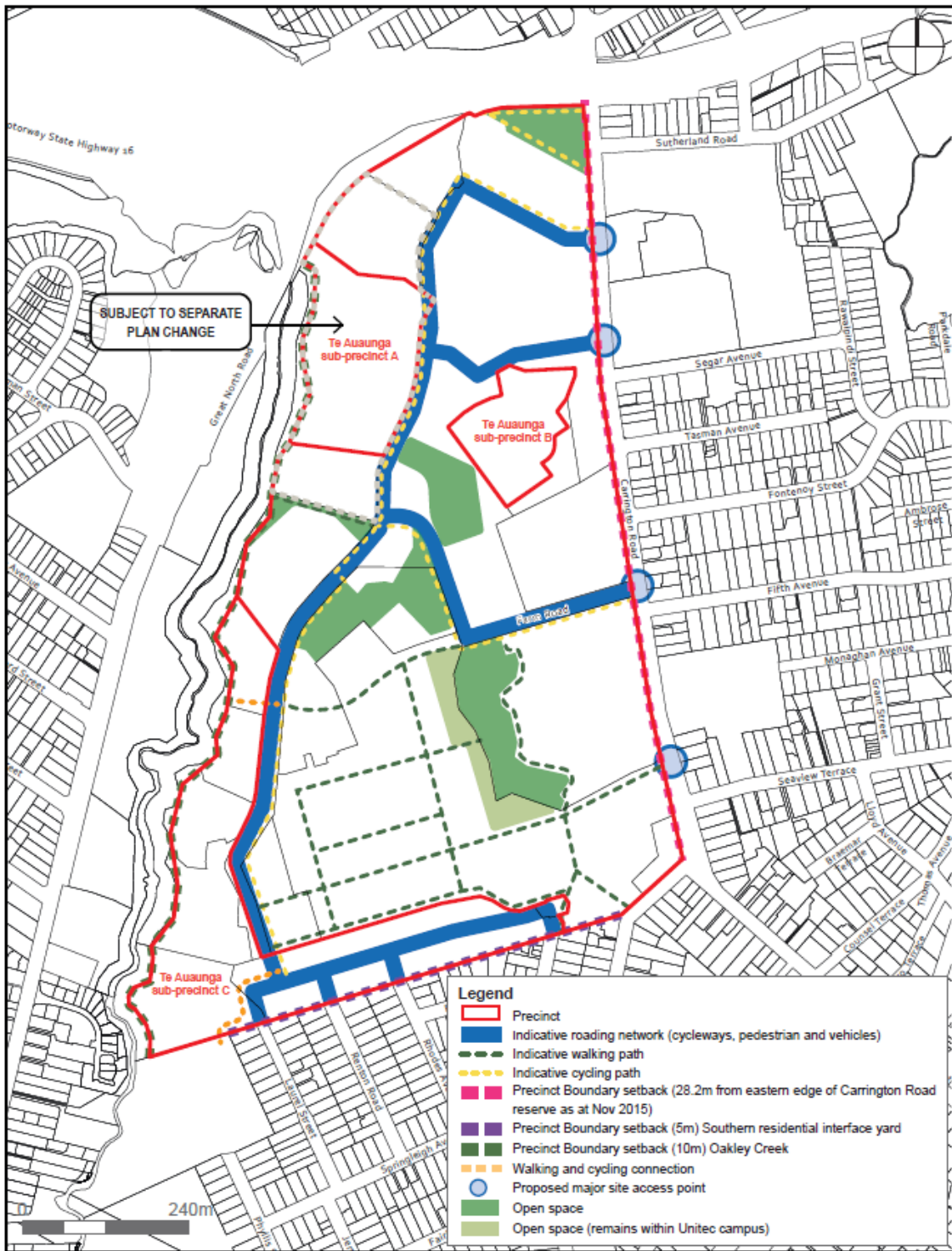


Figure 13: Proposed Precinct plan 1.

5.0 Urban design assessment

The potential urban design effects of the Te Auaunga Plan Change are assessed under the following topic matters:

- strategic context;
- boundary interface effects to Carrington Road, Woodward Avenue, residential properties to the south, and Te Auaunga, including potential visual dominance, shading and privacy effects on neighbouring residential properties;
- wider landscape effects (noting the cross-over to assessment in the LVEA on this matters); and
- on-site amenity.

Since the assessment of shading effects on neighbouring properties was undertaken the shading diagrams in Appendix 2 have been updated to include open space shown on proposed Precinct plan 1. The updated diagrams, dated 10 July 2023 (Rev.1), are contained in Attachment 06 of the notification package of documents. The extent of potential shadow cast beyond the precinct is unchanged between the two sets of shading diagrams. The assessment below of potential shading effects has been reviewed against the updated shading diagrams, but remains the same, as there is no change in the extent of shadow cast beyond the precinct in the updated 10 July 2023 set and therefore no change in the level of potential shading related effects on neighbours.

5.1 Strategic context

As discussed in the precinct and context analysis, the precinct is well served by public transport options, with bus routes along Carrington Road and Mount Albert train station and Baldwin Avenue trains stations within a short walk, in addition to being located beside a motorway interchange. It is close to Mount Albert and Point Chevalier town centres and has access to a comprehensive cycle, walking and open space network, both existing and planned.

These attributes make the precinct well placed to support a high degree of intensification in a form consistent with the 'quality compact' development model encouraged by the RPS, with buildings of increased height and scale that have good access to amenities, optimising the efficient use of Auckland's existing urban area.

5.2 Boundary interfaces

5.2.1 Carrington Road

Existing and AUP(OP) planned character

The existing streetscape character of Carrington Road is of low-scale buildings with generous setbacks from the street in which vegetation, in the form of hedges, mature tree canopies and lawn, is a prominent feature. This is contributed to in no small part by the open landscape condition of both the precinct and the Point Chevalier Clinical Centre, opposite the precinct at

the northern end of Carrington Road, and the wide grass berms along the precinct's Carrington Road frontage.

This existing streetscape differs from the markedly more urban built form enabled by the AUP(OP) / operative Wairaka Precinct - and as proposed by PC78 for neighbouring lots.

AUP(OP) / operative Wairaka Precinct provisions

- The operative precinct provisions, as applied to Carrington Road, enable buildings on the precinct up to 18m in height, set approximately 6.6m – 7.6m back from the road boundary (allowing for future road widening),⁷ and then stepping up to 27m in height 20m back from the boundary.⁸
- The operative Special Purpose – Healthcare Facility and Hospital zoning that applies to the Point Chevalier Clinical Centre opposite the northern end of the precinct on Carrington Road, enable buildings along the 300m road frontage of that precinct up to 26m in height behind a 3m front yard – both a substantially greater height and lesser setback than existing buildings on the property.

PC78 proposed zoning and provisions

- The THAB zoning within an identified WC that applies to a 350m frontage of properties to Carrington Road opposite the southern end of the precinct (generally south of Fifth Avenue) enables buildings of up to 21m in height.
- The MDRS provisions in PC78, which have immediate legal effect, permit three houses per lot of up to 11m (12m with a qualifying roof form) along a 320m length of frontage opposite the precinct in MHU zoned lots between Segar Avenue and Fifth Avenue not proposed to be up-zoned by PC78 – an increase from their existing predominant one to two storey height (noting also that several submitters, including the Land for Housing Programme within the Ministry of Housing and Urban Development have sought that this area also be zoned THAB). (These MDRS provisions also apply to the proposed THAB zoned lots generally south of Fifth Avenue).

