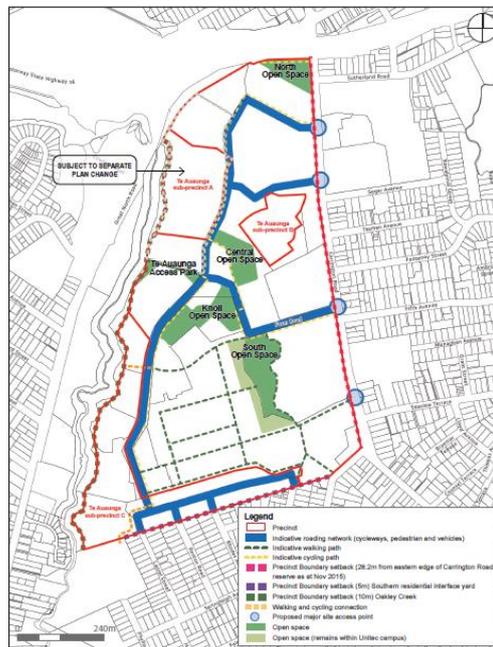


# Te Auaunga Precinct Open Space



Final  
8 October 2023

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# 1 INTRODUCTION

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- 1.1 This report sets out the proposed open space provision within the proposed Te Auaunga Precinct adjacent to Carrington Road. The Precinct is being requested as part of a private plan change request by Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development.
- 1.2 This report has been jointly prepared by Tattico and Boffa Miskell.
- 1.3 The report addresses the open space land and related provisions included within the private plan change. It forms part of the section 32 analysis and encapsulates information provided as part of the clause 23 responses on the draft proposed plan change application. It should be read in conjunction with the Landscape and Visual Effects Assessment at Attachment 4
- 1.4 This report:
- (a) Identifies the proposed open space areas.
  - (b) Describes the intended functions and usability of the open space.
  - (c) Assesses the effects of the adjacent housing development on the open space, particularly in respect of shading.
  - (d) Assesses the open space against the Council's relevant open space policies.
  - (e) Undertakes a comparison between the current Wairaka Precinct and the proposed Te Auaunga Precinct.
  - (f) Addresses the issue of the Mason Clinic and the reallocation of private open space on the Mason Clinic land to public open space on the Crown land.

## 2 PROPOSED OPEN SPACE

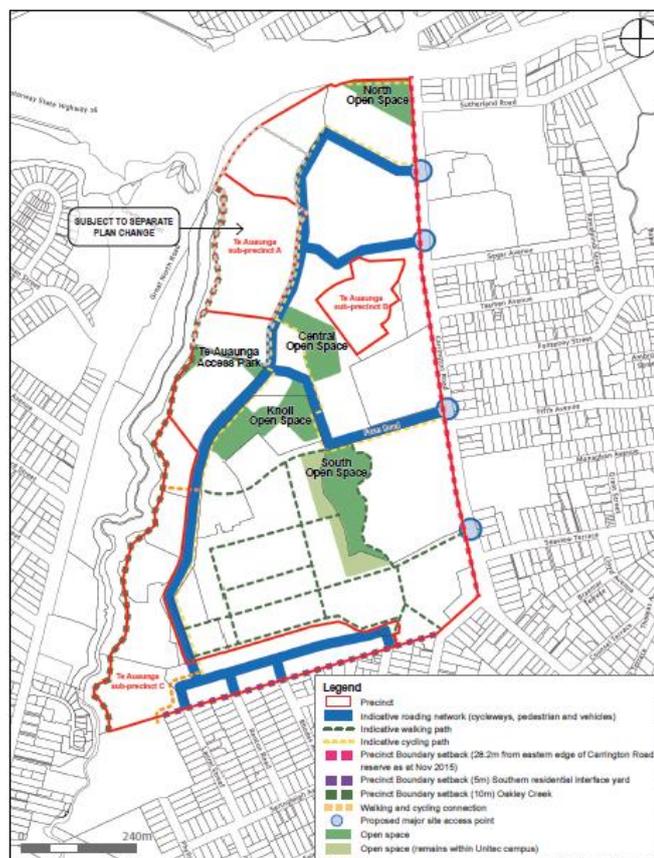
2.1 This section outlines the open space proposed as part of the Te Auaunga Precinct.

### Proposed Open Space Areas

2.2 The open space areas outlined throughout this document are shown on Diagram 1 and referred to as:

- North Open Space;
- Central Open Space;
- Te Auaunga Access Park;
- Knoll Open Space;
- South Open Space.

Diagram 1



- 2.3 The Te Auaunga Precinct provides for 5.1641ha of public open space land distributed in the northern, central and southern portions of the precinct. It provides an integrated network of open space to serve the new community that will establish over time within the Te Auaunga precinct area as well as the adjacent residential area.
- 2.4 The Te Auaunga Precinct also provides an extensive walkway and cycleway network which provides walking and cycling connections between the open space areas and to / from the wider urban area.
- 2.5 The existing Wairaka precinct provides for a 3,611m<sup>2</sup> neighbourhood park to service ~ 2,500+ dwellings envisaged within the Wairaka Precinct. The existing provisions also show 7.13ha of “private open space”. This includes approximately 1.2 ha of Unitec land This is unchanged through this plan change.
- 2.6 This plan change seeks to establish approximately 4.5ha of public open space (subject to the Council agreeing to accept the vesting of this land in accordance with the process set out in the Councils Development Contribution Policy and Open Space Acquisition Policy) plus an additional ~0.6ha of land contiguous with public open space which is intended to vest as a stormwater asset.
- 2.7 The open space provision proposed represents a ratio of approximately 1ha per 1,000 dwellings.
- 2.8 The provision of public open space for the intended population is appropriate to service the needs of the new community. The range of open space areas is intentionally diverse, i.e. to provide for recreational choice for the differing needs of the community. The proposed open space areas have the potential to provide for formal playgrounds for different age groups, informal play areas, passive and informal active recreation (kick-a-ball), picnicking and the like, as well as amenity planting, and access to an extensive public walkway network.
- 2.9 For completeness, it is recorded that the open space / park / or recreational facilities associated with the Mason Clinic are all internalised and provided for private use within that site. Similarly, Unitec provides for the open space and recreational needs of students within its facility, although obviously the students, staff and visitors are able to use all the public open space areas within the precinct and wider local area.
- 2.10 In terms of yield, the analysis provided when the current provisions of the operative Wairaka Precinct were established identified the potential for 2,500 dwellings plus 1,000 units of student

accommodation (with the majority of the student accommodation being single bedroom, but with some family accommodation).

- 2.11 The Precinct is estimated at providing for a total of 4,000-4,500 dwellings with a range of typologies and dwelling configurations anticipated, from 1 to 4 bedroom dwellings. The net uplift therefore varies between 500 and 1,000 dwellings depending on the scenario modelled, although there is a significant change assumed in the percentage of student accommodation units (i.e. when Unitec was promoting the plan change) and hence a likely reduction in 1 bedroom units.
- 2.12 In terms of population, the 2,500 dwellings under the Wairaka Precinct and the 4,000-4,500 in Te Auaunga Precinct have been assessed at 2.8 people per dwelling. The 1,000 Unitec related accommodation units for students, staff and post graduate members have been assessed at 1.2 people per dwelling.
- 2.13 Consequently, the Te Auaunga Precinct has a modelled population of 11,200-12,600 compared to the Wairaka Precinct with an expectation of 8,200.

### **Open space**

- 2.14 Precinct plan 1 as proposed through the plan change provides for a total of 6.1ha of land (including the Unitec land) being set aside for open space, and stormwater management. This represents 10.5% of the residential land of the precinct (i.e., excluding the Mason Clinic but including Unitec). This calculation excludes land required for the finer grained local road / cycle / pedestrian network, infrastructure, and any communal publicly accessible and / or private open space that will be provided as part of the further residential development of the superlots. The existing Precinct plan identifies both public and intended private open space. This plan change proposal identifies only intended public open space (subject to Council accepting it).
- 2.15 Considering open space alone, this proposal provides 5.1ha of open space across the 33.8 ha of the precinct available for residential development, representing 15% of the land area. This 33.8ha represents all Crown land held for housing (including the Taylor's laundry site) plus the land owned by Whai Rawa as shown in diagram 1. This is all the land available for residential and mixed-use development. It excludes the Mason Clinic and Unitec sites.

2.16 The 4.5ha of the public open space anticipated has a primary recreation function and a further ~0.6ha is anticipated to be vested with a primary stormwater function, whilst also affording open space amenity, and as it will be contiguous with vested open space. As this public open space is proposed to be vested in the Council, should that be agreed in accordance with Council's open space and acquisition policies referenced below, it will be secured in perpetuity. As noted above, this provision would represent 15% of the precinct land available for residential development potentially being set aside as public open space.

2.17 This report references the following open space policies:

(a) Parks and Open Space Acquisition Policy (2013).

(b) Open Space Provision Policy (2016).

(c) Albert-Eden Sport and Recreation Facility Plan (2021).

2.18 It is considered that reliance can be placed on the Parks and Open Space Acquisition and Open Space Provision Policies as the increase in scale of development enabled by the plan change is moderate: being in the order of 500 – 1,000 additional dwellings, representing a population increase of 3,000 – 4,400 people . On the basis that these policies are relevant to the assessment of how open space is to be provided within the precinct, we have assessed the proposal against these policies, as well as against the Albert-Eden Sport and Recreation Facility Plan.

### 3 FUNCTION OF DIFFERENT OPEN SPACES

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3.1 There are five open space areas identified within Te Auaunga precinct as illustrated in proposed Precinct plan 1. These open space areas have different functions and characteristics, with an analysis of each open space area outlined below with specific regard to:

(a) Road frontage.

(b) Visibility.

(c) Land contour.

(d) Suitable play area.

(e) Landscaping.

3.2 This section also provides an overview of stormwater impacts and sportsfield considerations.

#### **Northern Open Space**

3.3 This 7,551m<sup>2</sup> open space sits north of the Former Oakley Hospital Building and is a triangular-shaped site. It has an open space amenity, passive recreation including the space for a play area if that is seen by Council as desirable, and landscape amenity function. It is not impacted by overland flow paths, and it has no stormwater function.

3.4 Potential functions: The triangular shape does not compromise the extent of useable open space which is oriented to the frontage of the Former Oakley Hospital Building. The size of the park also creates a significant flat area of public open space. The site is suitable for informal recreation activity and forms a desirable pedestrian entry / exit to the precinct in a location which is well connected to Point Chevalier, as it was historically. The open space has a northern aspect with good solar access.

3.5 Contour: This land is essentially flat supporting a range of informal recreational use and having good accessibility.

3.6 Road frontage: The site has extensive road frontage to Carrington Road along one of its three boundaries. With the proposed Carrington Road widening and other cycle / pedestrian / public

transport enhancement of this street frontage, the proposed open space is likely to have increased visibility and accessibility to Carrington Road and Pt Chevalier.

