

Boffa Miskell



# OPEN SPACE FRAMEWORK CARRINGTON

DECEMBER 2022

MARUTŪĀHU RŌPŪ, NGĀTI WHĀTUA RŌPŪ AND WAIOHUA-TĀMAKI RŌPŪ

**DOCUMENT QUALITY ASSURANCE**

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## CONTENTS

|   |    |  |    |
|---|----|--|----|
| PROJECT CONTEXT                                     | 1  | EXISTING RECREATION PROVISIONS             | 12 |
| REFERENCE PLAN & PROJECT AREAS                      | 1  | OPEN SPACE CONTEXT                         | 13 |
| PROJECT CONTEXT                                     | 2  | EXISTING OPEN SPACE TYPOLOGIES             | 13 |
| REFERENCE PLAN OPEN SPACE CONSIDERATIONS            | 2  | OPEN SPACE CONTEXT                         | 14 |
| PROJECT CONTEXT                                     | 3  | POCKET PARK + RESERVE PROVISION            | 14 |
| REFERENCE PLAN OPEN SPACE CONSIDERATIONS            | 3  | OPEN SPACE CONTEXT                         | 15 |
| OPEN SPACE PROVISION                                | 5  | NEIGHBOURHOOD PARK PROVISION               | 15 |
| KEY FACTORS TO INFORM OPEN SPACE DEVELOPMENT        | 5  | OPEN SPACE CONTEXT                         | 16 |
| TYPICAL OPEN SPACE ATTRIBUTES                       | 6  | SUBURB + DESTINATION PARK PROVISION        | 16 |
| SOCIAL + CULTURAL ATTRIBUTES                        | 6  | OPEN SPACE PROVISION                       | 18 |
| ENVIRONMENTAL ATTRIBUTES                            | 6  | ACCESS TO PARKS + OPEN SPACES              | 18 |
| TYPICAL OPEN SPACE ATTRIBUTES                       | 7  | OPEN SPACE PROVISION                       | 19 |
| PHYSICAL ATTRIBUTES                                 | 7  | LOCAL OPEN SPACES                          | 19 |
| OPEN SPACE TYPOLOGIES                               | 8  | NORTHERN OPEN SPACE - OPEN SPACE PROVISION | 21 |
| RECREATION + SOCIAL OPEN SPACE TYPICAL REQUIREMENTS | 8  | TYPE : NEIGHBOURHOOD PARK                  | 21 |
| POCKET PARKS  | 8  | PRECEDENTS                                 | 21 |
| NEIGHBOURHOOD PARK                                  | 8  | NORTHERN OPEN SPACE                        | 22 |
| OPEN SPACE TYPOLOGIES                               | 9  | EXISTING ATTRIBUTES & OPPORTUNITIES        | 22 |
| RECREATION + SOCIAL OPEN SPACE TYPICAL REQUIREMENTS | 9  | NORTHERN OPEN SPACE                        | 23 |
| SUBURB PARK   | 9  | CENTRAL OPEN SPACE - OPEN SPACE PROVISION  | 24 |
| CONNECTION AND LINKAGE OPEN SPACE                   | 9  | TYPE : NEIGHBOURHOOD PARK                  | 24 |
| OPEN SPACE TYPOLOGIES                               | 10 | PRECEDENTS                                 | 24 |
| RECREATION + SOCIAL OPEN SPACE TYPICAL REQUIREMENTS | 10 | CENTRAL OPEN SPACE                         | 25 |
| CIVIC SPACE   | 10 | EXISTING ATTRIBUTES & OPPORTUNITIES        | 25 |
| OPEN SPACE CONTEXT                                  | 12 | CENTRAL OPEN SPACE                         | 26 |

## CONTENTS

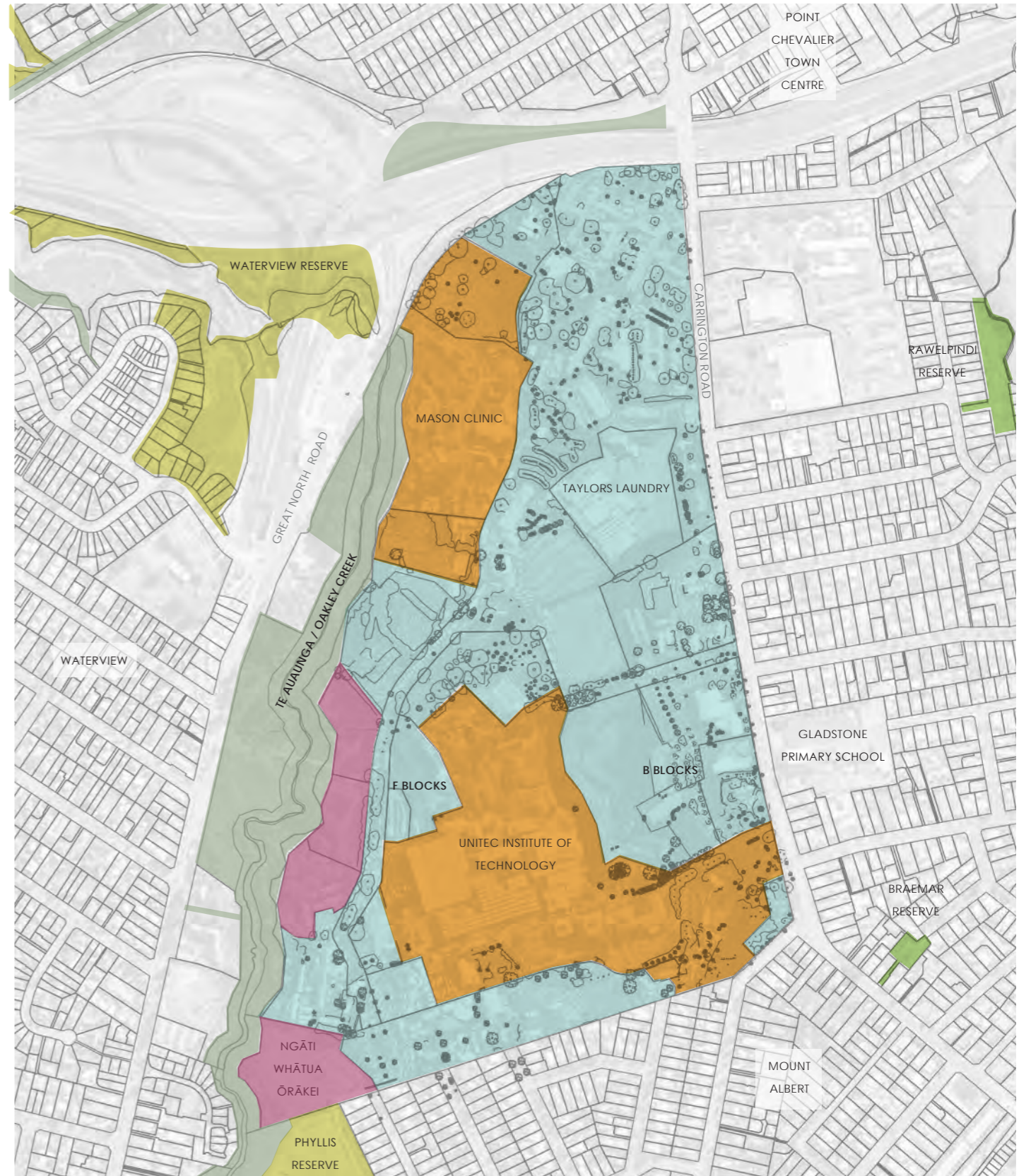
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|--|-----------|
| <b>WAIRAKA STREAM - OPEN SPACE PROVISION</b>             | <b>27</b> |
| TYPE: CONNECTION AND LINKAGE OPEN SPACE                  | 27        |
| PRECEDENTS   | 27        |
| <b>WAIRAKA STREAM</b>                                    | <b>28</b> |
| EXISTING ATTRIBUTES & OPPORTUNITIES                      | 28        |
| <b>WAIRAKA STREAM</b>                                    | <b>29</b> |
| <b>PUMP HOUSE OPEN SPACE - OPEN SPACE PROVISION</b>      | <b>30</b> |
| TYPE : NEIGHBOURHOOD PARK                                | 30        |
| PRECEDENTS   | 30        |
| <b>PUMP HOUSE OPEN SPACE</b>                             | <b>31</b> |
| EXISTING ATTRIBUTES & OPPORTUNITIES                      | 31        |
| <b>PUMP HOUSE OPEN SPACE</b>                             | <b>32</b> |
| <b>CENTRAL WETLAND OPEN SPACE - OPEN SPACE PROVISION</b> | <b>33</b> |
| TYPE: CONNECTION AND LINKAGE OPEN SPACE                  | 33        |
| PRECEDENTS   | 33        |
| <b>CENTRAL WETLAND OPEN SPACE</b>                        | <b>34</b> |
| EXISTING ATTRIBUTES & OPPORTUNITIES                      | 34        |
| <b>CENTRAL WETLAND OPEN SPACE</b>                        | <b>35</b> |
| <b>LANDSCAPE THEMES</b>                                  | <b>37</b> |
| <b>SCHEME PLAN</b>                                       | <b>41</b> |

# PROJECT CONTEXT

## REFERENCE PLAN & PROJECT AREAS

The site is 39.7 hectares held for housing, adjoining the WDHb's Mason Clinic, Unitec's campus, and established areas of reserve and open space including Te Auaunga/ Oakley Creek, and Phyllis Reserve. In time, the site is expected to accommodate at least 4000 new homes.