This scale of change on streetscape character is moderated by the likely setback needed from groupings of protected trees identified on Wairaka Precinct plan 2 (retained by the Te Auaunga Plan Change) along parts of the precinct's Carrington Road frontage, particularly towards its southern end.⁹ Nonetheless, the scale of change along Carrington Road currently enabled by the AUP(OP) and as proposed by PC78 from the existing condition is significant, resulting in a planned change in character from a suburban to a much more urban condition.

Te Auaunga Plan Change bulk and location standards

As discussed at section 3.3.3, the Te Auaunga Plan Change proposes provisions which would enable buildings of greater scale on the precinct. The change of most potential relevance to the Carrington Road streetscape is to remove the operative precinct's 18m permitted height where within 20m of the road frontage and enable 27m building height along the frontage up to the required building set back.

⁷ Resulting from a 28.2m building setback, required by standard I334.6.6, from the eastern side of the Carrington Road reserve as applied to the varied width of the road: 20.6m at its northern end and 21.6m towards its southern end (widening further towards Woodward Road).

⁸ Standard I334.6.4.

⁹ Noting that some of these protected trees may fall within the 28.2m distance from the eastern side of the Carrington Road corridor intended for road widening purposes.

Also of relevance are:

- the potential effects on Carrington Road of the introduction of Height Areas 1 and 2 which, although in locations set back within the precinct, enable heights of up to 35m, with three buildings of between 35m – 72m enabled in Height Area 1; and
- the proposed rezoning of part the southern frontage of the precinct to Carrington Road from Special Purpose – Tertiary Education to B-MU, resulting in a change to no maximum building coverage from the current 50 per cent maximum.

Visual Simulation 7 ('VS 7') in the graphic supplement attached to the LVEA and sections in Appendix 1 to this report have been used to assist in assessing the effects of the proposed changes.

VS 7 (refer Figure 14 below) looks north midway along the precinct's frontage with Carrington Road. It shows:

- a photograph of the existing streetscape (top image below);
- maximum building bulk on the precinct as enabled under the operative Wairaka Precinct provisions (middle image below); and
- maximum building bulk on the precinct as proposed by the Te Auaunga Plan Change provisions (lower image below).



Figure 14: Visual Simulation 7.

The sections in **Appendix 1** are cut through three different positions along the precinct's Carrington Road frontage:

- through the northern end of the precinct across to the Point Chevalier Clinical Centre;
- through the central part of the precinct to MHU zoned properties on the eastern side of Carrington Road; and
- through the southern end of the precinct to properties proposed to be rezoned by PC78 to THAB to enable 21m high six storey buildings.

The sections show building bulk along Carrington Road:

- as currently enabled by the AUP(OP) / as proposed to be modified by PC78 (Sections A1, B1 and C1); and
- as modified on the precinct by the Te Auaunga Plan Change provisions (Sections A2, B2 and C2).

Enabled building bulk shown in the VS 7 images has been modified to show an indicative number of storeys and vertical breaks in massing at approximately 50m intervals, consistent with what might be anticipated building lengths along the precinct's Carrington Road frontage.

VS 7 and the sections are of assistance in understanding potential effects on Carrington Road and neighbouring properties arising from the increased height and scale of buildings enabled by the Te Auaunga Plan Change. They are, however, limited by their representation of what is essentially maximum building envelopes, not conveying the articulation of form, architecture or materials of actual buildings or the visual effect of the likely addition of street trees post future widening of Carrington Road. Furthermore, not every actual building is likely to fully occupy its maximum enabled envelope.

Assessment

The key urban design issue for assessment relating to Carrington Road from the Te Auaunga Plan Change provisions is the potential visual dominance effects of the proposed 27m building height along the frontage of the road and residentially zoned properties opposite. This also includes consideration of visual dominance effects from the change to no maximum building coverage at the southern end of the precinct, consequential to the proposed rezoning in this area from Special Purpose – Tertiary Education to MU. Additional potential effects are privacy and sunlight access effects on these properties. The nature and scale of these potential effects is discussed below.

Visual dominance effects

The VS 7 images show how building bulk currently enabled on the precinct by the AUP(OP) / operative precinct provisions would result in a significant change in the visual environment from one in which landscape is the most prominent feature to a much more urban form where buildings are the most prominent element.

The VS 7 image showing the bulk on the precinct enabled by the Te Auaunga Plan Change, as seen from Carrington Road, demonstrates an increase in building scale along the frontage from that currently provided for by the AUP(OP). Gaps between building forms, indicatively shown in the image, assist in breaking up the length of built form and reducing any potential visual dominance effects. From the VS 7 viewing position, 35m buildings in Height Area 2 and the three taller buildings in Height Area 1 cannot be seen, with any potential views to these areas likely be blocked by the upper floors of buildings adjoining Carrington Road.

The sections in Appendix 1 further assist in understanding the extent to which there is the potential for visual dominance effects on the Carrington Road streetscape from the building bulk proposed to be enabled by the Te Auaunga Plan Change by showing it in the context of the building massing enabled on the eastern side of the road by the AUP(OP) and as proposed to be modified by PC78.

Sections A2 and C2 show the proposed 27m height along the precinct's Carrington Road frontage cut through to the 26m height enabled on the Point Chevalier Clinical Centre precinct and the 21m height enabled by THAB zoning opposite the precinct, as proposed by PC78.

Section A2 shows a similar height building envelope on both sides of the road, producing a complementary degree of street enclosure. Section C2 shows buildings along the precinct's Carrington Road frontage potentially 6m taller than the 21m high buildings that would be enabled opposite by PC78. The difference in scale is considered low with a complementary relationship being retained. The greater height on the precinct can be comfortably accommodated across the more than 30m width of Carrington Road (including required setbacks) in a manner that does not appear out of scale or disproportionate.¹⁰

Section B2 shows a 16m height differential across Carrington Road between potential 27m high buildings on the precinct and 11m high (12m with qualifying roof form) buildings on MHU zoned site opposite. This is a notable height difference – resulting in potential 7 - 8 storey buildings on the precinct facing out to three storey buildings on the MHU properties – along an approximately 320m length of the Carrington Road frontage between Segar Avenue and Fifth Avenue.

This combination of greater height along the precinct's frontage and the length over which it may occur has the potential to appear out of scale and therefore visually dominant. This potential effect is reduced, in part, by the 30m plus total building face to building face separation across Carrington Road.

Mitigation techniques

In order to address the potential for visual dominance effects to Carrington Road resulting from this height differential and building scale (and, more generally, to achieve quality urban design outcomes) the Te Auaunga Plan Change proposes bespoke matters of discretion at I334.8.1(1A)(i) for the assessment of building frontages to the road. These include:

- the use of architectural treatments and design features, such as façade and roofline design, materials, separation and layout to contribute to the visual character, and articulation of the Carrington Road frontage; and
- building frontages to Carrington Road are designed to mitigate any solid walled mass through techniques including building recesses, clear visual breaks between buildings, variation in roofline and overall building silhouette.