- 3.7 In addition, the northern boundary of the open space fronts the Northwestern Cycleway, which is a highly used public through route, that provides many of the same functions of a road in terms of public access, frontage, and Crime Prevention Through Environmental Design (CPTED).
- 3.8 Visibility: This open space will have a high level of visibility on all frontages. As stated above, the open space has good visibility to / from Carrington Road and the Northwestern Cycleway. The Former Oakley Hospital Building faces north onto this open space, and so has the potential to also provide good passive surveillance and overlooking as well as potential activation.
- 3.9 Play area: This land has the potential to provide an informal gathering, seating, picnicking, play and relaxation space. The Councils guideline of a 30m square for play areas can fit within the south eastern part of the site without materially impacting the remnants of the more formal gardens of the former hospital. Part of the enjoyment of the area also includes appreciation of the Former Oakley Hospital Building. It is an important link both visually and physically between the Point Chevalier town centre and the precinct. The opportunity for cafés and community facilities within the former Oakley Hospital Building, and the new open space linking back to Point Chevalier as well as serving the new urban community within the precinct, has also been identified.
- 3.10 Landscaping: The landscape has been modified from that encompassed in the original layout of the Former Oakley Hospital Building curtilage. Trees and the existing open space layout can be modified and enhanced, while retaining landscape features of value to the amenity of the open space. There is the potential to enhance the axial path oriented to the primary building entry and so enhance the heritage sense of place.
- 3.11 Shape factor: The shape factor for this open space is triangular. Its shape is determined by existing features being Carrington Road, the North-Western Motorway alignment, and the Former Oakley Hospital Building. Essentially the shape is a consequence of the sites surrounds including the formation of the North-Western Motorway (1960s) and the more recent Waterview motorway interchange.
- 3.12 Land contamination: The plan change area has been subject to a Preliminary Site Investigation (PSI) and Detailed Site Investigation (DSI) as set out in the clause 23 response. This land has no known contamination.

### Central Open Space

- 3.13 The 9,773m<sup>2</sup> Central open space will function as open space, it does not have a stormwater management function. The Council's GIS shows the western portion of the precinct is subject to overland flow paths. As a result of proposed urban redevelopment, overland flow paths will be reduced by focusing overland flow into the road corridors as approved under the existing backbone consent. There will remain some limited stormwater impact at the north-western part of the precinct, as addressed further in the stormwater impacts section of this response below.
- 3.14 Size and potential functions: This is an approximately 1ha rectangular-shaped area of land with connection to the Spine Road. This is a large area of open space suitable for informal active recreation, such as kick-a-ball areas, playgrounds, barbeque areas, seating, informal recreation, etc.
- 3.15 Contour: This land is effectively flat.
- 3.16 Road frontage: The Central open space has a 39.5m wide access to the primary Spine Road. It also has at least 53m of frontage to Park Road, and a public cycling route along its western edge.
- 3.17 Visibility: This open space area is connected to two street frontages and will likely be surrounded on all four sides by future urban development, predominantly housing. As a large area of open space amenity in the heart of the new community, there will likely be urban scaled apartment buildings facing east, west, and south onto the open space. The development to the east and west will be across the respective roads which border this open space. As development proceeds, these buildings will provide good passive surveillance and therefore assist with good CPTED outcomes.
- 3.18 In the short term, land to the east of the Central open space will continue to be occupied by the Taylors Laundry site. That 2.5ha site is owned by the Crown and will be included in the precinct's development once the lease expires or is relinquished, aligning the provision of this open space with the future residential population.
- 3.19 Play area: This open space has the most potential for informal active recreation including contemporary play amenities for a range of ages. It is a large flat area of land eminently suitable for informal active recreation activity. While a portion of this area is subject to an overland flow path this derives from a very small catchment. Furthermore, it will be able to be managed through the redevelopment and stormwater upgrade process to place most overland flow on roads or other

appropriate management methods, meaning it will be primarily be dry in all weather (see Diagram 2).

- 3.20 Landscaping: There is opportunity for enhancement with planting of trees and other vegetation at an appropriate scale to support the recreational use and amenity offered by the large open space area.
- 3.21 Shape factor: This is a large, essentially rectangular, centrally located, area of land with a further rectangular connection to the Spine Road.
- 3.22 Land contamination: The plan change area has been subject to a PSI and DSI and the land has no known contamination.

### **Te Auaunga Access Park**

- 3.23 This is the 3,246m<sup>2</sup> open space that gives access from the central Spine Road to Te Auaunga walkway. Its function is open space, riparian planting, public access, and amenity.
- 3.24 This open space includes the Wairaka Stream at its eastern end, now daylighted, and connects to the Spine Road. Clearly the Wairaka Stream corridor has a stormwater function carrying both spring water and stormwater. The previous piped underground culvert that carried the Stream was daylighted for cultural, landscape amenity and ecological reasons. It has been significantly enhanced and now provides improved ecological habitat, amenity and a high-quality indigenous species planting to this area. The entire 3,246m<sup>2</sup> of this open space, which is adjacent to the stream, is considered to have an open space, rather than stormwater, function in the same way that the adjacent Te Auaunga corridor does. The overland flow path is accommodated within the daylighted Wairaka Stream corridor.
- 3.25 Functions: This open space area primarily provides for the daylighting of the Wairaka Stream (complete within the proposed Park, and consented but yet to be completed within the Mason Clinic boundary), the native species riparian and amenity planting beside it, and an important pedestrian access / walkway connecting the precinct into Te Auaunga walkway and Te Auaunga/ Oakley Creek.
- 3.26 Contour: The land is mostly flat, although it also includes the formed, naturalised, channel of the daylighted portion of the Wairaka Stream. The western end of the site slopes down naturally into the Te Auaunga / Oakley Creek valley.

- 3.27 Road frontage: The eastern end of the open space adjoins the main Spine Road connecting the open space into the pedestrian network within the precinct.
- 3.28 Visibility: The open space area has frontage to the Spine Road and faces west to Te Auaunga/ Oakley Creek. High levels of pedestrian through access can be expected consistent with its function, with future residents expected to regularly access the amenity of Te Auaunga and its wider open space connectivity.
- 3.29 Play area: This site is not intended to function as a formal or informal play area. Rather, that activity can be provided on the closely located Central open space. This open space provides pedestrian connectivity and ecological enhancement of a culturally significant, previously degraded / piped, waterway.
- 3.30 Landscaping: This site has recently been extensively landscaped with indigenous species riparian planting associated with the daylighting of the Wairaka Stream and walkway, as already built. The Wairaka Stream riparian margins have been landscaped to a design by Boffa Miskell incorporating stormwater management, ecological / waterway restoration, habitat creation, amenity planting and access areas. As this vegetation matures it will provide a high quality public open space environment. Te Auaunga walkway already benefits from mature trees and restoration plantings within the valley. The interconnecting walkway has also been formalised and landscaped as an integral part of the open space area under the early works consent (BUN 60373075).
- 3.31 Shape factor: The site has, by virtue of its stream corridor and walkway function, a relatively linear, elongated shape with a lateral connection at the west to connect to the existing Te Auaunga walkway, and a triangular shape at the eastern end to accommodate the daylighted Wairaka Stream.
- 3.32 Land contamination: The plan change area has been subject to a PSI and DSI and the land has no known contamination.

### **Knoll Open Space**

- 3.33 This 14,707m<sup>2</sup> area has an open space and landscape amenity as well as passive open space amenity function. It lies south of the Pumphouse between Farm Road and the Spine Road. It is close to the Central open space providing good open space connectivity within the precinct.
- 3.34 The character of this open space is varied. At the eastern edge is the Wairaka Stream. This carries spring water and stormwater from the upstream puna (spring) and ponds. It rises to a small ridge /knoll before falling to the west. It is heavily treed with established specimen trees, including notable trees, of both evergreen & deciduous, indigenous and exotic species trees on the eastern side and atop the knoll. The western side of the park is adjacent to the Spine Road and has a more open grassed character with a gentle slope.
- 3.35 The Wairaka Stream retains its existing / natural state and has significant landscape amenity as well as cultural significance. With the exception of the established stream, there is no other stormwater function in the Knoll open space. There is one minor overland flow path through this open space area in the south-eastern corner, refer to the maps provided as set out in the stormwater impacts section of this response below.
- 3.36 Size and potential functions: This is a 1.47ha area of open space suitable for passive recreation given the mature treed and topographical nature of the open space.
- 3.37 Contour: This area of open space is part of a minor ridge and knoll that runs parallel to the Wairaka Stream. The open space rises up from the Wairaka Stream as it turns towards Te Auaunga / Oakley Creek on both its eastern and northern frontages, culminating in a small well-treed knoll. The landform also drops down to the west incorporating a flat area adjoining the Spine Road.
- 3.38 Road frontage: This area of open space has an extensive road frontage to the east – Park Road (part of Farm Road), and west – Spine Road giving it good accessibility and presence within the future community.
- 3.39 Visibility: The land has high visibility from both Park Road and the Spine Road, as well as the Unitec campus. It will also be visible from the Pumphouse and the supporting land adjacent, which is intended to be adaptively reused. It has good passive surveillance from both established streets and from future areas of urban development. It adjoins the Unitec campus at its high point, where there is a carpark and a historic building used for teaching and is currently used by the campus for informal recreation, which is expected to continue.

- 3.40 Play area: This is an area with the potential to provide for walking, sitting, nature observation, picnicking and informal nature play in amongst the large trees and sloping ground. The western end also provides a relatively flatter area with the potential for an active playground should the Council determine that in the future, although the topography generally lends itself to more informal arrangements.
- 3.41 Landscaping: This area has always been identified as having ideal qualities for public open space because of its extensive and mature treed character, the variety of different tree species and associated established amenity. A number of these trees are 'protected trees' as shown on Precinct plan 2 and this area also contains the only notable group of trees in the precinct (ID 173) scheduled under the Auckland Unitary Plan (Operative in Part) and subject to the Notable Tree Overlay provisions. It provides a high quality landscape amenity with immediate effect. Supplementary planting and landscaping, such as the provision of paths, could occur in the future.
- 3.42 Shape factor: The area has an irregular polygon shape factor reflecting the current stream and road alignment, vegetation and land ownership patterns. The topography also affects the perception of the area with the sloping ground adding diversity to shape.
- 3.43 Land contamination: The plan change area has been subject to a PSI and DSI and the land has no known contamination.