CARRINGTON SITE AREAS



# PROJECT CONTEXT

## REFERENCE PLAN OPEN SPACE CONSIDERATIONS

The Reference Masterplan and Strategic Framework defines a series of key moves for the Open Spaces, Buildings and Infrastructure for Carrington. These key moves support the delivery of the reference masterplans ambition and values

The plan describes a distinct open space network with a generous provision of interconnected, prominent open space to support the new medium to high density residential communities will build on the natural assets of the site, including opening up and daylighting the Wairaka Stream. A significant green corridor linking Carrington Road to Oakley Creek with east / west connections will create new areas to explore for new residents and the existing community. The plan proposes a celebration of water in the landscape by way of the Wairaka and Te Auaunga waterways.

The plan proposes significant improvements to the nature and quality of the pedestrian and cycle networks, with this amenity reinforcing the new identity of the site. A finer grain of internal site connections will establish a predominance of pedestrian and car alternative modes including walking and running tracks and routes for alternative low-speed modes across site. Refer to the Reference Masterplan & Strategic Framework for further detail.

**Key moves 4, 5 and 6 specifically speak to the open spaces;**

### KEY MOVE 4

- Provide connected open spaces that support a diverse range of activities including new sports fields, play grounds, relaxation areas nature exploration zones and community gardens.

### KEY MOVE 5

- Restore and expand the quality of habitat along Te Auaunga's edge corridor.

### KEY MOVE 6

- Integrate stormwater collection and filtration systems into the landscape through vegetated swales and wetland gardens.

**Key moves 7,8 and 9 specifically speak to the connectivity;**

### KEY MOVE 7

- Create safe streets with reduced car access to encourage walking, cycling, strolling, sitting and socialising.

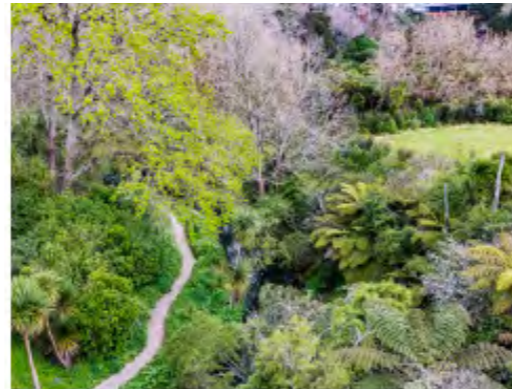
### KEY MOVE 8

- Strengthen, enhance and establish new pedestrian and cycleway connections.

### KEY MOVE 9

- Support improved public transport connectivity including Carrington Road busway and transit loop within the site.

OPEN SPACE TYPOLOGIES, - EXTRACT FROM CARRINGTON REFERENCE MASTERPLAN AND STRATEGIC



1. Existing Te Auaunga Corridor



2. Formalised eco-corridor boardwalks



3. Landscapes that attract local fauna



4. Planting and green spaces along shared streets



5. Community pocket parks



6. Community gardens and green roofs



7. Active recreation areas



8. Exploratory play areas



9. Community play equipment

# PROJECT CONTEXT

## REFERENCE PLAN OPEN SPACE CONSIDERATIONS

DIAGRAM 1: WATERWAYS

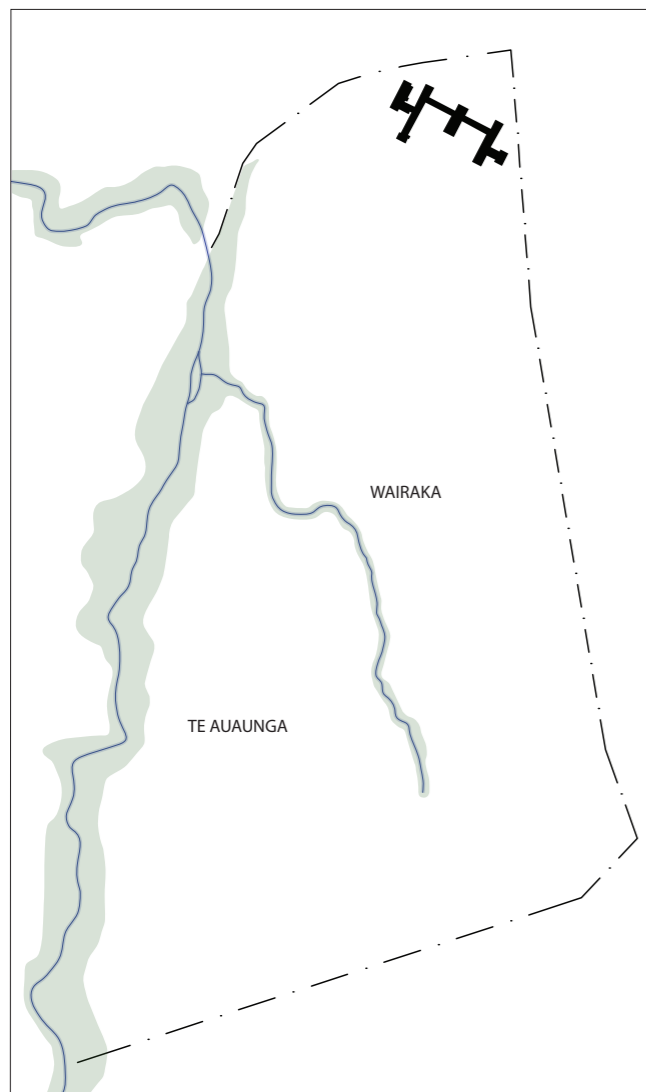
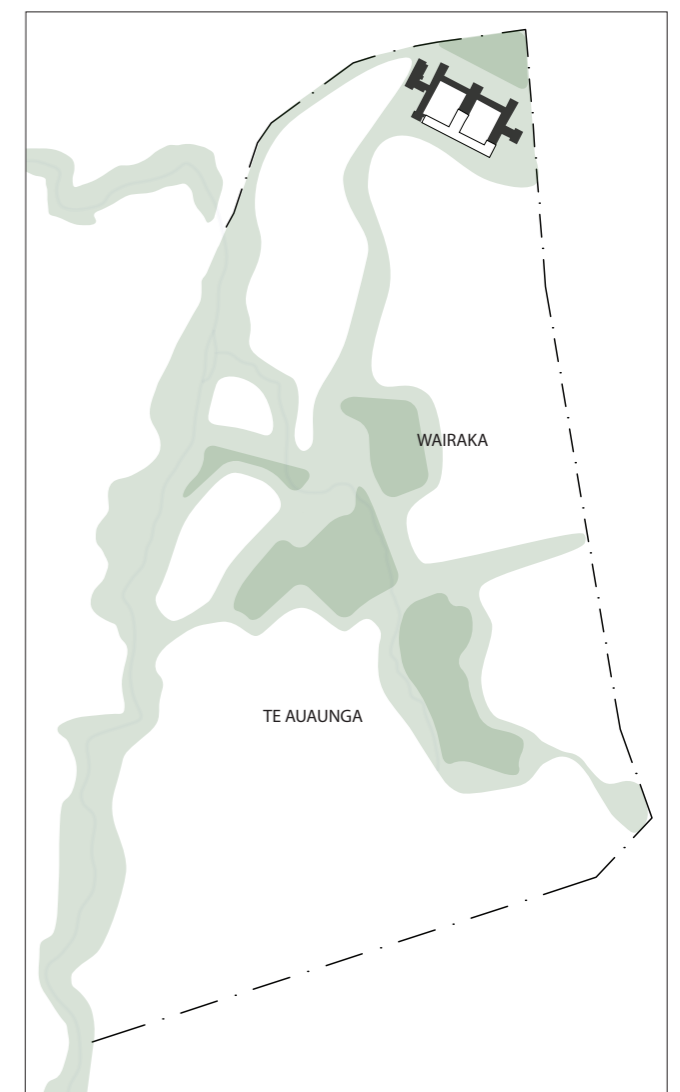


DIAGRAM 2: EXTENDING THE INFLUENCE OF TE AUAUNGA



DIAGRAM 3: PUBLIC OPEN SPACE AT THE HEART OF A NEW COMMUNITY







# OPEN SPACE PROVISION

## KEY FACTORS TO INFORM OPEN SPACE DEVELOPMENT

Auckland Council has developed open space provision policy, adopted in 2016 it seeks to inform Council's investment decisions to create a high quality open space network that contributes to Aucklanders quality of life. The Policy provides direction on the development of new open spaces, acquisitions, renewals and spatial planning at a network scale (across the multiple open spaces that may relate to any place rather than on an individual site basis).