These provisions will positively assist in ensuring that building form along Carrington Road is modulated and broken up and avoids long, solid masses, so reducing the potential for visual dominance. The references to variations in roofline and overall building silhouette will further articulate building mass and assist in breaking down the form of potentially larger scale buildings.

These bespoke provisions are in addition to other matters of discretion in I334.8.1(1A)(b)(i) that apply to all new buildings in the precinct, except for Sub-precinct C, and cover matters including building form and external appearance. Some of the provisions are a 'carry over' from the operative precinct. However, a number are new provisions, addressing matters to a level of

¹⁰ A 1.5m minimum front yard applies to the properties proposed to be zoned THAB-WC by PC78.

design detail not covered in the underlying zones. New proposed matters of discretion of note are as follows:

- (d) articulation of any building façades which adjoin public roads and public open space to manage the extent of large blank and/or flat walls and/or façades, having regard to the orientation of buildings and solar access;*
- (e) corner sites provide the opportunity for additional building mass and height so as to makes a positive contribution to the streetscape;*
- (f) a high quality, clear and coherent design concept utilises a palette of durable materials to express the building form;*
- (g) high quality visual interest through the use of façade modulation and articulation, and/or the use of materials and finishes and ensures any otherwise unavoidable blank walls are enlivened by methods which may include artwork, māhi toi, articulation, modulation and cladding choice to provide architectural relief;*
- (h) rooftop mechanical plant or other equipment is screened or integrated in the building design;*
- (i) any otherwise unavoidable blank walls are enlivened by methods which may include artwork, māhi toi, articulation, modulation and cladding choice to provide architectural relief;*
- (j) visually discreet parking areas located within buildings;*
- (k) the effects of the design, appearance and impact of all buildings and structures including elements of height, architectural treatment of building façade and overall scale on the amenity values of the natural and physical landscape;*
- (l) long building frontages are visually broken up by façade design and roofline, recesses, awnings, balconies and other projections, materials and colours;*

As a whole, it is considered that these matters of discretion are well-tailored to address the potential adverse effects of larger scale buildings, including blank walls, and set an expectation that new buildings within the precinct, including those along Carrington Road, are designed to a high quality.

Assessment criteria for new buildings in the precinct, including new buildings along Carrington Road, refer back to precinct policies (I334.8.2(1A)). This creates an integrated link when assessing new buildings back up to the expected outcomes of the precinct. The policies, several of which are retained from the operative precinct, are prescriptive and targeted to achieving place based good design outcomes. Relevant policies include I334.3(13) and I334.3(14):

- (13) Require new buildings to be designed in a manner that provides for a high standard of amenity, recognises landscape values and, where appropriate, enhances the streetscape and gateway locations of the precinct.*
- (14) Require proposals for new buildings, structures and infrastructure or additions to existing buildings, structures and infrastructure adjoining or adjacent to the significant ecological area of Te Auaunga to be sympathetic and provide contemporary and high-quality design, which enhances the precinct's built form and natural landscape.*

The sections and visual simulations do not show potential streetscape effects on that part of Carrington Road generally south of Farm Road from the proposed change in zoning along this frontage from Special Purpose – Tertiary Education to MU. This would result in a change from a maximum 50 per cent building coverage to no maximum building coverage. When looking

towards this part of the frontage, this would potentially result in a more urban streetscape of buildings positioned closer together; buildings would be seen, however, within the context of the mature tree canopy of protected trees at the precinct's south-eastern corner.

The bespoke matters of discretion applying to new buildings along the Carrington Road frontage, together with the broader Te Auaunga Plan Change matters of discretion for all new buildings, are designed to ensure that the greater building height proposed along the frontage (including increased building intensity south of Farm Road) is sufficiently modulated and visually broken up to address potential visual dominance effects, therefore enabling high quality buildings of an overall urban scale. This includes that part of the precinct opposite MHU zoned properties not proposed to be up-zoned to THAB.

An alternative approach would be to apply the 27m height along the northern and southern parts of the frontage, where opposite the commensurate heights on the Carrington Clinical Centre site, but to retain the operative 18m height along that part of the frontage opposite MHU properties not subject to PC78 up-zoning.

This would result in a stepping of height along the precinct's Carrington Road frontage between 27m height areas at either end and a central section of 18m height. The proposed approach of 27m height along the length of the frontage is considered preferable, reinforcing the legibility of Carrington Road as a significant urban corridor with any potential visual dominance effects being able to be appropriately managed by the matters of discretion and provisions discussed above.

Privacy effects

There are few existing buildings close to and along the precinct's Carrington Road frontage, with those buildings being generally low in scale (one to two storeys) and not residential in nature, therefore generally having less potential for overlooking. The privacy impacts from these existing buildings on the residentially zoned properties opposite on Carrington Road is therefore very low.

Rather than privacy effects from the existing low-scale buildings on the precinct, houses on the eastern side of Carrington Road are likely to experience a greater level of effects from the busy arterial nature of the road, with high levels of traffic movement along it compared to adjoining local roads. This likelihood is evident in the higher fences along the front boundaries of some properties – a not uncommon feature on Auckland's arterial road network, where residents in typically older, low-rise houses have sought to manage their privacy expectations as environmental conditions change and the city densifies.

While the existing built form along the precinct's Carrington Road frontage is one of sparsely placed, low-scale buildings with minimal privacy effects on the housing opposite, as discussed earlier in this assessment, this is markedly different from the greater building bulk on the precinct (and commensurate increase in potential privacy effects) that the operative precinct provisions enable. Along the precinct's Carrington Road frontage, the enabled building height is 18m – a height which could accommodate residential buildings of up to five storeys.

While all new buildings in the precinct's B-MU zone and Special Purpose – Healthcare Facility and Hospital zone require resource consent, and there is therefore no permitted baseline, a reasonably anticipated environment along Carrington Road in future years is one of apartment buildings up to five storeys in height. Such an urban residential environment has emerged in recent years along similar arterial roads such as Great North Road in Grey Lynn and Anzac Street in Takapuna. Apartment buildings of this scale allow for some increased level of overlooking to properties opposite, however this is not unexpected in a densifying urban environment as a city changes from one to two storey detached housing to larger scale, multi-level residential buildings.

As applied to Carrington Road, it can therefore be anticipated that the operative precinct provisions would enable a notable increase in privacy effects on residentially zoned properties opposite. However, this is likely to be more perceived than actual, given the minimum building front to building front distance across the road (approximately 30m), well in excess of a 12m building separation that results from AUP(OP) principal living room outlook spaces (used in the B-MU zone and most residential zones) facing each other.

Turning to potential privacy effects of an increase from 18m to 27m building height proposed by the Te Auaunga Plan Change along Carrington Road on the residentially zoned properties opposite, the additional height would enable an extra two levels (and a potential three, depending on floor to floor heights and the height of the roof structure), resulting in seven to eight storey apartment buildings, as opposed to the five storey buildings enabled by the operative 18m height.

The increase in potential privacy effects beyond that of a five storey apartment building (the currently enabled height) is considered to be low and able to be accommodated within the context of the 30m building face to building face distance across Carrington Road.

To the extent that there may be any density related cumulative privacy effects, these are considered to be able to be appropriately addressed through design mitigation techniques during the resource consent process.