### **South Open Space**

- 3.44 This area has a dual function. Approximately one third of the open space encompasses artificial stormwater management ponds which treat stormwater from within and beyond the precinct including the land adjacent to Carrington Road and the upper end of Woodward Road, and housing adjacent which discharges stormwater to the road reserve.
- 3.45 While the ponds with their associated riparian planting provide a stormwater function, they also create a good level of landscape amenity to the area due to the high quality landscaping and open water space of the ponds.
- 3.46 On the western and northern side of the pond is a significant grassed area. It has a gentle contour and provides landscape amenity and opportunities for informal recreational occupation. It is suitable for passive open space, but could also support more active recreational activity if the Council decided that was appropriate.

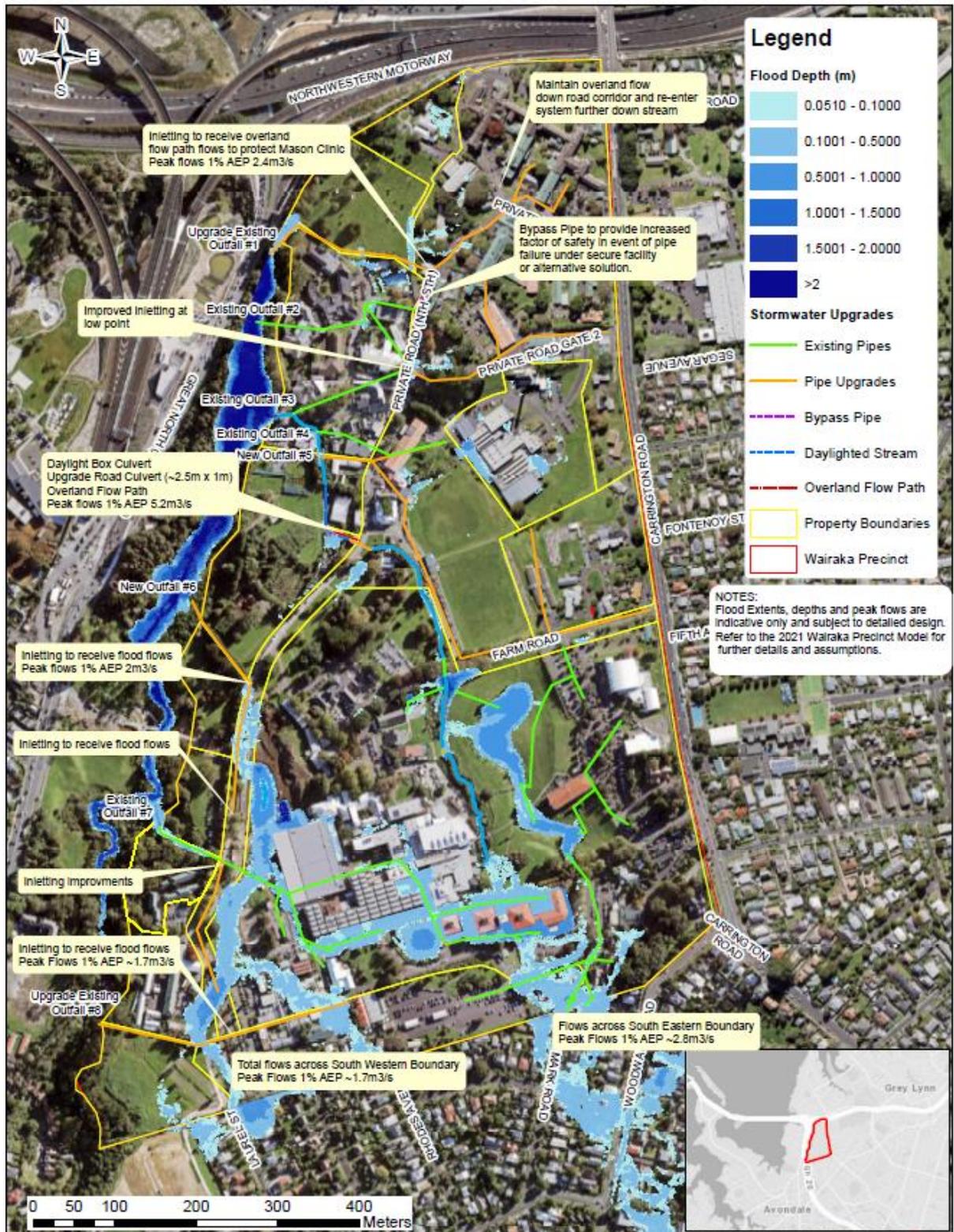
- 3.47 The open space area has no stormwater function. The area that drains the pond and the Wairaka Stream itself are subject to localised overland flow and a flood plain. This area is largely outside of the land owned by the Crown, via HUD, and is associated with the Unitec culvert.
- 3.48 Size and potential functions: This is a 1.636ha open space area. About a third of the land comprises artificial high amenity stormwater pond. The rest of the land to the west creates a large open space amenity area. The combined area is likely most suitable for passive recreation, including because of the ponds to the east and the treed corridor of the Wairaka Stream to the west.
- 3.49 Contour: This area of open space has a gentle to moderate east facing slope. The pond sits in a depression in the landform.
- 3.50 Road frontage: This open space has frontage to Farm Road on its northern boundary.
- 3.51 Visibility: The land has high visibility from the Unitec campus including the marae, as well as from the future development to the north and east. It is also visible from Farm Road. It has good passive surveillance from future areas of urban development as well as from the Unitec campus. It adjoins the Unitec campus and is currently used by the campus for informal recreation, which is expected to continue.
- 3.52 Play area: This area has the potential for uses such as walking, sitting, nature observation, picnicking and informal play. The pond contributes a high amenity and diversification of the range of open space character within the precinct.
- 3.53 Landscaping: This area provides a high quality landscape amenity with immediate effect. The pond was established in the 1990s. It is now a mature planted area. The open space is currently grassed, and suitable for informal recreation and increased levels of planting, complimented by the landscape of the pond. It also adjoins the Wairaka Stream corridor on its eastern boundary, which is a culturally significant waterway, surrounded by a range of native plantings.
- 3.54 Shape factor: The site has an irregular polygon shape factor reflecting the current wetland and surrounding uses.
- 3.55 Land contamination: The plan change area has been subject to a PSI and DSI and the land has no known contamination.

### Stormwater Impacts

- 3.56 To provide clarity in respect of those areas of the precinct that will be subject to flooding, we have provided two maps from the Wairaka Precinct Stormwater Management Plan (SMP) (adopted by Council, and also provided with the application), refer Diagram 2 and Diagram 3. The map in Diagram 1 shows the future predicted flood plain extents once the precinct is fully developed, and the map in Diagram 3 shows the existing situation. The map in Diagram 2 does not show all overland flow paths but does show where surface water is expected to exceed 5cm. It also does not include the new swale drain approved under an early works consented located at outfall 6 that will have surface water within the channel during rainfall events. These maps were included in the SMP, and therefore have been approved by Healthy Waters and the Council. In addition, the model used to predict flooding was reviewed and signed off by Healthy Waters.
- 3.57 The swale at new Outfall 6 replaces what was a piped solution in the SMP and is now constructed in the same location as the proposed pipe. Being a daylighted channel it has an increased capacity over a piped solution with flooding being contained within the channel dimensions. With future connections this will have a positive effect on the predicted flood plain extent within the precinct. It remains consistent with the approved SMP.
- 3.58 The flood modelling shown in Diagram 2 does not represent the final landform which will change as development progresses and is therefore not known at this time. For example, the flood extents shown around Taylors Laundry and near Building 28 will likely disappear as the land is recontoured, and filling of the localised depressions is completed to create the desired landform. It is therefore not appropriate to identify final areas for e.g. drainage reserves on Precinct plan 1 at this stage, with areas to be determined as development progresses through the resource consent process.
- 3.59 Through redevelopment (as per the approved SMP), overland flow is to be concentrated within existing stream and water course corridors and within road corridors, with key sections of the network providing inlet and conveyance capacity for the 100-year event to completely remove surface flooding. Some sheet flow in parks may occur in extreme events but this is unlikely to be a significant area of concern/risk due to the very shallow depth (<5cm) and this occurs for short periods of time when rainfall exceeds the infiltration capacity of the soils.

3.60 The Council's flood plains are incorrect in Geomaps as they are based on an old Council model that does not include the existing extensive private stormwater network or the newly constructed swale drain at outfall 6. The Council's GIS therefore incorrectly shows flooding that is worse than the existing situation (refer Diagram 3).

Diagram 2: Future Predicted Flooding



**WAIRAKA PRECINCT  
STORMWATER MANAGEMENT PLAN**

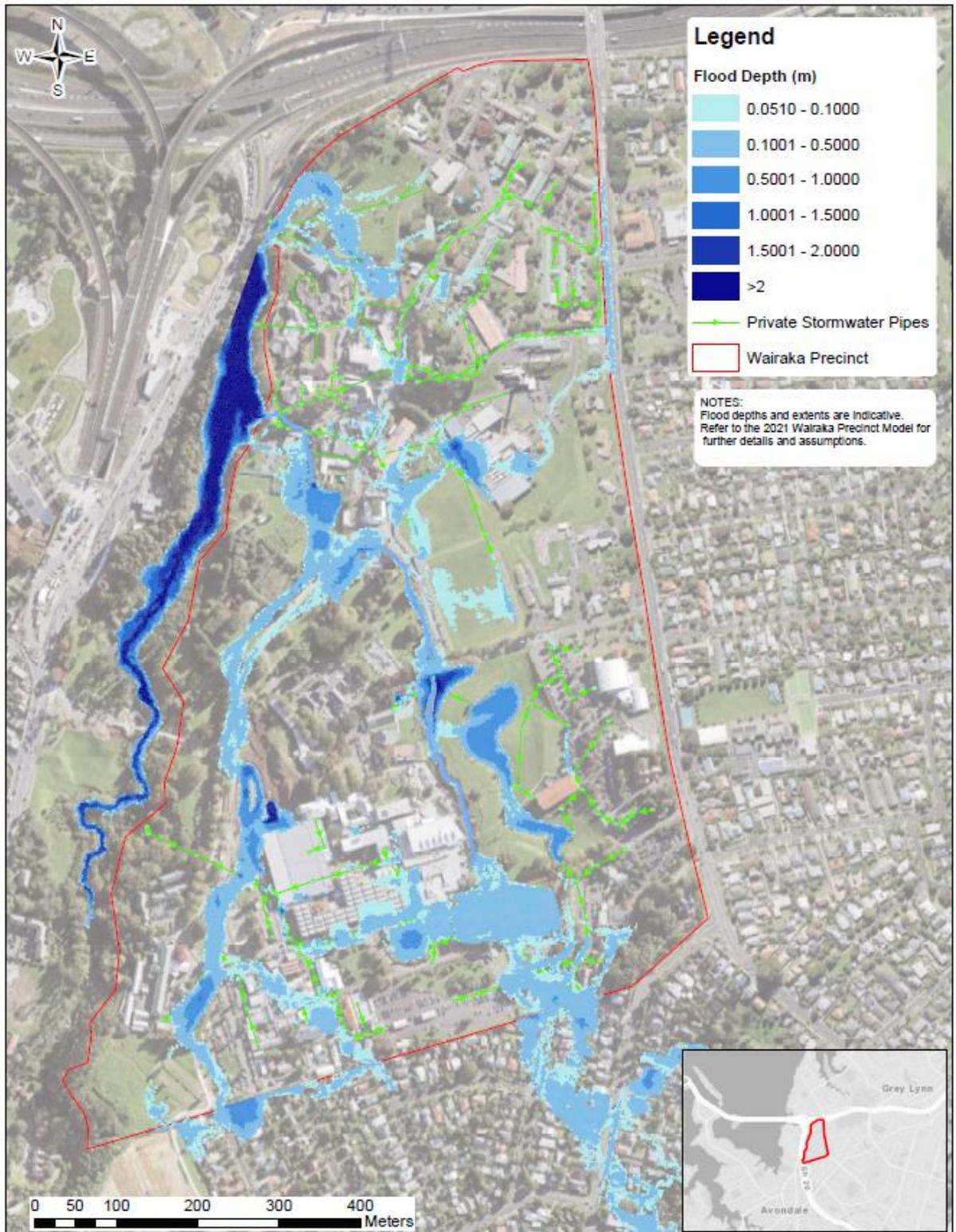
DATE: 29 APRIL 2021 DRAWN: PJ CHECKED: SM SCALE (A3) 1:4,000