Open space provision is considered on the basis of four inter related factors;

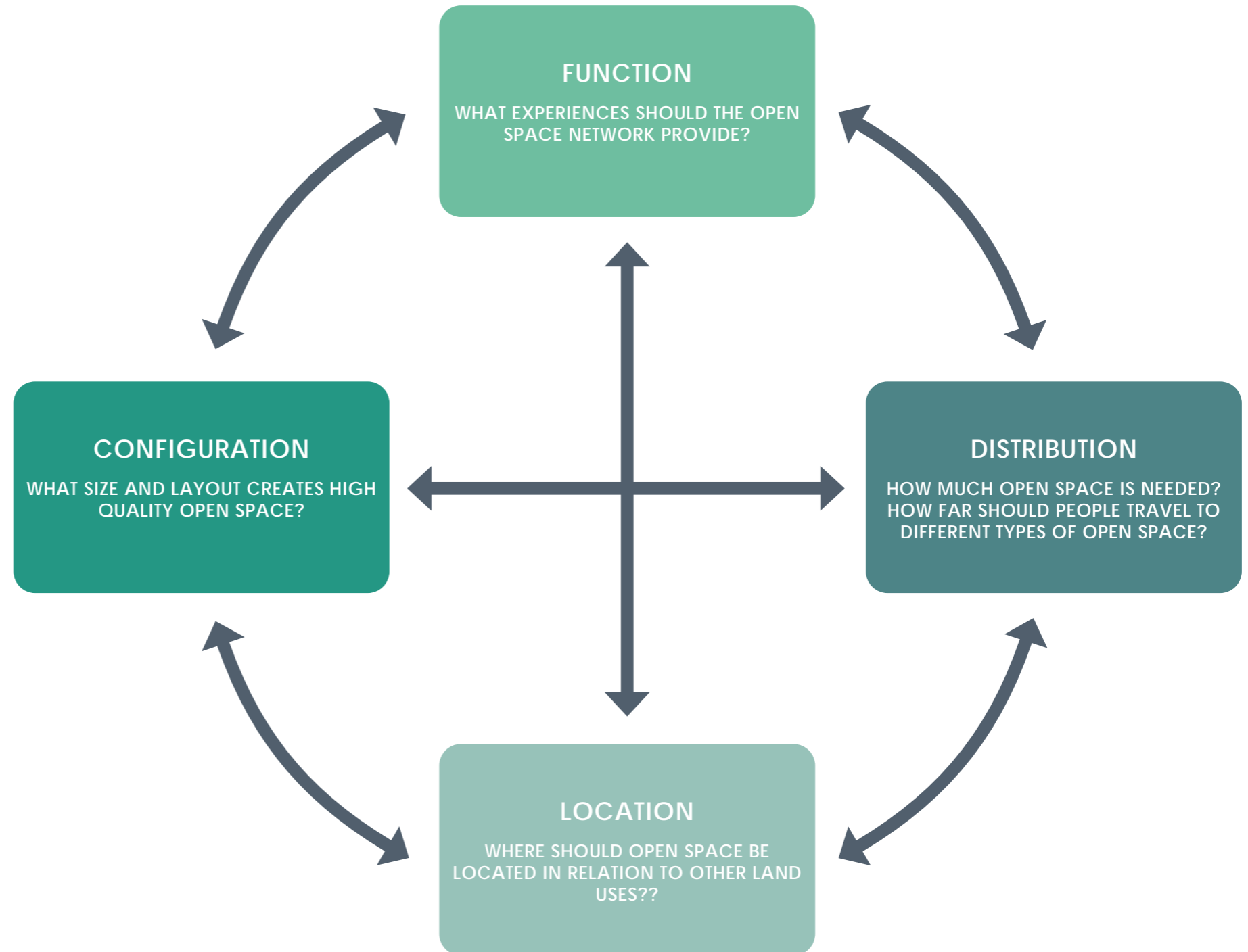
- **Function**
- **Distribution**
- **Location**
- **Configuration**

Design guidance for the design of parks or open spaces on an individual site basis is provided by the Auckland Design Manual.

To meet community needs and respond to local context the open space provisions policy calls for consideration of the following at a local scale;

- **Existing open space network**
- **Natural, built and social environment**
- **Local geography**
- **Community demographics**
- **Funding & implementation mechanisms**












Figure 1: Factors that influence open space development and design - adapted from Auckland Council Open Space Provision Policy 2016



# TYPICAL OPEN SPACE ATTRIBUTES

The following social, cultural and environmental attributes have been drawn from the Carrington framework plan, feedback through the development of the open space framework and Auckland Council Open Space Provision guidance. These attributes are used within the Open Space Framework to highlight requirements and opportunities within each of the open spaces at Carrington.

## SOCIAL + CULTURAL ATTRIBUTES

-  Community heart - recognised as a place the community comes together and is part of the identity of the place
-  A meeting place; informal opportunity for community engagement
-  Meeting places suitable for both formal and informal occasions
-  A place with opportunity for respite
-  Connected to daily movement patterns
-  A place for community events
-  Opportunity for activation
-  Open space gateway to the community
-  Open space connection to past Māori heritage of the site
-  Open space with a recognisable Māori identity
-  Multi-generational open space i.e. that supports activity for all ages

## ENVIRONMENTAL ATTRIBUTES

-  Gardens and landscaping
-  Provides and supports habitats
-  Specimen and shelter trees
-  Areas of native bush and/or forest
-  Opportunity to engage with natural areas
-  Planting for cultural practices
-  Planting for water quality

# TYPICAL OPEN SPACE ATTRIBUTES

## PHYSICAL ATTRIBUTES



Areas of hard surface / landscape



Small lawn areas



Medium sized lawn areas, flat and suitable for a 'kick about' and informal games (Typ. 30 x 30m)



Formalised sports fields



Court areas



Skate park or bike skills areas



Playground - ages 1 to 3 and 3 to 5 years



Playground - ages 5 to 8 and 8 to 12 years



Basketball and Multisports courts



Fitness equipment and trails



Cycleways and bike trails



Walking trails and circuits



Furniture and seating including shelter



Socialising spaces



Drinking fountains



Spaces for sharing food and picnics



BBQ and food preparation facilities



Public toilets



Car parking



Community gardens



Food forests and planting for food



Public art

# OPEN SPACE TYPOLOGIES

## RECREATION + SOCIAL OPEN SPACE TYPICAL REQUIREMENTS

### POCKET PARKS

#### Description + Provision Target

Provides 'door step' access to small amenity and socialising spaces in high density residential areas.

Provides visual relief in intensively developed areas.

New pocket parks are typically between **0.1 to 0.15 hectares (1000 to 1500 sqm)**.

Voluntarily provided at no capital cost and only on agreement by council. Alternatively pocket parks can be retained in private ownership.

Located in urban centres or high density residential areas. Must be located on a public street and not an internalised space within a development block.

Not to be located within 100m of other open space.

In addition to requirements for neighbourhood parks.

***Pocket parks are typically privately owned spaces with a semi public character and access attributes***

#### Indicative amenities

- Landscaping And Gardens
- Specimen Trees
- Small Lawn Areas
- Furniture
- Hard Surface Treatments
- Areas For Socialising And Respite



POCKET PARK EXAMPLE : BROWN STREET RESERVE PONSONBY

### NEIGHBOURHOOD PARK

#### Description + Provision Target

Provides basic informal recreation and social opportunities within a short walk of surrounding residential areas.

New neighbourhood parks are typically between **0.3 to 0.5 hectares (3000 to 5000 sqm)**.

400m walk in high and medium density residential areas.

600m walk in all other residential areas.

Provides a range of different recreation opportunities between nearby neighbourhood and suburb parks.

***Neighbourhood parks are typically council vested and maintained spaces with public character and access attributes***

#### Indicative amenities

- Landscaping
- Specimen Trees
- Flat, Unobstructed, Kick-Around Space For Informal Games (30m By 30m)
- Furniture
- Play Space
- Areas For Socialising And Respite



NEIGHBOURHOOD PARK EXAMPLE : AMEY DALDY PARK

# OPEN SPACE TYPOLOGIES

## RECREATION + SOCIAL OPEN SPACE TYPICAL REQUIREMENTS

### SUBURB PARK

#### Description + Provision Target

Provides a variety of informal recreation and social experiences for residents from across a suburb.