Shading effects

Shadow diagrams in Appendix 2 of this report show the shadow cast by building bulk enabled by the operative precinct provisions and shadow cast by the bulk enabled by the Te Auaunga Plan Change, allowing a comparison between the two. Shadow diagrams have been produced at two hour intervals from 9am – 5pm on the Winter Solstice, Spring Equinox and Summer Solstice.

For properties on the eastern side of Carrington Road, these show:

- There is no shadow cast at any time of the year by either the operative or proposed provisions on properties on the east side of Carrington Road until 3pm on the Winter Solstice and Spring Equinox and until 5pm on the Summer Solstice.

Winter Solstice

- From 3pm on the Winter Solstice, shadow from bulk enabled by the operative provisions extends into the Point Chevalier Clinical Centre front yard and skirts the front yard of a residentially zoned property at the corner of Segar Avenue and Carrington Road, but does not otherwise extend into residentially zoned properties along Carrington Road opposite the precinct. Shadow from bulk enabled by the Te Auaunga Plan Change extends slightly further east into Point Chevalier Clinical Centre and residentially zoned properties south through to Gladstone Primary School, but remains within the front yards of the residentially zone properties.
- From 5pm on the Winter Solstice, all properties opposite the precinct on Carrington Road are fully in shadow from both operative and proposed building bulk, as is the wider neighbourhood (sunset on 21 June is at 5.11pm).

Spring Equinox

- From 3pm on the Spring Equinox, shadow from bulk enabled by both the operative precinct and the Te Auaunga Plan Change extends beyond the precinct boundary onto Carrington Road but is clear of the front boundaries of the residentially zoned properties

opposite. Shadow from the bulk enabled by the Plan Change provisions skirts the front boundary of the Point Chevalier Clinical Centre.

- At 5pm on the Spring Equinox, shadow from bulk enabled by the operative precinct fully extends over those residentially zoned properties which adjoin Carrington Road opposite the precinct and partially over adjacent residentially zoned properties on the side streets to the east. Shadow from bulk enabled by the Te Auaunga Plan Change extends approximately 20m further to the east.

Summer Solstice

- At 5pm on the Summer Solstice, shadow from bulk enabled by both the operative precinct and the Te Auaunga Plan Change extends beyond the precinct boundary onto Carrington Road. Operative precinct bulk shadow is clear of the properties on the east side of the road, while shadow from bulk enabled by the Te Auaunga Plan Change skirts slightly into their front yards.

Assessment of shading

There is no definitive guidance on the number of hours of sunlight access that are considered necessary to maintain reasonable residential amenity. However, the AUP(OP) refers to at least four hours of sunlight being retained during the Spring Equinox between 9am – 4pm over parts of the outdoor living space of a neighbouring MHU zoned lot when the Alternative Height in Relation to Boundary ('AHIRB') standard is used¹¹ and the Auckland Design Manual refers to, for apartments, at least 70 per cent of living rooms and outdoor living spaces receiving at least three hours of sunlight during the Winter Solstice between 9am – 3pm.¹²

The shadow diagrams show that shadow cast by bulk enabled by the operative provisions retains in excess of four hours of sunlight for the residentially zoned properties opposite the precinct on Carrington Road. Shadow cast by bulk enabled by the Te Auaunga Plan Change also retains in excess of this duration of sunlight access.

The extent of additional shadow cast by the Te Auaunga Plan Change on these residentially zoned properties throughout the year is considered to be minimal. The most significant difference is from 5pm on the Spring Equinox, when additional shadow extends approximately 20m further to the east (approximately one residential lot width further east). The adverse effects on amenity of the residentially zoned properties from the additional shadow is overall considered to be very low.

Some additional shadow is cast on the Point Chevalier Clinical Centre from mid to late afternoon throughout the year. The extent of additional shadow is minimal. The Clinical Centre is considered to not be particularly sensitive to shadow related amenity effects, given the 26m height enabled on it by its zoning and the generally non-permanent nature of accommodation that the zone anticipates. Adverse amenity effects of additional shadow on that property are therefore considered to be very low.

Summary comments

In summary:

- Development enabled under operative AUP(OP) provisions and those proposed by PC78 along both the precinct's Carrington Road frontage and on neighbouring residentially zoned properties on the eastern side of the road would see a significant

¹¹ H5.8.2(5)(a).

¹² <https://www.aucklanddesignmanual.co.nz/>

change in its character from an existing open, low-scale suburban condition to a markedly more urban condition where building form and scale visually frames the street.

- The 27m height proposed by the Te Auaunga Plan Change along the precinct's frontage would result in potentially seven to eight storey buildings (as opposed to the five storey buildings currently enabled) on the precinct to Carrington Road. This, together with greater building intensity enabled south of Farm Road due to the change from Special Purpose – Tertiary Education to MU zoning, would result in built form of a greater urban character. It is considered the increased height and more intense building forms can be comfortably accommodated across the width of the road to potential similar height buildings on the Special Purpose – Healthcare Facility and Hospital zone (Carrington Clinical Centre) site and proposed THAB zoned sites within an identified WC (enabling six storey buildings) opposite.
- The proposed 27m height is notably taller than the 11m maximum height (12m with qualifying roof form) that applies to MHU zoned properties between Segar Avenue and Fifth Avenue, not proposed to be up-zoned by PC78. The potential for visual dominance effects in this area is reduced by the width of Carrington Road (which, when including the required MHU zone front yard, is approximately 30m) and considered to be appropriately addressed by bespoke assessment criteria that manage the form and appearance of the frontages of new buildings to Carrington Road.
- 35m high buildings in proposed Height Area 2 and the three proposed taller landmark buildings enabled in Height Area 1 are likely to be largely screened from view from the residentially zoned parts of Carrington Road south of Segar Avenue behind street frontage buildings on the precinct. To the extent that they may be visible, they would be seen as taller background elements that are part of the wider urban landscape and would have negligible visual dominance effects on the properties.
- Any potential privacy or sunlight access effects on residentially zoned properties opposite are considered to be low.

5.2.2 Woodward Road

The Te Auaunga Plan Change results in no changes to the scale and height of potential buildings along the precinct's Woodward Road frontage. The operative provisions enable 27m height to the frontage and this is not proposed to be changed by the Te Auaunga Plan Change. Potential adverse effects on residentially zoned properties to the south of Woodward Road are therefore considered to be no greater than those currently enabled by the operative precinct provisions.

5.2.3 Residential properties to the south

The operative precinct provisions require a 5m minimum yard along the precinct's southern boundary and a maximum 8m building height where within 10m of that boundary (I334.6.4 and I334.6.6). As discussed at section 3.3.3, PC78 proposes to delete these rules, enabling an 11m (12m with qualifying roofline) building on MHU zoned land along the precinct's southern boundary up to the 1m required side/rear yard, where also complying with other rules, such as the Height in Relation to Boundary standard.

The Te Auaunga Plan Change retains the required 5m landscaped building setback along the precinct's southern boundary (I334.6.6), while cross-referencing to PC78 and its proposed

deletion of the standard, but removes the operative precinct's maximum 8m building height within 10m of that boundary.

