

Chapter I Precincts - Central 2
I331 St John's Theological College Precinct
I332 Tāmaki Precinct
I333 Three Kings Precinct
I334 Wairaka Precinct
I337 Riddell Road Precinct

I331. St John's Theological College Precinct

I331.1. Precinct Description

The precinct contains the existing St John's Theological College which is a residential college for the Anglican Church in New Zealand and Polynesia. The site was established as a residential college in 1846 by Bishop Selwyn and apart from during the two World Wars, has been in continuous use since then.

The purpose of the precinct is to provide for the ongoing operation and future expansion of the St John's Theological College in accordance with the St John's Theological College Trusts Act 1972 which applies to the site. The Act provides for the site to be used for the education of candidates for ordination, and for the education of students in the principles of the Christian religion, according to the doctrine and discipline of the Church of England. The site comprises teaching rooms, residential accommodation, a library building, an office, a chapel and graveyard as well as parking areas.

The precinct will provide for these ongoing activities to expand and also enable the development and operation of a range of activities to cater for the diverse requirements of the student population, employees and visitors. Community use of the facilities is also enabled.

The zoning of the land within this precinct is the Residential – Mixed Housing ~~Suburban~~ Urban Zone.

I331.2. Objectives

- (1) Tertiary education facilities meet the education needs of their students, facilitate research and economic development, and provide for the well-being of employees, staff, students and visitors.
- (2) Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects.
- (3) New buildings and structures enhance the amenity values of the street, and open spaces and the neighbourhood, thereby reinforcing sense of place.

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

I331.3. Policies

- (1) Enable a range of activities on tertiary education facility sites, including tertiary education, research, health, recreation, student accommodation and appropriate accessory activities.
- (2) Require new buildings and significant additions and alterations to be designed in a manner that:
 - (a) makes efficient use of the site;
 - (b) contributes to the amenity of the surrounding area where development is located adjacent to a street or public open space;

(c) enhances the existing and planned future form of the surrounding area;
and

(d) enhances the sense of place formed by the view from St John's Road.

(3) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from adjacent residential zones, open space zones or the road.

(4) Enable accessory activities to meet the needs of employees, students and visitors without undermining the function of nearby town centres as the primary location for business activities and while avoiding, remedying or mitigating adverse effects on the transport network.

(5) Require new buildings to be designed in a manner that respects any adjacent existing heritage places on the site and provides a high standard of amenity.

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

I331.4. Activity table

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

The rules in Activity Table I331.4.1 in I3331 St Johns Theological College Precinct as they relate to the construction and use of up to 3 dwellings per site replace the rules in the underlying zones for the construction and use of up to 3 dwellings per site.

Table I331.4.1 Activity table specifies the activity status of land use and development activities in the St John's Theological College Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I331.4.1 Activity table

Activity		Activity status
Use		
Residential		
(A1)	Student Accommodation	P
Commerce		
(A2)	Commercial services	P
(A3)	Licensed premises accessory to Tertiary education facilities	P
(A4)	Entertainment facilities accessory to Tertiary education facilities	P
(A5)	Conference facilities	D
Community		
(A6)	Care centres	P

(A7)	Community facilities	P
(A8)	Community use of education and tertiary education facilities	P
(A9)	Tertiary education facilities	P
(A10)	Informal recreation	P
(A11)	Organised sport and recreation	P
(A12)	Public amenities	P
(A13)	Displays and exhibitions	P
(A14)	Cemeteries	P
(A15)	Artworks	P
(A16)	Information facilities	P
Development		
(A17)	Buildings, alterations, additions and demolition unless otherwise specified below	P
(A17A)	<u>Development of up to three residential units per site</u>	
(A18)	Buildings greater than 500m ² gross floor area <u>not otherwise provided for under rule I331.4.1(A17A)</u>	RD
(A19)	Buildings, external alterations, additions and demolition <u>within the site not otherwise provided for under rule I331.4.1(A17A) and where the works is visible from and located within 10m of a road or open space zone (excluding private roads)</u>	RD
(A20)	<u>Parking buildings to be used in association with any activity other than residential units provided for under rule I331.4.1(A17A)</u>	RD

I331.5. Notification

(1) Any application for resource consent for an activity listed in Table I331.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I331.6. Standards

The overlay, Auckland-wide and zone standards apply in this precinct.

The standards in I331.6 in I331 St Johns Theological College Precinct as they relate to the construction and use of up to 3 dwellings per site replace the corresponding standards in the underlying Residential – Mixed Housing Urban Zone for the construction and use of up to 3 dwellings per site.

All activities listed as permitted and restricted discretionary in Table I331.4.1 Activity table must comply with the following standards.

I331.6.1. Building height

(1) Buildings must not exceed the heights specified in the table below:

Building location	Maximum Building height (m)
Up to 20m from a site in the residential zones, open space zone or a road.	12m
Greater than 20m from a boundary with a site in the residential zones, open space zone or a road.	16m

I331.6.2. Yards ~~[deleted]~~

~~(1) Buildings must be located no closer than the yard dimension specified in the table below:~~

Yard	Dimension
Front, side and rear yards adjoining a site in the residential zones, open space zone or a road.	3m

I331.6.3. Height in relation to boundary ~~[deleted]~~

~~(1) The height in relation to boundary standard that applies in the adjoining residential zone applies to the adjoining St John's Theological Precinct boundary.~~

I331.6.4. Screening

(1) Any outdoor storage or rubbish collection areas that directly face and are visible from the residential zone or open space adjoining a boundary with, or on the opposite side of the road from the St John's Theological College Precinct must be screened from those areas by a solid wall or fence at least 1.8m high.

I331.6.5. Student accommodation

(1) Student accommodation must comply with the Residential - Terrace Housing and Apartment Buildings Zone Outlook Space Standard [H6.6.13](#).

I331.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I331.8. Assessment – restricted discretionary activities

I331.8.1. Matters of discretion

The Council will reserve its discretion to all the following matters when assessing a restricted discretionary resource consent application:

- (1) Parking buildings, and ~~structures~~, buildings greater than 500m² gross floor area:
 - (a) building design, location and external appearance;
 - (b) ventilation;
 - (c) landscaping; and
 - (d) safety.
- (2) Buildings, external alterations, additions and demolition ~~within the site and~~ where the works is visible from and located within 10m of a road or Open Space Zone (excluding private roads).
 - (a) building design location and external appearance.
- ‡(3) Infringement of building height standard, ~~height in relation to boundary~~:
 - (a) any special or unusual characteristic of the site which is relevant to the standard;
 - (b) where more than one standard will be infringed, the effects of all infringements are considered together;
 - (c) effects of additional building scale on neighbouring sites, streets and open spaces (sunlight access, dominance, visual amenity); and
 - (d) consistency with the planned future form and character of the zone and surrounding area.
- ‡(4) Infringement of ~~yards and~~ screening standard:
 - (a) any special or unusual characteristic of the site which is relevant to the standard;
 - (b) where more than one standard will be infringed, the effects of all infringements are considered together; and
 - (c) effects on the amenity values of neighbouring roads and open spaces.


I331.8.2. Assessment criteria

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

- (1) Parking buildings, buildings greater than 500m² gross floor area.

- (a) the extent to which the scale, bulk, location and design of tertiary education buildings or structures maintains the personal safety of tertiary education facility users;
 - (b) the extent to which the design of buildings contributes to the local streetscape and neighbourhood by enhancing the planned future form and character of the surrounding area;
 - (c) whether buildings and open spaces that front the street maintain or enhance pedestrian safety;
 - (d) the extent to which having regard to the functional and operational needs of the activity and the locality, buildings are designed to:
 - (i) avoid blank walls on all levels, long unrelieved frontages and excessive bulk and scale where practicable;
 - (ii) visually break up the building mass into distinct elements to reflect a human scale;
 - (iii) incorporate varied roof profiles as part of the overall building form; and
 - (iv) integrate servicing elements on the façade and roof (roof plant, exhaust and intake units and roof equipment) as part of the overall design of the building.
 - (e) Where provided, signage is to be designed as part of an overall comprehensive package for the site.
- (2) The scale, bulk and location of new buildings, external alterations, additions and demolition ~~within the site and~~ where the work is visible from and located within 10m of a road or open space zone (excluding private roads).
- (a) the extent to which proposals introduce creative architectural solutions that provide interest in the façade through modulation, relief or surface detailing especially for walls without windows and access points; and
 - (b) the extent to which proposals make use of entrances, windows and balconies overlooking streets and open spaces.
- (3) Building design, location and external appearance.
- (a) The scale, bulk, location and design of tertiary education buildings or structures.
 - (i) the extent to which adverse overshadowing, noise or privacy effects on adjoining residential zoned sites is minimised by landscaping, screening, and/or separation distances;
 - (ii) the extent to which a proposal protects historic heritage values associated with any scheduled historic heritage item;

- (iii) whether the personal safety of tertiary education facility users is maintained;
 - (iv) the extent to which proposals have landscaping or fencing so the tertiary education facility building is compatible with its surroundings and provides privacy for adjoining and facing residential properties.
 - (b) The extent to which the design of buildings contributes to the local streetscape and sense of place by responding to the planned future form and quality of the surrounding area and significant natural landforms and landscape features.
 - (c) The extent to which buildings and open spaces that front the streets enhance the amenity values of the surrounding area and pedestrian safety.
 - (d) The extent to which buildings are designed to:
 - (i) have regard to the functional requirements of the activity and the locality;
 - (ii) avoid blank walls on all levels, long unrelieved frontages and excessive bulk and scale;
 - (iii) maximise the use of entrances, windows and balconies overlooking streets and open spaces;
 - (iv) incorporate a variety of roof profiles as part of the overall building form; and
 - (v) integrate servicing elements on the façade and roof (roof plant, exhaust and intake units and roof equipment) as an part of the overall design of the building.
 - (e) The extent to which signage is designed to be part of an overall comprehensive development package for the site.
- █ (4) Infringement of building height standard, ~~height in relation to boundary~~:
- (a) The extent to which buildings that exceed the building height ~~and height in relation to boundary~~ standard demonstrate that the height, location and design of the building allows reasonable sunlight and daylight access to:
 - (i) streets and open spaces;
 - (ii) adjoining sites, particularly those with residential and open space uses; and
 - (iii) the proposed building.
- █ (5) Infringement of ~~yards and~~ screening standards:
- (a) ~~The extent to which the proposal at ground and first floor levels achieves a recognisable level of street activation, building continuity along the frontage, visual quality, pedestrian amenity and safety. Policy I331.3(3).~~

-  (b) ~~The extent to which the proposal is in keeping with the scale and intensity of development anticipated on adjoining open space and residentially zoned sites [deleted]~~

I331.9. Special information requirements

There are no special information requirements in this precinct.

I331.10. Precinct plans

There are no Precinct plans in this precinct.

I332. Tāmaki Precinct

I332.1. Precinct Description

The Tāmaki Precinct applies to land located at 231 and 261 Morrin Road, Glen Innes (being Lots 1 and 2 DP 328428). The site is over 12 hectares in area. It has been owned by the University of Auckland since 1945 and was developed as its Tāmaki Innovation Campus. The precinct is occupied by the University of Auckland, Landcare Research and the Ministry for Primary Industries. The University will be exiting the site in the short to medium term. The purpose of the precinct is to enable the land to be used for other uses than those provided for in the Business - Mixed Use Zone along with on-going use for a range of teaching, research and associated activities. In addition to development of the site for future uses, possible changes to the existing buildings are provided for which allows flexibility for on-going tertiary education activities until such time as the precinct is comprehensively redeveloped.

The precinct fronts Merton Road, Morrin Road and the land designated for the future extension of Te Horeta Road (as proposed by Auckland Transport in the Auckland Manukau Eastern Transport Initiative). It has Morrin Reserve on part of its southern boundary and Colin Maiden Park is located on the other side of its Morrin Road frontage. The land is located adjacent to the Glen Innes Town Centre, has excellent access to a range of transport modes (rail station, the various access improvements proposed in the Auckland Manukau Eastern Transport Initiative, cycling and bus routes), is in close proximity to amenities and community facilities, and is surrounded by a range of commercial, light industrial and recreation uses but does not adjoin any residentially zoned land. The strategic location and other characteristics of this land and existing buildings provide an opportunity for the establishment of a wide range of commercial, health, education, residential, and limited retail uses. The site also presents an opportunity for substantial new buildings, including more intensive uses having regard to its large size and locational attributes. The site characteristics support a maximum height limit of 24m although the impact of the two Volcanic Viewshaft overlays (W12 and W13) will restrict development in the southern part of the precinct.

To ensure integrated development of this large land area in a comprehensive manner, the applicant is required to produce design guidelines and an overall plan for all the land included in the precinct as part of the first land use or subdivision resource consent on the site to demonstrate how the land would be developed. The first and subsequent land use and subdivision consent applications are required to be consistent with the design guidelines and overall plan approved as part of the first land use or subdivision resource consent on the site, or any approved variation.

New buildings, including additions to existing buildings and accessory buildings will be assessed against specified urban design matters in a comprehensive manner, in addition to assessment criteria set out in [H13 Business – Mixed Use Zone policies H13.3 \(3\), \(4\) and \(5\)](#) to achieve quality urban design outcomes and ensure that the land is used efficiently.

Site-specific controls are set out below with regards to height, the front yard and landscaping along Morrin Road and Merton Road, height in relation to boundary for

buildings near public open space boundaries, and a vehicle access restriction applying to Merton Road.

To ensure appropriate site development and support the amenity outcomes sought by the 6m yard to Merton Road and Morrin Road, motor vehicles sales, drive-through restaurants with entry/exits onto Merton Road or Morrin Road, as well as service stations fronting onto Merton Road or Morrin Road are listed as non-complying activities.

A requirement for the preparation of a comprehensive stormwater management plan prior to any development and/or subdivision of the site will ensure that appropriate measures are put in place to manage water quality and quantity.

Car parking maximums apply in the precinct and these will ensure an efficient use of the land and encourage patronage of public transportation, given the close proximity of the site to the Glen Innes bus and rail station facilities. A car parking limit, including a maximum number of 1530 office spaces which are required to be marked out at all times, is intended to mitigate congestion effects on the wider road network.

The zoning of land within this precinct is Business – Mixed Use Zone.

I332.2. Objectives

- (1) Tertiary education facilities and industrial laboratories are enabled to meet the education needs of their students, facilitate research and economic development, and provide for the well-being of employees, students and visitors.
- (2) Tertiary education facilities and industrial laboratories integrate positively with the wider community and environment and mitigate potential adverse effects.
- (3) Tertiary education facilities, industrial laboratories and business activities benefit from co-location in this precinct.
- (4) New buildings and structures respond to and positively contribute to the amenity values of streets, public open spaces and surrounding context, thereby reinforcing sense of place.
- (5) A range of activities is enabled as appropriate to the precinct's location adjacent to a town centre and surrounding commercial, recreation and transportation uses in an area with extensive amenities and community facilities.
- (6) New buildings and structures will be able to attain a greater scale given the site's large size and absence of sensitive adjoining land uses, while maintaining regionally significant views to Maungarei/Mount Wellington.
- (7) The new development and activities:
 - (a) are comprehensively planned;
 - (b) support the rapid and frequent service network;
 - (c) avoid effects on the safety and efficiency of the road network;
 - (d) avoid adverse effects on the function and amenity of Morrin Reserve;

- (8) Future subdivision and development can accommodate the management of stormwater generated by new development in the precinct applying a water sensitive design.
- (9) Parking provision is restricted to reduce traffic congestion and provide opportunities to improve amenity.

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

I332.3. Policies

- (1) Enable a range of activities and building development in the Tāmaki Precinct, including tertiary education, research, health, recreation, student accommodation and appropriate ancillary development and activities which are consistent with the precinct's location adjacent to the Glen Innes Town Centre and close proximity to public transport modes, recreation facilities, community facilities and other amenities.
- (2) Provide for activities which contribute to and benefit from co-location with a tertiary education facility, including research, innovation, learning, and related work experience.
- (3) Provide for detailed site-specific planning, development and implementation for a range of activities including those ancillary to tertiary education facilities with the requirement for the preparation of design guidelines and an overall plan at the time of the first land use or subdivision consent application for the precinct.
- (4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from public places.
- (5) Provide for accessory activities to meet the needs of employees, students and visitors without undermining the function of nearby town centres as the primary location for business activities, and while avoiding, remedying or mitigating adverse effects on the transport network.
- (6) Provide for a 24m building height to recognise and provide for the opportunity for buildings of greater scale resulting from the strategic location and characteristics of the land and absence of sensitive adjoining land uses.
- (7) Promote the comprehensive development and redevelopment of the precinct.
- (8) Manage stormwater runoff comprehensively and require water sensitive stormwater management solutions to be integrated into the site design and development and to be implemented.
- (9) Enable direct access to public transport, pedestrian and cycle networks and Glen Innes Town Centre.

(10) Restrict vehicular access to Merton Road.

(11) Manage parking by placing a control on the amount of parking that can be provided on the precinct.

(12) Manage shading effects on Morrin Reserve.

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

I332.4. Activity table [rp/dp]

All relevant overlay, Auckland-wide and zone activity tables apply unless the activity is specifically provided for by a rule in Activity Table I332.4.1 below.

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

Table I332.4.1 Activity table specifies the activity status of land use, development and subdivision activities in the Tamaki Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I332.4.1 Activity table

Activity		Activity status
Use		
(A1)	Activities not provided for [deleted]	NC
Accommodation		
(A2)	Student accommodation	P
Commerce		
(A3)	Drive-through restaurant with entry/exit on to Merton Road or Morrin Road	NC
(A4)	Motor vehicle sales	NC
(A5)	Offices	P
(A6)	Service stations fronting Merton Road or Morrin Road	NC
Community		
(A7)	Community use of education and tertiary education facilities	P
(A8)	Hospitals with up to 50 beds	P
Development		
(A9)	External alterations and additions that are less than 10 per cent of the existing GFA of the building	P

(A10)	New buildings, or external alterations and additions that are more than 10 per cent of the existing GFA of the building	RD
(A11)	Parking in excess of numbers specified in I332.6.3	RD
(A12)	Development that is inconsistent with the overall plan for the precinct	RD
(A13)	Changes to the overall plan for the precinct	RD
(A14)	Development inconsistent with the approved Stormwater Management Plan for the precinct	RD
(A15)	Maintenance of stormwater management devices consistent with the approved Stormwater Management Plan for the precinct	P
(A16)	Flood mitigation works consistent with the approved Stormwater Management Plan for the precinct	P
Subdivision		
(A17)	Subdivision inconsistent with the approved design guidelines and overall plan for the precinct	RD
(A18)	Subdivision inconsistent with the approved Stormwater Management Plan for the precinct	RD

I332.5. Notification

- (1) Any application for resource consent for an activity listed in Table I332.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I332.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct, except for Standard [H13.6.1](#) Building height.

All activities listed as permitted or restricted discretionary in Table I332.4.1 must comply with the following permitted activity standards.

I332.6.1. Maximum Building Height

- (1) Buildings must not exceed 24m in height

I332.6.2. Yards and landscaping

- (1) A 6m front yard is required adjoining the road boundary of Merton and Morrin Roads. No less than 60 per cent of the front yard must be landscaped and

maintained to the satisfaction of the Council at all times and in such a manner as to create and preserve a good standard of amenity.

- (2) Café decks and patios are eligible to count as landscaping.
- (3) Individual site entries, car manoeuvring areas or carpark areas must not exceed 8 metres in width within the front yard required in (1) above.

I332.6.3. Parking

In addition to the parking standards set out in Standard [E27.6.2](#) Number of parking and loading spaces, the following parking standards apply.

- (1) Parking may either be provided on the same site as the activity to which it relates, or on another site within the precinct.
- (2) Permitted parking on the land within the precinct:
 - (i) is restricted to a maximum of 3,780 spaces overall and, of that quantum, a maximum of 1,530 parking spaces for office activity, unless parking spaces for office activity are 1000 or less in which case a maximum of 4,250 spaces overall; and
 - (ii) all parking spaces for office activity must be clearly marked as such.
- (3) In the event that parking required by Table [E27.6.2.3](#) Parking rates - area 1 exceeds the parking maximum in I332.6.3(2) above, then the parking maximum in I332.6.3(2) applies.

I332.6.4. Vehicle access

- (1) There must be no vehicle ingress or egress to the land in the Tāmaki Precinct from Merton Road.

I332.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I332.8. Assessment – restricted discretionary activities

I332.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Auckland-wide or zone provisions.

- (1) Stormwater Management Plan, amendments to a Stormwater Management Plan, a replacement Stormwater Management Plan or variations to the approved Stormwater Management Plan.
 - (a) The extent to which the design, location and capacity of infrastructure servicing is likely to meet the needs for such services in an appropriate manner.

- (b) Whether adequate provision has been made to ensure integration of development with neighbouring areas.
 - (c) Whether adequate provision has been made for staging of development.
 - (d) Whether adequate provision has been made for integrated stormwater management.
 - (e) Whether adequate provision has been made to ensure appropriate water quality outcomes.
 - (f) The extent to which provisions has been made to manage potential impact on overland flow paths including:
 - (i) obstruction of flows;
 - (ii) any change to location and capacity;
 - (iii) any change to overland flow on other properties.
 - (g) Whether adequate provision has been made to manage effects on existing infrastructure.
 - (h) The extent to which provision has been made to manage potential changes in flood depth and frequency upstream and downstream of the site and potential flooding of habitable floors.
 - (i) Whether adequate provision has been made for the treatment of stormwater and ensuring appropriate standards of stormwater quality before discharge from the site.
 - (j) Whether adequate provision has been made for on-going access and maintenance requirements.
 - (k) Whether appropriate methods of providing for long term maintenance and protection such as easements are identified.
- (2) Parking in excess of numbers specified in I332.6.3.
- (a) Whether adequate provision has been made to ensure accessibility to public transport and active mode networks.
 - (b) The extent to which provision has been made to manage the effects of traffic generated by activities in the precinct.
 - (c) The extent to which provision has been made to manage the effects of traffic generated by development in the precinct on capacity and safety of the road network.
- (3) New buildings, or external alterations and additions that are more than 10 per cent of the existing GFA of the building.

- (a) Whether the relationship of buildings to the street edges is appropriately managed.
 - (b) The extent to which provisions has been made to manage the effects arising from the height of development.
 - (c) The extent to which provision has been made to manage the sustainability of the design (reuse of existing buildings, passive solar design).
 - (d) The extent to which provision has been made to manage the quality and adaptability of buildings.
 - (e) Whether the orientation of buildings to roads and public places (existing and future) is appropriately managed.
 - (f) Whether the effects of fences and walls, along frontages and adjoining public places including reserves are appropriately managed.
 - (g) The extent to which provisions has been made to ensure provision of active frontages and continuity of frontages.
 - (h) Whether clear and legible entrances to buildings (including for vehicles) are provided to enhance the sense of pedestrian access and to minimise conflict.
 - (i) The methods used to integrate car parking underground or within buildings so it is not highly visible from the street, and to minimise any new areas of at-grade parking areas other than kerbside.
- (4) The overall plan for the use and development of all land within the Tāmaki Precinct.
- (a) The appropriateness of the design of the site layout having regard to the policies for the development of the precinct.
 - (b) The adequacy of the proposed arrangements for travel demand management having regard to the policies for the development of the precinct.
 - (c) The adequacy of the provision made for open space and the suitability of the proposed locations having regard to the policies for the development of the precinct.
 - (d) The adequacy of the provision made for infrastructure servicing to meet the needs for the planned development outcomes for the precinct.
 - (e) The arrangements made for the integration of development and use having regard to the policies for the development of the precinct.
 - (f) The proposed methods and arrangements for staging of development, infrastructure and services to ensure that the policies for the development

of the precinct are applied to the extent practicable throughout the progress of the development of the precinct.