**PROPOSED UPGRADES TO THE  
STORMWATER NETWORK**

**FIGURE 8.1**

While every care is taken by MPO Limited to ensure the accuracy of the digital data, MPO Limited makes no representation or warranties about its accuracy, reliability, completeness, suitability for any particular purpose nor does it accept any responsibility and liability (including without limitation, liability in negligence) for any expenses, losses, damages (including indirect or consequential damage) and costs which may be incurred as a result of data being inaccurate in any way for any reason. Electronic files are provided for information only. The data in these files is not controlled or subject to automatic updates for users outside of MPO Limited.

Diagram 3: Existing Flooding



**WAIRAKA PRECINCT  
STORMWATER MANAGEMENT PLAN**

DATE: 25 FEBRUARY 2021 DRAWN: PJ CHECKED: SM SCALE (A3): 1:4,000

**EXISTING FLOODING  
CURRENT NETWORK**

100 YEAR ARI  
**FIGURE 4.2**

While every care is taken by MPS Limited to ensure the accuracy of the digital data, MPS Limited makes no representation or warranties about its accuracy, reliability, completeness, suitability for any particular purpose and disclaims all responsibility and liability (including without limitation, liability in negligence) for any expenses, losses, damages (including indirect or consequential damage) and costs which may be incurred as a result of data being inaccurate in any way for any reason. Electronic files are provided for information only. The data in these files is not controlled or subject to automatic updates for users outside of MPS Limited.

## Sportsfields

- 3.61 The Council's policy and overall sportsfield analysis identifies a shortage of formal/ dedicated sportsfields within the region generally, including the western isthmus.
- 3.62 The Council's policy notes that as Auckland grows, demand will increase. A certain percentage of the likely population of the new community will be involved in active sports.
- 3.63 There have been a number of discussions between HUD and the Council over open space as part of the precinct, including whether dedicated sportsfields were proposed and would vest in Council.
- 3.64 HUD does not support the provision dedicated formal sportsfields at this location and they are not proposed in the plan change request. The provision of sportsfields needs to be resolved in terms of a regional network. To embed sportsfields in this location would have poor planning, urban design and community outcomes. Dedicated sportsfields, for obvious reasons, need to be restricted in terms of casual use by the community so that they are available for organised sports. They are also often access restricted outside these hours, to provide for grounds maintenance or protection and for safety reasons.
- 3.65 A residential neighbourhood needs high use multi-purpose open space land that can be used for a variety of different functions focused on local community needs. Regional sportsfields provide a degree of outlook amenity to open space for surrounding residents but they generally serve a wider population. Primarily they meet the sporting needs (depending on code) of a very specific portion of the community. However they do not meet a community's broader multi-functional open space needs which, given the projected size of the future community at this location, means they are particularly problematic to provide. There are also difficulties at this location in terms of providing suitable access and carparking.
- 3.66** Clearly the Council needs to meet its sportsfields needs in key areas and provide for this regional network in accordance with its open space and development contributions policies. However it is considered open space within Te Auaunga precinct should focus on serving the new community as well as being part of the walkable amenity of the new community, linking with the adjacent walkway network.

## 4 OPEN SPACE CONNECTIVITY, INTEGRATION AND QUALITY

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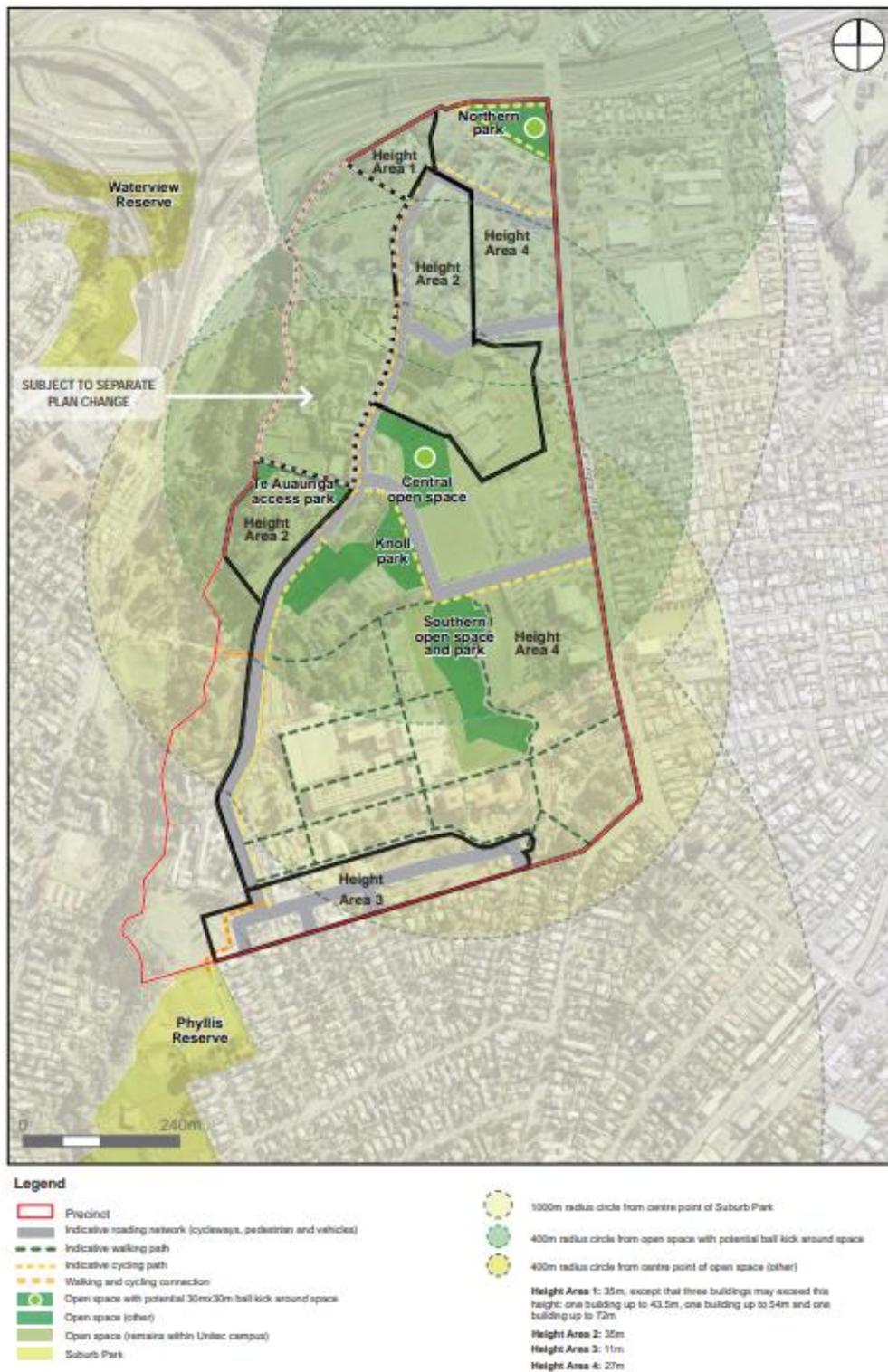
### Locational principles

4.1 The open space network within Te Auaunga has been located based on the following principles:

- (a) A distribution of open space in the north, central and south-east, including to complement the existing reserve areas adjacent to the site, west and south.
- (b) All open space to be on existing and consented walkway/cycleway networks to create easy access for residents.
- (c) the various open spaces, together, provide for the full spectrum of passive and informal active open space functions (but excluding dedicated sports).
- (d) Open space to have good passive surveillance for CPTED reasons.
- (e) Open space to be free of core hazards including flood plains, steep topography etc.
- (f) The open space to integrate with the adjacent open space, being the Te Auaunga walkway and Oakley Creek and Phyllis Reserve.
- (g) An open space park to be within a 400m walking distance of each dwelling.

Diagram 4 shows the 400m walkable catchment for each of these open space areas. With Phyllis Reserve it shows that all the Precinct is within 400m of a park. It also shows the Central Park is within 400m of each of the sites subject to additional height.

Diagram 4 – Open Space Accessibility Plan



A full sized copy is found at **Attachment 5.1**.

## Northern Open Space

4.2 Essentially the northern park is intended to provide passive public open space for the residential development in the north of the Precinct. However, its location has added strategic advantages:

- (a) It forms the foreground for the former Oakley Hospital building. It is a remnant part of the traditional gardens of the original Oakley Hospital. It also enables a significant visual appreciation of the historic frontage of the Oakley Hospital building.

The current non-heritage buildings within this land will likely be demolished and that part not required for road widening, added to the parkland

- (b) If the Council does not want this land as public open space, then it has the opportunity to be repurposed for a range of functions. It will make ideal private and communal open space for residents and add value to the heritage building if made exclusive. Obviously there is an opportunity for some buildings, particularly in the location of the existing structures, however, this would require consent under the heritage provisions of the Unitary Plan.
- (c) This open space could function primarily as an amenity area but has the opportunity for picnic and barbeque spaces and informal gathering spaces. As it is anticipated it will include more formal gardens, reflecting its heritage, it may not lend itself as well to informal recreational activity, e.g. kick a ball space or children's playgrounds.