Located in prominent locations and help form the identity of a suburb.

Suburb parks will often accommodate organised sport facilities, such as sportsfields.

New suburb parks are typically 3 to 5 hectares (30,000 to 50,000 sqm) if providing for informal recreation uses only and up to 10 hectares or larger if also accommodating organised sport uses.

1000m walk in high and medium density residential areas. 1500m walk in all other residential areas.

Provides a range of different recreation opportunities between nearby neighbourhood and suburb parks.

Provides a neighbourhood park function for immediately neighbouring residential areas.

**Suburb parks are typically council vested and maintained spaces with public character and access attributes**

#### Indicative amenities

- Walking Circuits Or Trails Within The Park
- Multiple Kick-Around Spaces
- Socialising Spaces, Including Picnic And Barbeque Facilities
- Larger And More Specialised Informal Recreation Attractions, Such As Large Playgrounds, Skate Parks, Hard Courts
- Beaches And Watercraft Launching Facilities
- Organised Sport Facilities
- Community Event Space
- Car Parking And Toilets



SUBURB PARK EXAMPLE : WATERVIEW RESERVE

### CONNECTION AND LINKAGE OPEN SPACE

#### Description + Provision Target

Provides contiguous networks of open space that establish recreational, walking cycling and ecological connections, integrated with on-street connections.

The provision of open space for linkages and connections will depend on the particular characteristics of an area.

Primarily provided along watercourses or the coast.

**Connection and linkage open spaces are typically council vested and maintained spaces where public access is provided for. These spaces when having an ecological and conservation focus can be privately owned and maintained**

#### Indicative amenities

- Trails
- Walkways
- Cycleways
- Seating
- Landscaping
- Boardwalks
- Native Bush



CONNECTION & LINKAGE EXAMPLE : TE AUAUNGA

# OPEN SPACE TYPOLOGIES

## RECREATION + SOCIAL OPEN SPACE TYPICAL REQUIREMENTS

### CIVIC SPACE

#### Description + Provision Target

Provides spaces for meeting, socialising, play and events in Auckland's urban centres.

Civic space encompasses a network of public space including squares, plazas, greens, streets and shared spaces.

Civic spaces can be:

- small (<0.1 hectares), typically providing respite, informal meeting and socialising opportunities
- medium (0.15 to 0.2 hectares, typically capable of hosting small events)
- large (0.3 to 0.4 hectares), typically capable of hosting medium scale events.

The extent of the civic space network should reflect the scale of the urban centre.

Civic space should be planned as part of an integrated network, which responds to the local character and needs of an urban centre.

#### Local Centre

- One small civic space.

#### Town Centre

- One or more small civic spaces; and
- One medium civic space.

#### Metropolitan Centres

- One or more small civic spaces;
- One or more medium civic spaces; and
- One large civic space.
- 

***Civic Spaces are typically council vested and maintained spaces with public character and access attributes, they can also be part of designated road reer***

#### Indicative amenities

- Highly Structured And Developed Urban Spaces
- Predominately Hard-Surfaces
- Meeting And Socialising Opportunities
- Event Space
- Landscaping And Gardens
- Public Artworks