I332.8.2. Assessment criteria

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

- (1) Stormwater Management Plan including amendments to a Stormwater Management Plan, a replacement Stormwater Management Plan or variations to the approved Stormwater Management Plan.
 - (a) The location and capacity of infrastructure servicing including the extent to which the proposed infrastructure is adequate to service all the land in the Tāmaki Precinct, including the proposed development having regard to Council standards.
 - (b) Whether the design of stormwater management devices has regard to Council standards for management of quality, volume and discharge and achieves appropriate water quality outcomes.
 - (c) Whether appropriate maintenance plans for the stormwater management devices are provided and whether access for maintenance is adequately provided.
 - (d) Consistency with any relevant network discharge consent or publicly available and current Council stormwater management plans and/or analysis.
 - (e) The extent to which the stormwater management plan has achieved integrated and effective stormwater management across all the land in the Tāmaki Precinct.
 - (f) Whether there is clear identification of those elements that are to be vested in Council and that they meet the Council requirements for vested infrastructure.
 - (g) The extent to which adverse effects of stormwater diversions and discharges are prevented or mitigated, including cumulative effects, to the extent possible having regard to:
 - (i) the nature, volume and peak flow of the stormwater discharge;
 - (ii) avoiding the creation or increase of flood risk to other properties;
 - (iii) options to manage stormwater on-site or the use of communal stormwater management measures.
 - (h) The extent to which floodplains and development are managed and whether overland flow paths have been identified and protected.

- (2) Parking in excess of numbers specified in I332.6.3.
 - (a) Whether the provision of facilities on site is sufficient to accommodate the expected numbers of pedestrians, cyclists, moped, motorbike and public transport users.
 - (b) The extent to which the proposal achieves greater accessibility to existing or new pedestrian and cycle and public transport networks.
 - (c) The adequacy of provision for integration with, and avoidance of adverse effects on the safety and efficiency of the transport network of the surrounding area, including any necessary upgrades to the surrounding road network.
 - (d) The adequacy of any measures to mitigate adverse effects on the capacity of the adjacent roading network caused by expected traffic generation of a proposal.
 - (e) Whether the effects on existing and probable future traffic volumes on adjacent roads can be appropriately managed.
 - (f) Whether the proposal demonstrates the ability of the adjacent existing or planned roading network systems to handle increased traffic and the feasibility of improving the roading network systems to handle increased traffic.
- (3) The policies set out in [H3.3 \(4\), \(5\) and \(6\)](#) are to be applied for new buildings, or external alterations and additions that are more than 10 per cent of the existing GFA of the building.
- (4) The overall plan to manage the use and development of all land in the Tāmaki Precinct, and any proposed change to the plan are to be assessed in terms of the extent to which the layout of all the land in Tāmaki Precinct will achieve an urban structure that addresses the following matters:
 - (a) A network of roads, intersections and connections providing for safe and efficient vehicle, pedestrian and cycle circulation through the site.
 - (b) Provision for convenient and direct pedestrian and cycle access to the Glen Innes town centre and public transport services.
 - (c) The layout of blocks and building platforms having regard to the circulation network and any open space.
 - (d) The relationship of the urban structure to surrounding development including Morrin Reserve, Colin Maiden Park and the Auckland Manukau Eastern Transport Initiative project.
 - (e) The number and location of vehicle access points, the form of roads, streets and intersections, and the extent to which proposed new access

points, roads, streets and intersections integrate with existing transportation infrastructure.

- (5) The provisions made for the management of travel demand including:
 - (a) the measures provided as part of the development to manage traffic demand, alternative transport options, including a travel management plan, and connections to public transport and key connections to and within the wider area;
 - (b) any travel management plan methods for the purposes of encouraging increased use of public transport and active modes (such as walking and cycling) as a means of travel to the site designed to discourage low occupancy private vehicle use for most users of the offices, and to meet or exceed the desired travel mode splits, would need to be finalised as a condition of consent.
- (6) The adequacy and appropriateness of the provision for open space and any connections to a public place the public open space network (parks, reserves and streets).
- (7) The availability of infrastructure and/or the ability to install and/or upgrade infrastructure to service the proposed development for stormwater, wastewater and water supply.
- (8) The extent to which the proposed development and use on the land in the Tāmaki Precinct, including any provision for the transport network or open space, integrates into a coherent form and function with any intended or consented use or development of the balance of the site.
- (9) Whether the timing of infrastructure coincides and is coordinated with the expected staging of development to facilitate integrated transport and land use planning.

Note: The staging of development of the land within the Tāmaki Precinct should be linked with the timing of infrastructure upgrades and where development is proposed ahead of upgrades the developer will be required to make development contributions or pay infrastructure growth charges to contribute towards the cost of any necessary infrastructure upgrades in the local area, resulting from the associated growth impacts resulting from development of the land.

I332.9. Special information requirements

- (1) An application for the first:
 - (a) subdivision consent (excluding any boundary adjustment or subdivision to provide for the existing Landcare parking shortfall; and the subdivision from the parent site (Lot 1 DP 328428) of a new title sufficient to contain the existing University of Auckland Data Centre building and the necessary curtilage, car parking and site access); or,

- (b) land use consent application (excluding additions to buildings that are less than 10 per cent of the existing GFA of the building);

must be accompanied by:

- (a) a comprehensive Stormwater Management Plan including stormwater quality and quantity management devices to service the development for all the land in the precinct which is in accordance with the additional matters of discretion and assessment criteria set out above;
- (b) an overall plan to manage the use and development for all the land in the Tāmaki Precinct that address the matters in paragraphs (i) to (xiii) below:
 - (i) site layout and circulation;
 - (ii) the number and location of vehicle access points;
 - (iii) building platforms;
 - (iv) proposed new roads and intersections;
 - (v) internal pedestrian and cycle network and connections to existing and future public pedestrian and cycle networks;
 - (vi) provision for the safe movement of pedestrians and cyclists across Merton Road to connect to the Glen Innes to Tāmaki Drive Shared Path;
 - (vii) maximum block size;
 - (viii) the relationship with the Auckland Manukau Eastern Transport Initiative project;
 - (ix) the form and location of roads and streets;
 - (x) the location of any open space;
 - (xi) travel demand management;
 - (xii) infrastructure servicing; and
 - (xiii) staging of development and infrastructure provision.

I332.10. Precinct plans

There are no precinct plans for this precinct.

I333. Three Kings

I333.1. Precinct description

The Three Kings Precinct provides for the development of a vibrant, sustainable urban village on the former quarries and the adjacent land at Three Kings.

The zoning of the land within the precinct is Residential - Terrace Housing and Apartment Buildings Zone, Business - Town Centre Zone, Open Space - Informal Recreation Zone and Open Space - Sport and Active Recreation Zone. Refer to the planning maps for the location and extent of the precinct.

The purpose of the precinct is to enable the integrated redevelopment of key sites within the Three Kings area in a way that will ensure high quality outcomes that support a compact city.

It will promote legacy developments that support the viability of this emerging centre and integrate the town centre, residential, open space and community facilities.

The proposed urban village is the result of an extensive master planning process. This precinct has been prepared in order to ensure that development proceeds in accordance with the planning parameters established through the master planning process. To achieve this outcome, the precinct contains a number of provisions which are specific to the Three Kings Precinct. This reflects the unique topography, land use history and particular location of the precinct. These provisions set development potential particular to this former quarried land, but also restrict the nature, scale and form of some development to respond to both the unique features of the precinct as well as the specific outcomes sought from the master planning process.

The overall development will offer residents a unique lifestyle choice; residential living on the doorstep of an existing town centre, connected to high quality recreational facilities and other amenities on a major public transport route.

The expected outcomes of the precinct are set out below:

- (1) High amenity residential areas that will provide up to 1,500 additional homes to Auckland. There will be a number of housing typologies, including apartments, cascading apartments, and terrace housing. Filling of the quarry floor is required to a minimum RL63.7 (Reduced Level in terms of NZVD2016) on development sites to accommodate apartments and terrace housing on the riu (valley floor). Cascading apartments are built above and cascade over the rock faces. Parking is subsumed within the building alongside the rock face with apartments sleeving the exterior of the car parking.
- (2) An open space network comprised of two high-quality/high-use sports fields and a broader network of walkways and cycleways. This network will provide for both active and passive recreation and also achieve important connections between the residential development and the town centre and the broader community. The western reserve will have improved connections to the west, will remain as an area of passive and active open space and as a recreation reserve. It is one of two places identified for a possible Whare Manaaki.
- (3) Sightlines to Te Tātua o Riu-ki-uta (Big King) are created. In addition the nature of development will offer distant views of Maungawhau (Mt Eden) and Maungakiekie (One Tree Hill) from two vantage points.

- (4) On-site management of all stormwater through the use of a series of green stormwater infrastructure such as (but not limited to) rain gardens, tree pits, swales and soakage.
- (5) Reinforcement of public transport by providing direct connections from the new residential development to the major transport corridor of Mt Eden Road. Access to the riu will be enabled by two publicly accessible lifts.
- (6) Assist in achieving higher functionality of the emerging Three Kings town centre by integrating the residential development with the centre.
- (7) A high quality of urban design to ensure that the overall development provides an attractive and functional environment.
- (8) Key remnant features of the volcanic landform identified as features a, b, c, d and e on I333.10.1 Precinct plan 1: Location are retained and in some cases enhanced.

I333.10.1 Precinct plan 1: Location identifies key features within the precinct. I333.10.1A Precinct plan 1A: Activities and standards illustrates the broad development patterns within the precinct. In particular, the residential, open space and business areas are shown along with the transport network (comprised of the primary road network, the primary and secondary access points and indicative walkways and cycleways). Precinct plan 2: Maximum building height identifies building height for the development sites measured as a maximum reduced level (RL) (Reduced Level in terms of NZVD2016). Precinct plan 2A: Finished ground levels illustrates minimum and maximum finished ground levels for the development sites as a reduced level (RL in terms of NZVD 2016) and Precinct plan 3: Te Tātua o Riu-ki-uta sightlines illustrates the reduced level (RL in terms of NZVD 2016) at the origin of each of the sightlines to Te Tātua o Riu-ki-uta. Precinct plan 4: Stormwater management concept plan, illustrates the location of the various stormwater management features.

I333.2. Objectives

Comprehensive development

- (1) Higher density residential development is enabled, which integrates with the town centre, surrounding open spaces and community facilities and which supports the vitality of the adjoining town centre.
- (1A) New buildings are designed to apply good urban design principles and address the unique characteristics of the site, reflecting good design qualities outlined in the non-statutory Three Kings Residential Design Guide.

Culture and landscape

- (2) The precinct is redeveloped in a way that recognises and protects identified aspects of the volcanic landscape of Te Tātua o Riu-ki-uta, including locally significant volcanic features, the cultural heritage of the area and the history of the quarry lands.

Infrastructure

- (3) Infrastructure and site works that are necessary to set appropriate ground levels and to support development within the precinct that are effective, robust, sustainable in the long term and meet sound environmental practice are enabled.
- (4) *[deleted]*

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

I333.3. Policies

Comprehensive development

- (1) Provide for a density of development which results in an efficient use of land and which contributes to growth within the region.
- (2) Ensure development is integrated with its surroundings and provides the required open spaces and infrastructure.
- (3) Require that the finished contours of the land support intensive residential redevelopment and achieves integration:
 - (a) and improved connectivity between the redeveloped precinct area and surrounding land uses including land to the west
 - (b) with the approved stormwater network; and
 - (c) between open spaces, to facilitate pedestrian connections from the perimeter of the precinct to the riu. The use of high retaining walls or similarly engineered structures south of the Open Space - Sport and Active Recreation zone is to be avoided.
- (4) Enable higher density residential activities along the Mt Eden Road frontage and in the southern portion of the precinct to take advantage of easy access to public transport and the activities located within the town centre.
- (5) Enable a range of housing types in order to create a variety of built form and diversity at the scales of the site, street and block, including terrace housing and apartments (including cascading apartments).
- (6) Require that the built form of development interacts positively with and improves the quality and safety of streets, public areas and open spaces.
- (7) Provide for quality open spaces which:
 - (a) include provision for active and passive recreation (including sports fields);
 - (b) create quality linkages and connections between the town centre, open spaces including Te Tātua o Riu-ki-uta, and the surrounding area;
 - (c) are designed to reinforce ecological values and linkages; and
 - (d) are designed and located to create a coherent network.
- (8) Require that Grahame Breed Drive and Grahame Breed Drive Extension are developed in a manner that will enable integration between the redeveloped precinct area and the town centre.
- (9) Provide for the works and activities necessary to facilitate the network of walkways, cycleways and connections and to ensure a high level of safety, access, amenity and public enjoyment in the open space areas.
- (10) Enable high levels of walkability and pedestrian amenity with reduced reliance on private vehicles and greater use of alternative modes of transport such as walking, cycling and public transport.

- (11) Ensure that the layout and design of roads and connections are legible permeable and include the following:
- (a) an east-west route through to Mt Eden Road, including a publicly accessible lift of universal design which is concurrent with the construction of the associated cascading apartment building, and stairs from the riu to Mt Eden Road opposite Kingsway, and western walking and cycling connections to Smallfield and Fyvie Avenues;
 - (b) a north-south route that connects to the town centre including a publicly accessible lift of universal design which is concurrent with the construction of the associated cascading apartment building;
 - (c) a high quality street environment that promotes walking and cycling via direct, safe and well-designed pedestrian and cycle provisions;
 - (d) an internal road pattern in the riu that runs approximately north-south and east-west; and
 - (e) a publicly accessible network which provides walking, cycling, and roading and associated infrastructure including stairways, and publicly accessible lifts (constructed as part of associated cascading apartment buildings) which establish strong connection(s) to the town centre, residential communities, open spaces and adjacent streets.
- (12) Provide for increased building height on the corner of Mt Eden Road and Grahame Breed Drive, and to the west of the plaza on Grahame Breed Drive Extension to support and create an attractive transition to the town centre.
- (13) Provide for a plaza which is integrated with the town centre and which provides outlook over the sports fields, sightlines to Te Tātua o Riu-ki-uta, and active uses at street level.
- (14) Design the section of Grahame Breed Drive Extension between the plaza and town centre as a slow speed environment with a strong priority given to pedestrians.
- (15) Ensure that new buildings are suitably designed and respond to the site and result in positive urban design outcomes.
- (15A) Ensure a high quality development when viewed from Te Tātua o Riu-ki-uta in terms of building modulation, appearance, design and landscape treatment.

Culture and landscape

- (16) Protect views to Te Tātua o Riu-ki-uta through the location of roads and open space and by restricting built development from and within identified sightlines.
- (17) Recognise the landmarks of Te Tātua o Riu-ki-uta and opportunities for its restoration are central to the design of redevelopment.
- (18) Protect Te Tātua o Riu-ki-uta through the creation of an open space buffer and appropriate native planting on its eastern slopes and on the northern slopes of the western reserve.
- (18A) Protect key remnant volcanic features of local significance.

- (19) Require that the design and form of the redevelopment integrates reference to and celebrates the following:
- (a) the cultural heritage of the area;
 - (b) the history of the quarry site;
 - (c) the character of the wider area; and
 - (d) the original volcanic form and key remnant volcanic features of the land.
- (19A) Providing for a Whare Manaaki to enable mana whenua to exercise kaitiakitanga over Te Tātua o Riu-ki-uta within the precinct.
- (20) Promote Te Aranga Māori Design Principles in the urban renewal of the area.

Infrastructure [rp/dp]

- (21) Provide for stormwater quality treatment through the introduction of a treatment train system using source control (in the form of inert roofing and building materials), swales and rain gardens prior to controlled discharge that protects the mauri of the aquifer.
- (22) Ensure that the stormwater management systems are well maintained with appropriate legal mechanisms obligating owners of private devices (including bodies corporate) to maintain them; and to provide access for maintenance by Council in the event this does not occur (easements in gross). The stormwater management system must include the use of sediment treatment systems (including rain gardens and tree pits) to protect soakage.
- (23) Put in place methods to manage water quality, including controls on roofing materials.
- (24) Require that any contaminated land and/or other hazards are made safe and suitable for urban renewal in accordance with the precinct including management of stormwater to protect the aquifer from contamination.
- (25) Provide for rehabilitation and filling of the former quarry areas and ensuring that appropriate compaction standards for residential and open space areas are met and the finished contours of the land support integrated stormwater management.

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

I333.4. Activity table

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

The rules in Activity Table I333.4.1 in I333 Three Kings Precinct as they relate to the construction and use of up to 3 dwellings per site replace the rules in the underlying zones for the construction and use of up to 3 dwellings per site.

Tables I333.4.1 & I333.4.2 Activity tables specify the activity status of land use, development and subdivision activities in the Three Kings Precinct pursuant to sections 9(2), 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I333.4.1 Terrace Housing and Apartment Buildings and Town Centre Zones

Activity	Activity status	
Use		
Residential		
(A1)	Dwellings	C
(A1A)	Residential activity that does not comply with Standard I333.6.1 (2)	NC
(A1B)	Alterations and additions to dwellings built after 30th September 2013	C
(A1C)	Residential activity that does not comply with Standard I333.6.1 (3)	D
Commerce		
(A2)	Retail with a gross floor area under 250m ² per tenancy	RD
(A3)	Retail, with a gross floor area under 250m ² per tenancy within the areas identified as the ground floor of the “plaza building” or the Plaza (with residential above and below) shown on I333.10.1A Precinct plan 1A: Activities and standards	P
Development		
(A4)	<i>[deleted]</i>	
(A5)	Additions/alterations/or relocation of existing buildings or construction of any new building (including accessory buildings), including cascading apartments	C
(A6)	Minor cosmetic alterations to a building that does not change its external design and appearance	P
(A7)	Dwellings within the area identified as ‘Plaza (with residential above and below)’ on I333.10.1A Precinct plan 1A: Activities and standards	D
(A7A)	Construction or alteration to a cascading apartment building complying with Standard I333.6.2.(6)	RD
(A7B)	Construction or alteration to a cascading apartment building not complying with Standard I333.6.2.(6)	NC
(A7C)	Construction of any building, or alteration to a building, that does not comply with Standard I333.6.8.	NC
(A7D)	Construction of any building on or over any remnant volcanic feature shown on Precinct plan 1A: Activities and standards except that this shall not preclude: <ul style="list-style-type: none"> • buildings above the lower lava lake shown as feature (e) on Precinct plan 1A • boardwalks giving access to Te Tātua o Riu-ki-uta • fences and other structures less than 1.5m in height 	NC
(A7E)	Construction of vehicle crossings fronting Mt Eden Road between Kimiora Road and Grahame Breed Drive provided the number of crossings does not exceed three	C
(A8)	Earthworks greater than 2,500m ²	RD
(A9)	<i>[deleted]</i>	
(A10)	Earthworks associated with the creation of roading and/or other infrastructure	RD
(A10A)	Earthworks resulting in finished ground levels that do not comply with Standard I333.6.2A Finished Ground Levels	NC

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(A10B)	Earthworks, modification or destruction of any remnant volcanic features shown on I333.10.1A Precinct plan 1A: Activities and standards, except for works identified in Standard I333.6.13(1)	NC
(A11)	Rehabilitation of land zoned Terrace Housing and Apartment Buildings and Town Centre	RD
(A12)	<i>[deleted]</i>	
(A13)	Any roading related or in-ground infrastructure works or works on land that is consistent with I333.10.1A Precinct plan 1A: Activities and standards	RD
(A14)	Any infrastructure works or infrastructure activity not provided for as a permitted activity	RD
(A15)	Any activity, development or subdivision not otherwise provided for	D
(A15A)	Removal of rock (scoria or basalt) from the precinct area (unless contaminated as defined by a National Environmental Standard or in the Auckland Unitary Plan).	NC
Subdivision		
(A16)	Subdivision in accordance with I333.10.1A Precinct plan 1A: Activities and standards	RD
(A17)	Subdivision not in accordance with I333.10.1A Precinct plan 1A: Activities and standards	D
(A18)	Subdivision for the purpose of: <ul style="list-style-type: none"> • Creating lots for infrastructure, including roading • Creating lots utilising zone boundaries 	RD

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Table I333.4.2 Open Space zones

Activity		Activity status
Use		
Community		
(A19)	A Whare Manaaki generally located in one of the two positions shown on I333.10.1A Precinct plan 1A: Activities and standards	RD
Development		
(A19A)	Earthworks associated with the creation of Open Space	RD
(A19B)	Earthworks associated with the creation of roading and/or other infrastructure	RD
(A19C)	Development of the “southern terrace” shown on I333.10.1A Precinct plan 1A: Activities and standards	C
(A19D)	Development of the “southern terrace” shown on I333.10.1A Precinct plan 1A: Activities and standards that exceeds RL68.5m as specified in Standard I333.6.2(5) Maximum building height	D
(A19E)	Earthworks resulting in finished ground levels that do not comply with Standard I333.6.2A Finished Ground Levels	NC
(A19F)	Earthworks, modification or destruction of any remnant volcanic features shown on I333.10.1 Precinct plan 1: Location, except for works identified in Standard I333.6.13(1)	NC
(A19G)	Construction of any building on remnant volcanic features shown on I333.10.1 Precinct plan 1: Location	NC
(A20)	Rehabilitation of land zoned Open Space	RD

(A21)	Any infrastructure works or infrastructure activity on land zoned Open Space	RD
(A22)	<i>[deleted]</i>	

Note 1

For the purposes of this precinct ‘rehabilitation’ means the process to prepare the land for future alternate land uses and includes:

- necessary operations, works and extraction to modify rock faces and to recontour land to ensure it is suitable for future development and open space uses as shown on I333.10.1 Precinct plan 1: Location;
- the extraction, processing and removal of rock, earth or other material as part of the process of finalising ground levels and rock faces and contours;
- fill operations including earthworks, compaction and storage of material;
- necessary temporary and permanent drainage, stormwater and roading services to enable rehabilitation;
- protection of future soakage areas from sedimentation during earthworks; and
- establishment of such roading and services suitable for future open space uses.

Note 2

For the purposes of this precinct ‘cascading apartments’ are built above and cascade over the rock faces. Parking is subsumed within the building alongside the rock face with apartments sleeving the exterior of the car parking. The form of the cascading apartments means that habitable floor space is constructed both above and below Mt Eden Road, Grahame Breed Drive and Grahame Breed Drive Extension.