4.3 The quality of this open space comes from:

- Its location adjacent to the heritage building.
- Its connectivity to Point Chevalier. With the anticipated upgrade of the motorway overbridge for walking / cycling, it creates a key public open space adjacent to the Point Chevalier town centre. While the motorway forms a visual and psychological barrier, the reality is that Pt Chevalier is within easy walking distance, at ~ 120 metres it is well within the 400m pedshed. With appropriate design detail, this open space is likely to be inviting to members of the public, be well integrated with Point Chevalier.

## Central open space

- 4.4 The central open space is a large flat area of open space (just under 1ha). It sits on the intersection of the walkway/cycleway leading up from Mt Albert to the South (the Waterview Shared Path) through Phyllis Reserve and into the dedicated cycleways within the Precinct that are being built as part of the development. It is on the walkway/cycleway that continues north to the former Oakley Hospital building and that there connects to the North-Western cycleway and to Carrington Road. It is also on the cycling and walking routes from upgraded Gate 3 which come down from Carrington Road, and form the Precinct's key East / West connection to Great North Road via the bridge on the Waterview Shared Path over Te Auaunga/ Oakley Creek
- 4.5 These roads, dedicated walkways and separated cycleways mean this open space is highly accessible from within the Te Auaunga Precinct and surrounding residential areas east of Carrington Road and in Mt Albert south, and Waterview west.. It is centrally located within the Precinct and within 500m of the majority of the proposed areas where increased height is proposed.
- 4.6 The new road configuration and engineering of the site means that this land is outside of any of the flood plain areas with only a minor overland flow path in one corner of the site. This is addressed at section 3 of this report.
- 4.7 This open space is large enough to provide for a multitude of uses including barbeque spaces, seating areas and active recreation. It is well suited for children's playgrounds and informal space for active play (e.g. kick-a- ball spaces).
- 4.8 Obviously the final design and configuration of the land would be a Council decision, if vested.
- 4.9 The central park is within 460m of the northern apartment developments and within 500m of the apartment buildings enabled between Gate 4 and Gate 2.
- 4.10 The significant majority of the residential development within the Precinct is in easy walking distance of this open space.
- 4.11 The location, topography and size and shape factor of this parkland enables a high quality design to deliver quality open space amenity to the new local neighbourhood.

### **Te Auaunga Access park**

- 4.12 The existing Te Auaunga walkway and Oakley Creek form a major open space network connecting suburbs from Mt Albert to Waterview. It is high amenity area well used by the public.
- 4.13 The proposed Te Auaunga Access park is intended to provide connection for the new Te Auaunga Precinct neighbourhood to this walkway, but also facilitate access for people on the eastern side of Carrington Road to connect into the Te Auaunga walkway, as current public access is informal, and would otherwise be restricted in this location (the closest public access is south at Phyllis Reserve or via the north-western cycleway).
- 4.14 The Te Auaunga walkway park is establishing as a high amenity area through the daylighting of the Wairaka Stream and the extensive planting completed along the connection.
- 4.15 On the Mason Clinic side, as part of that development, there will be a further additional 5m of tall, well-vegetated, planting. This will have an amenity but not an access function.
- 4.16 The walkway that will provide the connection in the walkway park is substantially built, although the last connection up to the new backbone road is deferred pending the completion of the future public road which will then integrate footpaths into the walkway connection.

### **Knoll Park**

- 4.17 Knoll Park is also part of the central open space provision.
- 4.18 Its topography provides a different form of amenity. It benefits from having a treed sloping ground facing west, and a more gentle sloping ground facing east.
- 4.19 It would be capable of taking a playground on the flatter ground, depending on future community needs. .
- 4.20 Its topography is well suited for picnic, barbeque, passive recreation, and seating areas.
- 4.21 The trees and a ground contour provide opportunity for relaxation and informal play spaces.

- 4.22 The amenity of the park is significantly enhanced by the Wairaka Stream which forms the eastern edge of the Knoll Park.
- 4.23 Knoll Park is adjacent to both the Central Park, the Te Auaunga Access Park and the South parkland, with the intervening land being the historic Pumphouse. It contributes to providing an interconnected, set of central and southern parks, with parkland amenity, fully connected through walkways.
- 4.24 The Pumphouse will be a private asset but the building is protected by way of heritage covenant. It is likely to be redeveloped for a food and beverage offering as it has been used historically.
- 4.25 This Pumphouse will provide a nucleus with the Knoll Park to its south, Central Park to its north - east, and the Te Auaunga Reserve and walkway and daylighted Wairaka Stream to the west.
- 4.26 The combination of these parklands, and the protected Pumphouse, enhances the recreational and amenity offer in the neighbourhood and the heritage building complements the open space qualities of this rea.
- 4.27 The treed slopes and the Wairaka Stream further enhance the inherent qualities of this parkland.

#### **South parkland**

- 4.28 The south parkland forms a key open space connection between the Unitec campus and the future residential development, including the stormwater wetlands. The wetlands are artificial, but long established, and present a high quality visual amenity. The wetlands themselves are intended to vest with the Council as stormwater assets, should they be accepted.
- 4.29 The park between has a gentle contour and will be connected to the Gate 3 separated footpath and cycleway which starts at Carrington Road and then connects to Unitec and further to the residential development land to the north and east.
- 4.30 The wetlands themselves provide a visual extension of the parkland, adding to its perception of critical size.

- 4.31 While the wetland primarily has a stormwater function, it adds to the amenity of the parkland, and a walking track around its perimeter is also shown in the Precinct plan to enable passive recreation.
- 4.32 All of the southern portion of the Te Auaunga Precinct is within a 400m walking distance of this park, which is likely to primarily serve passive functions, but is of sufficient size that other facilities could be located here if that was Council's preference.

#### **Other public open space**

- 4.33 In addition to the public open space within the precinct, to the south the precinct is located immediately adjoining the Phyllis Street reserve. This provides key amenity space for the new neighbourhoods within the southern portion of Te Auaunga Precinct.
- 4.34 The Shared Path (walkway/cycleway) network from Mt Albert to Waterview passes through the Phyllis Street reserve before extending through the south of the Precinct and joining with its internal networks, meaning this is reserve fully interconnected, and readily accessible from, all parts of the Te Auaunga Precinct.
- 4.35 Oakley Creek and its extensive walkway network form the western border of the Te Auaunga Precinct. The network and Oakley Creek provide an extensive open space network that will be accessible to future residents from several points, as well as having the proposed public connection described above. The functionality of the Creek reserve is reasonably specific, being to enjoy the amenity of the bushed valley corridor and the opportunity for walking. It adds to the amenity available to new residents within the neighbourhood.
- 4.36 The Waterview Shared Path overbridge links to what we understand is potentially future public open space at the western end of the bridge. This area is currently sloped grass, with no specific facilities, but is well connected into the walkway networks on the western side of Oakley Creek.

#### **Communal and private open space**

- 4.37 In addition to the public open space, as for all development, the Plan includes private open space requirements for all new dwellings varying between balconies for upper level dwellings, and ground contact open space areas.

- 4.38 In addition, the controls on the former Oakley Hospital building with the protected courtyards between the western, central and eastern wings to its south will provide spaces for communal private open space.
- 4.39 In the north-western block where the three high rise buildings are provided, the planning concept and urban design approach here is for towers rather than large spread-out building platforms. This creates private space around these buildings. While the distribution of communal open space is a matter to be worked through as part of individual development applications, there is obviously, through this development and all development, a reasonable prospect that there would be some communal private open space provided..

## 5 EFFECTS OF THE BUILT DEVELOPMENT ON OPEN SPACE

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5.1 This section first describes those parts of the precinct in which increased maximum building height is proposed and the location of proposed and current open space in relation to those areas. This is followed by an assessment of potential effects on adjacent open spaces, including shading and potential adverse visual effects.

5.2 In summary:

- (a) The plan change makes no change to the maximum building heights currently enabled by the operative Wairaka Precinct over the majority of the precinct, with locations in which increased height is proposed being limited to discrete parts of the precinct.
- (b) Potential adverse effects from additional shading resulting from development within the increased height areas on adjacent open space are assessed to be very low to low, due to a combination of factors including the distance of the open space from the height area, the position of the open space relative to the height area, the extent of shading already enabled by the operative Wairaka Precinct's planned multi-storey built form, and a building setback applying from the adjoining Open Space – Conservation zoned Te Auaunga / Oakley Creek.
- (c) The proposed additional height will not be visually dominant on adjacent open space due to the above factors, and within the context of the multi-storey buildings currently enabled within the precinct. Proposed matters of discretion for new buildings will further assist in ensuring potential adverse effects are considered in the more detailed masterplanning and design phases thereby reducing any potential adverse visual effects on the open spaces resulting from the additional height, such as through consideration of the location, design and appearance of building form.

### **Locations of proposed increased maximum building height**

5.3 The plan change largely maintains the permitted height enabled by the operative Wairaka Precinct, which over the majority of the precinct is 27m. The plan change proposes to increase maximum building heights above those currently enabled in discrete parts of the precinct. These are shown in Attachment 1 and described below:

- (a) Height Area 1: The maximum building height is proposed to increase in this area to 35m, except that three buildings may exceed this height: one building up to 43.5m, one building up to 54m and one building up to 72m. Height Area 1 (HA1) is at the northern end of the precinct.
  
- (b) Height Area 2: The maximum building height is proposed to increase in this area to 35m. Height Area 2 (HA2) is applied in two parts of the precinct:
  - (i) One location is directly to the south of HA1 and extends south over the area currently occupied by Taylors Laundry. For the purposes of this response, this area is called 'HA2 North.' The operative height in HA2 North is 27m.
  
  - (ii) The other location is directly to the south of the Mason Clinic Plan Change 75 area and adjoins the precinct's western boundary with Te Auaunga / Oakley Creek. For the purposes of this response, this area is called 'HA2 West.' The operative height in HA2 West is 27m in its northern half and 16m in its southern half (zoned Terrace Housing and Apartment Building (THAB)).

#### **Location of open space**

5.4 Open spaces adjacent to HA1, HA2 North and HA2 West are described below:

- (a) Northern open space: This is to the north-east of HA1, separated from it by the Former Oakley Hospital Building.
  
- (b) Central open space: This is to the south-west of HA2 North, adjacent to the existing Taylors Laundry buildings.
  
- (c) Te Auaunga access park: This is proposed to provide access between the precinct and Te Auaunga / Oakley Creek. It is at the northern end of HA2 West.
  
- (d) Knoll Open Space: This is to the east of HA2 West, on land with varied topography on which there is an existing grove of mature specimen trees. It is separated from HA2 West by part of the required road network.

- (e) Te Auaunga: The creek, which has Open Space – Conservation zoning, borders the precinct to the direct west of HA2 West. Adjoining Te Auaunga / Oakley Creek is an area of Open Space – Informal Recreation zoned land which fronts to Great North Road.