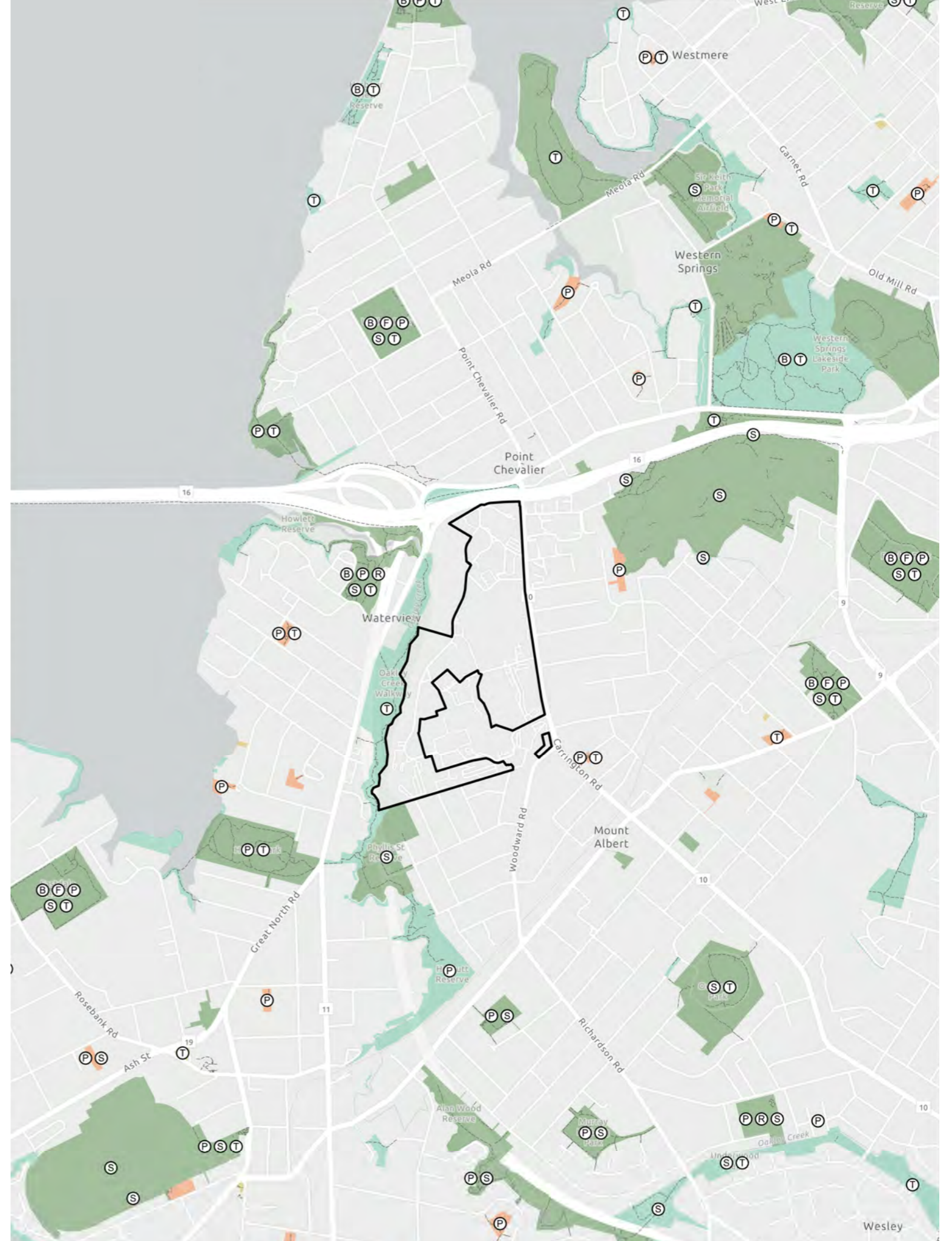


CIVIC SPACE, LOCAL EXAMPLE : POINT CHEVALIER



# OPEN SPACE CONTEXT

## EXISTING RECREATION PROVISIONS

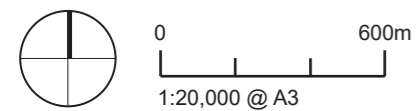




# OPEN SPACE CONTEXT

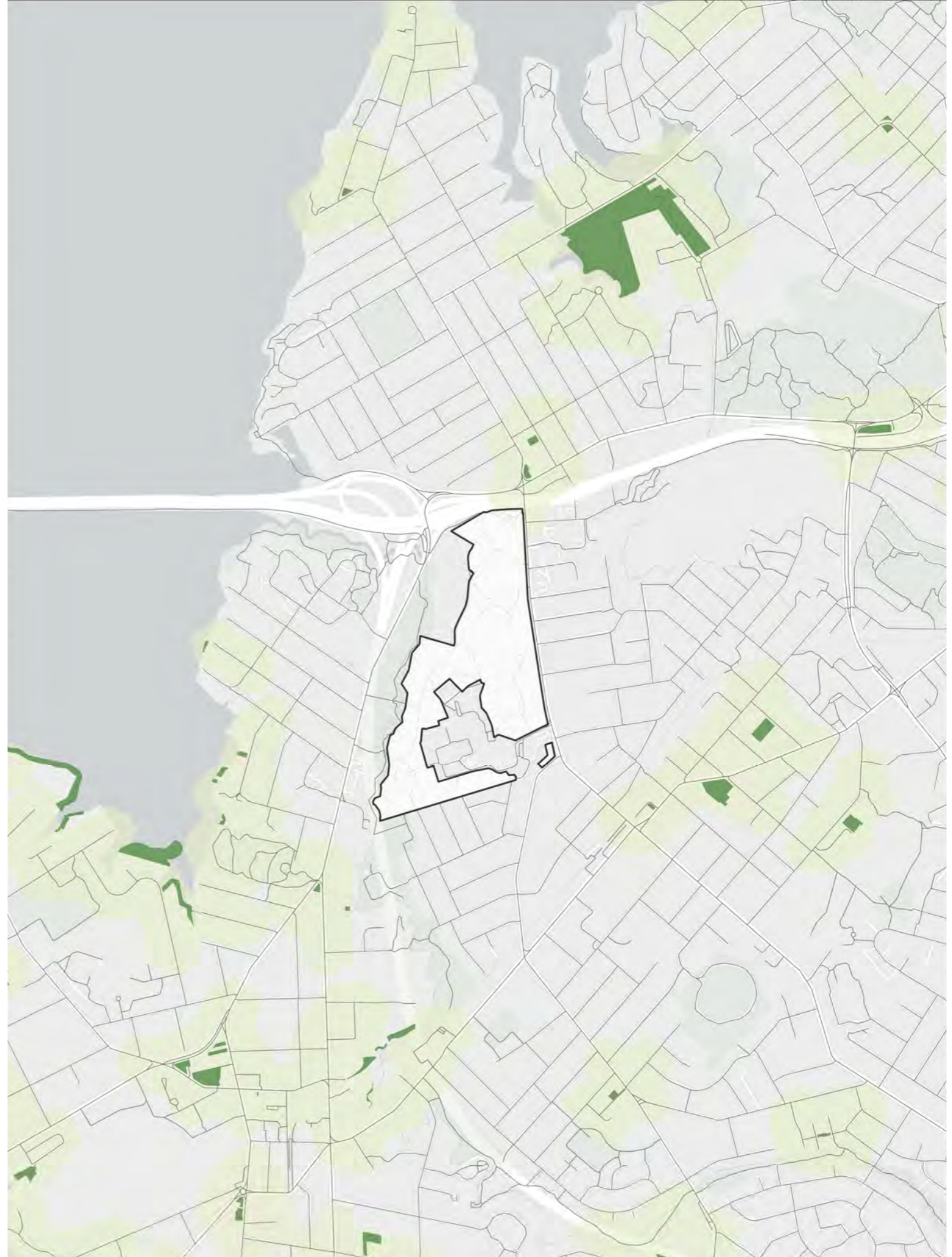
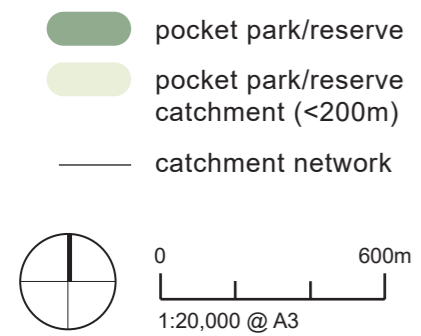
## EXISTING OPEN SPACE TYPOLOGIES

-  pocket park
-  neighbourhood park
-  suburb park
-  destination park
-  reserve
-  connection / linkage open space



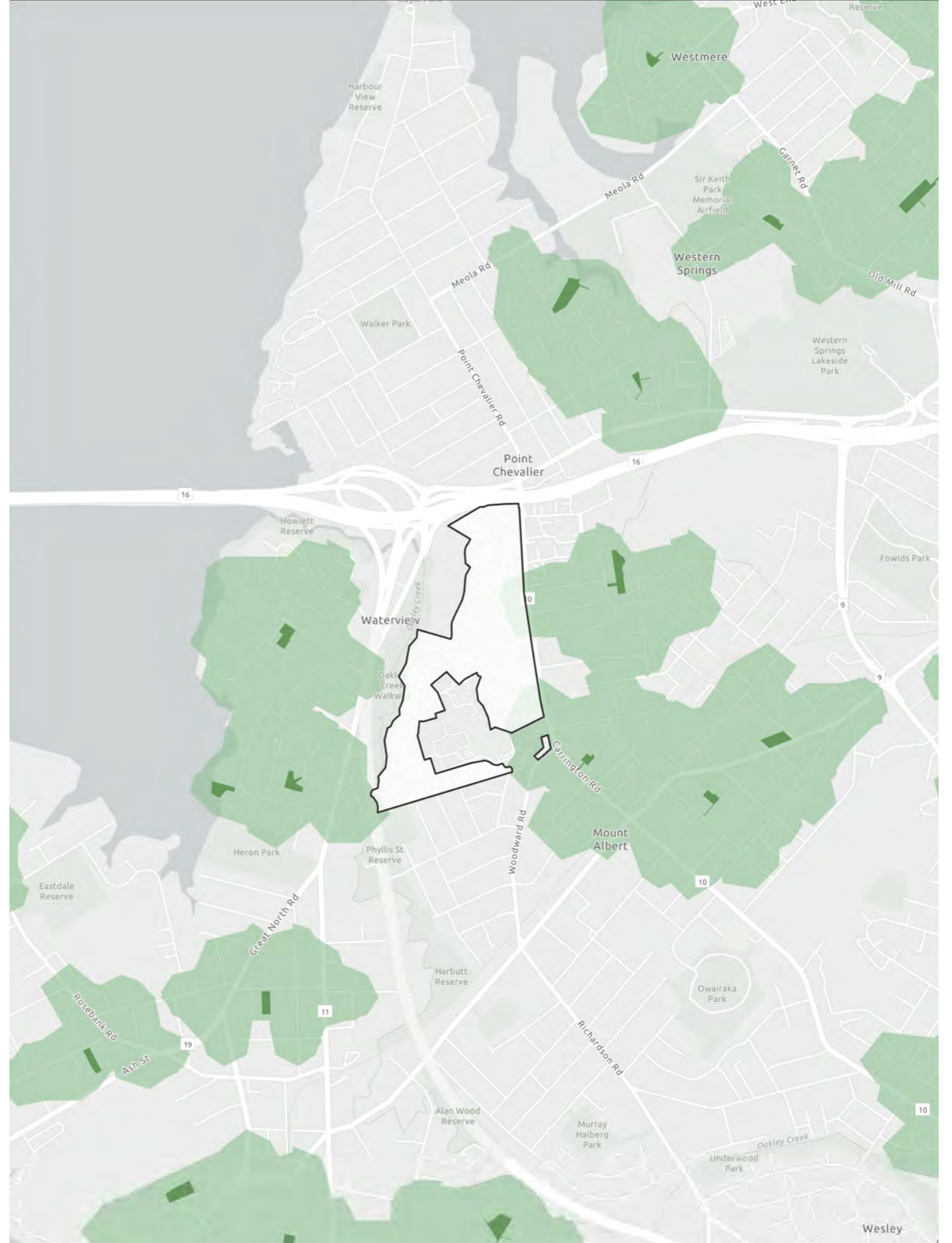
# OPEN SPACE CONTEXT



## POCKET PARK + RESERVE PROVISION

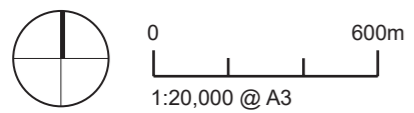


# OPEN SPACE CONTEXT

## NEIGHBOURHOOD PARK PROVISION



-  neighbourhood park
-  neighbourhood park catchment (<400m)

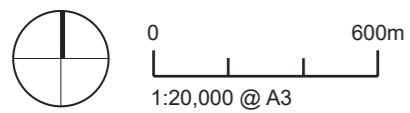


# OPEN SPACE CONTEXT

## SUBURB + DESTINATION PARK PROVISION



- neighbourhood park
- neighbourhood park catchment (<400m)