Note 3

For the purpose of this precinct ‘Whare Manaaki’ means a meeting, educational, and/or cultural facility for the purpose of Mana Whenua to exercise kaitiakitanga over Te Tātua o Riu-ki-uta and adjacent lands within the precinct. The Whare Manaaki could include meeting and dining facilities, kitchen, plant propagation area(s) for planting and vegetation management, a facility to house implements and equipment associated with ecological restoration, revegetation and track works; and associated storage facilities.

Note 4

In this precinct ‘reduced levels’ or ‘RLs’ (in terms of NZVD2016) are used in standards and on Precinct plans to achieve the building, urban form and open space outcomes promoted by the precinct. RLs specify the relative levels of the physical environment such as finished ground levels and height of buildings. This method is necessary as earthworks will shape the future ground levels throughout the precinct, particularly the riu (quarry floor) which will be lifted. RLs are measured from New Zealand Vertical Datum 2016.

Note 5

In this precinct ‘riu’ refers to the floor of the former quarry (which is to be raised prior to development). The riu is shown on I333.10.1 Precinct plan 1: Location.

I333.5. Notification

- (1) An application for resource consent for a controlled activity listed under I333.4 will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under sections 95A(9) or 95B(10) of the Resource Management Act 1991.
- (2) An application for resource consent for an activity that is not a controlled activity as listed under I333.4 will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I333.6. Standards

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

- Standard [H10.6.5](#) Residential at Ground Floor does not apply for residential activities at ground level shown on I333.10.1A Precinct plan 1A: Activities and standards;
- Certain standards within [Chapter E25](#), as specified in standard I333.6.14 Noise and Vibration.

The standards in I333.6 in I333 Three Kings Precinct as they relate to the construction and use of up to 3 dwellings per site replace the corresponding standards in the underlying Residential - Terrace Housing and Apartment Buildings Zone for the construction and use of up to 3 dwellings per site.

All activities listed as permitted, controlled or restricted discretionary in Tables I333.4.1 and I333.4.2 must comply with the following standards.

I333.6.1. General standards

- (1) Development must comply with I333.10.1A Precinct plan 1A: Activities and standards.
- (2) The total number (construction and/or relocation) of dwellings within the precinct must not exceed 1500.
- (3) The total number (construction and/or relocation) of dwellings in the 'Area subject to additional density control' shown on the I333.10.1A Precinct plan 1A: Activities and standards must not exceed 400.
- (4) The total gross floor area for the Whare Manaaki must not exceed 450m².
- (5) The total gross floor area for retail must not exceed 1000m² within the Terraced Housing and Apartment Buildings zoned land (excluding the area identified as Plaza with residential above and below on I333.10.1A Precinct plan 1A: Activities and standards).

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I333.6.2 Maximum Building Height

- (1) The maximum building height is as shown on I333.10.2 Precinct plan 2: Maximum building height. It is stated as a maximum height above the identified Reduced Level

Qualifying matter as per s771(j) of the RMA

(RL). RLs are measured from New Zealand Vertical Datum 2016. Where no maximum building height is specified, the underlying zone standard applies.

- (2) *[deleted]*
- (3) *[deleted]*
- (4) *[deleted]*
- (5) The maximum building height on the southern terrace shown on I333.10.1A Precinct plan 1A: Activities and standards shall be RL68.2m.
- (6) A cascading apartment may exceed the maximum building height shown on I333.10.2 Precinct plan 2: Maximum building height provided that the part of the building exceeding maximum building height is limited to:
 - (a) maximum building height exceedance is of no greater than 2 metres
 - (b) lift overruns and plant rooms height exceedance is no greater than 2.5m provided that the total area of maximum building height exceedance is no greater than ten per cent of the roof area of the storey immediately below the lift overruns and plant rooms.

I333.6.2A Finished Ground Levels

- (1) Earthworks shall result in the minimum finished ground levels specified on I333.10.2A Precinct plan 2A: Finished ground levels
 - (a) The minimum finished ground level for residential development sites in the “area subject to additional density control” shown on I333.10.1A Precinct plan 1A: Activities and standards shall be RL63.7m (excluding roads which may be lower to achieve drainage outcomes). Roads may have a lower finished level to achieve drainage outcomes.
 - (b) The minimum finished ground level on the area marked “southern terrace” will be RL66.7m, as specified on I333.10.2A Precinct plan 2A: Finished ground level. At this location and level the width of the terrace at RL66.7m will be no less than 18m and the length shall be no less than 35m.
 - (c) The average finished ground level of the Open Space - Sport and Active Recreation Zone specified on I333.10.2A Precinct plan 2A: Finished ground level shall be no less than RL62.7m.
- (2) Earthworks shall result in a maximum finished ground level of RL76.7m in the location specified on I333.10.2A Precinct plan 2A: Finished ground level.
- (3) Earthworks are not subject to this standard where no minimum or maximum finished ground level is specified on I333.10.2A Precinct plan 2A: Finished ground level.

I333.6.2B Building Setbacks: Cascading Apartments

- (1) For the purpose of this standard, the following roads are primary roads:
 - (a) Mount Eden Road
 - (b) Grahame Breed Drive
 - (c) Grahame Breed Drive Extension

- (2) Any cascading apartment building fronting a primary road specified in (1) above shall comply with the setback standards below:

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- (3) A minimum setback of four metres applies to a cascading apartment's rear elevation. The setback shall apply:

- (a) from the floor at the level of the primary road, but may vary by one floor above or below the road to allow for slope; and
- (b) to all floors on the rear elevation above the lowest point of the setback.

Note: For clarification - refer to Figure I333.6.2B(5) Minimum building setbacks for cascading apartments.

The intention of the four metre setback rule is to provide the podium level. This setback is designed to break up the bulk of the building when viewed from the western side of the precinct and the Maunga. The setback applies at Mt Eden Road / Grahame Breed Drive (and Grahame Breed Drive extension) level and forms a podium with the cascading sleeved apartments below and the dual loaded apartments above.

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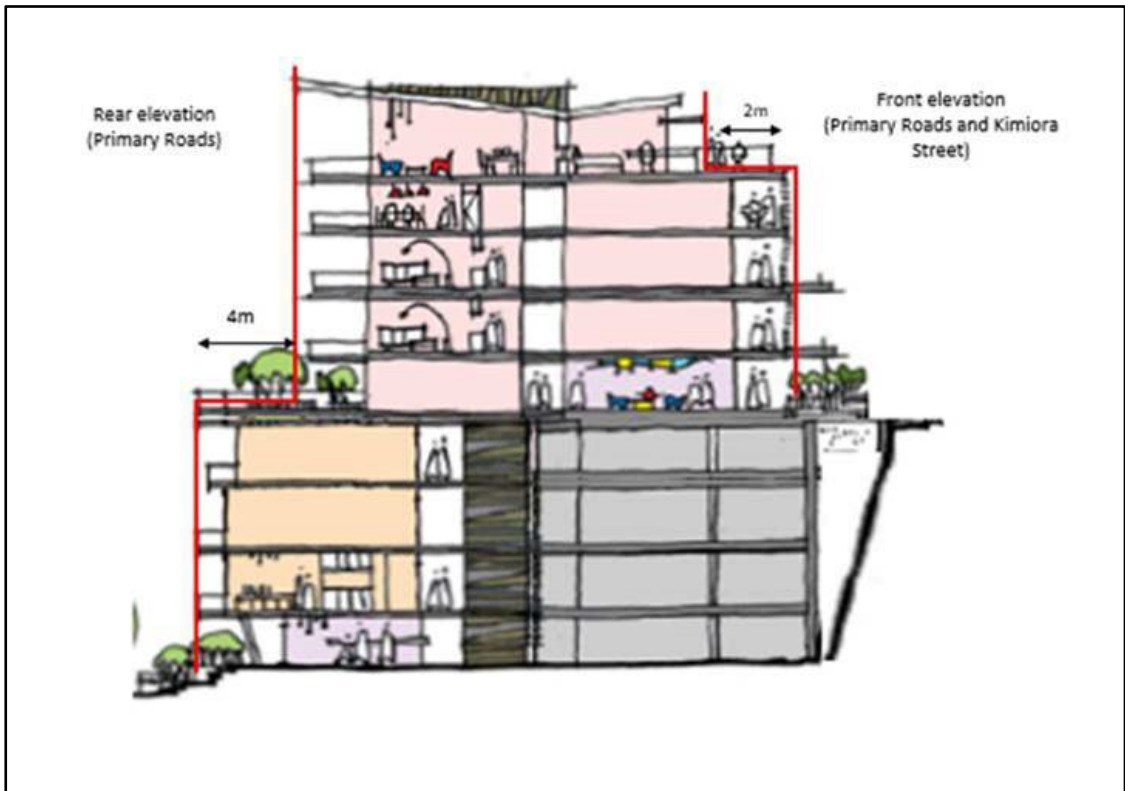
- (4) A minimum setback of two metres applies to a cascading apartment's front elevation relative to a primary road, or Kimiora Street, where the cascading apartment is a minimum of five levels above the formed road.

- (a) The minimum setback shall apply:
 - (i) from the front elevation of the building; and
 - (ii) to each floor at the fifth level and above; and
 - (iii) to only the longest elevation in the event a cascading apartment has frontage to two roads.
- (b) Any partial basement between road level and habitable floor space shall be excluded from the calculation of floor levels.

Note: For clarification - refer to Figure I333.6.2B(5) Minimum building setbacks for cascading apartments.

The two metre setback control applies along Mt Eden Road /Grahame Breed Drive (and Grahame Breed Drive extension) and part of Kimiora Street at the fifth level of the apartment building and above. It is designed to recess the upper floors in order to reduce visual dominance when the building is viewed from primary roads (Mt Eden Road and Grahame Breed Drive) and Kimiora Street

Figure I333.6.2B(5) Minimum building setbacks for cascading apartments



I333.6.3. Height in relation to boundary

- (1) Where the external boundary of the precinct abuts land zoned residential or open space the Height in Relation to Boundary Rule applying in those zones shall apply to land within the precinct that abuts that part of the external boundary but otherwise does not apply to the internal boundaries within the precinct, including boundaries zoned Residential - Terrace Housing and Apartment Buildings, Open Space - Informal Recreation Zone, Open Space - Sport and Active Recreation Zone or Business - Town Centre zones.

I333.6.4. Maximum impervious area, maximum building coverage, minimum landscaped area

- (1) The impervious area must not exceed 70 per cent of the net site area.
- (2) The building coverage must not exceed 70 per cent of the net site area.
- (3) The landscaped area of the site must not be less than 30 per cent of the net site area.
- (4) *[deleted]*
- (5) *[deleted]*
- (6) Standards (1) to (3) above do not apply to cascading apartments.
- (7) *[deleted]*

Qualifying matter as per s77I(j) of the RMA

Qualifying matter as per s771(j) of the RMA

I333.6.5. Yards

- (1) Any building must be set back from the front boundary by a minimum of 2 metres (excluding basement space below the RL (Reduced Level in terms of NZVD2016) of the adjacent street level).
- (2) In addition to the above, any building must be set back from the external boundaries of the precinct where it abuts or faces residential or open space zoned land by a minimum of 3 metres. Provided that balconies 3 metres or more above ground level, may protrude into the yard for distances no greater than 1 metre. For the avoidance of doubt, this 3 metre yard does not apply to internal boundaries within the precinct including street frontages and land adjoining open space zoned land.

I333.6.6. Outdoor living space

- (1) Residential - Terrace Housing and Apartment Buildings Zone Standard [H6.6.15](#) Outdoor Living Space shall apply except:

~~(a) that any development which has a balcony with an area of 8m² and a minimum dimension of 2 metres which has convenient access from the living room shall be deemed to meet the requirements of Residential - Terrace Housing and Apartment Buildings Zone Standard [H6.6.15\(1\)](#); and *[deleted]*~~

- (b) The minimum exclusive area for dwellings required by [H6.6.15\(1\)](#) shall be 18m².

Qualifying matter as per s771(j) of the RMA

I333.6.7. Volcanic Viewshafts: Height Sensitive Areas

- (1) For the purposes of determining whether the Height Sensitive Area height limits are exceeded under Standard [D14.6](#), ground level on the western reserve and the adjacent land shown on Precinct plan 1 shall be deemed to be RL77.2m. Height for the purpose of Standard [D14.6](#) must be measured from the identified RL using the rolling height method.

I333.6.8. Te Tātua o Riu-ki-uta sightlines

- (1) Buildings must not protrude into the sightlines shown on I333.10.3 Precinct plan 3: Te Tātua o Riu-ki-uta Sightlines.
- (2) The origin point for each sightline shall be as shown on I333.10.3 Precinct plan 3: Te Tātua o Riu-ki-uta Sightlines, being 1.5m above finished ground level or in the case of the sightline originating at the Plaza, 1.5m above the finished Plaza level. The destination line on the Maunga shall be RL119.7m.

Qualifying matter as per s771(j) of the RMA

I333.6.9. Roading-related and in-ground infrastructure

- (1) Roading adjacent to the town centre and plaza must provide frontage to the Business - Town Centre Zone and Plaza (with residential above and below) shown on I333.10.1A Precinct plan 1A: Activities and standards.
- (2) *[deleted]*
- (3) The primary roads shall be located as shown on I333.10.1A Precinct plan 1A: Activities and standards.
- (4) The roading shown on I333.10.1A Precinct plan 1A: Activities and standards as a slow speed environment, shall be formed so as to create part of a high amenity area

providing slow speed vehicle access, cycleways and pedestrian movements through the plaza and to the residential areas to the north.

I333.6.10. Minimum dwelling size

- (1) Dwellings must have a minimum net internal floor area as follows:
 - (a) 40m² for studio dwellings;
 - (b) 45m² for one or more bedroom dwellings;
 - (c) Where a building contains 20 or more dwellings, when averaged the net internal floor area of all dwellings shall be no less than 55m².
- (2) *[deleted]*
- (3) Notwithstanding Standard I333.6.10(1)(a), up to 30 studio dwellings each with a minimum net internal floor area of 30m² may be constructed in the “area subject to additional density control” as shown on I333.10.1A Precinct plan 1A: Activities and standards.

I333.6.11. Parking

- (1) Parking within the precinct must be provided in accordance with [E27.6.2](#) and the following standards:
 - (a) not more than one parking space per studio or one bedroom dwelling unit shall be provided;
 - (b) not more than two parking spaces per dwelling unit containing two or more bedrooms shall be provided;
 - (c) *[deleted]*
 - (d) at least one cycle parking space shall be provided for each dwelling unit that does not have a dedicated garage;
 - (e) visitor cycle parking shall be provided at a rate of one for every 20 dwellings within a single building; and
 - (f) parking accessory to a whare manaaki shall be provided as follows:
 - (i) Minimum rate: there is no minimum parking rate;
 - (ii) Maximum rate: five car parking spaces.

I333.6.11A Vehicle Access

- (1) Any cascading apartment building on a site with frontage to any road listed below shall be served by vehicle access to that road:
 - (a) Grahame Breed Drive
 - (b) Grahame Breed Drive Extension
 - (c) Kimiora Street
- (2) No vehicular access shall be provided between the buildings and the riu.

Note: Up to three vehicle crossings to Mt Eden Road is a controlled activity, any additional vehicle crossing is subject to the controls in [Chapter E27](#). Refer to assessment criteria I333.7.2(3).

I333.6.12. Subdivision and infrastructure consent standards

- (1) A resource consent application for subdivision or application for infrastructure consent must:
 - (a) Comprise land forming:
 - (i) the entire precinct; or
 - (ii) a minimum area of 2 hectares.
 - (b) Seek consent or illustrate how the subdivision will ensure integrated development of the following:
 - (i) the roading network;
 - (ii) infrastructure; and
 - (iii) earthworks.

I333.6.13 Remnant volcanic features

- (1) No earthworks shall occur on the remnant volcanic features identified on I333.10.1A Precinct plan 1A: Activities and standards as:

Feature a - Quarry Park
Feature b - Fyvie Exposure
Feature c - Barrister Exposure
Feature d - South-Eastern Exposure
Feature e - Lower Lava Lake

Except that this rule shall not preclude works:

- (a) necessary only for the purpose of making safe any aspect of the exposed rock faces;
 - (b) associated with the removal of any weeds, other earth, material or vegetation to better display the rock formation;
 - (c) necessary to undertake rehabilitation due to contamination (if required);
 - (d) necessary to widen Grahame Breed Drive; and
 - (e) necessary to construct public pathways.
- (2) Any works to the South-Eastern Exposure in accordance with I333.6.13(1) (a), (b) and/or (c) shall preserve a minimum 50 metre length of the northern face of the feature.

I333.6.14 Noise and Vibration

- (1) For Rehabilitation activities occurring within the precinct, [Chapter E25](#) applies (including [E25.6.27](#) construction noise and [E25.6.30\(1\)\(a\)](#) vibration - building damage) except for:

a) [E25.6.30\(1\)\(b\)](#) (vibration - amenity).

Once rehabilitation activities are complete, the above exclusion no longer applies.

- (2) Blasting associated with Rehabilitation activities is to occur between the hours of 9am and 5pm, Monday to Saturday only, excluding public holidays, with only three blast events permitted on any one day (where a blast event may comprise the firing of several charges in rapid succession).

I333.7. Assessment - controlled activities

I333.7.1. Matters of control

In addition to the matters specified for the relevant controlled activities in the zone, Auckland-wide, or overlay provisions, the Council will reserve its control to the following matters when assessing a controlled activity resource consent application for:

- (1) Alterations and additions to a dwelling built after 30 September 2013; construction and/or relocation of a dwelling; and construction of any new building (including the plaza or any accessory buildings):
- (a) design and appearance:
 - (i) the effects of the design, appearance and impact of all buildings and structures including elements of height, architectural treatment of building facade and overall scale on the amenity values of the natural and physical landscape;
 - (b) building interface with public spaces:
 - (i) the effects of the interface of buildings with open space, roads and other elements of the public realm;
 - (ii) the effects of the plaza building and associated public stairs and how this relates to the adjacent town centre;
 - (c) potential contamination of stormwater from roofing materials:
 - (i) the effects of potential contamination of stormwater and ground water arising from discharges from roofing materials;
 - (d) views of the rock face:
 - (i) the visual effects of major buildings on retention of views of the rock face which acknowledge the quarrying origins of the site;
 - (e) landscaping and building design:
 - (i) the effect of landscaping and design of the development related to its impact on the site and on abutting or facing residential or open space land;
 - (ii) the effect of landscaping adjacent to the Maunga and how this contributes to the natural character of the Maunga;
 - (f) daylight and sunlight access:
 - (i) the effects of shadowing and loss of access to daylight and sunlight;
 - (g) observance of Te Tātua o Riu-ki-uta sightlines:

- (i) the effects of proposed buildings on the retention or otherwise of the views identified on I333.10.3 Precinct plan 3: Te Tātua o Riu-ki-uta Sightlines-across public roads and open space, between buildings and above buildings in the Riu;
- (h) active use at street level of plaza:
 - (i) the effects of any building located on the 'active use at street level' area shown on I333.10.1A Precinct plan 1A: Activities and standards, on the intended quality publicly accessible plaza integrated to the town centre;
 - (i) outlook to Te Tātua o Riu-ki-uta from northern face of plaza:
 - (i) The effects of the design of the northern face of the plaza building on the provision of outlook to Te Tātua o Riu-ki-uta;
 - (j) reverse sensitivity for dwellings facing sports fields:
 - (i) the reverse sensitivity of effects of dwellings facing sports fields including regard to any internal noise attenuation provided;
 - (k) urban design matters:
 - (i) the effects of the urban design of the development on the visual and amenity values of the people who live, work or play in the Three Kings Precinct or those who visit it.
 - (l) Fencing
 - (i) The provision of fencing or safety barriers necessary to meet any health and safety requirements.
 - (m) Integration and improved connectivity to a publicly accessible network, and improved connectivity through the precinct and to local streets outside the precinct.
- (2) Cascading apartments:
 - (a) residential frontages:
 - (i) the effect of residential frontages (such as balconies, terraces or other habitable spaces) on the amenity of public spaces, including the potential for mitigating such effects by ground level setback from the street frontage to accommodate front yards and outdoor living spaces;
 - (b) solar amenity:
 - (i) the effectiveness of the design of dwellings to optimise daylight access to internal spaces having regard to the orientation of the site;
 - (ii) the effects of the extent of sunlight access to the dwellings on the amenity of residents having regard to the orientation of the site;
 - (c) natural ventilation:
 - (i) the effects of building design on the provision of natural ventilation to dwellings;

- (d) overshadowing impacts:
 - (i) the effects of overshadowing on the amenity values of those who inhabit or use affected buildings or open spaces;
- (e) transport:
 - (i) the potential visual and other adverse effects arising from large areas of on-site car parking exposed to views from the street and from public spaces;
 - (ii) the effects of location of car parking on diffusing traffic flow through the high and low streets and through the existing street network;
 - (iii) the effects of providing car parking in locations which are not the most easily and directly accessed by residents;
- (f) heights and setbacks:
 - (i) the provision of setbacks to avoid adverse effects on the users of both the high (Mt Eden Road and Grahame Breed Drive) and low streets (streets in the riu);
 - (ii) the visual effects of the bulk of the cascading apartments and the management of those effects through the use of setbacks and variation in setbacks;
- (g) *[deleted]*
- (h) building frontage:
 - (i) the effects of the design and location of residential activities and spaces within residential frontages that adjoin public spaces including public roads, on the vitality and amenity of those using the public spaces; and
 - (ii) the effects of excessively long building frontages along the Grahame Breed Drive and Mt Eden Road frontages and the visual effects that arise as well as the effects on obscuring the views towards the Maunga;
- (i) housing mix:
 - (i) the effects of the mixture of housing types within the development having regard to the benefits of providing for a diverse range of residents and family types that could occupy the proposed development.
- (j) safety and visual privacy:
 - (i) the effects of the design of ground level apartments in the development having regard to the extent of passive surveillance and the need for visual privacy for the residents of these apartments;
- (k) Crime prevention through environmental design (CPTED) principles:
 - (i) the effects of building design and layout on the safety of residents and visitors to the precinct having regard to CPTED principles;

- (ii) the design, access to and delivery of publicly accessible lifts;
- (l) urban design and landscaping:
 - (i) the effects on amenity values of residents and visitors to the precinct arising from the development of the precinct having regard to the opportunities to mitigate any such effects and/or enhance amenity values through the application of good urban and landscape design;
 - (ii) the planting of appropriate vegetation on slopes having regard to the stability of the slopes and the use of native planting characteristic of Auckland's volcanic landscapes.
- (m) For dwellings on land south of Kimiora Street, along Mt Eden Road:
 - (i) provision of walking connections on adjoining Open Space - Informal Recreation zone land, and a publicly accessible lift of universal design on Terrace Housing and Apartment Building zoned land, that contribute to a publicly accessible network, and improve connectivity through the precinct and to local streets outside the precinct.
- (n) For the construction of the southern terrace:
 - (i) the extent to which the design of the southern terrace provides an effective, walkable transition between the sports fields and the cascading apartments, stairs and ramp, plaza and town centre beyond;
 - (ii) the effects of the form and scale of the southern terrace on open space by avoiding the use of high walls, and utilising batter slopes, stepped terracing and other low engineered structures (or a combination thereof) as alternatives; and
 - (iii) the extent to which the southern terrace is landscaped to facilitate integration with the sports fields and enhance the visual amenity.