Overall, the Te Auaunga Plan Change enables less building bulk closer to the precinct's southern boundary than the PC78 provisions.

Notwithstanding the greater potential effects on adjoining residential zoned properties to the south of the precinct from the PC78 provisions than those proposed by the Te Auaunga Plan Change, focusing on the change from the operative to the Te Auaunga Plan Change standards, the effect of the proposed changes would be an 11m - 12m building (rather than an 8m building) would be permitted up to the 5m building setback from the southern boundary, effectively a change from enabling potential two storey to three storey buildings in this area.

Across a 5m landscaped building setback and in the context of three dwellings of up to three storeys now being permitted on these neighbouring properties,¹³ the visual dominance and privacy effects of three storey houses on the precinct 5m closer to the southern boundary are considered to be very low. This is also in the context of the proposed change in zoning of these properties from MHS to MHU.¹⁴ Importantly, the level of additional adverse effects is less than that which would result from PC78. The shadow diagrams show no discernible increase in shadow over residential properties to the south of the precinct from the Te Auaunga Plan Change.

5.2.4 Te Auaunga

Along the precinct's western frontage to Te Auaunga, a small area of land with operative THAB zoning is proposed to be rezoned to B-MU. The land parcel is located at the northern end of a contiguous strip of THAB zoned land along the precinct's western boundary – refer the 'Land to be rezoned' plan in the Tattico planning report.

This zoning change would result in an increase in enabled building height in this area from 16m to 27m. Any potential visual dominance or character effects on Te Auaunga are considered to be appropriately addressed by the required minimum 10m setback from the adjoining Open Space – Conservation zoning.

The shadow diagrams show an area of additional shadow beyond that of the operative precinct provisions cast by the three taller towers enabled in Height Area 1 by the Te Auaunga Plan Change over the very northern end of the Te Auaunga Open Space – Conservation zoned corridor at 9am on the Winter Solstice. This also extends further west into the motorway corridor, but is clear of any residentially zoned property. The shadow is well within the precinct by 11am.

The additional shadow is limited to the very northern end of the Open Space – Conservation zone, moves quickly off it, and is limited to that time of year around the Winter Solstice. The adverse effects of this additional shadow on the amenity of Te Auaunga are therefore considered to be less very low. The shadow diagrams also do not model the shadow cast on Te Auaunga by the bulk enabled on the Mason Clinic under its operative precinct provisions. It is likely that these would generate at least the same extent of shadow over the Open Space – Conservation zoned area.

¹³ As required by the MDRS RMA amendments.

¹⁴ As proposed by PC78.

5.2.5 Mason Clinic

The Mason Clinic is within the Te Auaunga Plan Change area, but it and the land to its north and south on which it is intended to extend on to via PC75 (refer section 3.3.4) is outside the area of ownership of the Crown. The potential visual dominance, privacy and shading effects on the Mason Clinic expanded site of the building bulk and form enabled by the Te Auaunga are therefore discussed below.

Visual dominance effects

The operative precinct provisions enable building bulk up to 27m in height on the area to the north of the PC75 land. That area, which is within Height Area 1 of the Te Auaunga Plan Change, enables buildings of up to 35m in height and three buildings of between 43.5m and 72m in height.

Additional visual dominance and privacy effects of this greater height on the PC75 land are considered to be low.

The operative precinct provisions enable 7 – 8 storey buildings with no constraint on their bulk or mass directly to the north of the PC75 land. Proposed Height Area 1's 35m height enables building of an additional 8m height (a potential 9 – 10 storey building depending on building design).

Within the urban environment already enabled by the operative precinct provisions, this additional height is not considered to result in building form that is out of context such that any visual dominance effects from the additional base level height of 35m are unexpected.

In regard to the three taller towers enabled in Height Area 1, proposed standard I334.6.11 'Maximum tower dimension – Height Area 1 and Area 2', places constraints on the floor plate dimension of these towers. These maximum floorplate dimensions will result in slimmer and less horizontally bulky buildings and are considered to appropriately manage, consistent with the stated purpose of the proposed standard, any significant visual dominance effects, including on the PC75 land.

Privacy effects

The direct and most common view from habitable rooms within the upper floors of mid-high rise buildings is typically horizontally out over the wider landscape rather than down over directly adjoining sites. While occupants may choose to look down, this will be typically constrained to times they are on apartment balconies, with the natural field of view – as noted – being horizontally out to the landscape. Potential additional privacy effects on the PC75 land of people occupying proposed Height Area 1 building floors higher than those enabled in the operative precinct provisions are therefore considered to be low.

Shading effects

The shading diagrams show some additional shadow beyond that from the bulk enabled in the operative precinct provisions is cast over the PC75 land by the three taller towers enabled in Te Auaunga Plan Change's Height Area 1. This shadow passes quickly over the PC75 land area before midday, retaining reasonable sunlight access throughout the course of the day to the land. Adverse shading effects are therefore considered to be low.

Summary comments

For the reasons discussed above, adverse visual dominance, privacy and shading effects of the Te Auaunga Plan Change on the Mason Clinic and the PC75 land area are considered to be low.

5.3 Wider landscape setting

As has been discussed, the Te Auaunga Plan Change proposes two 'Height Areas' which enable greater height than elsewhere within the precinct and above that currently provided for in the precinct:

- Height Area 1 is at the north-western corner of the precinct and enables building of 35m height, except that three buildings may exceed this height: one building up to 43.5m; one up to 54m; and one building up to 72m. These heights would enable 12, 15 and 20 storey buildings, based on 3.6m floor to floor levels.
- Height Area 2 is in two locations to the south of Height Area 1 and enables 35m tall buildings.

The landscape and visual effects of these areas of greater height are discussed in detail in the Boffa Miskell LVEA, partly with reference to visual simulations in a graphic supplement to the report. To that assessment, the following urban design commentary is added.

The visual simulations show views back to the precinct from mid and longer distance positions. In VS 1 – VS 6 there are various degrees of visibility to building massing in Height Areas 1 and 2. As discussed earlier, in VS 7 there are no views to building massing in Height Areas 1 and 2 when looking north from midway along the Carrington Road frontage.

In VS 1 – VS 6, 35m high building massing in Height Area 2, while visible, is seen as a background element within a wider landscape of foreground tree canopies and urban structures, including the SH16 / SH20 flyovers and the Former Oakley Hospital Building. In VS 1, looking east to the precinct from the SH16 causeway, the maximum building envelope of Height Area 2 forms a backdrop to the view, sitting distinctly lower than the Height Area 1 taller buildings.

It is considered that the visual simulations demonstrate that the 35m high massing in Height Area 2 can be comfortably accommodated in the wider landscape in a manner that does not appear out of scale or dominant. Height Area 2 is most visible in the view back to the precinct from the SH16 causeway, forming - as noted - a lower level base beside the Height Area 1 taller buildings. This reinforces the visual landmark quality of these buildings, as discussed further below.

VS 1 – VS 6 show that the three Height Area 1 tall buildings are clearly visible on the skyline, when looking towards the precinct from SH16 and from Great North Road. The buildings form a strong vertical counterpoint to the horizontal expanse of the flyovers, the road corridor, and the former Oakley Hospital Building, rising above both these elements and a foreground green canopy of coastal vegetation, motorway planting, and tree canopy.