## Assessment of effects

### *Northern Open Space*

#### Shading effects

- 5.5 Updated shading diagrams provided as part of the response to Council's clause 23 queries model shadow cast by the maximum building envelopes enabled by the operative precinct provisions and also as proposed by the plan change provisions from 9am – 5pm, at two hourly intervals, on the Winter Solstice, Spring Equinox, and Summer Solstice. These diagrams show no shadow cast on the Northern park from the proposed three buildings in HA1 above 35m in height.
- 5.6 Amenity effects from shadow cast by the proposed additional height in HA1 on the park are therefore nil.

#### Visual effects

- 5.7 The view from the Northern park south-west to HA1 would be to a group of taller buildings some 80m from the open space behind the Former Oakley Hospital Building. These would be more visually prominent as seen from the open space than the 27m high buildings currently enabled by the operative Wairaka Precinct in this area. However the modulation of overall massing and scale of the buildings (through stepping of maximum heights: 43.5m, 54m and 72m); the distance they will be viewed from; the foreground view to the Former Oakley Hospital Building; and the extensive matters of discretion proposed that relate to the design and appearance of new buildings (I334.8.1(1A) and (1B)), which will further articulate and add visual detail and interest to the buildings, mean that they will not be visually dominant as seen from the Northern park, nor out of context within the anticipated urban character already enabled in the area.

### *Central Open Space*

#### Shading effects

- 5.8 The Central open space is an approximately 1ha / 70m wide area of open space. The 'Te Auaunga Precinct Open Space Proposals' document attached to the Assessment of Landscape and Visual Effects report identifies this space as offering the opportunity to provide for informal recreation.
- 5.9 The operative Wairaka Precinct enables multi-storey buildings (7-8 floors) up to 27m in height to be built adjacent to the Central open space. This currently enabled bulk adjacent the open space is retained by the plan change except for along the north-eastern boundary with the open space where 35m high buildings (10 storeys) in HA2 North are enabled. Along the eastern side of the Central Open Space, the 35m height area is set back from it by up to 50m behind the operative 27m height area.
- 5.10 The shading diagrams show that within the Central open space area in the proposed precinct and the equivalent area of open space in the operative precinct a similar extent of shadow is cast over the open space by enabled building bulk throughout the year. While there is some additional shadow cast over parts of the open space by the plan change proposed bulk on the Summer Solstice, this is limited to early and later in the day. Opportunities will remain for people to seek out sunny as well as shaded portions of open space within the precinct.
- 5.11 Overall, and within the context of the reasonably large size and width of the open space, adverse effects of any additional shading on the Central open space from the height proposed in HA2 North are considered to be very low.

#### Visual effects

- 5.12 Noting the medium density, urban scale buildings (7-8 storeys / 27m) currently enabled by the operative Wairaka Precinct directly adjoining the Central open space, buildings of an additional 2-3 storeys (10 storeys / 35m) within the context of this part of the precinct will not introduce a significant change to the visual environment experienced from within the open space. The general setback of the proposed 35m height area from the open space (i.e. set behind currently enabled 27m height areas) will mean that the additional height will not be overly prominent, with the extensive matters of discretion proposed for new buildings (I334.8.1(1A)) further reducing any scale related effects through Council retaining control on matters including articulation of building form and facades. Overall, this combination of factors means that the additional 2-3 storeys of height proposed within HA2 North as seen from the Central open space would not be visually dominant.

#### *Te Auaunga Access Park*

#### Shading effects

- 5.13 Multi-storey buildings of up to 27m height are currently enabled along the southern edge of the proposed Te Auaunga access park by the operative Wairaka Precinct. The plan change enables an increase in building height to 35m (an additional 8m / 2-3 storeys in overall building scale) in this area. As shown by the updated shading diagrams, the generally southern placement of potential 35m high buildings relative to the open space results in Te Auaunga access park being largely in sun throughout the year, with shadow limited to the eastern extent of the open space at 9am on the Winter Solstice.
- 5.14 Resulting shading effects on the amenity of the access park are considered to be very low.

#### Visual effects

- 5.15 The additional height proposed in HA2 West is not considered to be visually dominant on users of Te Auaunga access park. As noted, the operative Wairaka Precinct enables 7-8 storey (27m) buildings to be constructed directly adjoining the open space. This is already a location where an interface with a very urban nature and scale is anticipated. Furthermore, pedestrians' awareness of an additional 2-3 storeys would be limited by the direct proximity of the buildings to the space.

#### *Knoll Open Space*

#### Shading effects

- 5.16 Knoll park is to the east of HA2 West with the Spine Road between. The plan change proposes to increase maximum building height in HA2 West to 35m from the operative 27m in the northern half of the area. Separated from the height area by the precinct's Spine Road (part of the required road network) and the existing Pumphouse building (a distance of up to 70m), and with reference to the updated shading diagrams, adverse amenity effects on the park from additional shading cast by this extra height are considered to be very low.
- 5.17 In the southern half of HA2, the plan change proposes to increase maximum building height from the operative 16m to 35m. Separated from this area by the Spine Road, adverse amenity effects on the park from additional shading cast by this extra height are considered to be low.

#### Visual effects

- 5.18 The increase in maximum building height in HA2 West to 35m will result in an increase in the visual prominence of built form as experienced by users of Knoll park. Given the intensified urban environment already enabled within the precinct, this increase is considered not to be visually dominant or out of context.

*Te Auaunga Creek – Open Space Conservation zone*

Shading effects

- 5.19 The three buildings above 35m in height in HA1 will not cast shadow on the Open Space – Conservation zoned land / Te Auaunga / Oakley Creek adjoining the precinct to the west except for at the very northern end of this open space at 9am on the Winter Solstice (refer shadow diagrams in Attachment 2 to the UDA). The effects of this on the open space are assessed at section 5.2.4 / page 30 of the UDA. The assessment notes the shadow moves quickly off the open space and concludes that overall effects on its amenity are very low.
- 5.20 The updated shadow diagrams show the additional building height proposed in HA2 West do not cast new shadow on the adjacent Open Space – Conservation zoned land / Te Auaunga Creek corridor (nor the Open Space – Informal Recreation zoned area of land along Great North Road which adjoins Te Auaunga / Oakley Creek), except for a very small area of shadow on the Creek at 9am. Given shadow already cast by the Te Auaunga / Oakley Creek's position in a low lying valley and extensive tree canopy within it, the new shadow – which moves quickly off the area - is unlikely be perceived by users of the open space. Any amenity effects on the open space from this additional shadow are very low.

Visual effects

- 5.21 The views available to people walking along the path network alongside Te Auaunga / Oakley Creek within the Open Space – Conservation zoned land towards HA2 West would be to higher ground largely screened from view by existing trees within the open space. This, and the plan change's retention of the operative Wairaka Precinct's required minimum 10m setback of any building from the external precinct boundary with the Open Space Conservation zone, means that there would be likely minimal clear views to the HA2 West additional height such that it would not be visually dominant.

## **Matters of discretion**

5.22 Expanding on the discussion above, potential visual effects of the proposed additional height on adjacent open space are also managed by the proposed matters of discretion for new buildings in Te Auaunga Precinct. Council maintains discretion when assessing new buildings on matters of the appearance of new buildings as seen from public open space. These provisions relate to the general articulation of building form and facades and will positively contribute to managing and reducing any potential visual dominance effects on open space resulting from those discrete areas within the precinct within which additional height is proposed.

5.23 Examples of relevant proposed matters of discretion are:

### **I334.8.1(1A)**

(b) Building form and character:

(i) whether building design and layout achieves:

(c) articulation of any building façades which adjoin public roads and identified open space on Precinct plan 1, to manage the extent of large blank and/or flat walls and/or facades;

(k) long building frontages are visually broken up by façade design and roofline, recesses, awnings, balconies and other projections, materials and colours;

## 6 STRATEGY AND ACQUISITION

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6.1 The following section covers two matters:

- (a) the open space strategy relating to height and density; and
- (b) the expectation around acquisition.

### **Strategy**

6.2 This plan change follows an extensive analysis by the design team, including urban design, landscape and open space specialists, to identify the appropriate size, location, provision and key functions of the open space to be provided within the precinct.

6.3 In summary:

- (a) The level of open space provision is extensive at approximately 15% of the residential development land area including the Crown land and Whai Rawa land.
- (b) The proposed open space has the potential to include amenity areas, planting, informal recreation, playgrounds / mara hūpara and space for recreational activity ranging from picnics to informal games / kick-a-ball spaces, nature play, loop walks, seating, nature observation, and public amenities such as cafés, notably within the former Pumphouse.
- (c) This provides for the open space needs of local residents.

6.4 Furthermore, the open space will provide significant amenity to the adjacent residential areas including outlook space access to green amenity / nature as well as legal access to and from Te Auaunga walkway.

6.5 As in all communities, new residents will also use the open space and community facilities generally within the area including sportsfields, parks, libraries and community halls. Extensive mapping of the walkable catchments of existing facilities was undertaken to inform the proposed provision and layout of the open space provided.

- 6.6 The precinct adopts the standard private open space requirements for dwellings as set out in the Auckland Unitary Plan (Operative in Part). This plan change does not seek to reduce or alter any of those private open space requirements. The assessment criteria address the needs for private open space.
- 6.7 This plan change provides within its boundaries the appropriate level of accessible open space and functionality for a residential community at the enabled heights and population density proposed. This includes the constraints imposed in Height Area 1 by the maximum diagonal dimension of buildings above an 8.5m high podium.
- 6.8 The additional height and density also mean that additional yield will be enabled by this plan change which will have a corresponding increase in overall development contributions as these are based on a “household unit equivalent”. This is relevant to the second component of this request for information, the response to which is set out below.

### **Acquisition**

- 6.9 All intended public open space addressed above is proposed to vest in the Council, but obviously subject to Council accepting the public open space, and associated agreements with Council on the terms of the vesting and normal land value considerations.
- 6.10 HUD considers there needs to be an agreement with the Council in the form of an Infrastructure Funding Agreement (IFA) or equivalent to address the acquisition of open space in accordance with the policies discussed above. That is explained below. An IFA would be part of a separate process in the usual way, i.e. outside this plan change process, and therefore while certain assumptions have been made in this application the outcomes are not able to be committed by the applicant unilaterally. However, changes to the plan to address any negotiated outcomes are at the applicant’s risk. .
- 6.11 The planning assessment and section 32 analysis forming part of this plan change application identified HUD’s proposal that all of the approximately 5.16ha of open space provided vest in the Council as public open space. The land intended to vest as open space, subject to “acquisition” includes:
- The 7,551m<sup>2</sup> Northern Open Space
  - The 9,773m<sup>2</sup> Central Open Space

- The 3,246m<sup>2</sup> Te Auaunga Access Park
- The 14,707m<sup>2</sup> Knoll Open Space, south of the Pumphouse and encompassing the knoll between the Wairaka Stream and the Spine Road

6.12 The land areas (set out above) are all key open space to provide public amenity.

6.13 In discussions with the Council, HUD understands there may be a preference for individual agreements on particular assets e.g. a different agreement for roading, parks, and stormwater. HUD is happy to discuss how these might be set up at the appropriate time. It does not consider this plan change is the correct forum to negotiate these matters, as this is a separate process to be worked through with the appropriate Council representatives.