I333.7.2. Assessment criteria

The Council will consider the relevant policies identified below for controlled activities, in addition to the assessment criteria or policies specified for assessment of the relevant controlled activities in the zone, Auckland wide or overlay provisions:

- (1) New Buildings except Cascading Apartments:
 - (a) design and appearance - refer to Policy I333.3 (15);
 - (b) building Interface with public spaces, including roads - refer to Policy I333.3 (6);
 - (c) potential contamination of stormwater from roofing materials - refer to Policy I333.3 (21);
 - (d) views of the rock face - refer to Policy I333.3 (19);
 - (e) landscaping and building design - refer to Policy I333.3 (15) and (15A);
 - (f) daylight and sunlight access - refer to Policy I333.3 (15) and Residential - Terrace Housing and Apartment Buildings Zone Policy [H6.3\(4\)](#);

- (g) observance of Te Tātua o Riu-ki-uta Sightlines - refer to Policies I333.3 (16), (17) & (19);
 - (h) active use at street level of plaza - refer to Policy I333.3 (13);
 - (i) outlook to Te Tātua o Riu-ki-uta from the northern face of the plaza - refer to Policy I333.3 (13);
 - (j) reverse sensitivity for dwellings facing sportsfields - refer to Policy I333.3 (6); and
 - (k) urban design matters - refer to Policy I333.3 (15);
 - (l) Visual impact when viewed from Te Tātua o Riu-ki-uta for the western face of buildings and rear courtyards. This may include articulation of facades, glazing to habitable rooms, screening of any service or plant areas and treatment of parking areas - refer to Policy I333.3(15A)
 - (m) Integration and improved connectivity - refer to Policies I333.3(9) to (11)
- (2) Cascading Apartments:
- (a) Residential Frontages - refer to Policy I333.3 (6);
 - (b) Solar Amenity - refer to Policy I333.3 (15) and Residential - Terrace Housing and Apartment Buildings Zone Policy [H6.3\(5\)](#);
 - (c) Natural Ventilation - refer to Policy I333.3 (15);
 - (d) Overshadowing Impacts - refer to Policy I333.3 (15) and Residential - Terrace Housing and Apartment Buildings Zone Policy [H6.3\(5\)](#);
 - (e) Transport - refer to Policies I333.3 (6), (9), (10), (11) & (15);
 - (f) Heights and Setbacks - refer to Policies I333.3 (4), (6), (12), (15) and (15A);
 - (g) Building Coverage - refer to Policies I333.3 (4) & (15A);
 - (h) Building Frontage - refer to Policy I333.3 (6);
 - (i) Housing Mix - refer to Policy I333.3 (5);
 - (j) Safety and Visual Privacy - refer to Policy I333.3 (6) and Residential - Terrace Housing and Apartment Buildings Zone Policy [H6.3\(5\)](#);
 - (k) CPTED Principles - refer to Policy I333.3 (6); and
 - (l) Urban Design and Landscaping including private open space and any communal open space - refer to Policy I333.3 (15);
 - (m) Design and appearance of roof tops and treatment of plant rooms, recognising the visual impact from Te Tātua a Riu-ki-uta - refer to Policy I333.3(15A);
 - (n) Design of the plaza area as shown on I333.10.1A Precinct plan 1A: Activities and standards and how this area integrates with the town centre and provides public access to informal recreation areas and the sportsfields and views to Te Tātua a Riu-ki-uta - refer to Policy I333.3(13)
 - (o) Integration and improved connectivity - refer to Policies I333.3 (9) to (11)

Note: Three Kings Residential Design Guide, a non-statutory document, can be referred to when assessing new buildings and development within the precinct.

- (3) Vehicle crossings on Mt Eden Road provided the number of crossings does not exceed three:
 - (a) adequacy of the site and the proposal;
 - (b) design and location of access;
 - (c) effects on pedestrian and streetscape amenity; and
 - (d) effects on the transport network.

I333.8. Assessment - restricted discretionary activities

I333.8.1. Matters of discretion

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

- (1) Retail activities:
 - (a) the effects on the neighbourhood character, residential amenity of residential spaces on the same and adjoining sites and in the surrounding residential area from all of the following:
 - (i) The location, form and appearance of the retail premises;
 - (ii) design of parking and access; and
 - (iii) noise, lighting and hours of operation.
- (2) Whare Manaaki:
 - (a) the provisions made to ensure protection of the amenity values of the Open Space zones and the particular relationships with Te Tātua o Riu-ki-uta including its landmark status and the protection of viewshafts to and from the Maunga;
 - (b) the manner in which Te Aranga Maori Design Principles are observed.
- (3) Rehabilitation of land including rock removal, earthworks and fill operations
 - (a) operations, works and extraction of material to modify rock faces and to re-contour land having regard to the suitability of the resultant land form for future residential and open space uses as shown on I333.10.1 Precinct plan 1: Location to leave any rock faces safe, stable and structurally sound;
 - (b) extraction, processing and removal of rock, earth or other material having regard to consistency with the Precinct plans and final ground levels and contours;

- (c) the nature and manner of fill operations including earthworks, compaction and storage of material;
 - (d) provisions for temporary and permanent drainage, stormwater and roading services to enable rehabilitation;
 - (e) the manner of protection of future soakage areas from sedimentation during earthworks;
 - (f) measures to enable establishment of roading and services suitable for future open space uses;
 - (g) any potential for noise arising from rehabilitation works to have significant adverse effects on amenity values having regard to:
 - (i) hours of operation;
 - (ii) noise levels, location of noise source, frequency, duration or other special characteristics of noise; and
 - (iii) mitigation measures
 - (h) any potential for vibration and blasting associated with rehabilitation works to have significant adverse effects on amenity values having regard to location of blasting, frequency, duration and time of day;
 - (i) timing for the removal of the bund along Mt Eden Road and the final stabilisation of the associated eastern rock face, including the opportunity to stage this work consistent with the timing of the intended development along Mt Eden Road.
- (4) Subdivision including roading and associated earthworks and infrastructure:
- (a) the matters applying to urban subdivision for residential purposes will apply;
 - (b) the consistency of the design and method of implementation of the subdivision with Precinct plans 1 to 4, including the provision for roads, walkways, stormwater management and other infrastructure;
 - (c) the manner in which Te Aranga Maori Design Principles are observed; and
 - (d) the manner in which the subdivision provides for the transport linkages including the publicly accessible lifts, walkways and cycleways as shown on I333.10.1A Precinct plan 1A: Activities and standards.
- (5) Subdivision creating lots along zone boundaries:
- (a) the alignment of the cadastral boundaries created with Precinct plan 1A structure and zones.
- (6) The proposal provides for the effective development and management of the wastewater network including:
- (a) provision for a minimum of eight hours holding capacity at any pump station;
 - (b) diversion of stormwater from the existing public wastewater network to provide additional capacity for wastewater;

- (c) the location and design of the pump station and connections to the wastewater network;
 - (d) sufficient capacity for the wastewater network to receive flows from the development;
 - (e) for any pump station emergency overflow area; its location, size, screening, public access, information, management, maintenance and the clean-up protocols are able to ensure that visual and olfactory offense are managed and minimised in the event of an overflow and that the duration of such an event is minimised; and
 - (f) public access, information, management, maintenance and clean-up protocols.
- (7) The extent to which the proposal provides for the successful application of the principles of Te Aranga as embodied within the precinct, including:
- (a) bush landscaping of the boundary to the Te Tātua o Riu-ki-uta to successfully create an interface between the Maunga and the adjacent residential community;
 - (b) the development of green stormwater infrastructure planted with suitable native vegetation to serve as a functional stormwater management system which has high amenity;
 - (c) the use of culturally appropriate public art to celebrate the history and cultural dimensions of the area;
 - (d) the use of stone walls and other landscape forms that reflect early Maori occupation of the area;
 - (e) the use of native planting specific to the area;
 - (f) the acknowledgement of the four Maunga that were previously quarried through signage, landscaping and other appropriate forms; and
 - (g) the use of cultural narrative and names to celebrate the history and culture of the site and its people.
- (8) Management of stormwater, including groundwater levels, overland flow paths, design and implementation of a treatment train, soakage capacity and monitoring and maintenance requirements with reference to the following matters:
- (a) the development gives effect to I333.10.4 Precinct plan 4: Stormwater management concept plan or such other management plan that will achieve a similar or better water quality outcome;
 - (aa) ensure that the habitable floor level is above any predicted 1% AEP event (commonly referred to as the 1 in 100 year storm event) plus freeboard at consent stage when subdivisions or development in the riu is proposed.
 - (ab) the combined soakage and storage system for the overall catchment draining to the development must be sized to cater for 1% AEP event while meeting habitable floor flood freeboard standards.

- (b) The proposal mitigates flooding effects on people and property by ensuring adequate flood storage, soakage capacity, road access for emergency vehicles in a flood event and freeboard is provided. The habitable floor levels must be 750mm above the 1% AEP flood level in catchment B, or 500mm above the 1% AEP flood levels in catchment C. The 1% AEP flood level shall be set based on the assumption that no soakage occurs from the sports field soakage areas in a 1% AEP event. Road design must ensure that no more than 300mm of flood depth occurs in catchments A, B or C;
 - (c) The proposal includes an effective monitoring and maintenance programme which addresses sediment loads, treatment required for the protection of long term soakage capacity and the monitoring and maintenance required to maintain soakage capacity;
 - (d) Development provides for on-site management of all stormwater through the use of a series of green stormwater infrastructure such as (but not limited to) rain gardens, tree pits, swales and soakage;
 - (e) Stormwater treatment is provided for high contaminant load generating activities, such as uncovered car parking, roads with 5,000 Vehicle Movements Per Day (VMPD) and high contaminant generating building materials such as exposed zinc or copper roofing;
 - (f) The ongoing maintenance of private stormwater devices has been provided for and the appropriateness of mechanisms to ensure monitoring and maintenance occurs to prevent soakage inlets from blocking (e.g. body corporate agreements, easements);
 - (g) A separate soakage and storage system is required for each area that is subject to a subdivision or development application and this must be sized to cater for the 10% AEP;
 - (h) Flow from one storage or soakage zone to another is allowed provided that the overall level of service for the 1% AEP is always achieved;
 - (i) Stormwater treatment is required for all sub-catchments containing roads, vehicle hardstanding or areas likely to contribute high sediment loadings to the soakage and storage system;
 - (j) Erosion and sediment control measures are required to manage the runoff from earthworks areas that may affect soakage zones during the development of individual sites.
- (9) The stormwater management approach respects the mauri and significance of the aquifer by taking a treatment train approach, while protecting the aquifer from contamination and supporting the principles of Kaitiakitanga (Mauri tu, Taiao, Ahikaa).
- (10) Development within the riu:
- (a) the design and implementation of development within the riu having regard to the manner in which it provides for integrated development within the Precinct. In particular:
 - (i) how the road layout within the riu provides for an integrated network of connected roads which service the area;

- (ii) how public walkways connect the access points to the town centre and Mt Eden Road bus stop;
 - (iii) the provision of infrastructure in accordance with the stormwater management plan; and
 - (iv) how finished ground levels enable consistency with the rules of the Precinct and provide for the outcomes of the stormwater management plan and infrastructure requirements.
- (b) where the riu is developed in stages, demonstration that all infrastructure has sufficient capacity to service future stages.
- (11) Infrastructure works:
- (a) the consistency of the design and method of implementation of infrastructure works with Precinct plan 1 and Precinct plan 4 - Stormwater management concept plan. This includes construction of the Grahame Breed Drive road widening shown on Precinct plan 1.
- (12) Transport:
- (a) the effect on the safe and efficient functioning of the surrounding road network from the expected traffic generated by the activity;
 - (b) the road layout provision for local traffic and traffic using the site, and discourages use of the network as a bypass from Mt Albert Road to Mt Eden Road and encourages riu residents to use the northern roading connection to Mt Eden Road;
 - (c) entry and exit points to the site are designed to suitably accommodate all pedestrians, cyclists, and traffic movements, and in doing so, limit as much as possible disruption to traffic flows on the adjoining road network;
 - (d) provision for adequate pedestrian connections to public transport nodes and cycleways and walkways to the Town Centre, Te Tātua o Riu-ki-uta, Mt Eden Road and residential areas to the west and north;
 - (e) any building fronting Mt Eden Road has a single, direct access from Mt Eden Road;
 - (f) *[deleted]*
 - (g) the location of activity on a major public transport route, and traffic demand management measures, enable a reduced level of required on-site parking;
 - (h) any car parking associated with the cascading apartment typology is provided within buildings below Mt Eden Road/Grahame Breed Drive street level and is screened from other parts of the site;
 - (i) the proposal includes the creation of two new roads serving the site; the primary access to Grahame Breed Drive with a second access at the northern end of the site;
 - (j) the proposal includes appropriate traffic management and safe pedestrian access at the intersection of Mt Eden Road and Grahame Breed Drive;

- (k) the proposed road design and cross sections are appropriate to the function of the road in terms of the network, and provide for appropriate amenity. In assessing any resource consent, regard will be had to the cross section of the road with different cross sections applying to primary access roads, roads which service residential lots and laneways;
 - (l) the provision of universally designed and publicly accessible lifts within the locations shown on I333.10.1A Precinct plan 1A: Activities and standards; and
 - (m) the slow speed environment identified on I333.10.1A Precinct plan 1A: Activities and standards provides for a high amenity, pedestrian and cycle friendly environment characterised by low vehicle speeds.
- (13) Cascading apartments exceeding maximum building height by up to two metres.
- Building height under this rule should be for:
- (a) architectural features and/or variation in roof form which provides a variety of roof form when viewed from street level and from the Maunga.
- (14) Infringement of maximum impervious area and/or minimum landscaped area:
- (a) Increased maximum impervious area and reduced minimum required landscaping area may be achieved through provision of open space areas in alternative parts of the Terrace Housing and Apartment Buildings Zone in the precinct provided they are to an equivalent area required by I333.6.4.
- (15) Whare Manaaki:
- (a) the extent to which the scale and visual appearance of any proposed structure can be accommodated against the backdrop of the Maunga, a visually significant landscape.
- (16) Infringements of building coverage
- (a) the extent to which the increased building coverage has effects on residential amenity, landscaping and open space areas within the precinct.

I333.8.2. Assessment criteria

The Council will consider the relevant policies and/or criteria identified below for restricted discretionary activities, in addition to the assessment criteria or policies specified for assessment of the relevant restricted discretionary activities in the zone, Auckland wide or overlay provisions:

- (1) Retail activities - refer to Policies I333.3(6), (11)(c), (15);
- (2) Whare Manaaki- refer to Objective I333.2(1A) and Policies I333.3(15) - (18A), Objectives [H7.5.2 \(1\) to \(3\)](#) and policies [H7.5.3 \(1\), \(3\) to \(5\) and \(7\)](#);
- (3) Rehabilitation of land including rock removal, earthworks and fill operations - refer to Policies I333.3(3), (15A), (18), (18A) - (25);

- (4) Subdivision including roading and associated earthworks and infrastructure - refer to Policies I333.3(2) - (4), (7), (8), (10), (11), (15A) - (25);
- (5) Subdivision creating lots along zone boundaries. Criterion - the extent to which the cadastral boundaries created are aligned with the zone boundaries;
- (6) Development within the riu - refer to Policies I333.3(3), (5), (7), (9) - (11) & (15) - (22); and
- (7) Infrastructure works - refer to Policies I333.3(21) - (25).
- (8) Cascading apartments exceeding maximum building height by up to two metres in Activity Table I333.4.1 - building height under this rule is limited to that necessary for architectural features and variation in roof form which provides a variety of roof form when viewed from street level and from the Maunga.
- (9) Construction of more than three vehicle crossings to Mt Eden Road:
 - (a) effects of the vehicle crossing on the adjacent transport network having regard to:
 - (i) visibility and safe sight distances for the users of the vehicle crossing;
 - (ii) proximity to and operation of existing intersections;
 - (iii) the use and safety of bus stops;
 - (iv) the integration of the vehicle access with the building design;
 - (v) the ability of buildings to share the use of a vehicle access/vehicle crossing;
 - (vi) adequacy for the site and the proposal;
 - (vii) design and location of access;
 - (viii) effects on pedestrian and streetscape amenity; and
 - (ix) effects on the transport network.

I333.9. Special information requirements

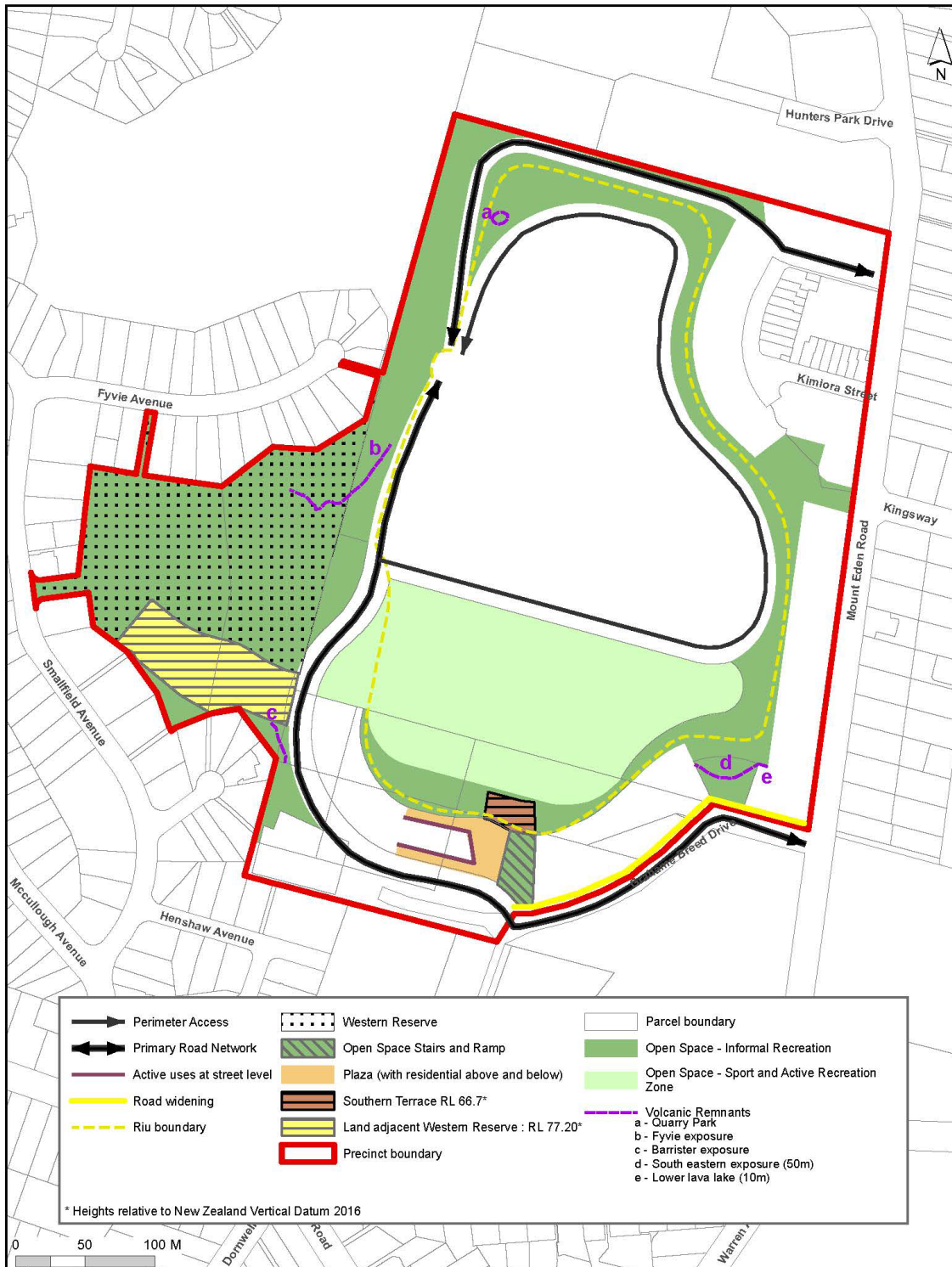
The special information requirements in the underlying zone and Auckland-wide provisions apply in this precinct, together with the following:

- (1) An application for a subdivision must be accompanied by the following supporting documents (unless these issues have been addressed through a previous subdivision consent):
 - (a) Outline of any particular infrastructure requirements that are unique to the precinct including the detailed assessment of stormwater including a stormwater management plan, flooding, wastewater and transport;
 - (b) Cultural assessment and integration of the development to Te Tātua o Riu-ki-uta;
 - (c) Geotechnical assessment to include details of cut slope assessments during construction, development of specific local stability treatments for cut slopes, engineering filling criteria, and foundation criteria for structure design;
 - (d) Landscape assessment and proposals to integrate aspects with the volcanic landscape;

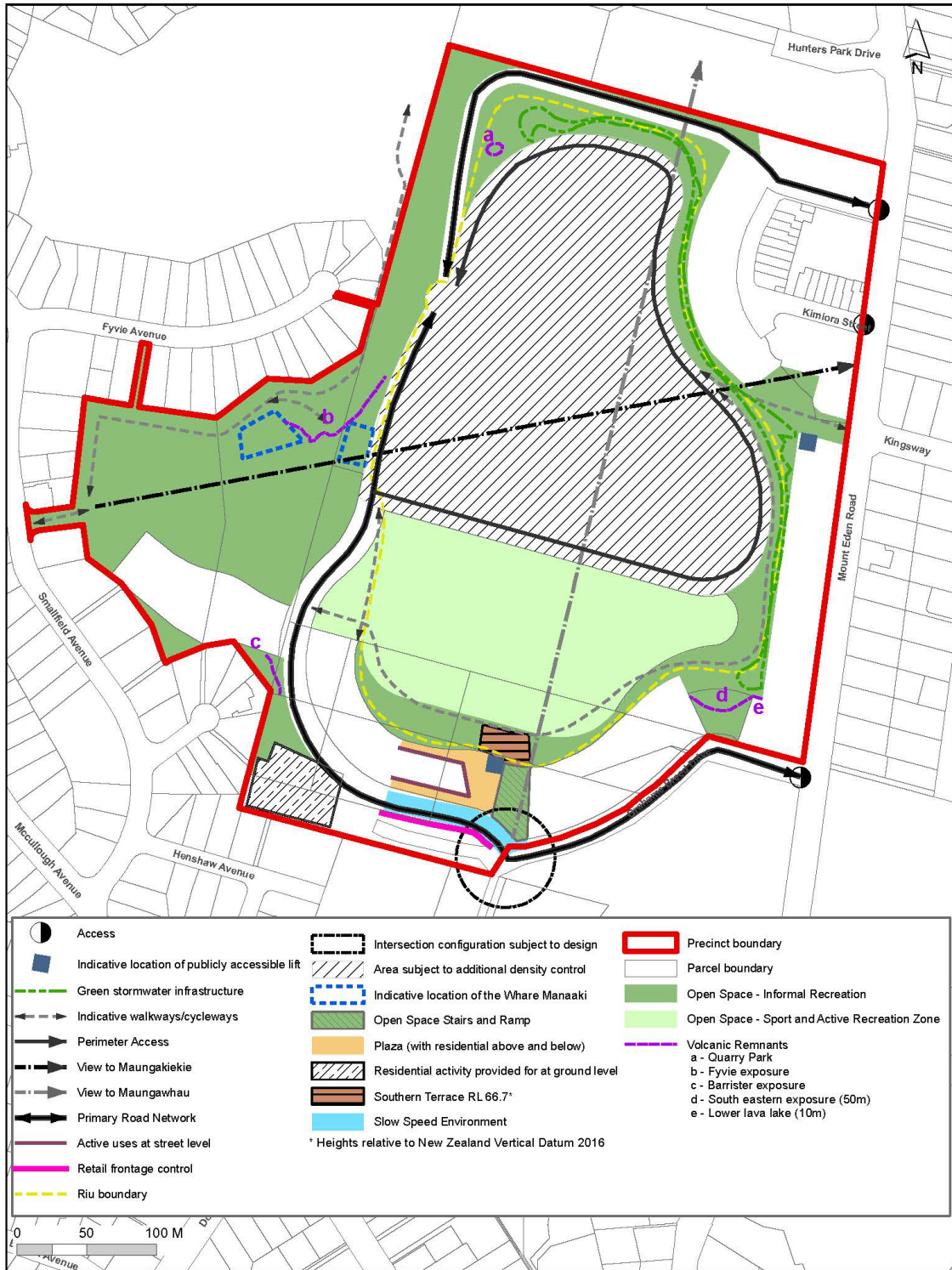
- (e) Contamination assessment if not previously provided. This assessment shall be at Preliminary Site Investigation (PSI) level. However if the PSI demonstrates a probable presence of contaminated material then a detailed site investigation report is required; and
- (f) For development of land adjacent to the external boundaries of the precinct, a context assessment demonstrating how the development interfaces with surrounding land uses.