# OPEN SPACE PROVISION

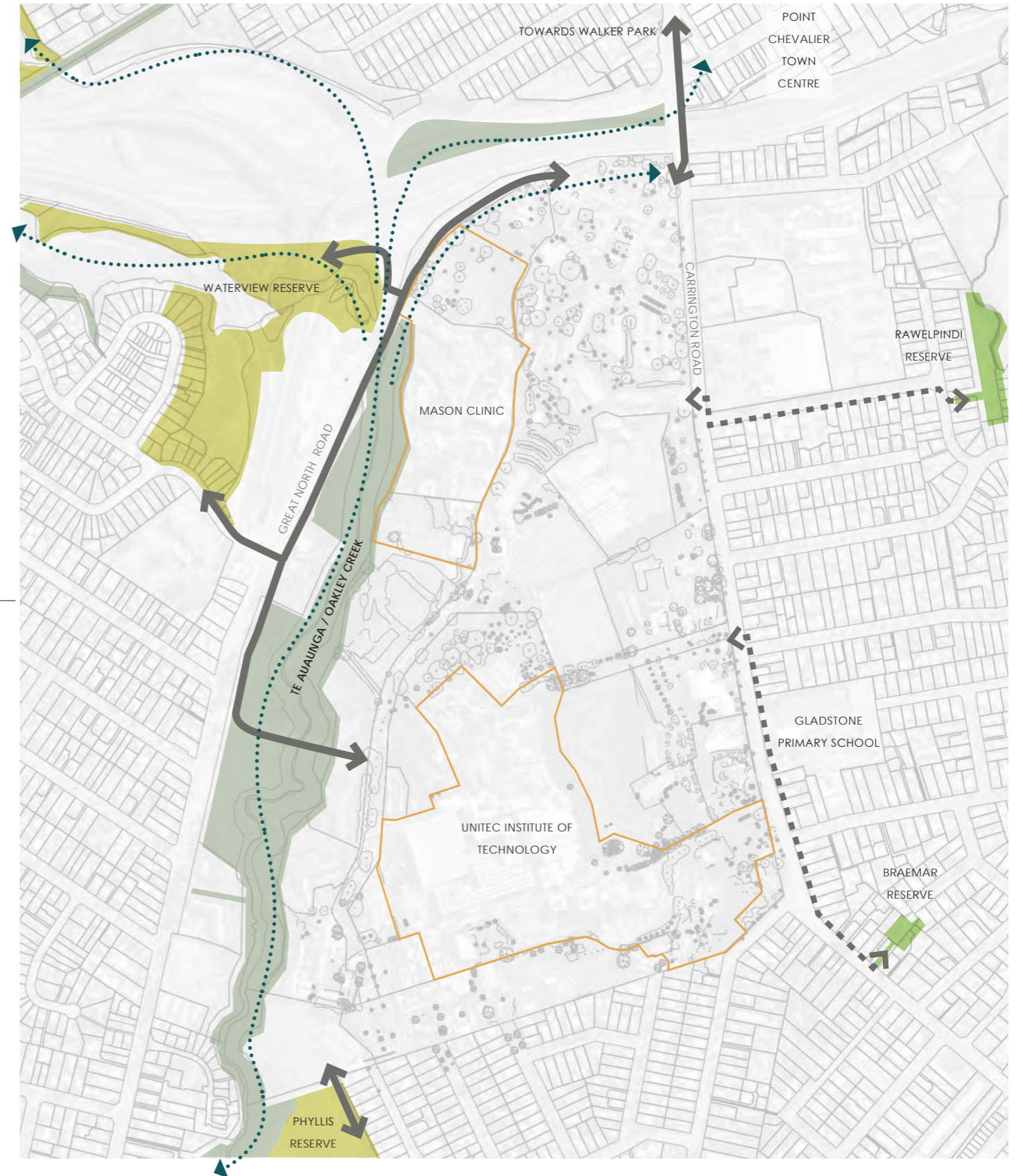
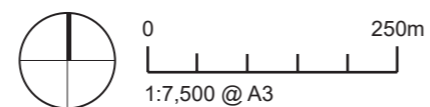
## ACCESS TO PARKS + OPEN SPACES

The contextual mapping and walk ability catchment analysis based on Auckland Council data undertaken shows the existing surrounding open space provision; particularly Waterview Reserve to the north west and Phyllis reserve to the south provide good access to suburb parks for all but a small portion of the Carrington site towards the centre adjacent to Carrington Road. It is anticipated that the increased accessibility provided by the proposed open space and movement network would bring this area within a 1000m walking catchment.

It is also noted that Walker Park (a suburb park) to the north provides a small degree of coverage to the northern edge of the site however this is not considered significant as does not cover areas anticipated for residential development.

### LEGEND

-  CONNECTIONS TO SUBURB PARKS
-  SUBURB PARKS
-  CONNECTION / LINKAGE OPEN SPACES
-  NOTIONAL GREEN CONNECTIONS
-  ACCESS TO NEIGHBOURHOOD PARKS
-  NEIGHBOURHOOD PARKS







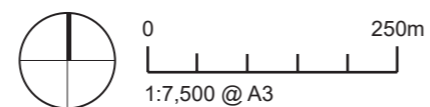
# OPEN SPACE PROVISION

## LOCAL OPEN SPACES

Based on indicative walking circles of 400m two new neighbourhood parks should be considered within the Carrington Site; to the north and central areas. These previously identified areas within the framework plan to the centre of the site and to the north of the former Carrington Hospital building are well located to serve the anticipated new residential community as well as to help connect the site to the surrounding community.

### LEGEND

-  SUBURB PARKS
-  EXISTING CONNECTION / LINKAGE OPEN SPACE
-  OPEN SPACE
-  INDICATIVE 400M WALKING CATCHMENT FOR NEIGHBOURHOOD PARK







# NORTHERN OPEN SPACE - OPEN SPACE PROVISION

## TYPE : NEIGHBOURHOOD PARK

### Open Space Policy Provision Target

Provides basic informal recreation and social opportunities within a short walk of surrounding residential areas.

Configure with good access and visibility from surrounding movement network, where possible contiguous with open space connections / linkages

400m walk in high and medium density residential areas.

Provides a range of different recreation opportunities between nearby neighbourhood and suburb parks.

### Open Space Policy Identified Attributes

- Landscaping
- Specimen Trees
- Flat, Unobstructed, Kick-Around Space For Informal Games (30m By 30m)
- Furniture
- Play Space
- Areas for Socialising and Respite

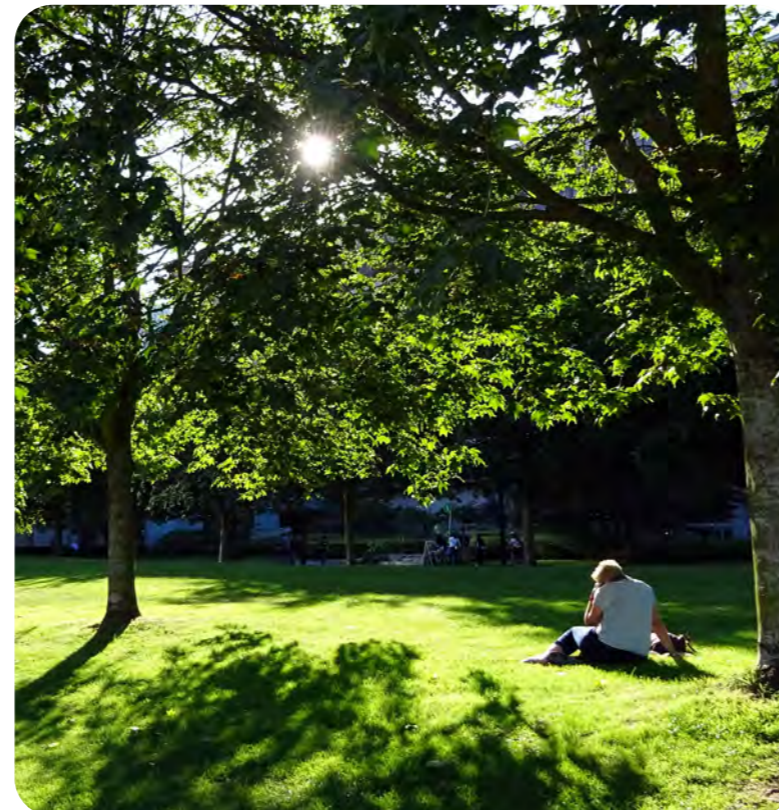


### Additional Opportunities

- Hard surfaces to support a choice of year round social spaces
- Spaces for sharing food
- Planting for support and create habitat connections
- Opportunity for activation from new development
- Opportunity for public art
- Planting to support cultural practices
- Recognisable Māori identity and connection to past Māori heritage of the site



## PRECEDENTS



# NORTHERN OPEN SPACE

## EXISTING ATTRIBUTES & OPPORTUNITIES



### Existing Attributes Description

The existing site area consists of areas of car parking and former gardens formally planned in relation to the adjacent heritage building. Originally this open space forecourt and primary entry to the building, and psychiatric facility, extended from the small urban settlement of Point Chevalier on symmetrical axis to Building 1. Little original fabric from those earlier times remains.

Generally flat the site includes a number of mature trees and is bounded on the north by the north western cycleway and motorway. To the north east corner adjoining Carrington Road good presence is afforded towards Point Chevalier Town Centre with the rest of the site generally orientated south due.