6.14 Specifically on open space, HUD always understood that the Council would wish to apply its development contribution approach to the vesting of the proposed open space areas, rather than financial contributions, as it does consistently throughout the region. However, HUD has no preference as to which approach is ultimately applied and is committed to working with Council to determine the appropriate method of providing for the identified open space.

6.15 In that respect, HUD considers that the appropriate method to address these matters is through a separate IFA. This is a common technique used by the Council on major developments and would occur outside of the plan change process. This approach would accord with the existing separate agreement between the Crown and the Council relating to transport funding arrangements.

6.16 In summary:

- (a) open space is proposed to vest in the Council as public open space; and
- (b) an agreement which, if standard, provides for an offset in contributions is expected in recognition of that vesting.

## 7 OPEN SPACE POLICY ASSESSMENT

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### **Parks and Open Space Acquisition Policy (2013)**

- 7.1 The policy does not provide specific ratios for open space provision, instead it emphasises the importance of providing high-quality and accessible open spaces that meet the needs of the community. It states that changes to Aucklanders' needs and preferences will influence the location and amount of land that will need to be acquired for parks and open space.
- 7.2 This plan change has the potential to substantially increase the amount of public open space land within the precinct and available to residents within the precinct and beyond it.
- 7.3 In respect of public open space, the current precinct provides for one neighbourhood park of some 3,611m<sup>2</sup> only.
- 7.4 The precinct is complemented by the Phyllis Reserve immediately south of the precinct, and the extensive Te Auaunga riparian corridor and associated walkway network which also adjoins the precinct. Mapping of the walkable catchments (500m radius) of open space within and beyond the precinct has demonstrated a good level of open space accessibility. Unlike the existing precinct provisions, the plan change does not identify private open space, which will supplement the extensive public open space provision.
- 7.5 This plan change will provide for 5.16ha of open space of which approximately 4.5ha is proposed to vest in the Council as public open space (subject to the Council accepting this) and a further ~0.6ha will be vested with a primary stormwater function, whilst also affording open space amenity.
- 7.6 This is more than an eight-fold increase in public open space between the existing Wairaka Precinct plan and the proposed Te Auaunga Precinct plan.

### **Open Space Provision Policy (2016)**

- 7.7 The policy does not establish a specific target for the provision of open space in terms of a ratio of open space to population. Instead, it emphasises the importance of defining the purpose of each open space area to comprehensively consider the diverse opportunities and outcomes offered within the open space network. As a result, the provision metrics are determined based on a set of open space typologies that consider the function and/or scale of each specific open space.

7.8 The policy states that the assessment of open space provided in plan changes should address the following factors<sup>1</sup>:

- (a) existing open space network in the area (function of existing reserves, distance to site);
- (b) overall concept for the open space network;
- (c) plans identifying the proposed open space network, including typologies, approximate location, size of each open space;
- (d) assessment of the proposed network against the provision measures;
- (e) plans clearly demarcating public open space, esplanade reserve and green infrastructure areas that include the size and dimensions of each space and the extent of flood plains;
- (f) proposed funding and implementation mechanisms;
- (g) timeframes for implementation; and
- (h) demonstration of concepts and feasibility for significant open spaces, or in areas subject to constraints (steep topography, encumbrances, hazards).

7.9 In this regard:

- (a) Development within the precinct will integrate with Te Auaunga / Oakley Creek public open space network and Te Auaunga network and will integrate with the Phyllis Reserve.
- (b) Precinct plan 1 clearly identifies the location and extent of public open space.
- (c) All open spaces are of a usable size, shape, and contour to meet their functions.
- (d) All open spaces are clear of floodplains, apart from the ponds designed to manage stormwater, which are excluded from the open space area calculation, and the daylighted Wairaka Stream. There is an overland flow path in a small part of one park.

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<sup>1</sup> Open Space Provision Policy 2016, p39.

(e) The open space has good topography and is clear of any physical encumbrances.

(f) The open space has varied characteristics to provide for a range of different experiences and recreational activities.

7.10 The policy encourages developers to consider the specific needs of the community when determining the amount and type of open space to provide in the context of residential developments. Provision of a variety of different types of open space including parks, playgrounds, sports fields, and natural areas, is encouraged to ensure that the needs of different user groups are met.

7.11 This plan change:

(a) Significantly increases the amount of public open space within the precinct (subject to Council accepting / agreeing the acquisition of such open space). The operative Wairaka Precinct provides one neighbourhood park of 3,000 to 5,000m<sup>2</sup>. This plan change proposes (excluding open space set aside for a stormwater function) 4.3ha of public open space or 8.6 times the amount of public open space provided within operative Precinct plan 1. The operative Precinct plan 1 did provide for private open space. The plan change proposes a more extensive provision of public open space which is well distributed within the precinct.

(b) Provides for a variety of different open space functions and characteristics to enable a range of recreational experiences and amenity. This is addressed earlier in this report. The plan change includes areas that can be utilised for active play, or areas to kick a ball around, room for picnic and barbeque areas, ecological areas, walkways and more passive, informal landscape areas with extensive opportunities for seating, walking loops and the use of the open space network to pass through the site through connections with the street network.

(c) The plan change integrates open space and heritage, including at the Former Oakley Hospital Building, where a complementary open space is provided for in front of the building, setting the building in its northern landscape curtilage, and providing opportunities for the public to appreciate the building from the park. The open space in front of the Former Oakley Hospital Building is immediately adjacent to the three new proposed residential tower sites in Height Area 1. This is an area of flat land, 6,891m<sup>2</sup> in area, and clear of any overland flow path. It provides high amenity open space strongly connected to the precinct's historic identity. This open space is subject to the "extent of place" classification under the heritage provisions of the Unitary Plan.

If this land is not to vest in the Council and be used for public open space; it can remain and be developed as activities appropriate within the 'extent of place', or private open space for the occupants of the former Oakley Hospital Building.

- (d) Similarly, the historic Pumphouse building has open space surrounds, including a reinforcement of its historic connections to water supply, with the daylighted Wairaka Stream and Te Auaunga access park connecting this area to the adjacent open space reserve lands. The Knoll park also provides a setting for Building 48, which remains within the Unitec campus but will retain its long-standing northern outlook to this public open space.
- (e) The open space provision reflects the topography and ecology of the precinct. Again, this is set out in more detail in responses OS3 and OS4.
- (f) This plan change provides for an extensive area of residential development enabling a range of housing typologies, assisting in the establishment of a diverse community. The open space provision provides for a range of different open space experiences to support the community.

#### **Albert-Eden Sport and Recreation Facility Plan (2021) ("ASFP")**

7.12 The ASFP has a focus on accessibility, inclusivity, and community health and wellbeing.

7.13 The ASFP focuses on the provision of facilities that support physical activity and healthy lifestyles, and that provide opportunities for people of all ages and abilities to participate in sport and recreation.

7.14 In qualitative terms, the ASFP emphasises the importance of providing facilities that are accessible, inclusive, and that meet the needs of a diverse community. It also highlights the potential benefits of sport and recreation facilities for community health and wellbeing, and the importance of considering environmental sustainability and resilience in the development of new facilities.

7.15 This plan change:

- (a) Provides for a variety of open space experiences.
- (b) Provides open space areas that are geographically spread through the precinct and complemented by the existing Phyllis Reserve on the southern boundary.

- (c) Provides important connections into Te Auaunga walkway network.
- (d) Provides a broad range of different experiences which will help in fostering inclusivity, community health and wellbeing.
- (e) Enables a range of activities that will provide for a variety of recreational pursuits, other than formal sportsfields.
- (f) Enables a scale of development and nature of open space which responds to the likely make up of the new community. It is not simply one offer but establishes the potential for a variety of recreational opportunities to suit community needs, different types of recreation and different personal preferences.
- (g) Provides open space areas that are accessible to the residents within the precinct and the wider general public, including as they are well connected via walkways to the surrounding residential neighbourhoods.
- (h) Provides direct formal access for the community east of Carrington Road through the precinct to Te Auaunga walkway network via the new consented public road network. These are the roads currently under construction pursuant to the backbone consent. This new road network is shown on Precinct plan 1.

#### **National Policy Statement on Urban Development and Regional Policy Statement**

- 7.16 With respect to these policies, the plan change provides for a significant level of open space with the potential to have a broad range of functions and enable a range of recreational uses to establish within the precinct.
- 7.17 The plan change facilitates access to the extensive walkway along the stream margins of Te Auaunga.
- 7.18 Open space is integrated into the development including management of reverse sensitivity issues.
- 7.19 Accordingly, HUD considers that the plan change gives effect to the policies referenced.

## 8 COMPARISON OF OPEN SPACE BETWEEN WAIRAKA PRECINCT AND TE AUAUNGA PROPOSED PRECINCT

8.1 The below table compares the mapped open space of the operative Wairaka precinct versus this plan change broken down into drainage, ecological, passive and active areas. Notably, private open space has not been mapped in the plan change and will be in addition to the figures below.,

The figures below have been rounded down or up to the nearest 0.1ha.

**Diagram 4 : Land Area Comparisons**

Function	Operative Plan		Proposed Plan Change	
	Public open space	Mapped Private open space	Public open space	Mapped Private open space
Drainage	Nil	0.6ha	0.6ha	Not Prescribed
Ecological	Nil	0.3ha	0.3ha	Not Prescribed
Passive	Nil	6.2ha	3.2ha	1.2ha*
Active	0.3-0.5ha	0ha	1.0ha	Not Prescribed
<b>Total</b>	<b>0.3-0.5ha</b>	<b>7.1ha</b>	<b>5.1ha</b>	<b>1.2ha</b>

\*This figure includes the retained Untiec passive open space at approximately 1.2 ha. The purpose of including this land in this table is to provide a direct comparison between the private open space shown on the Operative Wairaka Precinct Plan and the open space proposed under this plan change. The future of this land is a decision for Unitec.

8.2 The active open space is assumed as flat area suitable for playgrounds and areas of play and activity.

8.3 Passive open space is seen as the more pleasant garden areas, suitable as places to walk and picnic.

8.4 Ecological open space primarily services an ecological function. In the table, the ecological area comprises the southern pond which is approximately 1 hectare of the South open space. The remaining South open space has the potential to serve a passive open space function.

8.5 The Knoll Open Space is south of the Pumphouse and encompasses the knoll between the Wairaka Stream and the Spine Road. This open space has been treated as passive open space notwithstanding

that it has an ecological function with mature trees on approximately half of this land. It may also be possible to incorporate some areas for play into this area.