I333.10. Precinct plans

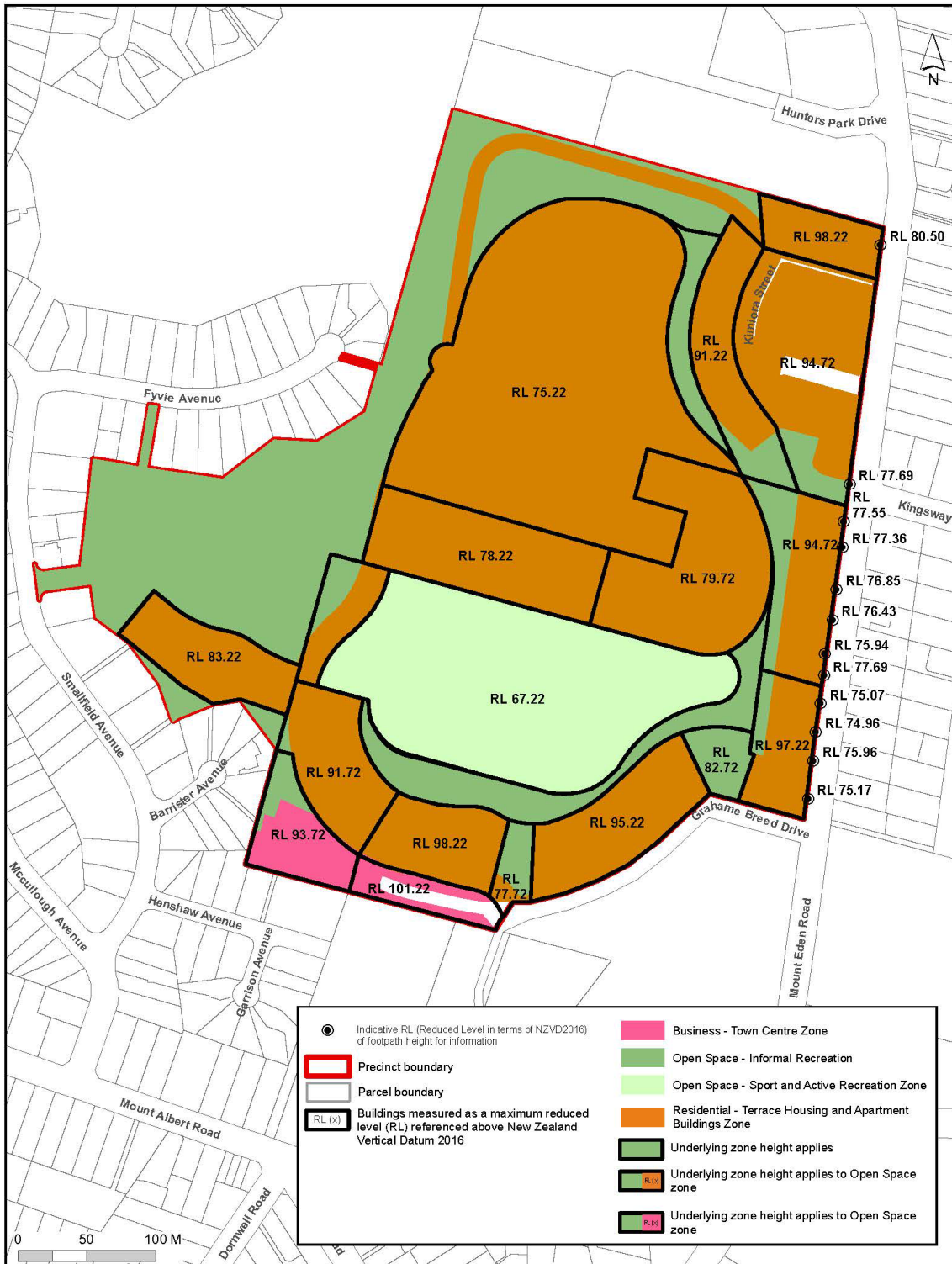
I333.10.1 Precinct Plan 1: Location



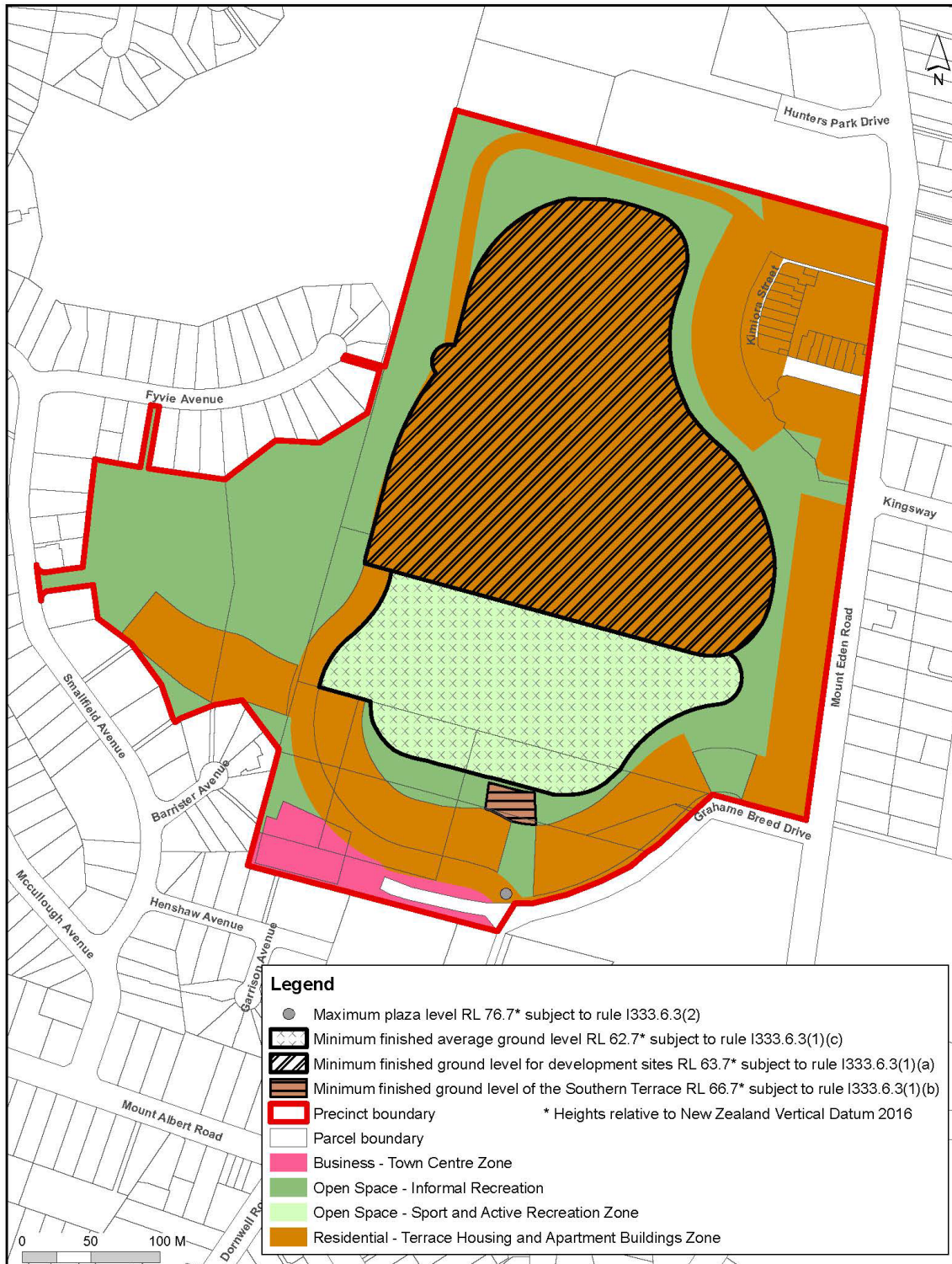
I333.10.1A Precinct Plan 1A: Activities and Standards



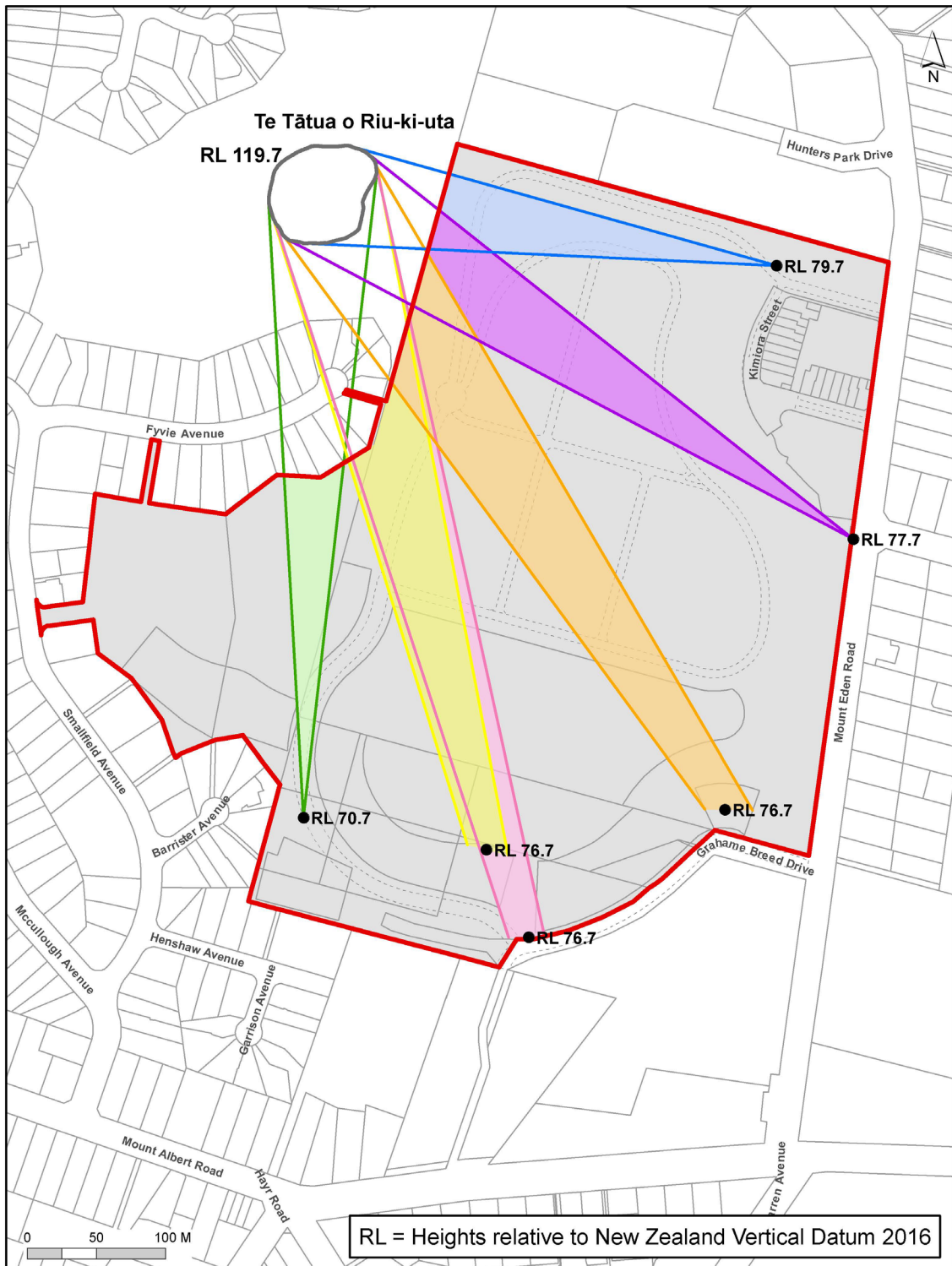
I333.10.2 Precinct Plan 2: Maximum Building Height



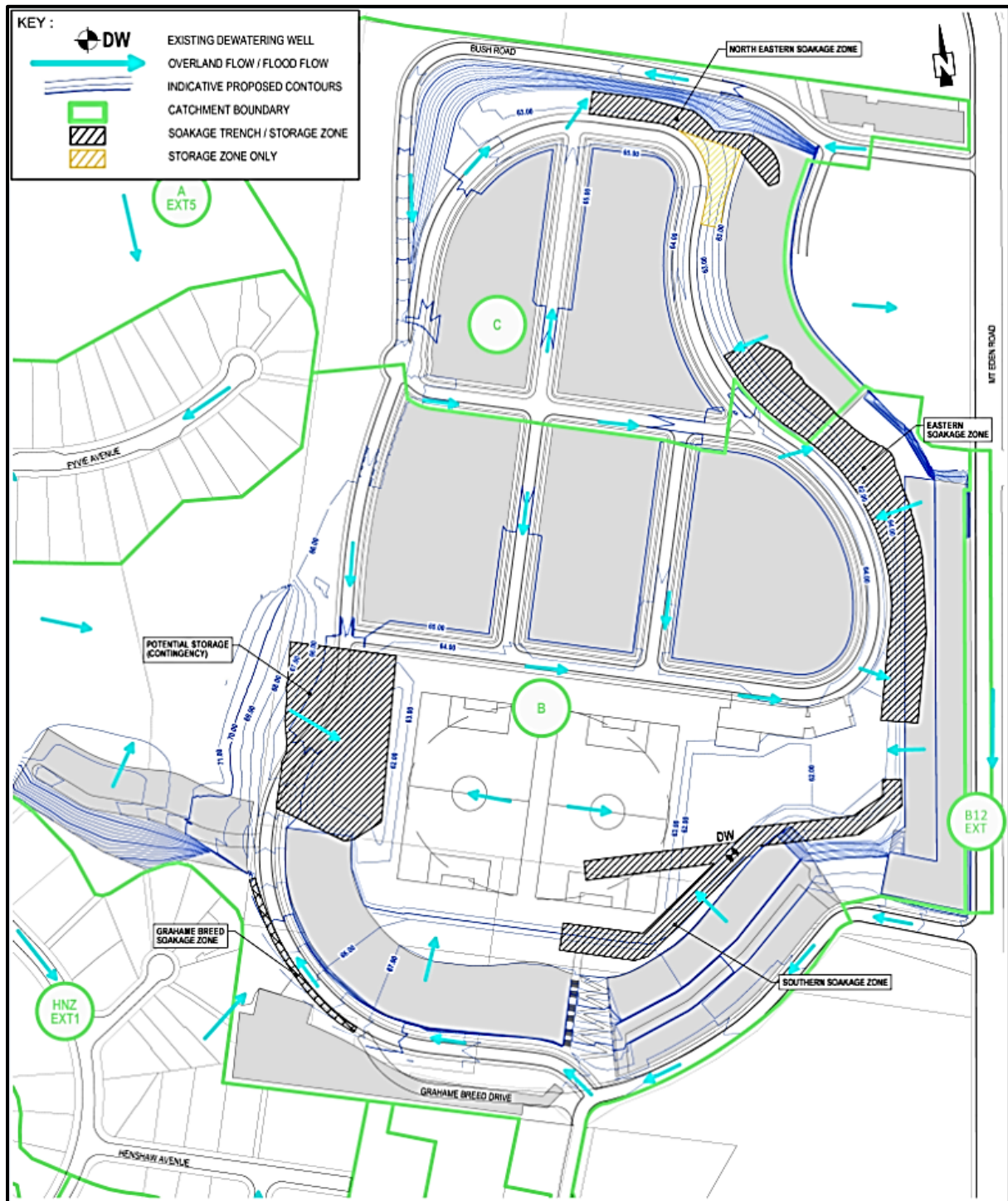
I333.10.2A Precinct Plan 2A: Finished Ground Levels



1333.10.3. Precinct Plan 3: Te Tātua o Riu-ki-uta Sightlines



1333.10.4. Precinct Plan 4: Stormwater Management Concept Plan



I334. Wairaka Precinct

I334.1. Precinct Description

The Wairaka Precinct extends from the north western motorway at Point Chevalier in the north, through to Woodward Road in the south, and from Oakley Creek in the west to Carrington Road in the east, where the Unitec Institute of Technology (Unitec), the Crown, Waitemata District Health Board, one private landowner, and Ngati Whatua Orakei own contiguous blocks of land that make up the site.

The purpose of the Wairaka Precinct is to provide 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. Business and Innovation activities are to be enabled, including activities which benefit from co-location with a major tertiary education institute. The Precinct enables new development to create an urban environment that caters for a diverse population, employees and visitors in the area and that integrates positively with the Point Chevalier, Mt Albert and Waterview communities.

The Wairaka Precinct will provide for a variety of housing typologies that help cater for Auckland's growth and the diverse community that will establish in this location. It will also provide a heart to the community, focused around the campus but with a range of community, commercial and social services. It will provide the opportunity for people to live, work, and learn within the Precinct, while enjoying the high amenity of the Wairaka environment.

The Wairaka Precinct provides for an urban community within which there is a high quality tertiary education institution.

The location and extent of a major tertiary education institution (Unitec) at Wairaka Precinct is significant to the region. The precinct is 64.5ha, and comprises twelve land titles and four owners. Unitec owns 83 per cent of the total land. In addition medical and light industrial activities also occur on the site.

The Wairaka Precinct provides overall objectives for the whole area, and three sub-precincts:

- Sub-precinct A provides for healthcare/hospital related purposes and is intended to accommodate the Mason Clinic
- Sub-precinct B provides for light manufacturing and servicing associated with laundry services and is intended to accommodate the current range of light industrial activities
- Sub-precinct C to the south and west of the precinct provides for a broad range of residential activities, together with supporting uses, activities appropriately located to a major tertiary education institution.

There are also particular attributes of the Wairaka Precinct, which contribute to the amenity of the precinct and the surrounding area and are to be retained through the development of the precinct. These include the following:

- The significant ecological area of Oakley Creek;
- An open space network linking areas within the Wairaka Precinct and providing amenity to neighbouring housing and business areas;
- A network of pedestrian and cycleway linkages that integrate with the area network;

- Retention of the open space storm water management area which services Wairaka and adjacent areas, and the amenity of the associated wetland;
- The Wairaka stream and the landscape amenity this affords, and
- The Historic Heritage overlay of the former Oakley Hospital, and identified trees on site.

The implementation of the Precinct plan requires a series of works. These focus on the open space and roading network giving access from the east to the important Oakley Creek public open space, and the walking and cycling connections linking east to west Waterview and areas further west to Point Chevalier/Mount Albert, and north to south Mount Albert to Point Chevalier. This precinct plan also provides key linkages on the western regional cycle network.

The precinct provides for stormwater treatment for all land within the precinct, prior to entering Oakley Creek. Currently the precinct also receives stormwater from an adjacent catchment in the Mt Albert area and it is expected that this will continue following development of the precinct.

Transport is an essential component to the implementation and redevelopment of the precinct and will require a series of works to avoid, remedy or mitigate adverse transport effects. Some measures such as the indicative primary road network and walking and cycling connections area are identified in the precinct. Other measures to avoid, remedy and mitigate other transport effects will be identified through the preparation of an Integrated Transport Assessment at the time of the first resource consent to significantly develop the site.

These measures could include the following:

- Providing a connected road network through the site;
- Providing a connected pedestrian and cycling network into and through the site, in particular convenient east-west and north-south cycle connections from the Oakley Creek over bridge to the proposed bus node and existing and proposed cycle networks beyond the site;
- Upgrading intersection access onto the site and avoiding, remedying and mitigating adverse effects on the surrounding transport network;
- Making provision for a bus node and road widening to support the public transport network;
- Managing vehicular movements through the connections to the south of the site;
- Managing parking to avoid, remedy, and mitigating adverse effects on the surrounding transport network; or
- Staging land use and development with any necessary infrastructure investment.

To reduce the potential of new development occurring in an uncoordinated manner, the precinct encourages the land owner/s to develop the land in accordance with the Precinct plan. This method provides for integrated development of the area and ensures high quality outcomes are achieved.

The zoning of land within the precinct varies. Refer to the planning maps for the location and the extent of the precinct.

I334.2. Objectives

- (1) The provision for a high quality of tertiary education institution and accessory activities in the precinct is continued, while also providing for growth, change and diversification of activities.
- (2) Comprehensive planning and integrated development of all sites within the precinct is achieved.
- (3) A mix of residential, business, tertiary education and community activities is provided, which maximises the efficient and effective use of land.
- (4) The healthcare/hospital facility, accessory activities and associated buildings, structures and infrastructure in Sub-precinct A (Mason Clinic) are provided for.
- (5) The commercial laundry service and accessory activities and associated buildings, structures and infrastructure in Sub-precinct B are provided for.
- (6) Identified heritage values are retained through the adaptation of the scheduled buildings and retention of identified trees, together with the management of the historic heritage, and Māori sites of significance on Oakley Creek land, and the contribution they make to the precinct's character and landscape, are recognised, protected and enhanced in the precinct.
- (7) Open spaces, cycling and pedestrian linkages from the Precinct to the wider area and neighbouring suburbs, including linkages between activities and open space nodes, are provided for and enhanced.
- (8) Development and/or subdivision within the precinct facilitates a transport network that:
 - (a) Integrates with, and avoids, remedies or mitigates adverse effects on the safety and efficiency of, the transport network within the precinct and the surrounding area, including providing any upgrades to the surrounding network; and
 - (b) Facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles.
- (9) Development of any roads connecting to the existing roading network to the south of the Precinct must be subject to specific resource consent processes to ensure that any private or public road connections must:
 - (a) Avoid these southern connections becoming a direct vehicle entrance for the Special Purpose - Tertiary Education Zone; and
 - (b) Be designed to minimise the amenity effects on existing residents.
- (10) An integrated urban environment is created, which:
 - (a) Incorporates high quality built form and urban design;
 - (b) Recognises, protects and enhances the environmental attributes of Wairaka in planning and development of the Precinct;

(c) Avoids, mitigates and remedies adverse effects on the environment and existing stormwater, wastewater and road/s infrastructure, recognising that the precinct stormwater system services areas beyond Wairaka;

(d) Is developed in a comprehensive manner, which complements and fits within the landscape and character of the surrounding environment, and

(e) Contributes positively to the Mt Albert, Waterview and Point Chevalier communities.