### Social Opportunities;

- Meeting place along busy NW cycleway, connecting to the wider community, highly visible space externally
- Possible activation from new development
- A place for informal and formal ceremony
- Provide a choice of spaces for groups and individuals of all ages

### Environmental Opportunities;

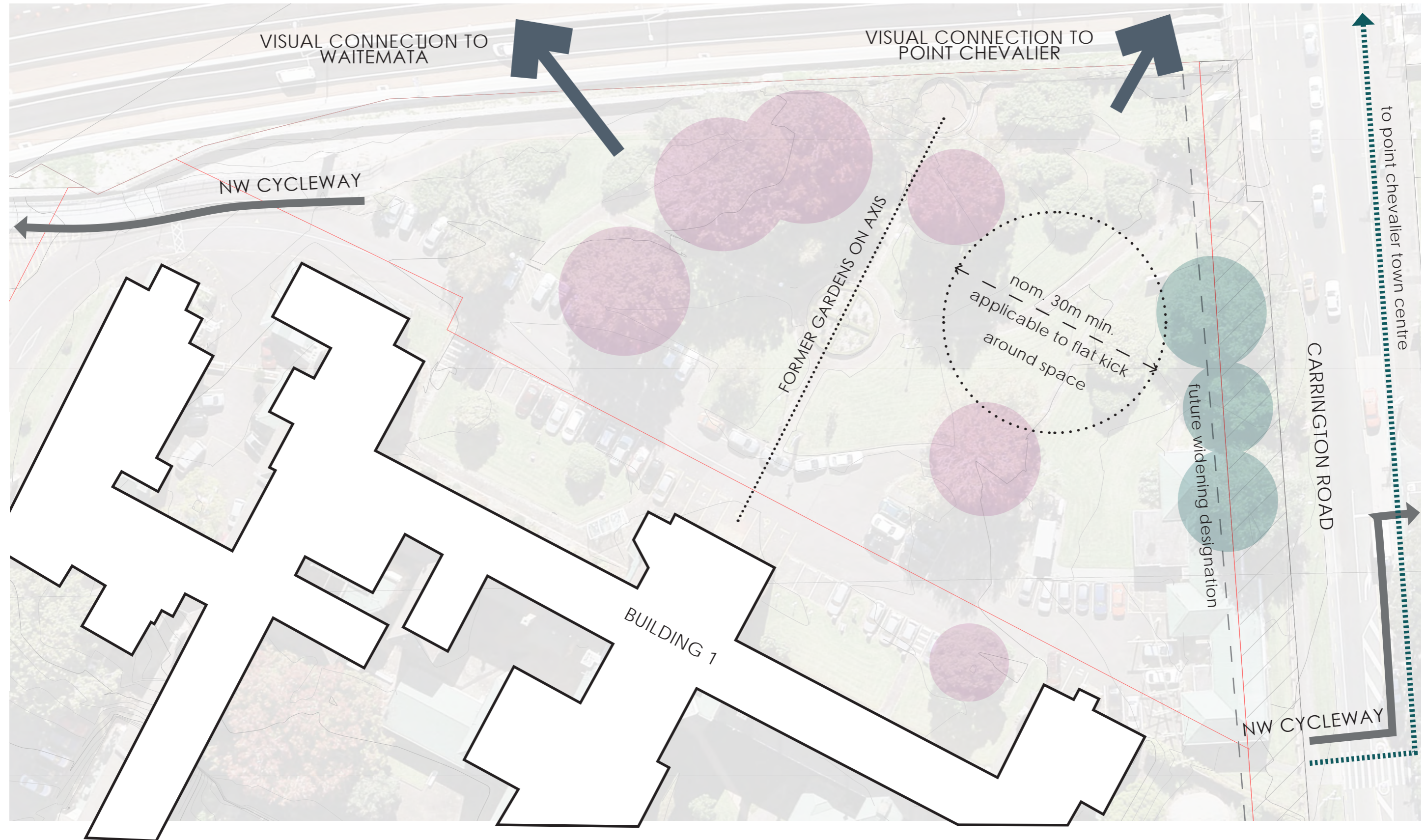
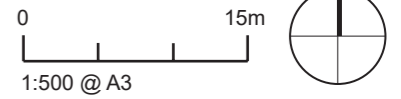
- Strong vegetated northern edge to act as green connection towards Te Auaunga

### Place Opportunities;

- Connection/gateway to Point Chevalier Town Centre
- Garden character
- Elevated position, connection to former lava flow headland landscape
- Visual connection to Waitemata
- Artwork opportunity to support community and place identity

# NORTHERN OPEN SPACE

Open Space to the northern corner of the site provides a unique opportunity within the precinct to reference its elevated location above the former coastal ridge and edge of the basalt lava flow where it meets the Waitematā. The largely flat space can include strong visual connections to the harbour and Point Chevalier Town Centre whilst providing for a range of activities sheltered within an existing structure of mature trees and the context of building 1.



# CENTRAL OPEN SPACE - OPEN SPACE PROVISION

## TYPE : NEIGHBOURHOOD PARK

### Open Space Policy Provision Target

*Provides basic informal recreation and social opportunities within a short walk of surrounding residential areas.*

*Configure with good access and visibility from surrounding movement network, where possible contiguous with open space connections / linkages*

*400m walk in high and medium density residential areas.*

*Provides a range of different recreation opportunities between nearby neighbourhood and suburb parks.*

### Open Space Policy Identified Attributes

- Landscaping
- Specimen Trees
- Flat, Unobstructed, Kick-Around Space For Informal Games (30m By 30m)
- Furniture
- Play Space
- Areas for Socialising and Respite

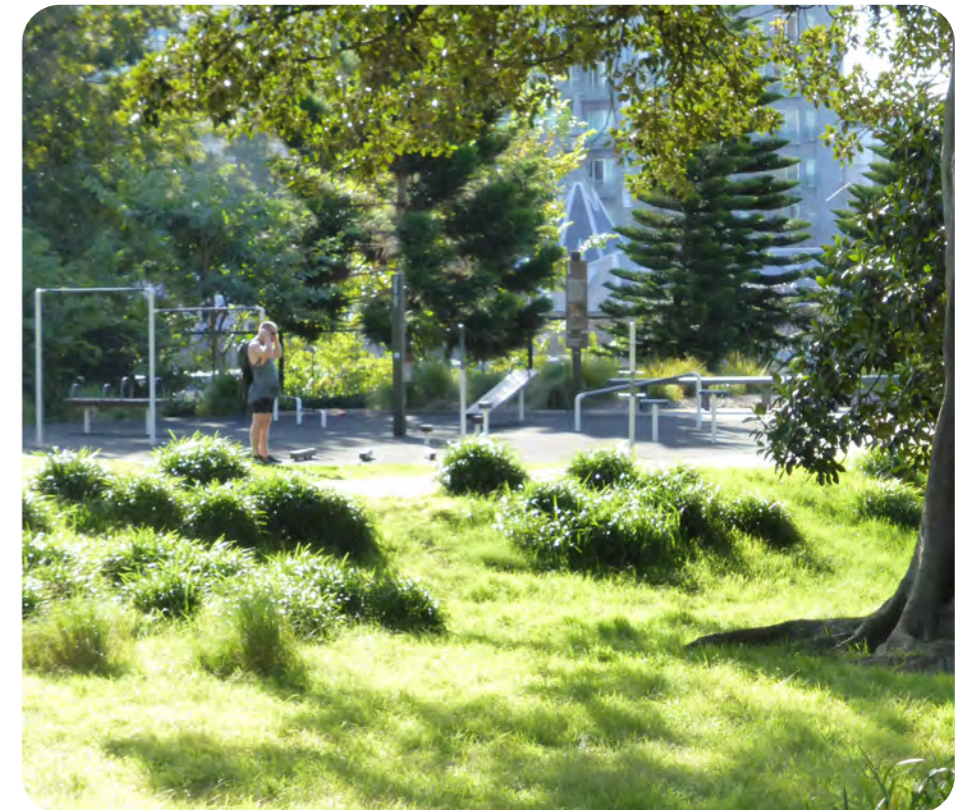


### Additional Opportunities

- Hard surfaces to support a choice of year round social spaces
- Planting for food
- Spaces for sharing food
- Walking trail / circuit
- Planting for habitat connections
- Opportunity to engage with natural areas
- Space to support community events
- Planting to support cultural practices
- Planting for water quality
- Recognisable Māori identity and connection to past Māori heritage of the site



## PRECEDENTS



# CENTRAL OPEN SPACE

## EXISTING ATTRIBUTES & OPPORTUNITIES



### Existing Attributes Description

The existing site area is located within the natural amphitheatre like bowl of the central site. Largely comprised of playing fields and devoid of features, structure, and shelter; design to consider elements to reinforce relationship with proposed adjacent development and create a legible structure within which activities and landscape areas can be programmed.

To the northern extent of the site area planting of exotic and native palms in a series of raised are spread across the lawn areas.