The intention of the three tall buildings in Height Area 1 is to respond to an identified opportunity for greater height in this part of the precinct to act as a visual landmark in the wider area. The use of tall 'landmark' buildings in certain locations is a commonly used urban design technique to 'mark' a particular part of an area that may have characteristics that warrant it being a visual reference point within the landscape – including, for example, consented mid to high-rise apartment buildings at The Landing, Hobsonville Point.

Inherent in the buildings being 'landmarks' are that they are visually prominent within the wider urban landscape relative to the height of surrounding buildings and features. Characteristics of a location that lend itself to a landmark building response include it being at a junction point along a key transport corridor, being at a 'gateway' (entry point) to an area, and being at the

termination of a view. These characteristics can be found at the north-western part of the precinct and are therefore considered to be appropriate for a 'landmark' response:

- This area adjoins the meeting points of SH16 and SH20 and so is at the junction of two important pieces of transport infrastructure.
- It is at a gateway location into the city from the west and south-west.
- It is on higher ground visible in the termination of view when travelling east along the SH16 causeway.

As shown in the visual simulations, three tall buildings of the scale and massing enabled in Height Area 1 would successfully perform the role of strong visual reference points in a landmark location - in sense of place terms, acting as a 'gateway' at an arrival and departure point into the city.

The form and appearance of the three Height Area 1 tall buildings are managed by the spatial characteristics of Height Area 1 and bespoke development standards and matters of discretion (as discussed below).

The three buildings are seen as a distinct cluster, with each being of a different height, resulting in a layered silhouette that is more successful than if taller buildings of equal height were enabled over a wider area with no clear spatial relationship between each other. This outcome is achieved by the differing maximum heights of the three buildings and Height Area 1 applying to a relatively small area, leading to the buildings being grouped.

The visual simulations show the massing of the three Height Area 1 tall buildings avoids an overly bulky appearance and, for the 72m building in particular, achieves a form of overall elegant proportions – being relatively narrow in proportion to its height. This outcome is achieved by the 50m maximum floorplate dimension for the 43.5m and 54m building and the 42m maximum floorplate dimension for the 72m building.¹⁵ This applies from 8.5m above the ground level of the buildings, enabling a low height podium structure, while achieving a tower form of uniform proportions over the majority of the height of each building (avoiding a stepping effect of a bulkier lower massing with 'stub' like smaller massing on top).

This compares to the maximum tower dimension standard H13.6.4 in the underlying MU zone, superseded by the Te Auaunga Plan Change provision, which enables bulkier buildings with a floorplate dimension of 55m above 27m in height.

A bespoke building to building setback applies in Height Area 1.¹⁶ This requires a minimum separation between buildings of 14m. This ensures a sense of space around taller buildings within the Height Area, as seen from within the precinct and closer viewing positions around it. This separation is not achieved by outlook space standards – which may or may not push neighbouring buildings apart, depending on the positioning of bedrooms and principal living rooms within a floorplate.

In addition to the broader design and appearance matters of discretion for new buildings, specific matters of discretion apply for the taller buildings in Height Area 1. This includes I334.8.1(1B)(b)(i), which states:

'In Height Area 1 on Precinct plan 3 – Te Auaunga Additional Height, how the design for any building greater than 35m in height relates to the Tāmaki Makaurau cityscape and contributes to making a visual landmark, either in isolation or as part of a composition of

¹⁵ Proposed standard I334.6.11.

¹⁶ Proposed standard I334.6.10.

taller buildings such as through the architectural expression of its upper levels and rooftop.’

Assessment of a resource consent application for a tall building in Height Area 1 is also linked, via proposed assessment criterion I334.8.2(1B), to precinct policies including policy (14). As discussed earlier, this policy requires new buildings to provide contemporary and high-quality design which enhances the precinct’s built form and natural landscape.

The general matters of discretion (in addition to assessment criteria, with their links to precinct objectives and policies) are considered to provide a robust basis for ensuring high-quality design outcomes for new buildings. The bespoke matters of discretion for 35m – 72m buildings in Height Area 1 provides an additional level of inquiry, ensuring that particular consideration is given as to how the three taller buildings can appropriately respond to their visual prominence and contribute a visual landmark, placing making outcome.

In summary:

- The 35m high massing in Height Area 2 can be comfortably accommodated in the wider landscape in a manner that does not appear out of scale or dominant.
- The three proposed taller buildings in Height Area 1, at the north-western corner of the precinct, will be visually prominent within the wider area. This is considered to be both an appropriate and desirable response to the gateway and landscape qualities of this part of the precinct as a western entry point into the city. A combination of provisions, including policies, development standards, matters of discretion and assessment criteria, will ensure the form, massing and appearance of the buildings is of a high quality design commensurate with their visibility.

5.4 On-site amenity

The Te Auaunga Plan Change provisions cover a range of matters that contribute to high levels of on-site amenity in a higher density living environment. These include design quality; access to open space; access to services; and a connected and permeable environment.

- **Design quality:** This has been covered extensively in this assessment. New buildings throughout the precinct (except in Sub-precinct C) require restricted discretionary assessment consent, with Council retaining discretion over a number of design-based matters (refer to I334.8.1(1A)), including overall building appearance, consistency with Crime Prevention through Environmental Design (‘CPTED’) principles, and appropriate screening to carparking.
- **Access to open space:** Precinct plan 1, as proposed by the Te Auaunga Plan Change, proposes some changes to the position of areas of required open space. These areas are considered better placed to serve the open space needs of an intensified urban community on the precinct than the operative Precinct plan 1, which groups open space largely down the southern end of the precinct, adjoining the Unitec campus, and required a neighbourhood park on awkwardly sloped land in an area where its use would be unlikely to be maximised, adjacent the Mason Clinic. Proposed Precinct plan 1, in contrast, has open space more evenly distributed over the precinct, achieving 400m walking catchments, consistent with Auckland Council guidance on the provision of open space (refer to the LVEA which discusses open space provision in greater detail).
- **Access to services:** Both Point Chevalier and Mount Albert town centres are within a short walk of the precinct, providing future residents access to a range of commercial,

community and retail services. In addition, while the particular metrics are outside the writer's area of experience, the Te Auaunga Plan Change retains (in slightly modified form) provisions which enable retail activities on the precinct to a level that serves local demand within the precinct (policy I334.3(29)). This is considered to be consistent with good urban design practice, enabling people to meet some day to day convenience needs on the precinct, which continuing to have a high level of access and provide support to the neighbouring centres.

- **Connections and permeability:** The Te Auaunga Plan Change retains provisions from the operative precinct that reinforce the importance of a connected movement network through the precinct, particularly for pedestrians and cyclists. These provisions include policy I334.3(18), which requires key linkages to be direct, well-designed and safe, and the retention of an indicative road, pedestrian and cyclist network on Precinct plan 1. The Precinct plan shows some modification to the movement networks, which are of a minor level. This includes shifting an indicative road connection at the southern end of the precinct to the east, where it more logically aligns with Mark Road, rather than terminating in the boundary with an adjoining residential lot (as per the operative Precinct plan 1).