(11) Provide for retail, food and beverage and commercial services in identified locations to serve local demand within the Wairaka Precinct and at a scale and configuration which does not adversely affect the role, function and amenity of the Point Chevalier and Mt Albert town centres.

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

I334.3. Policies

Wairaka Precinct - General

(1) Enable and provide for a wide range of activities, including education, business, office, research, health, recreation, residential accommodation, community facilities and appropriate accessory activities.

(2) Respond to future demand and changes in the manner of learning and the desire to integrate business and education within the Special Purpose - Tertiary Education Zone.

(3) Recognise the benefits of allocating a high quality tertiary education institution within a diverse urban environment.

(4) Promote comprehensive planning by enabling integrated development in accordance with the precinct plan that provides for any of the following:

(a) Tertiary education and associated research, and community activities;

(b) Provision for the ongoing operation of the Mason Clinic;

(c) Provision for the operation of the commercial laundry service;

(d) Residential accommodation;

(e) Economic development and employment;

(f) Public infrastructure that is integrated with existing infrastructure, recognising that Wairaka receives stormwater from an upstream sub-catchment;

(g) Integrated transport and land use planning through the development of the precinct;

(h) Traffic management, including provision of pedestrian and cycle facilities, integration with public transport, parking provision and management;

- (i) Identification and protection of significant landscape features, the adaptation of the scheduled historic buildings, identified trees and open space network;
 - (j) Public road and open space access to the Oakley Creek reserve; or
 - (k) Pedestrian and cycle connections to Point Chevalier, Waterview and Mt Albert.
- (5) Promote economic activity and provide for employment growth that will create opportunities for students, graduates and residents of the precinct and Auckland.
- (6) Encourage a mix of residential lifestyles and housing typologies to cater for a diverse residential community at Wairaka.
- (7) Provide for a mix of residential and business activities which will enable development of a residential core to the Wairaka Precinct.
- (8) Enable a broad range of educational, research, laboratory, office and business uses which meet the needs and respond to future changes in teaching, learning, and research requirements for a modern campus environment.
- (9) Provide for a broad range of business, office, innovation and research activities which will encourage employment and economic development to locate in Wairaka, including those which benefit from the co-location with a tertiary education institution.
- (10) Enable subdivision and development that is compatible with and sensitive to the ecological qualities of the Oakley Creek and the Motu Manawa Marine Reserve.

Built Form and Character

- (11) Encourage the retention and adaptation of the heritage and character buildings, and elements identified within the precinct.
- (12) Provide for the adaptation of the scheduled part of the heritage building for economically viable activities which ensure ongoing economic sustainability for this building and its integration into the Wairaka Precinct.
- (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 scheduled historic heritage buildings, and/or the significant ecological area of Oakley Creek to be sympathetic and provide contemporary and high-quality design, which enhances the precinct's built form and natural landscape.

Open Space

- (15) Provide for public open space, including a neighbourhood park in the northern portion of the precinct.

(16) Provide public connections to Oakley Creek from Carrington Road through public roads and open space, giving quality public access to this ecological area.

Pedestrian and cycle access, street quality and safety

(17) Require development to maintain and provide a varied and integrated network of pedestrian and cycle linkages, open space and plazas within the precinct.

(18) Require the key pedestrian and cycle linkages through the precinct to be direct and convenient, well designed, safe and improve connectivity for all users.

(19) Establish a network of roads which give public access through the precinct and a pedestrian and cycling connections to the Oakley Creek and Waterview pedestrian/cycle bridge.

Transport Planning

(20) Require subdivision and development to be integrated with transport planning and infrastructure in a way that:

(a) Avoids, remedies or mitigates the adverse effects of the development on the transport network;

(b) Integrates with rail, bus, pedestrian and cycle connections;

(c) Implements as a minimum the transport elements within the Precinct Plan;

(d) Supports the provision of passenger transport services, linking to key public transport nodes such as the Mount Albert train station and Point Chevalier public transport services;

(e) Minimises traffic effects on pedestrian and residents' safety and amenity;

(f) Minimises overflow parking on roads occurring in the vicinity of the precinct; and

(g) Stages subdivision and development with necessary surrounding transport network infrastructure and upgrades where adverse effects on the transport network cannot be avoided, remedied and mitigated.

(21) Enable parking areas to service the scheduled heritage building.

(22) Manage the expected traffic generated by activities in the precinct to avoid, remedy and mitigate adverse effects on the safety and efficiency of the surrounding transport network, particularly at peak times. For the purpose of this precinct, the surrounding transport network comprises Carrington Road, the Precinct's existing and proposed access points to Carrington Road, the Carrington Road/Woodward Road intersection, the Woodward Road/New North Road intersection, the Carrington Road/New North Road and Carrington Road/Great North Road intersections, Laurel Street, Renton Road, Rhodes Avenue and the other local roads bounded by Carrington Road, New North Road, and Oakley Creek.

(23) Require an integrated transport assessment for the precinct for any new development greater than 2,500m² gross floor area in the Business - Mixed Use Zone or greater than 1,000m² gross floor area in the residential zones, unless that additional development was

assessed as part of an earlier assessment of transportation effects that is no more than two years old.

(24) Require an integrated transport assessment for the precinct as part of any southern road connection (public or private), the first subdivision in the Business - Mixed Use and residential zones (other than for controlled activities) or for any new development greater than 2,500m² gross floor area in the Business - Mixed Use Zone or greater than 1,000m² gross floor area in the residential zones.

(25) Avoid parking buildings within the Special Purpose - Tertiary Education Zone having direct access from Laurel Street, Renton Road, Rhodes Avenue (or any extension of those roads) or the western road shown on the precinct plan.

(26) Avoid direct vehicle access between the Special Purpose - Tertiary Education Zone and Laurel Street, Renton Road, Rhodes Avenue (or any extension of those roads).

Integrated development

(27) Manage potential adverse amenity effects from buildings at the precinct boundary by:

~~(a) Establishing a 5m yard and graduated building heights to the southern residential interface *[deleted]*~~

(b) Establishing a 10m setback from the boundary of land that fronts Oakley Creek

(c) Require graduated building heights and locate higher buildings away from the precinct boundary.

(28) Encourage built form, activities, public open spaces and infrastructure to be planned and designed on a comprehensive land area basis, rather than on an individual site basis.

(29) Provide for the retail (including food and beverage) activities in identified locations of the precinct which:

(a) meets the needs of the campus;

(b) serves local demand within the precinct; and

(c) creates the opportunity for retail (including food and beverage) activities in the Historic Heritage overlay.

(30) Limit retail activities (including food and beverage) fronting or accessed directly from Carrington Road, restricting the number and size of supermarkets, preventing the concentration of retail activities at a single location, and placing caps on the size of retail tenancies and the overall gross floor area of retail in order to not adversely affect the role, function and amenity of the Point Chevalier and Mount Albert town centres.

Subdivision

(31) Apply the subdivision controls of the zoning to the subsequent subdivision of the precinct or sub-precinct, subject to that subdivision also meeting the requirements of the precinct plan.

Qualifying matter as per s770(a) of the RMA
Qualifying matter as per s770(j) of the RMA

Sub-precinct A

(32) Provide for the range of healthcare and related accessory activities of the Mason Clinic.

(33) Enable detailed site-specific planning of the Mason Clinic to reflect how the healthcare/hospital facility will be used and developed.

(34) Limit the scale of accessory activities so they do not undermine the role of the precinct or result in adverse traffic effects, but still meet the requirements of those who work, live or use services and activities in this sub-precinct.

Sub-precinct B

(35) Provide for the range of light manufacturing and servicing activities associated with the commercial laundry service.

(36) Enable detailed site-specific planning of the commercial laundry service to reflect how the facility will be used and developed.

(37) Limit the scale of accessory activities so they do not undermine the role of the precinct or result in adverse traffic effects, but still meet the requirements of those who work or use services and activities in this sub-precinct.

(38) Recognise that should the commercial laundry service and associated activities on this sub-precinct relocate from Wairaka, then the activities and controls of the Wairaka Precinct would apply.

Sub-precinct C

(39) Provide a broad range of residential activities adjacent to the Oakley Creek and residential neighbourhoods to the south of the precinct.

(40) Provide quality dwellings which face west across Oakley Creek, providing passive surveillance of the public lands within Oakley Creek Valley.

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

I334.4. Activity tables

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

- The activities listed in Table [H13.4.1](#) Activity table for [H13 Business - Mixed Use Zone](#) at line items: (A20), (A21), (A23), (A24) and (A25)
- The activities listed in Table [H30.4.1](#) Activity table for Special Purpose - Tertiary Education Zone at line items (A3), (A4) and (A5)

Tables I334.4.1, I334.4.2 and I334.4.3 Activity table specify the activity status of land use, development and subdivision activities in the Wairaka Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of all these sections where relevant.

Table I334.4.1 Wairaka Precinct (all of precinct except for sub-precinct B and C)

Activity		Activity status
Use		
Accommodation		
(A1)	Dwellings in the Special Purpose - Tertiary Education Zone up to a maximum gross floor area of 7,500m ²	P
(A2)	Student accommodation, boarding houses and visitor accommodation in the underlying Special Purpose - Tertiary Education Zone accessory to tertiary education facilities	P
Commerce		
(A3)	Food and beverage, offices, commercial services, conference facilities, visitor accommodation, residential, community facilities, recreation and leisure activities within the Historic Heritage Overlay	P
(A4)	Offices in the underlying Special Purpose - Tertiary Education Zone accessory to tertiary education facilities	P
(A5)	Retail (including food and beverage) up to 200m ² gross floor area per tenancy	P
(A6)	Retail (including food and beverage) comprising up to one tenancy between 201m ² and 300m ² gross floor area adjacent to, and accessed from, Farm Road	RD
(A7)	Retail (including food and beverage) comprising up to one tenancy between 201m ² and 300m ² gross floor area adjacent to the Historic Heritage Overlay	RD
(A8)	Retail (including food and beverage but excluding one supermarket) up to 1,200 m ² adjacent to, and accessed from, Farm Road	P
(A9)	One supermarket up to 1500m ² adjacent to, and accessed from, Farm Road	P
(A10)	Commercial services within 100 metres of a supermarket	D
(A11)	Retail (including food and beverage) adjoining the southern Carrington Road bus node between gate access 3 and 4 shown on the Precinct plan, up to 500m ² gross floor area or 5 tenancies	P
(A12)	Retail (including food and beverage) within 100 metres of the Carrington Road frontage, not otherwise provided for	D
(A13)	Supermarkets not otherwise provided for	NC
(A14)	Retail (including food and beverage) not otherwise provided for	D
Community facilities		
(A15)	Informal recreation	P
(A16)	Organised sport and recreation	P
Industry		
(A17)	Light manufacturing and servicing	D
(A18)	Repair and maintenance services	D
(A19)	Warehousing and storage	D
(A20)	Waste management facilities in the underlying Special Purpose - Tertiary Education Zone accessory to tertiary	D

I334 Wairaka Precinct

	education facilities	
Mana Whenua		
(A21)	Marae	P
Development		
(A22)	Parking buildings	RD
(A23)	Non-security floodlighting, fittings and supports and towers	P
(A24)	Public amenities	P
(A25)	Sports and recreation structures	P
(A26)	Parking buildings associated with any Special Purpose - Tertiary Education Zone uses with direct vehicle connection to Western Road or to Laurel Street, Renton Road or Rhodes Avenue (or any extension of those roads)	NC
(A27)	Extension of Laurel Street, Renton Road or Rhodes Avenue into the Precinct provided that a cul de sac is maintained	P
(A28)	Connection of any southern roads (or extensions to the southern roads that remain cul de sacs) to the Precinct with a private road (non-gated)	C
(A29)	Connection of any roads to the Precinct with a public road	RD
(A30)	Direct vehicle connection between Laurel Street, Renton Road or Rhodes Avenue and the Special Purpose - Tertiary Education Zone	NC
(A31)	Any development not otherwise listed in Table I334.4.1 that is generally in accordance with the precinct plan	RD
(A32)	Any development not otherwise listed in Table I334.4.1 that is not generally in accordance with the precinct plan	D
(A33)	Buildings that exceed Standard I334.6.4 Height	D
Subdivision		
(A34)	Any vacant lot subdivision proceeding in accordance with the precinct plan and which creates lots consistent with the zone boundaries	C
(A35)	Any vacant lot subdivision that is not generally in accordance with the precinct plan	D

Table I334.4.2 Wairaka Precinct sub-precinct B

Activity		Activity status
(A36)	Light manufacturing and servicing associated with the commercial laundry services	P
(A37)	Buildings that exceed the Standard I334.6.4 Height	D

Table I334.4.3 Wairaka Precinct sub-precinct C

Activity		Activity status
(A38)	Informal recreation	P
(A39)	Public amenity structures	P
(A40)	Student accommodation, boarding houses and visitor	P

	accommodation accessory to tertiary education facilities	
(A41)	Tertiary education and ancillary activities existing in the Residential - Mixed Housing Urban and Residential - Terrace Housing and Apartment Buildings zones at 1 November 2015	P
(A42)	Any development not otherwise listed in Table I334.4.3 that is generally in accordance with the precinct plan	RD
(A43)	Any development not otherwise listed in Table I334.4.3 that is not generally in accordance with the precinct plan	D
(A44)	Any vacant lot subdivision proceeding in accordance with the precinct plan and which creates lots consistent with the zone boundaries	C
(A45)	Any vacant lot subdivision that is not generally in accordance with the precinct plan	D
(A46)	Parking buildings within Residential - Mixed Housing Urban Zone	NC
(A47)	Parking buildings within the Residential - Terrace Housing and Apartment Buildings Zone for any uses other than serving the residents of that zone	NC
(A48)	Buildings that exceed the Standard I334.6.4 Height	D

I334.5. Notification

(1) An application for resource consent for a controlled activity listed in Tables I334.4.1, and I334.4.3 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under s95A(4) of the Resource Management Act 1991.

(2) Any other application for resource consent for an activity listed in Tables I334.4.1, I334.4.2 and I334.4.3 Activity table which is not listed in Standard I334.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I334.6. Standards

The standards applicable to the overlays, zones and Auckland-wide provisions apply in this precinct.

All activities listed as permitted, controlled or restricted discretionary in Table I334.4.1, I334.4.2 and I334.4.3 Activity tables must comply with the following standards.

I334.6.1. Floodlights

- (1) Where floodlights are located adjacent to a residential zone, the hours of operation must not extend beyond:
- (a) 10pm Monday to Saturday; and

(b) 7.30pm Sunday and Public Holidays.

(2) Floodlights must comply with the lighting standards in [E24.6](#) Auckland-wide Standards – Lighting.

I334.6.2. Retail thresholds

(1) The following thresholds apply in this precinct:

(a) The total gross floor area of retail (including food and beverage and supermarket) must not exceed 6500m² for the whole precinct:

(b) the total gross floor area of retail (including food and beverage) within the Business - Mixed Use Zone must not exceed 4500m²; and

(c) The total gross floor area of retail (including food and beverage) within the Special Purpose - Tertiary Education Zone must not exceed 3000m².

(2) The total gross floor area of retail (including food and beverage) in the Historic Heritage Place must not exceed 1000 m² subject to Standard I334.6.2(1)(a) above.

(3) All retail activities adjacent within 100m of to the supermarket must not exceed 1200m².

(4) Any supermarket, adjacent to and accessed from Farm Road, must not have vehicle access or parking directly off Carrington Road.

I334.6.3. Stormwater

(1) All subdivision and development of the land in the precinct must be consistent with the approved stormwater management plan.

I334.6.4. Height

(1) Standards in the table below apply rather than underlying zone heights unless specified. Buildings must not exceed the heights as set out below:

Building location	Maximum height (m)
Less than 20m from a boundary with Carrington Road (as at 1 November 2015) or the Open Space: Conservation Zone (excluding the Residential - Mixed Housing Urban and Residential - Terrace Housing and Apartment Buildings zones)	18m
Greater than or equal to 20m from a boundary with Carrington Road (as at 1 November 2015) or Open Space: Conservation Zone (excluding the Residential - Mixed Housing Urban, Residential - Terrace Housing and Apartment Buildings and Special Purpose - Healthcare Facility and Hospital zones)	27m
Residential - Mixed Housing Urban, Residential - Terrace Housing and Apartment Buildings and Special Purpose - Healthcare Facility and Hospital zones	Specified zone height applies
Buildings within the Residential – Mixed Housing Urban Zone and within 10m of the southern precinct boundary	8m

I334.6.5. Landscaping

(1) At least 20 per cent of a site within the precinct must be landscaped, provided that the area of landscaping may be proportionately reduced by any required common areas of landscaping within the zone approved by the Council and protected by consent conditions.

I334.6.6. Precinct boundary set back

~~(1) Buildings on land within Sub-precinct C adjoining residential zoned land outside the precinct and to the south must be set back a minimum width of 5m from the external precinct boundary. Planting requirements of Standards [H13.6.5](#) and [H13.6.6](#) Business – Mixed Use Zone apply. *[deleted]*~~

Qualifying matter as per s770(a) of the RMA

(2) Buildings on land adjoining Open Space - Conversation zoned land outside the precinct must be set back a minimum width of 10m from the external precinct boundary. Planting requirements of Standards [H13.6.5](#) and [H13.6.6](#) Business - Mixed Use Zone apply.

(3) Buildings on land fronting Carrington Road must be set back a minimum width of 28.2m when measured from the eastern edge of the Carrington Road road reserve as at 1 November 2015. This setback area may be used for walkways, cycleways, public transport facilities, site access, street furniture, outdoor dining and cafes. Other areas within the 28.2m not used for these activities must be landscaped. This setback does not apply once the road widening affecting the Wairaka Precinct Carrington Road frontage has been vested in the Auckland Council.

I334.6.7. Tree protection

Qualifying matter as per s770(j) of the RMA

- (1) In addition to any notable tree, Subject to Standard I334.6.7(2) below, the following trees identified in I334.11.2 Precinct plan 2 - protected trees and in Table I334.6.7.1 below must not be altered, removed or have works undertaken within the dripline except as set out in I334.6.7(2) below. Trees located within an existing or future road-widening area along Carrington Road frontage are not subject to this control.
- (2) Tree works to the trees identified below must be carried out in accordance with all of the provisions applying to Notable Trees in [D13 Notable Tree Overlay](#), with the exception that up to 20 per cent of live growth may be removed in any one year.

Table I334.6.7.1 - Identified Trees

ID	Common name	Auckland district	Numbers of trees	Location/ Street address	Legal description
1	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
2	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
3	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
5	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
7	Karaka	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
9	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
10	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
11	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
13	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
14	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
15	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
16	Swaine's Gold, Italian cypress	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
17	Michelia	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
18	Sky Flower	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
19	New Zealand Ngaio	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
20	Mediterranean Cypress	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949

I334 Wairaka Precinct

22	Mediterranean Fan Palm	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
23	Mountain Coconut, Coco	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
24	Chinquapin	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
25	White Mulberry	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
26	Totara	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
27	Australian Frangipani	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
28	Kauri	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
29	Three Kings Climber	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
30	Norfolk Pine	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
31	Pepper Tree, Peruvian	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
32	Golden Ash	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
33	Jacaranda	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
34	Golden Ash	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
35	Variegated Five Finger	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
36	Maidenhair Tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
37	Brazilian Coral Tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
38	Dogwood	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
39	Houpara	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
40	Oleander	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
41	Taupata	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 2 DP 406935
42	Camphor Tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
43	Plum Pine	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
44	Camellia	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
45	Kohuhu	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi

46	Silver Poplar	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 2 DP 406935
47	Liquidambar	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 2 DP 406935

I334.6.8. Access

- (1) The primary traffic access to the precinct must be from Carrington Road at locations shown on the Precinct plan.
- (2) Any retail (including food and beverage) fronting the southern bus node, must not have vehicle access directly off Carrington Road.

I334.6.9. Parking

- (1) No parking is required for activities located within the scheduled heritage building other than for the provision of loading requirements.
- (2) There must be no parking provided at the bus node for retail activities.

I334.7. Assessment - controlled activities

I334.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application, in addition to the matters specified for the relevant controlled activities in the zone, Auckland-wide, or overlay provisions:

- (1) Connection of Precinct to Laurel Street, Renton Road or Rhodes Avenue with a private (non-gated) road:
 - (a) traffic effects on adjoining streets and the transport network;
 - (b) amenity and safety of adjoining streets and those within the precinct;
 - (c) design of road connections;
 - (d) benefits of connections (excluding benefits related to diversion of traffic from Carrington road);
 - (e) provision of walkway and cycle access; and
 - (f) turning restrictions within the precinct to reduce the likelihood of traffic entering the precinct through the southern roads to access car parking buildings within the Special Purpose - Tertiary Education Zone.
- (2) Subdivision
 - (a) boundaries of the precinct and sub-precincts aligning with the proposed site boundaries.

I334.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities, in addition to the assessment criteria specified for the relevant controlled activities in the zone, Auckland-wide or overlay provisions:

- (1) Connection of Precinct to Laurel Street, Renton Road or Rhodes Avenue with a private (non-gated) road:
 - (a) the extent to which the design of the road and associated landscaping creates:
 - (i) access consistent with the local road function; and
 - (ii) street trees, planting and other landscaping features that ensure a good standard of amenity;
 - (b) the extent to which the introduction of appropriate traffic calming measures discourages non-local traffic and to manage speed;
 - (c) the extent to which the management of the private road through such measures as signage, surface treatment, landscaping and speed restrictions does restrict the use of these roads to only those vehicles with authorised access;
 - (d) the extent of any positive benefits arising from the proposed connection (excluding benefits relating to diversion of traffic from Carrington road);
 - (e) the provision of walkway and cycleway access is not restricted. The extent to which landscaping and treatment reflects an appropriate standard of design for public walkways and cycle-ways; and
 - (f) the extent to which turning restrictions within the precinct are needed to reduce the likelihood of traffic entering the precinct through the southern roads to access car parking buildings within the Special Purpose - Tertiary Education Zone.

Subdivision

- (1) The extent to which subdivision boundaries align with the sub-precinct boundaries and with the precinct plan shown in Precinct plan 1 (or with any approved road network).