## 9 REALLOCATION OF THE MASON CLINIC PRIVATE OPEN SPACE TO PUBLIC OPEN SPACE

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### Crown Undertaking

- 9.1 The Crown (represented by HUD), the then Waitematā District Health Board (now Te Whatu Ora – Health New Zealand (“TWO”)), and Council were engaged in negotiations on open space and the portion that was included in the TWO expansion land since March 2020. This was some time prior to either TWO’s plan change or this current plan change proposal. In order to resolve the issues raised by the anticipated expansion of the Mason Clinic, the Crown offered the Council an agreement relating to the relocation of open space on to the Crown land.
- 9.2 Ultimately, Council declined to enter into such an agreement, preferring to deal with open space issues through a different forum (presumably now including this plan change, which was anticipated at the time).

To provide context for TWO’s own plan change, Plan Change 75 (“PC75”), HUD wrote to the Council confirming that an equivalent open space provision to that being removed from the Te Whatu Ora land would be provided within the HUD land.

- 9.3 The below illustrates how this is achieved, comparing the operative Precinct plan 1 notations to that proposed through this plan change.

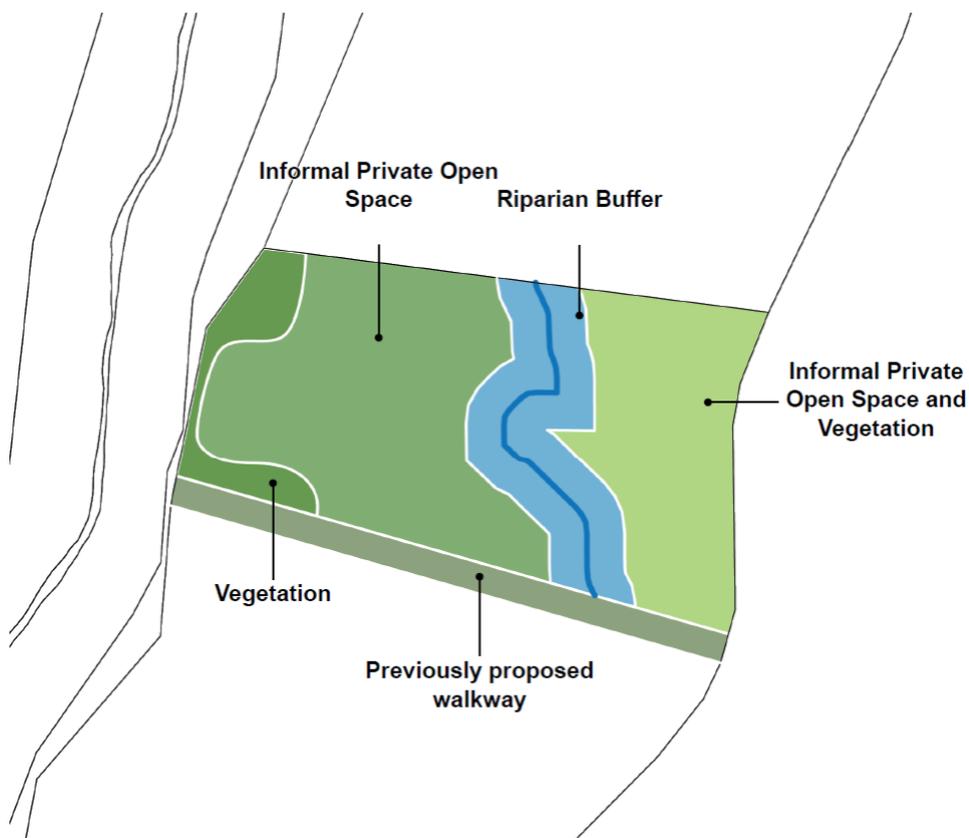
### Operative Precinct plan 1 notations

- 9.4 The operative Precinct plan 1 provides for a 1.2ha area of “Key open space (private)” on the land adjoining the southern former Mason Clinic boundary. This land was not intended nor identified on the Precinct plan for use as public open space.
- 9.5 The 1.2ha is shown on the **Diagram 5** below. It comprises approximately:
- (a) 874m<sup>2</sup> of mature bush along the embankment of Te Auaunga / Oakley Creek;
  - (b) 4,752m<sup>2</sup> of relatively flat grassland used for private passive open space, amenity areas or gardens;

- (c) 2,089m<sup>2</sup> sitting above the piped drainage channel which was to be daylighted to restore this part of the Wairaka Stream to a daylighted, naturalised condition. (Assessed as a 10m riparian yard either side of the stream);
- (d) 3,118m<sup>2</sup> being a triangular area between the Wairaka Stream and the new Spine Road. This was suitable for a landscape amenity area; and
- (e) 1,218m<sup>2</sup> to provide a walkway connection between the Spine Road and Te Auaunga walkway and its associated open space network. (Assumes an 8m wide walkway but excludes the bridge over the Wairaka Stream (counted as riparian).)

**Diagram 5 : Proposed Precinct plan 1 notations**

**Mason Clinic - area calculations**



9.6 Proposed Precinct plan 1 provides a 'replacement' open space area of 1.3ha. This comprises approximately:

- (a) 1,070m<sup>2</sup> of vegetation along the embankment of Te Auaunga Stream;

(It should be noted that the precinct provisions under both this plan change and PC75 protect the 10m of bush along the embankment on the Mason Clinic land. Rather than a substitution, this is an additional provision.)

- (b) 9,773m<sup>2</sup> of flat usable open space land, centrally located. This is intended for informal active recreation including kick-a-ball space, playgrounds / mara hūpara, seating, picnic areas and other informal recreation;
- (c) 705m<sup>2</sup> for the daylighting of the Wairaka Stream. This work has been completed within the land administered by HUD. There is an existing resource consent for the Wairaka Stream daylighting within the Te Whatu Ora land (BUN 60386270); and
- (d) 1,480m<sup>2</sup> of walkway connecting to the existing Te Auaunga walkway. This walkway is substantially complete with the pedestrian path formed and planting in place. It is only the last portion connecting to the new Spine Road that is awaiting the construction of the footpath on the Spine Road itself to finalise this public walkway connection.

#### **Area comparison**

- 9.7 In terms of a comparison between the existing precinct plan and the plan change, the following should be noted:

##### *Open space relocation*

- (a) The proposal is to vest all land referred to in section 2 above as public open space with the Council. Effectively, what was identified on the operative Wairaka Precinct plan 1 as private open space is intended through this process to become public open space.
- (b) The comparison, in terms of the gross area, is virtually identical. The new land area is marginally larger but not to any significant degree. The original private open space notated on the operative Precinct plan 1 is 1.2ha. The new public open space comprising the central open space and the walkway connection is 1.3ha.
- (c) The area of land in native bush escarpment under the operative Wairaka Precinct plan 1 is 874m<sup>2</sup>. Under the proposed Precinct plan 1 it is 1,070m<sup>2</sup>. The bush along the Te Auaunga / Oakley Creek

is protected on both the HUD land and Mason Clinic land. The proposal is that both areas of bush will be retained, meaning the retained bush area would be approximately 1,940m<sup>2</sup> in total.

- (d) The land area for daylighting of the Wairaka Stream is not a substitution, it is proposed in addition. The area of the Wairaka Stream administered by HUD has already been daylighted. This work is complete and the landscaping well established. The Council has approved all landscape plans and signed off the final works. This creates 705m<sup>2</sup> of public open space.
- (e) This compares to 1,848m<sup>2</sup> under the operative Precinct plan 1. However, it is understood the intention of Te Whatu Ora will be to continue the daylighting of the remaining piped portion of the Wairaka Stream within their site. The full Wairaka Stream daylighting was anticipated in the relevant resource consent for this work. The likelihood is that this will remain private open space, as there will be no public access.
- (f) The comparison of the walkway under the operative Wairaka Precinct was 1,218m<sup>2</sup>. Under this precinct it is 1,480m<sup>2</sup>. The reason for this is to get a better gradient connection to the alignment of the existing Te Auaunga / Oakley Creek walkway.

*Total area of open space*

- (g) The total area of private open space identified on the operative Precinct plan 1 is 7,870m<sup>2</sup>. In addition, a 3,000 to 5,000m<sup>2</sup> neighbourhood park adjacent to the western end of the Gate 2 Road is identified on the operative Precinct plan 1 to be provided as public open space.

9.8 By comparison, the total area identified on the proposed Precinct plan 1 to be provided as public open space is 9,773m<sup>2</sup>. This is a increase of about 1,900m<sup>2</sup>, or more than doubling of the potential public open space area. (Private open space, while not mapped, will be provided in addition.) While the proposed land area to be provided in open space under the plan change is slightly larger (when both public and private areas on the operative Precinct plan 1 are considered), the fundamental difference is a doubling of the public open space providing for more active and passive/ informal recreation, amenity open space, seating area, playgrounds etc.

9.9 The preciseness of the figures are somewhat arbitrary as they are scaled off existing plans and documents. The key point is that there has been an equivalent provision of public open space for the land identified as private open space in the current precinct plan – land now in the Mason Clinic.

## Functions comparison

- 9.10 As discussed above, the functions of the relevant open space identified on the operative Precinct plan 1 were to preserve the mature bush along the embankment of Te Auaunga / Oakley Creek, provide passive recreation for future residents (held privately), provide an open space area within which the Wairaka Stream would be able to be daylighted, and provide a pedestrian connection between the precinct and Te Auaunga / Oakley Creek.
- 9.11 These functions are maintained, and enhanced, in the plan change.

## Conclusion

- 9.12 The HUD letter referred to above set out the Crown's intention to find an equivalency in the lost private open space under the plan change. That consistency has been achieved in terms of:
- (a) The status of the land: it is proposed that it becomes public open space and not confined to private open space as is the current situation.
  - (b) The land area: the land area has slightly increased from 1.0 to 1.3ha, but to all intents and purposes is the same. Clearly there is no mathematical reduction.
  - (c) The functionality of the land in terms of usable amenity for informal recreation is substantially increased.
  - (d) The same bush protection applies.
  - (e) The same principle of daylighting of the Wairaka Stream and related protections apply.
  - (f) The same pedestrian access to Te Auaunga / Oakley Creek is retained and in fact the access is enhanced, and the gradients more accessible and therefore a better public amenity outcome will be provided.
- 9.13 In my view this plan change delivers on the statements by HUD that it would achieve a level of equivalence in the substitution for the portion of the lost private open space on the southern expanded Mason Clinic land. This has been achieved on the Crown land both in terms of land area and functionality.

## 10 CONCLUSION

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- 10.1 Given the above analysis, it is considered that the proposed open space areas are a suitable size, location and topography to provide for a variety of functions which would appropriately serve the residents of the precinct and the local community.