The Te Auaunga Plan Change proposes to remove the operative precinct standard I334.6.5 Landscaping. This rule requires that at least 20 per cent of a precinct within the precinct must be landscaped. The rule is replaced by a new matter of discretion for New buildings (I334.8.1(1A)(h) that states:

'landscaping is provided to contribute to the achievement of quality amenity that is integrated with the built environment. Landscaping may be provided in the form of courtyards, plazas and other areas that are accessed by residents, visitors or the public including lanes and pedestrian accessways. Landscaping includes the provision of both soft and hard landscape elements such as trees, shrubs, ground cover plants, paved areas and outdoor seating areas.'

The removal of the landscaping standard is not considered to be detrimental to on-site amenity. The precinct has large areas of well-planted open spaces which will be a focus for future built development throughout the precinct, providing a level of landscaped open space greater than typically found in B-MU zoned areas (being the largest area of proposed zoning on the precinct). Furthermore, the new matter of discretion I334.8.1(1A)(h), rather than targeting a minimum per centage of required landscaping, focuses instead on design quality, requiring that development provides landscaping in a range of potential forms, subject to them contributing to quality amenity. This approach of focusing on design outcomes when is considered appropriate to meet the needs of the higher density environment the Te Auaunga Plan Change envisages.

6.0 Conclusions

In summary, the increased building height and intensity proposed by the Te Auaunga Plan Change is an appropriate response to the characteristics of the precinct and the broader context of a wider area planned for urban intensification. It will enhance the efficient use of a land resource in a high amenity location for a variety of uses, including intensive housing in a range of forms, consistent with B2.2 Urban growth and form and B2.3 A quality built environment RPS outcomes. Additionally, it will provide a high quality urban living environment, focused around an open space, and connected cycle and pedestrian network. The Te Auaunga Plan Change

provisions ensure that the proposed scale of buildings can be accommodated in a manner which produces a high quality urban built form. Approval of the Te Auaunga Plan Change is considered appropriate from an urban design perspective.

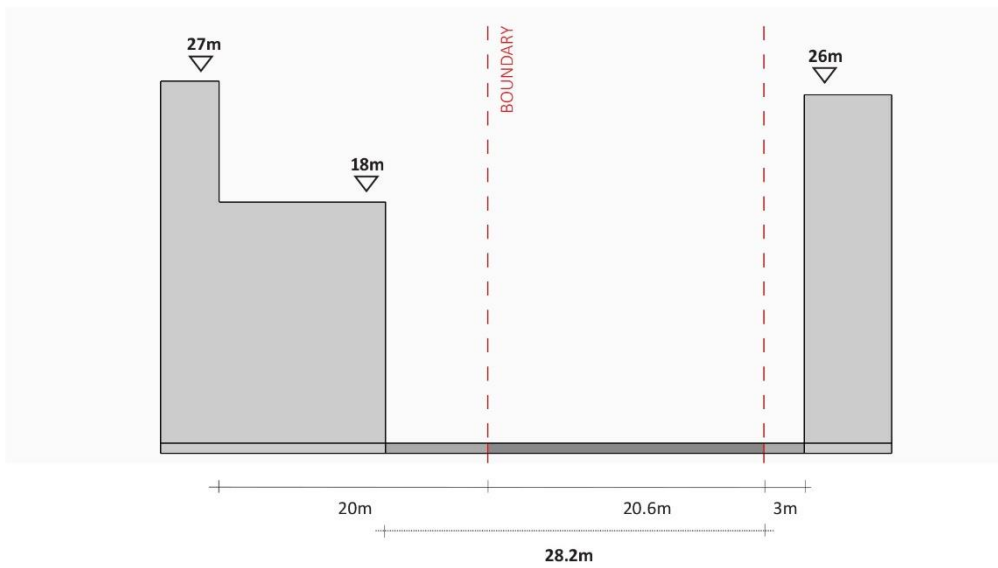
Additional urban design assessment in response to clause 23 requests for information is included in this report in Appendix 3. Having undertaken that additional assessment, the writer's conclusions expressed above remain the same.

Appendix 1: Carrington Road sections



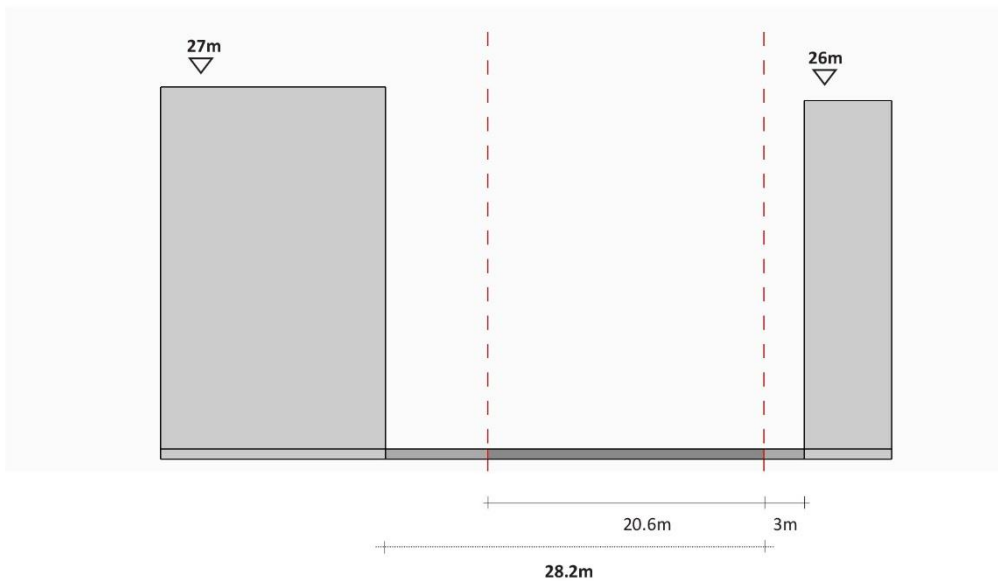
SECTION A1 - OPERATIVE

Section cut: Site - Special Purpose Healthcare Facility and Hospital zone



SECTION A2 - PROPOSED

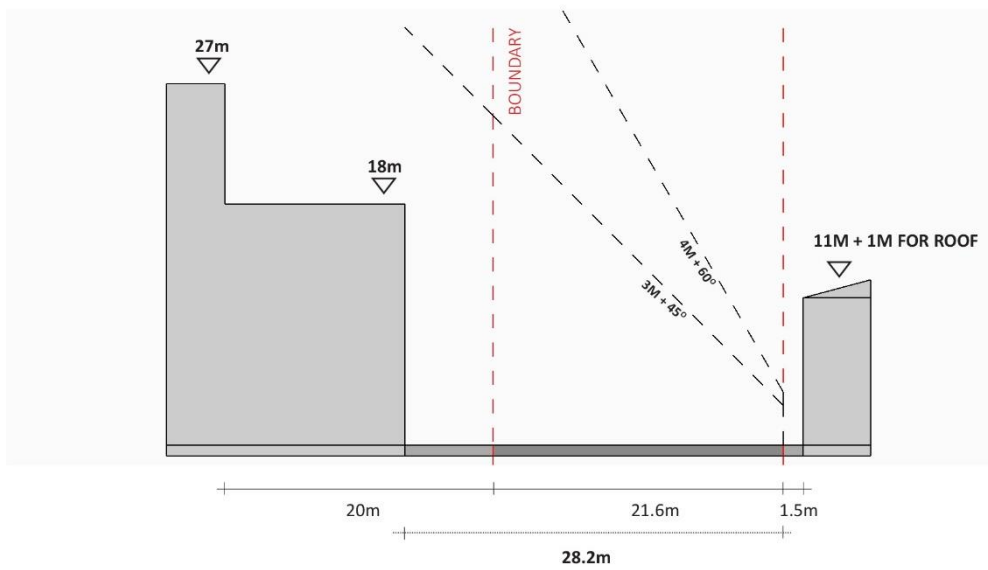
Section cut: Site - Special Purpose Healthcare Facility and Hospital zone