I334.8. Assessment - restricted discretionary activities

I334.8.1. Matters of discretion

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

- (1) Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area adjacent to, and accessed from, Farm Road and or adjacent to the bus hub or Oakley Hospital building:
 - (a) building interface with any public place;
 - (b) safety;
 - (c) services;
 - (d) traffic;
 - (e) travel plans and integrated transport assessments;
 - (f) design of parking and access; and
 - (g) degree of integration with other centres.
- (2) Parking buildings/structures:
 - (a) ground contours;
 - (b) building interface with public places;
 - (c) safety;
 - (d) services including infrastructure and stormwater management;
 - (e) traffic;
 - (f) travel plans and integrated transport assessments; and
 - (g) design of parking and access.
- (3) Connection of any road to the Precinct with a public road:
 - (a) traffic;
 - (b) amenity and safety;
 - (c) design of road connections; and
 - (d) benefits of road connections(excluding benefits related to diversion of traffic from Carrington road);
 - (e) provision of walkway and cycle access; and
 - (f) turning restrictions within the precinct to reduce the likelihood of traffic entering the precinct through the southern roads to access car parking buildings within the Special Purpose - Tertiary Education Zone.
- (4) Any development not otherwise listed in Tables I334.4.1 and I334.4.3 that is generally in accordance with the precinct plan:
 - (a) Effects of the location and design of the access on the safe and efficient operation of the adjacent transport network having regard to:
 - (i) visibility and safe sight distances;

- (ii) existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring;
 - (iii) proximity to and operation of intersections;
 - (iv) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Plan; and
 - (v) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways;
- (b) The location and capacity of infrastructure servicing:
- (i) the extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure needs to be provided to adequately service the nature and staging of anticipated development within the application area;
 - (ii) The effects on receiving environments from the location and design of the Indicative Stormwater Management Area and stormwater devices including the following:
 - (i) management of the adverse effects on receiving environments, including cumulative effects (which may be informed by any publicly available current stormwater and/or catchment management plans and analyses);
 - (ii) BPO for the management of the adverse effects of the stormwater diversion and discharge on receiving environments;
 - (iii) implementation of stormwater management devices and other measures and programmes that give effect to the BPO;
 - (iv) management and mitigation of flood effects, including on buildings and property;
 - (v) methods and measures to avoid land instability, erosion, scour and flood risk to buildings and property;
 - (vi) location, design and method of the discharge; and
 - (vii) management of stormwater flow and contaminants and the implementation of stormwater management devices and other measures;
- (c) The effects on the recreation and amenity needs of the users of the precinct and surrounding residents through the provision of:
- (i) open spaces which are prominent and accessible by pedestrians;
 - (ii) the number and size of open spaces in proportion to the future intensity of the precinct and surrounding area; and
 - (iii) effective and safe pedestrian and/or cycle linkages;

- (a) The location, physical extent and design of open space;
 - (b) The location of anticipated land use activities within the development;
 - (c) The location and physical extent of parking areas; and
 - (d) The staging of development and the associated resource consent lapse period
 - (e) The location and form of building footprints and envelopes.
 - (f) Building scale and dominance (bulk and location).
- (5) For development and/or subdivision that does not comply with Standards: I334.6.1 Floodlights; I334.6.2 Retail thresholds; I334.6.3 Stormwater; I334.6.4 Height; I334.6.5 Landscaping; I334.6.6 Precinct boundary setback; I334.6.7 Tree protection; I334.6.8 Access; I334.6.9 Parking; the Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:
- (a) the matters of discretion in [Rule C1.9\(3\)](#) of the general provisions apply;
 - (b) any special or unusual characteristic of the site which is relevant to the standard;
 - (c) where more than one standard will be infringed, the effects of all infringements considered together; and
 - (d) the effects on the following relevant matters:
 - (i) floodlights - the effects on the amenity values of adjoining residential areas;
 - (ii) retail thresholds - the needs of the campus and serving the local demand within the precinct, the role function and amenity of the Point Chevalier and Mt Albert town centres;
 - (iii) stormwater - See Matter I334.8.1(4)(c) above;
 - (iv) height - the effects on the amenity values of open spaces and adjoining residential areas;
 - (v) landscaping - the street edge, the delineation of pedestrian routes, the visual and pedestrian amenity effects caused by access ways, parking and service areas;
 - (vi) precinct boundary set back - Interface with the public realm and effects on neighbouring sites, building scale and dominance (bulk and location), and Outlook and privacy;
 - (vii) trees - See restricted discretionary activity matters of discretion in Matters [D13.8.1](#) Notable Trees Overlay
 - (viii) access - the primary access to the precinct being on Carrington Road, the amenity values of existing residents as a result of the

southern connections becoming a direct vehicle entrance to the precinct;

- (ix) parking - the heritage values of the Oakley Hospital, the efficiency of operation of the bus hub.

I334.8.2. Assessment criteria

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

- (1) Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area adjacent to, and accessed from, Farm Road and or adjacent to the bus hub or Oakley Hospital building
 - (a) Building interface with any public places;
 - (i) the extent to which buildings have clearly defined public fronts that address the street and public open spaces to positively contribute to those public spaces and pedestrian safety;
 - (ii) the extent to which pedestrian entrances are located on the street frontage and be clearly identifiable and conveniently accessible from the street;
 - (iii) the extent to which buildings provide legible entrances and exits to covered plazas, open spaces and pedestrian linkages;
 - (iv) the extent to which separate pedestrian entrances are provided for residential uses within mixed use buildings;
 - (v) the extent to which activities that engage and activate streets and public open spaces are provided at ground and first floor levels;
 - (vi) the extent to which internal space at all levels within buildings is designed to maximise outlook onto street and public open spaces;
 - (vii) the extent to which building heights and form are designed to allow a reasonable level of natural light into existing and planned communal open spaces within the precinct, appropriate to their intended use and whether they may require building form to be modified to the north of such spaces;
 - (viii) the extent to which buildings are designed to support high quality open spaces and where appropriate provide views to the wider landscape and/or surrounding streets, to enhance the legibility, accessibility and character of the campuses; and
 - (ix) the extent to which through-site links and covered plazas integrate with the existing or planned public realm and pedestrian network and whether they are:

- publicly accessible and attractive; and
- designed to provide a high level of pedestrian safety.

(b) Safety:

- (i) whether new and upgraded buildings and public open spaces are designed in accordance with crime safety principles. For the purpose of this assessment, internal open spaces, plazas, foyers, lanes and pedestrian and cycleway linkages within the campuses will be considered as if they are public open spaces;
- (ii) the extent to which open spaces, plazas, foyers, lanes and pedestrian linkages have multiple entrances and exits rather than a single way in and out of such places and spaces; and
- (iii) the adequacy of safety measures to the Mason Clinic site and the design of the interface between the Mason Clinic and the adjacent public spaces and sites to provide for sensitive design in a high quality urban village and environmentally sensitive area, while meeting security requirements.

(c) Services:

- (i) the extent to which stormwater, wastewater, water supply, and electricity and telecommunication infrastructure are provided to adequately service the nature and staging of anticipated development within the subject land area; and
- (ii) the extent to which the location of built form, public open space and stormwater management infrastructure provide for the establishment of future stormwater management features, which incorporate low impact stormwater design principles and improved water quality systems.

(d) Traffic:

- (i) whether traffic calming measures on internal roads and those roads connecting to the south of the precinct, discourage through traffic from outside the Wairaka Precinct, and slow traffic with an origin or destination in the Special Purpose - Tertiary Education Zone or southern neighbourhoods; and
- (ii) the extent to which proposed developments meet the requirements of any existing integrated transport assessment applying to the proposed development or any new integrated transport assessment or other traffic assessment lodged with any resource consent application.

(e) Traffic plans and integrated transport assessments:

- (i) the extent to which proposed developments meet the requirements of any existing integrated transport assessment applying to the proposed

development or any new integrated transport assessment or other traffic assessment lodged with any resource consent application and provides appropriate travel plans that are consistent with the Integrated Transport Assessment.

(f) Design of parking and access:

- (i) the extent to which parking buildings avoid fronting Carrington Road or Oakley Creek or have direct access from Laurel Street, Renton Road, Rhodes Avenue (or any extension of those streets), or the western road shown on the Precinct plan;
- (ii) the extent to which parking is screened from public open spaces and streets;
- (iii) the extent to which ventilation and fumes from parking structures or other uses do not vent into the adjacent pedestrian environment at ground level;
- (iv) the extent to which vehicle crossings and access ways prioritise pedestrian movement and in particular are designed to reduce vehicle speed and are separated from pedestrian access, or are designed as a shared space; and
- (v) the extent to which the design of pedestrian routes between parking areas, building entrances/lobbies and the street are accessible by people of all ages and physical abilities and provide a high level of pedestrian safety.

(g) Degree of integration with other centres:

- (i) the extent to which the location, scale and staging of anticipated activity types in the precinct mitigates potential conflicts with activities within neighbouring centres; and
- (ii) the extent to which the location, scale and staging of offices do not have adverse effects on the role of other centres, beyond those effects ordinarily associated with trade effects or trade competition.

(2) Parking buildings and structures

(a) Ground contours:

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

(b) Building interface with public spaces:

- (i) the extent to which buildings have clearly defined public fronts that address the street and public open spaces to positively contribute to those public spaces and pedestrian safety;
- (ii) the extent to which pedestrian entrances are located on the street frontage and be clearly identifiable and conveniently accessible from the street;
- (iii) the extent to which buildings provide legible entrances and exits to covered plazas, open spaces and pedestrian linkages;
- (iv) the extent to which separate pedestrian entrances are provided for residential uses within mixed use buildings;
- (v) the extent to which activities that engage and activate streets and public open spaces are provided at ground and first floor levels;
- (vi) the extent to which internal space at all levels within buildings is designed to maximise outlook onto street and public open spaces;
- (vii) the extent to which building heights and form are designed to allow a reasonable level of natural light into existing and planned communal open spaces within the precinct, appropriate to their intended use. This may require building form to be modified to the north of such spaces;
- (viii) the extent to which buildings are designed to support high quality open spaces and where appropriate provide views to the wider landscape and/or surrounding streets, to enhance the legibility, accessibility and character of the campuses;
- (ix) whether through-site links and covered plazas integrate with the existing or planned public realm and pedestrian network and are publicly accessible, attractive and designed to provide a high level of pedestrian safety.

(c) Safety:

- (i) whether new and upgraded buildings and public open spaces are designed in accordance with crime safety principles. For the purpose of this assessment, internal open spaces, plazas, foyers, lanes and pedestrian and cycleway linkages within the campuses will be considered as if they are public open spaces;
- (ii) the extent to which open spaces, plazas, foyers, lanes and pedestrian linkages have multiple entrances and exits rather than a single way in and out of such places and spaces; and
- (iii) the adequacy of safety measures to the Mason Clinic site and the design of the interface between the Mason Clinic and the adjacent public spaces and sites to provide for sensitive design in a high quality

urban village and environmentally sensitive area, while meeting security requirements.

(d) Services including infrastructure and stormwater management:

- (i) the extent to which stormwater, wastewater, water supply, and electricity and telecommunication infrastructure are provided to adequately service the nature and staging of anticipated development within the subject land area; and
- (ii) the extent to which the location of built form, public open space and stormwater management infrastructure provide for the establishment of future stormwater management features, which incorporate low impact stormwater design principles and improved water quality systems.

(e) Traffic:

- (i) whether traffic calming measures on internal roads and those roads connecting to the south of the precinct, discourage through traffic from outside the Wairaka Precinct, and slow traffic with an origin or destination in the Special Purpose - Tertiary Education Zone or southern neighbourhoods; and

(f) Travel plans and integrated transport assessments:

- (i) the extent to which proposed developments meet the requirements of any existing integrated transport assessment applying to the proposed development or any new integrated transport assessment or other traffic assessment lodged with any resource consent application and provides appropriate travel plans that are consistent with the Integrated Transport Assessment.

(g) Design of parking and access

- (i) the extent to which parking buildings avoid fronting Carrington Road or Oakley Creek or avoid having direct access from Laurel Street, Renton Road, Rhodes Avenue (or any extension of those streets), or the western road shown on the Precinct plan;
- (ii) the extent to which parking is screened from public open spaces and streets;
- (iii) the extent to which ventilation and fumes from parking structures or other uses do not vent into the adjacent pedestrian environment at ground level;
- (iv) the extent to which vehicle crossings and access ways prioritise pedestrian movement and in particular are designed to reduce vehicle speed and are separated from pedestrian access, or are designed as a shared space; and

- (v) the extent to which the design of pedestrian routes between parking areas, building entrances/lobbies and the street are accessible by people of all ages and physical abilities and provide a high level of pedestrian safety.

(3) Connection of any road to the Precinct with a public road:

(a) Traffic:

- (i) the extent to which traffic management measures on roads which connect to the south of the Precinct are designed to avoid the southern connection becoming the primary entrance for tertiary education uses or becoming a faster alternative to Carrington Road for non-local traffic;

(b) Amenity and safety:

- (i) whether the design of the road and associated landscaping creates:
 - access consistent with the local road function;
 - street trees, planting and other landscaping features that ensure a good standard of amenity; and
- (ii) the extent to which the introduction of appropriate traffic calming measures discourages non-local traffic and manages speed. Methods could include, but are not limited to, one lane sections, narrow carriageways, intersections designed to slow traffic and interrupt flow, avoidance of roundabouts which facilitate speedy movement through the precinct, and designing the carriageway as shared space with a meandering route.

(c) benefits of road connections (excluding benefits related to diversion of traffic from Carrington Road):

- (i) the extent of any positive benefits arising from the proposed connection (excluding benefits related to diversion of traffic from Carrington Road) and ensure the provision of walkway and cycleway access is not restricted.

(d) provision of walkway and cycle access:

- (i) the extent to which landscaping and treatment reflects an appropriate standard of design for public walkways and cycle-ways.

(e) turning restrictions within the precinct to reduce the likelihood of traffic entering the precinct through the southern roads to access car parking buildings within the Special Purpose - Tertiary Education Zone:

- (i) the extent to which turning restrictions within the precinct are needed to reduce the likelihood of traffic entering the precinct through the southern roads to access car parking buildings within the Special Purpose - Tertiary Education Zone.

- (4) Any development not otherwise listed in Tables I334.4.1 and I334.4.3 that is generally in accordance with the precinct plan:
- (a) The extent to which effects of the location and design of the access on the safe and efficient operation of the adjacent transport network have been adequately assessed and managed having regard to:
 - (i) visibility and safe sight distances;
 - (ii) existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring;
 - (iii) proximity to and operation of intersections;
 - (iv) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Plan; and
 - (v) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways;
 - (b) The location and capacity of infrastructure servicing:
 - (i) the extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure needs to be provided to adequately service the nature and staging of anticipated development within the application area; and
 - (ii) the extent to which stormwater management methods that utilise low impact stormwater design principles and improved water quality systems are provided.
 - (c) The effects on the recreation and amenity needs of the users of the precinct and surrounding residents through the provision of and pedestrian and/or cycle connections:
 - (i) The extent to which the design demonstrates the staging of wider network improvements to public open space, including covered plaza, open spaces, pedestrian walkways and cycleway linkages including:
 - the layout and design of open space and connections with neighbouring streets and open spaces;
 - integration with cultural landmarks, scheduled buildings, scheduled trees and historic heritage in and adjacent to the precinct; and
 - (d) the extent to which the location, physical extent and design of open space meets the demand of future occupants of the site and is of a high quality, providing for public use and accessibility, views, sunlight access and wind protection within the application area.
 - (e) The location of land use activities within the development:

- (i) the extent to which the location and staging of anticipated activity types and/or the location, orientation or layout of buildings avoids or mitigates potential conflicts between activities within the subject land area; and
 - (ii) opportunities to establish community facilities for future occupants of the site and for the wider community are encouraged within the development
- (f) The location and physical extent of parking areas and vehicle access:
- (i) The extent to which parking, loading and servicing areas are integrated within the application area taking account of location and staging of anticipated activity types.
- (g) The staging of development and the associated resource consent lapse period:
- (i) Whether the proposal adequately details the methods by which the demolition and development of the site will be staged and managed to compliment the proposed open space, road and lane network and to avoid, remedy or mitigate adverse effects associated with vacant disused areas of the site.
- (h) The location and form of building footprints and envelopes.
- (i) the assessment criteria of the zone standards for new buildings and/or alterations and additions to buildings apply; and
 - (ii) the extent to which the new buildings or alterations and additions to buildings are consistent with the elements of the precinct plan, including the location of the transport network, open spaces and infrastructure.
 - (iii) the extent to which buildings that do not comply with the bulk and location and amenity controls demonstrate that the ground floor of a building fronting a street or public open space provides interest for pedestrians and opportunities for passive surveillance of the public realm.
 - (iv) Whether buildings activate the adjoining street or public open space by:
 - being sufficiently close to the street boundary and of a frontage height that contributes to street definition, enclosure and pedestrian amenity;
 - having a pedestrian entrance visible from the street and located sufficiently close to reinforce pedestrian movement along the street;

- providing a level of glazing that allows a reasonable degree of visibility between the street/public open space and building interior to contribute to pedestrian amenity and passive surveillance;
 - avoiding blank walls at ground level; and
 - providing convenient and direct entry between the street and the building for people of all ages and abilities.
- (v) Whether dwellings located on the ground floor of a building adjoining a street or public open space positively contribute to the public realm while achieving privacy and a good standard of amenity for occupiers of the dwelling, in particular by:
- providing balconies over-looking the street or public open space;
 - providing a planted and/or fenced setback to the street or public open space. Landscaping or fencing should be low enough to allow direct sightlines from a pedestrian in the street or public open space to the front of a balcony; and
 - raising the balcony and floor plate of the ground floor dwellings above the level of the adjoining street or public open space to a height sufficient to provide privacy for residents and enable them to overlook the street or public open space.
- (vi) The extent to which development that does not comply with the amenity controls demonstrates that:
- landscaping, including structural tree planting and shrubs, defines the street edge, delineates pedestrian routes and mitigates adverse visual and pedestrian amenity effects caused by access ways, parking and service areas. Whether landscaping is planted to ensure sight lines to or from site entrances are not obscured; and
 - where the side or rear yard controls are infringed, any adverse visual amenity and nuisance effects on neighbouring sites are mitigated with screening and landscaping.
- (i) Building scale and dominance (bulk and location):
- (i) the extent to which buildings that exceed the building height, height in relation to boundary and maximum building coverage demonstrate that the height, location and design of the building allows reasonable sunlight and daylight access to:
- streets and public open spaces;
 - adjoining sites, particularly those with residential uses; and

- the proposed building;
- (ii) the extent to which such buildings meet policies in the Special Purpose - Tertiary Education Zone and Wairaka Precinct;
- (iii) the extent to which the building is not visually dominating when viewed from the street, neighbouring sites, public open spaces and from distant locations;
- (iv) The extent to which buildings on corner sites demonstrate that additional building mass and height is appropriate in that location and makes a positive contribution to the streetscape;
- (v) whether activities and buildings that do not comply with the outlook control demonstrate that:
- (vi) occupants are provided with a good standard of outlook and privacy between useable/occupied spaces on the same and adjacent sites;
- (vii) the building positively contributes to passive surveillance of the street, rear/sides of site and streetscape amenity; and
- (viii) where the requirements of the outlook control are met, whether such buildings adversely affect the amenity of any complying new/ existing development on an adjoining site,.

I334.9. Special information requirements

An application for any subdivision or development must be accompanied by:

Integrated Transport Assessment

- (1) As part of any southern road connection (public or private), the first subdivision resource consent application in the Business - Mixed Use or residential zones (other than for controlled activities) or land use resource consent application for any development greater than 2,500m² gross floor area in the Business - Mixed Use Zone or greater than 1,000m² in the residential zones, the applicant is required to produce an integrated transport assessment for the precinct. An updated integrated transport assessment for the precinct will be required for all further development in excess of 2,500m² gross floor area in the Business - Mixed Use Zone or greater than 1,000m² gross floor area in the residential zones, unless that additional development was assessed as part of an Integrated Transport Assessment that is not more than two years old.

Stormwater Management Plan

- (1) The following applies to land use consent applications for the land in the precinct:
 - (a) as part of the first land use consent application (excluding developments of less than 1,000m² gross floor area in the Special Purpose - Tertiary

Education Zone; and developments less than 2,500m² in the Business - Mixed Use and Terrace Housing and Apartment Buildings zones), a comprehensive stormwater management plan which considers the appropriateness of any identified stormwater quality and quantity management devices to service the development must be prepared for all the land in the precinct.

(b) the comprehensive stormwater management plan must be prepared in accordance with the information requirements in Requirement I334.9(3) below.

(c) this standard does not apply where the land use application is in accordance with a subdivision consent previously approved on the basis of a previously approved comprehensive stormwater management plan

(2) A stormwater management plan that:

(a) demonstrates how stormwater management will be managed across the precinct or development to avoid, remedy or mitigate adverse effects;

(b) applies an integrated stormwater management approach, consistent with Policy [E1.3.\(10\)](#);

(c) identifies any areas of on-site stormwater management and provides for these in development and subdivision;

(d) identifies the location, extent and of any infrastructure, including communal stormwater management devices and any proposed new or upgrades to infrastructure;

(e) integrates/interfaces with the wider stormwater network, including that outside of the precinct; and

(f) demonstrates compliance with the Council's relevant codes of practice and infrastructure standards; OR

(3) Demonstrate how stormwater will be managed in accordance with the stormwater management plan prepared for the precinct.

An application for development that is or is not generally in accordance with the precinct plan must include the following:

(1) Plans showing:

(a) the overall context of the subject land area relative to existing buildings, public open space and transport connections and any approved buildings and approved framework plans generally;

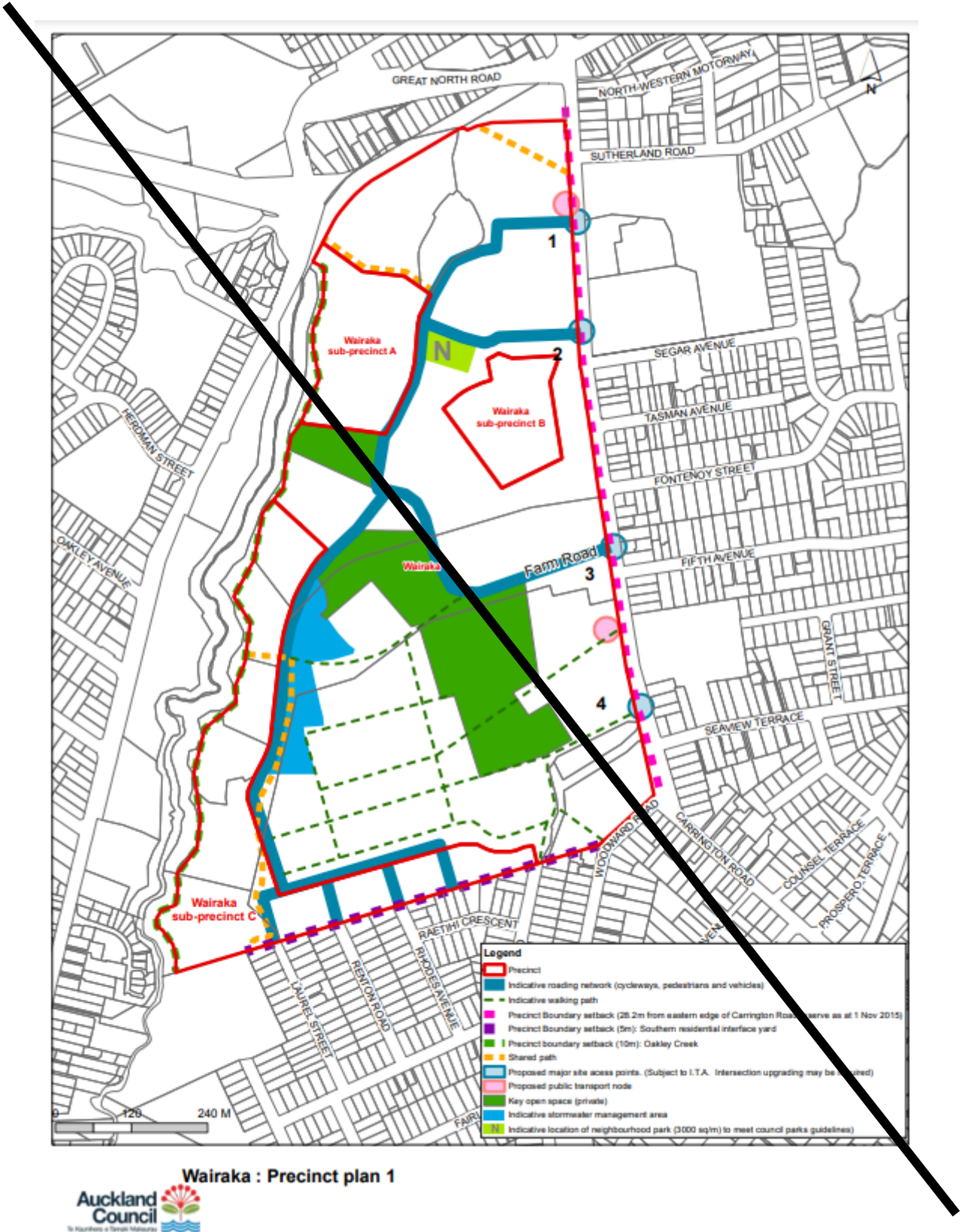
(b) where changes are intended, the relationship of site contours to existing and proposed streets, lanes, any public open space shown;

- (c) building footprints, profiles and height relative to existing and proposed streets, lanes and any existing or proposed public open space;
 - (d) the location and layout of public open space areas (within the control of the landowner or leaseholder), including the general location of soft and hard landscaping areas, such as pocket parks, plazas, pedestrian linkages, walkways, covered plazas and linking spaces that complement the existing public open space network;
 - (e) the location and layout of vehicle access, entries, exits, parking areas including number of spaces and loading and storage areas;
 - (f) the location and layout of services and infrastructure;
 - (g) the location and function of pedestrian, cycling and vehicle routes to and within the precinct, and their relationship to other areas. This must include representative street and lane cross sections showing the width of footpaths, cycle paths and traffic lanes;
 - (h) the general location and function of existing and proposed streets and lanes, including cross-sections where applicable; and
 - (i) indicative location and layout of proposed sites, including their site areas and buildings types.
- (2) Proposed building profile and height as viewed from all existing and proposed street frontages, existing and proposed public open spaces. For the purpose of this requirement, building profile means two-dimensional and three-dimensional building block elevations and building cross- sections showing:
- (a) overall building form and height (as opposed to detailed design);
 - (b) indicative proposed floor to ceiling heights of each building storey;
 - (c) areas at ground level adjoining public open space intended to be available for active uses; and
 - (d) areas of walls likely to contain windows for principal living areas of accommodation units to demonstrate how the outlook space development control will be met.
- (3) A landscape management plan for landscaped areas to be covenanted, public open space landscaping, roads and streetscapes and walkways. The plan must provide details on:
- (a) plant species schedules;
 - (b) planting specifications including individual tree planting locations;
 - (c) weed control and management;

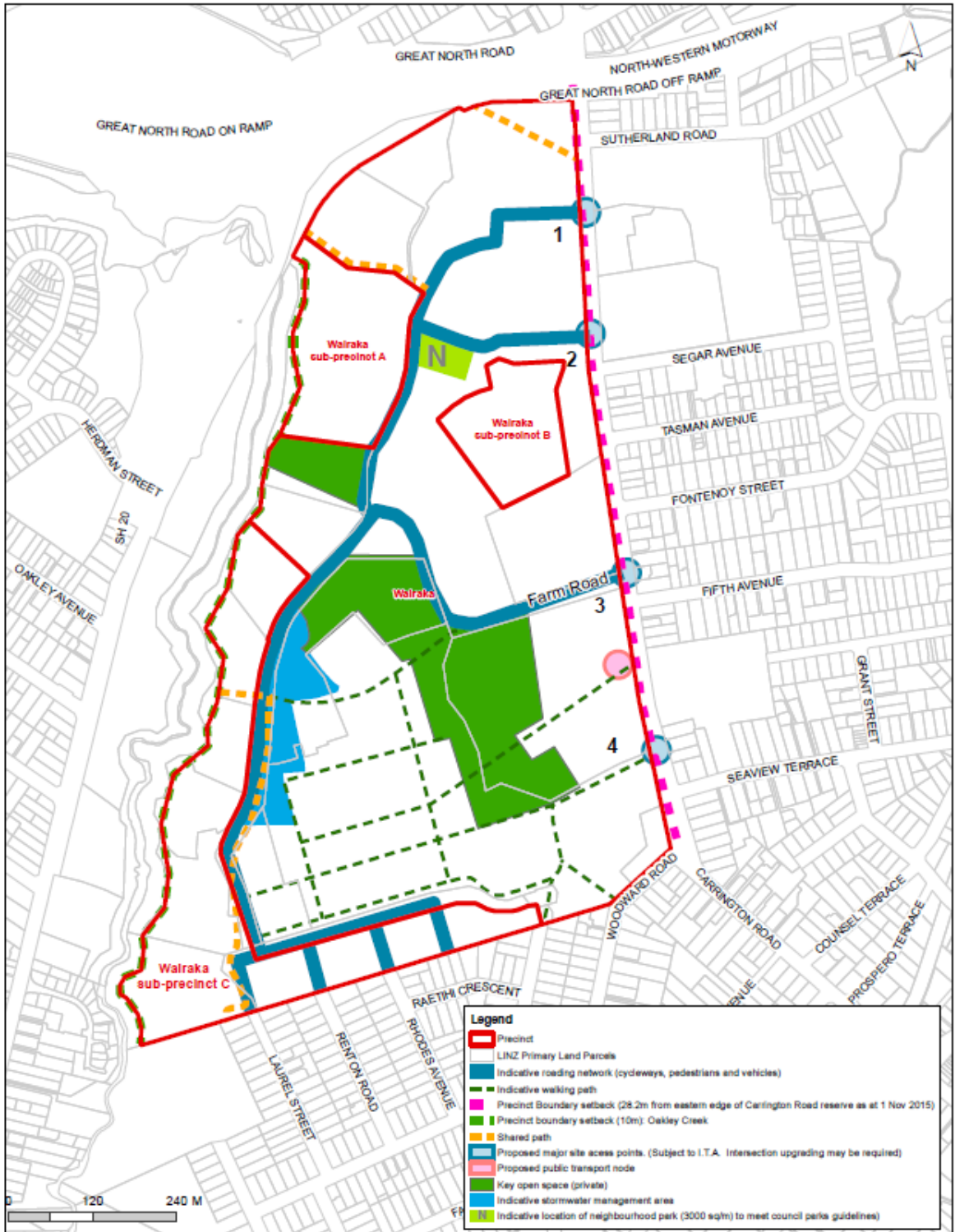
- (d) implementation; and
 - (e) the location and design of public seating, vehicle barriers, signage, pedestrian lighting, litter receptacles, and other amenity features in line with crime prevention through environmental design principles.
- (4) An infrastructure and stormwater management plan that demonstrates how the development will meet the controls and assessment criteria in this precinct regarding infrastructure and servicing, including:
- (a) location and extent of infrastructure, including areas of on-site stormwater management (if applicable) and integration/interface with the wider precinct;
 - (b) any proposed new or upgrade to infrastructure;
 - (c) staging of development; and
 - (d) compliance with the Council's relevant codes of practice and infrastructure standards.
- (5) A traffic management plan that demonstrates how the development will meet the controls and assessment criteria in this precinct regarding traffic generation and management, including:
- (a) a traffic management assessment demonstrating how the precinct will manage traffic demand, alternate transport options, connections to public transport and key connections to and within the precinct; and
 - (b) be prepared in accordance with current best practice guidelines adopted by Auckland Transport.
- (6) The general location of activity types with potential to influence the staging and design of development across the subject land area including:
- (a) general proposed activity types at activity interfaces, including activity types to be established adjacent to existing lawful activities (including industrial activities);
 - (b) proposed staging of demolition, earthworks and building development, and where information is available, the staging of public open space.

I334.10. Precinct plans

I334.10.1 Wairaka: Precinct plan 1



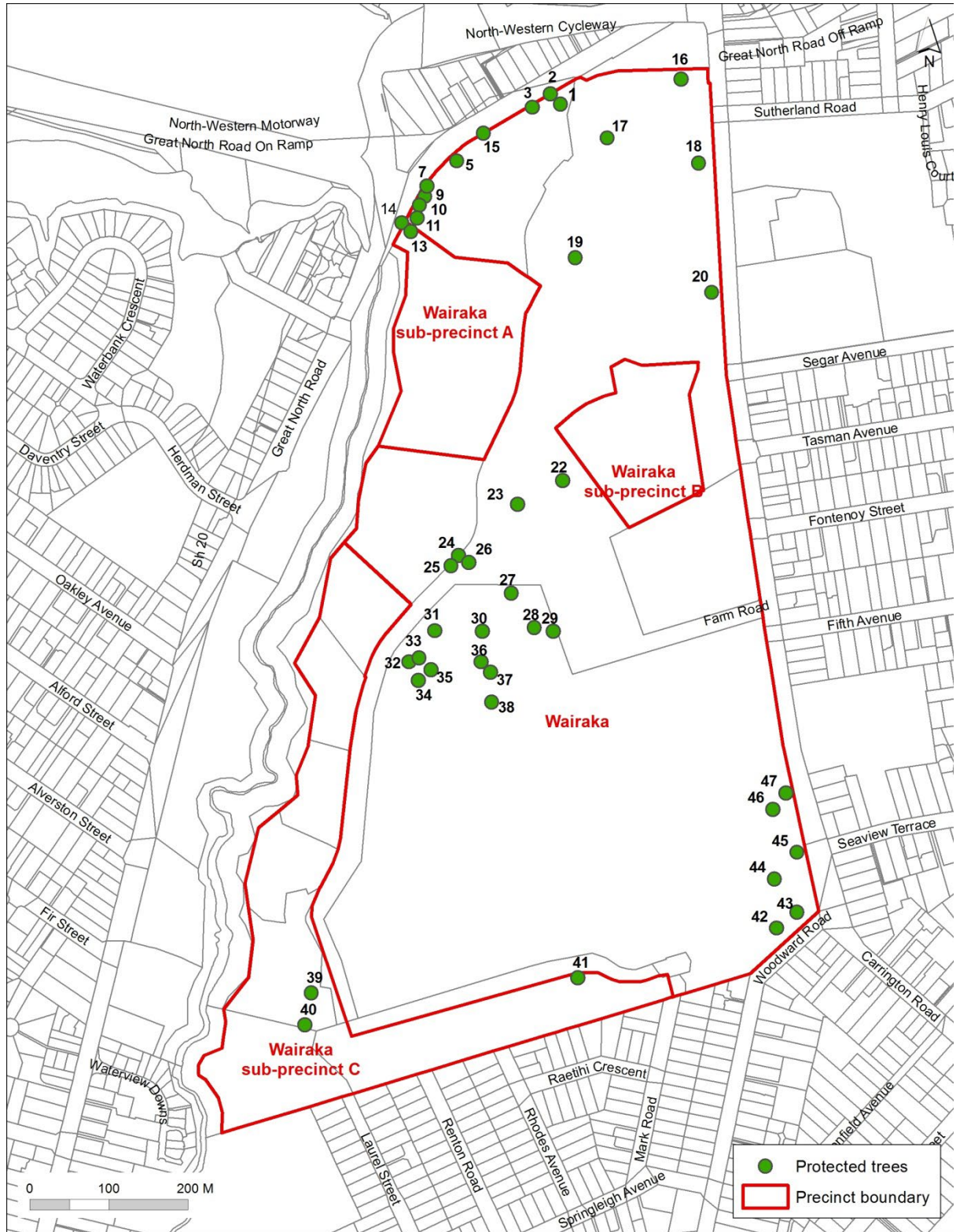
I334 Wairaka Precinct



Wairaka : Precinct plan 1

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I334.10.2 Wairaka: Precinct plan 2 - Protected Trees



I337. Riddell Road Precinct [Deleted]

I337.1. Precinct Description

The Riddell Road Precinct applies to a 14 hectare site located at 207 Riddell Road Glendowie with an established retirement village. The precinct adjoins two long-established schools, Sacred Heart College to the west and Glendowie Primary School to the north. The remainder of the precinct adjoins established residential properties.

The purpose of the Riddell Road precinct is to provide for development with additional building height and, as a consequence, a greater intensity of development within a suburban location. The provisions are designed to reflect the existing development and to enable the future development opportunity that the site represents.

The large site area provides for additional building height within sub-precinct A, at a sufficient distance from established residential areas to manage any adverse visual or dominance effects on neighbours.

The zoning of land within this precinct is Residential — Mixed Housing Suburban zone.

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

I337.2. Objective

(1) Development incorporating additional building height, which supports an urban built character of predominantly three storeys, is enabled within sub-precinct A while complementing buildings heights at the interface with adjacent residential areas.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above — with the exception of objective [H4.2\(2\)](#) in the Residential — Mixed Housing Suburban Zone as it relates to activities and development located in sub-precinct A as shown on I337.10.1 Riddell Road : Precinct plan 1.

I337.3. Policy

(1) Enable additional building height for development in sub-precinct A in a variety of forms which provide for an urban built character of predominantly three storeys, while managing the interface with adjacent residentially zoned areas ensuring an appropriate building height transition to adjacent residential areas.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above — with the exception of policy [H4.3\(2\)](#) in the Residential — Mixed Housing Suburban Zone as it relates to activities and development located in sub-precinct A as shown on I337.10.1 Riddell Road : Precinct plan 1.

I337.4. Activity table

The activity tables in any relevant overlays, zone and Auckland-wide apply unless the activity is listed in Table I337.4.1 Activity table below.

Table I337.4.1 Activity table specifies the activity status of land use activities in the Riddell Road Precinct pursuant to section 9(3) of the Resource Management Act 1991.

A blank cell in the activity status means the activity status of the overlays, zone or Auckland-wide apply for that activity.

Table I337.4.1 Activity table

Activity		Activity status
Use and development		
(A1)	Activities listed in Table H4.4.1 Activity Table in the Residential – Mixed Housing Suburban Zone	

I337.5. Notification

(1) Any application for resource consent for three or more dwellings per site or an integrated residential development that comply with all of the relevant standards of the underlying zone and the following standard will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(4) of the Resource Management Act 1991:

(a) I337.6.1 Building height

(2) Any application for resource consent for an activity listed in Table I337.4.1 Activity table and which is not listed in I337.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

(3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I337.6. Standards

(1) The overlay, Auckland-wide and zone standards apply to all activities listed in the Table I337.4.1 Activity Table in this precinct unless specified in Standard I337.6(2) below.

(2) The following zone standard does not apply to activities located within sub-precinct A shown on I337.10.1 Riddell Road : Precinct plan 1:

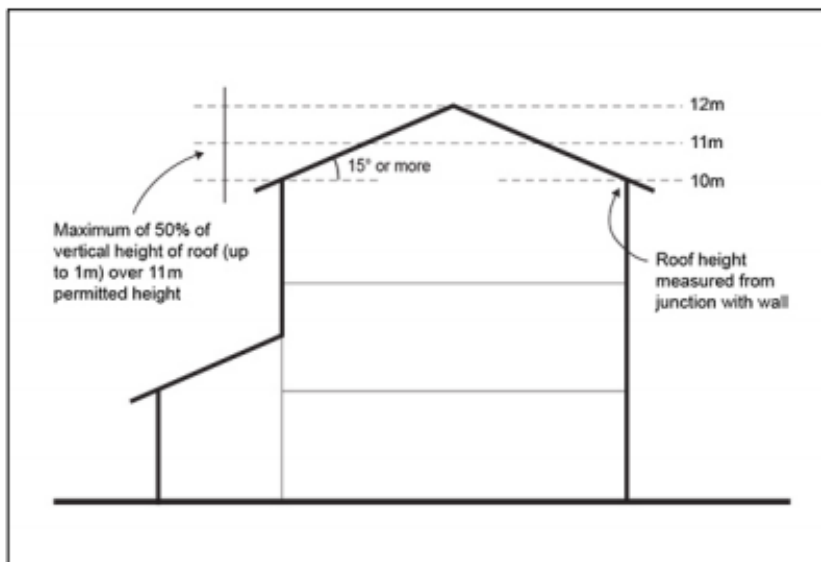
(a) Residential – Mixed Housing Suburban Zone – [H4.6.4](#) Building height.

(3) Activities listed in Table I337.4.1 Activity table which are located in sub-precinct A shown on I337.10.1 Riddell Road : Precinct plan 1 must comply with the standard listed in I337.6.1.

I337.6.1. Standard for Building height

- (1) Buildings in sub-precinct A must not exceed 11m in height, except that within sub-precinct A, 50 per cent of a building's roof height in elevation, measured vertically from the junction between the wall and the roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure I337.6.1.1 Building height in sub-precinct A.

Figure I337.6.1.1: Building height in sub-precinct A



I337.7. Assessment – controlled activities

There are no controlled activities.

I337.8. Assessment – restricted discretionary activities

I337.8.1. Matters of discretion

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

- (1) All restricted discretionary activities listed in Residential – Mixed Housing Suburban [H4.4.1](#) Activity table that are located in sub-precinct A shown on I337.10.1 Riddell Road : Precinct plan 1:

~~(a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:~~

~~i. building intensity, scale, location, form and appearance.~~

~~(2) Infringement to standard I337.6.1 Building height:~~

~~(a) the effects on the surrounding residential environment.~~

I337.8.2. Assessment criteria

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

~~(1) All restricted discretionary activities listed in [H4.4.1](#) Activity table that are located in sub-precinct A shown on I337.10.1 Riddell Road : Precinct plan 1:~~

~~(a) Refer to Policy I337.3(1).~~

~~(2) Infringements to standard I337.6.1 Building height:~~

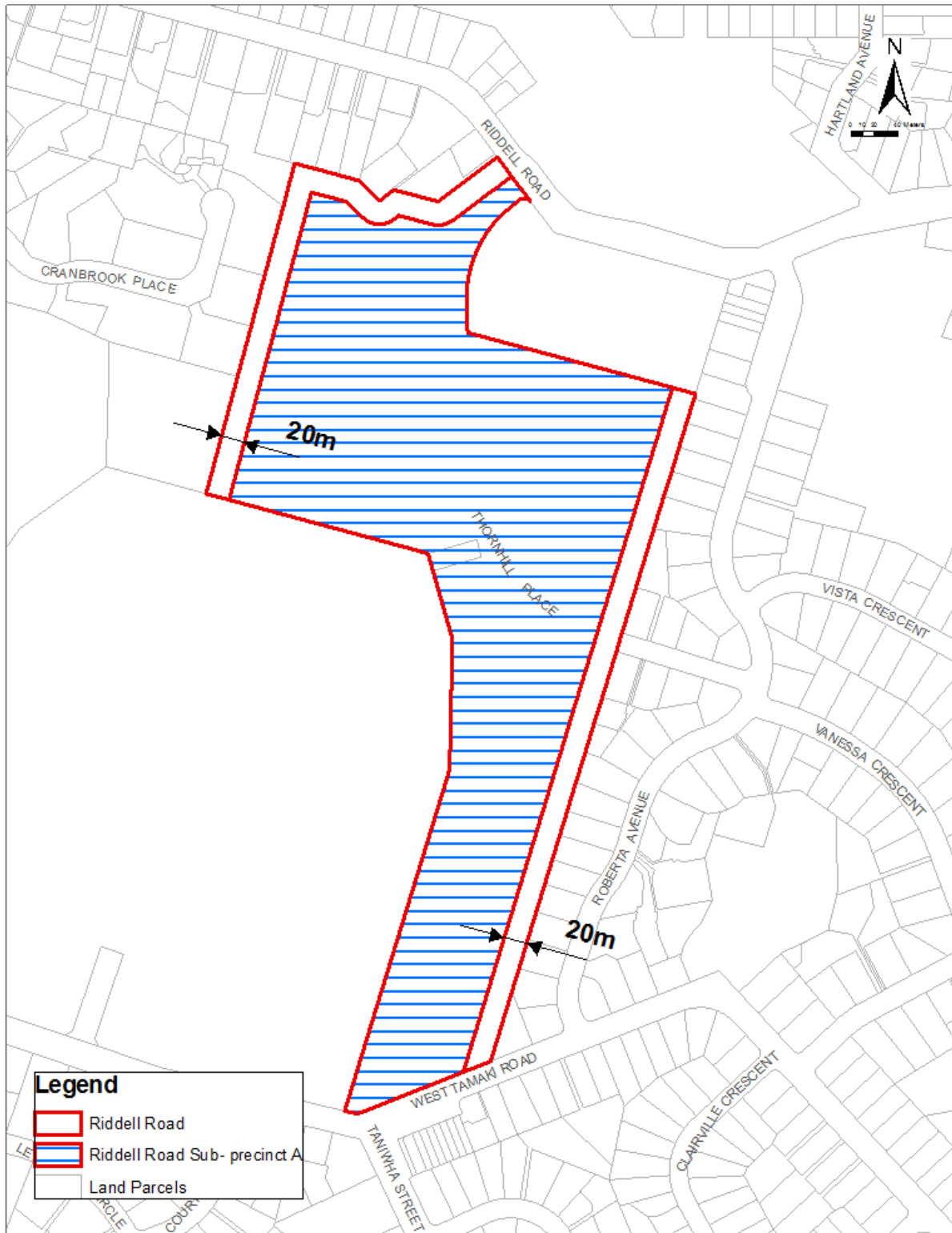
~~(a) Refer to Policy I337.3(1).~~

I337.9. Special information requirements

~~There are no special information requirements in this precinct.~~

1337.10. Precinct plans

1337.10.1 1 Riddell Road : Precinct plan 1



Legend

- Riddell Road
- Riddell Road Sub- precinct A
- Land Parcels

Riddell Road : Precinct plan 1