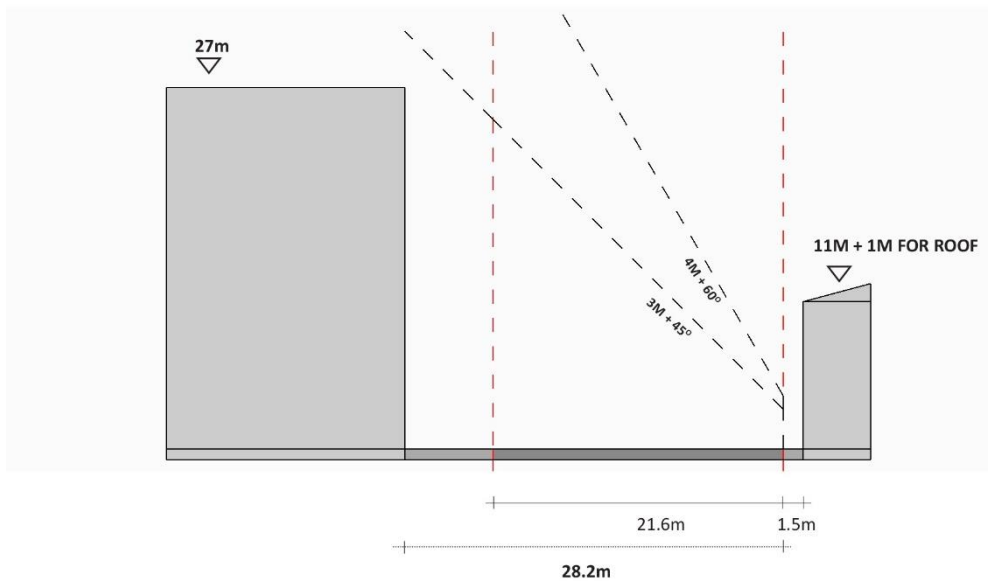
SECTION B1 - OPERATIVE

Section cut: Site - Residential Mixed Housing Urban zone



SECTION B2 - PROPOSED

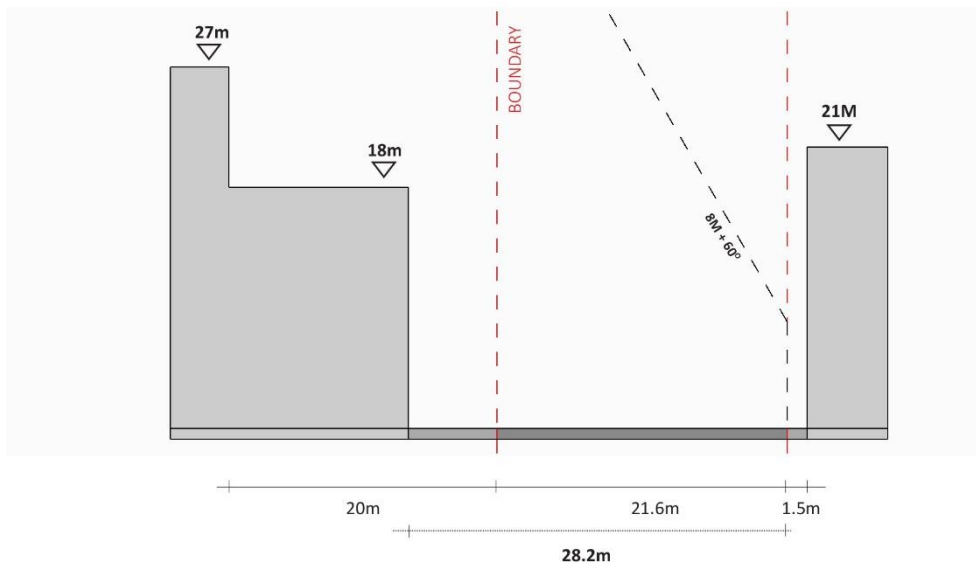
Section cut: Site - Residential - Mixed Housing Urban zone





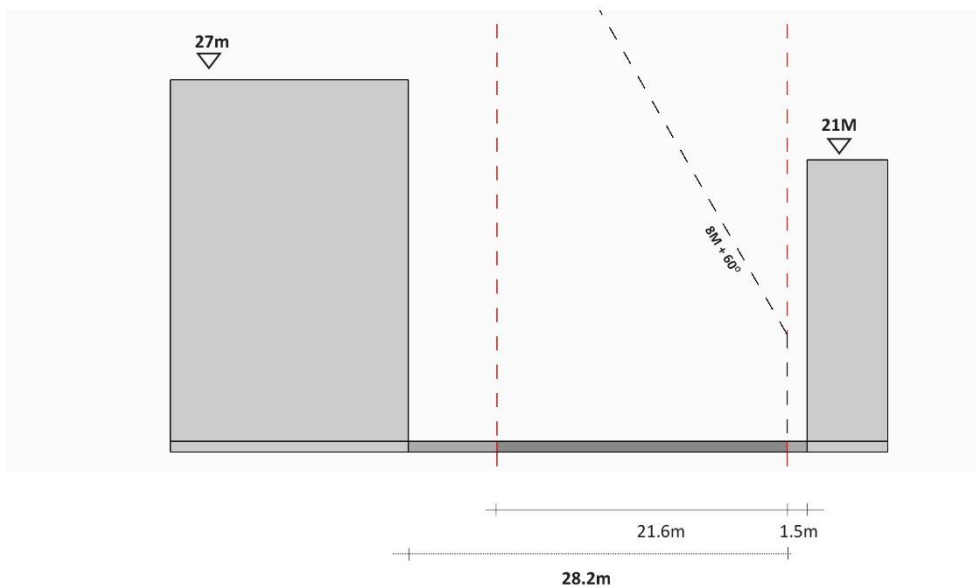
SECTION C1 - PC78

Section cut: Site - PC78 Terrace Housing & Apartment Buildings zone - Walkable Catchment



SECTION C2 - PROPOSED

Section cut: Site - PC78 Terrace Housing & Apartment Buildings zone - Walkable Catchment



Appendix 2: Shadow Diagrams

Appendix 3: Urban Design RFI responses



About Boffa Miskell

Boffa Miskell is a leading New Zealand professional services consultancy with offices in Whangarei, Auckland, Hamilton, Tauranga, Wellington, Christchurch, Dunedin, and Queenstown. We work with a wide range of local and international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, cultural heritage, graphics and mapping. Over the past four decades we have built a reputation for professionalism, innovation and excellence. During this time we have been associated with a significant number of projects that have shaped New Zealand's environment.

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