### Social Opportunities;

- Provide a choice of spaces for groups and individuals of all ages
- Serve as a place for the community to come together.
- Achieve synergies with adjoining development and civic space to provide greater flexibility and opportunity as a whole

### Environmental Opportunities;

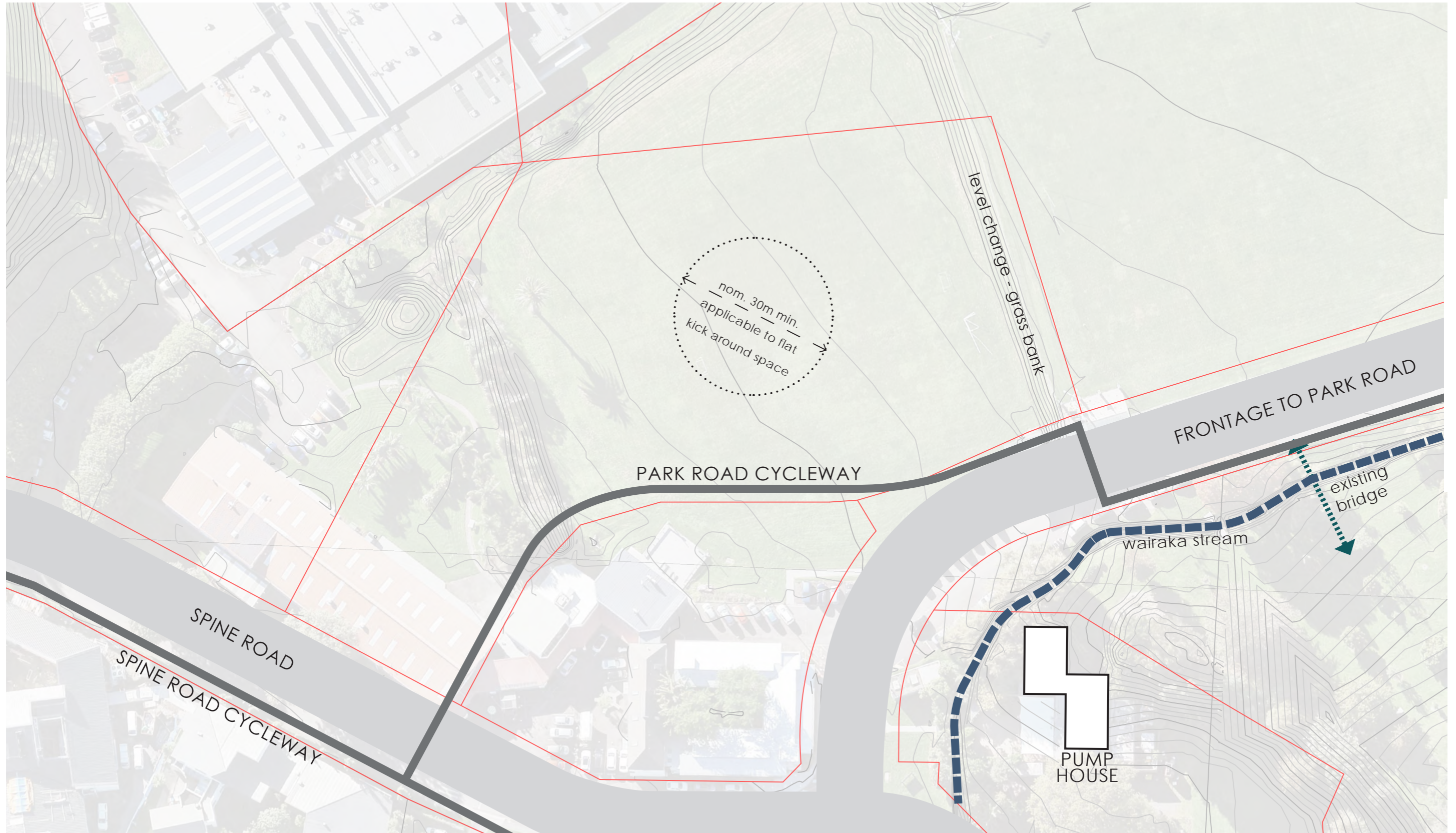
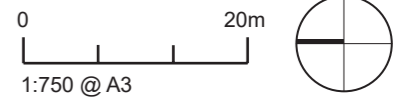
- Legibility of the green connection at the heart of the park and neighbourhood
- Productive and habitat focussed landscape

### Place Opportunities;

- The heart of the neighbourhood - located at the centre of the sites natural 'bowl' topography

# CENTRAL OPEN SPACE

Open Space to the centre of the precinct will serve as a neighbourhood park offering opportunity for informal recreation and a choice of activities fostering use by a broad spectrum of people and supporting a socially connected community. Within the lower lying area of the site the largely flat space is located alongside the flow of the new street network and adjacent Wairaka Stream creating movement for people and between ecological habitats.



# WAIRAKA STREAM - OPEN SPACE PROVISION

## TYPE: CONNECTION AND LINKAGE OPEN SPACE

### Open Space Policy Provision Target

Provides contiguous networks of open space that establish recreational, walking cycling and ecological connections, integrated with on-street connections.

The provision of open space for linkages and connections will depend on the particular characteristics of the area they pass through in order that they integrate and successfully connect environmentally as well as opportunities for social dwelling nodes.

### Open Space Policy Identified Attributes

- Trails
- Walkways
- Cycleways
- Seating
- Landscaping
- Board walks
- Native Bush
- 

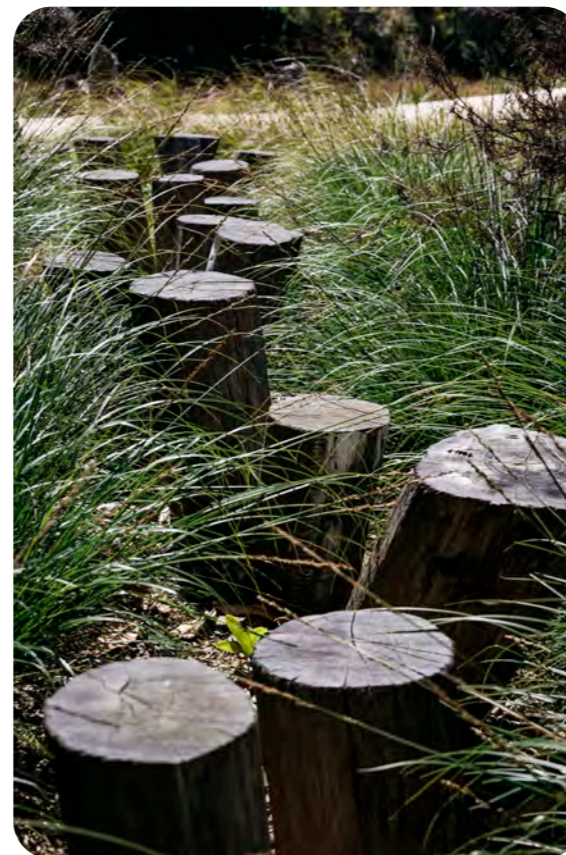


### Additional Opportunities

- Areas for respite
- Supports everyday movement patterns
- Planting to support cultural practices
- Planting for water quality



## PRECEDENTS



# WAIRAKA STREAM

## EXISTING ATTRIBUTES & OPPORTUNITIES



### Existing Attributes Description

The area has transformed over the past 12 months from an open area of grass with the Wairaka stream culverted beneath into an open stream channel formed by existing site basalt set within a wider vegetated landscape connecting the centre of the site to Te Auaunga, Oakley Creek via a generous pathway with stream edge pausing and seating opportunities.

As an important connection between the future residential development and open space network beyond the site, this linkage reinforces both the Wairaka Stream and Te Auaunga as significant features within the urban realm.

### Social Opportunities;

- Localised dwelling nodes; seating and shelter located at point of interest or outlook
- Supporting everyday movement; network to foster informal encounters of community members

### Environmental Opportunities;

- Daylighted Wairaka Stream
- Enhanced ecological conditions for existing Wairaka stream channel
- Vegetation to support migration routes and habitat potential
- Planting to support cultural practices

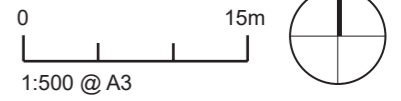
### Place Opportunities;

- Vegetation to increase legibility of underlying landscape types and story of the whenua
- Recognisable Māori identity and connection to past Māori heritage of the site



# WAIRAKA STREAM

Open Space along the daylighted Wairaka Stream provides the opportunity for a smaller scale local meeting place within the precinct and to engage with the stream. This space will anchor activity and serve as a pausing point along a newly formalised walking connection to Te Auaunga.





# PUMP HOUSE OPEN SPACE

## EXISTING ATTRIBUTES & OPPORTUNITIES



### Existing Attributes Description

Adjacent to Building 48 (which remains in the Unitec campus) there is a cluster of notable trees which are protected within the Unitary Plan. These trees sit at the high point of a slope which connects through to the Pumphouse and the Wairaka Stream in the north, and back towards Spine Road to the South.

The Wairaka Stream and Park Road are located over the crest of the slope to the east with the central open space beyond. The central wetland open space to the south and Wairaka Stream open space to the west. As such the pump house area has the potential to act as a key open space connection between these other spaces.

### Social Opportunities;

- Supporting everyday movement; network to foster informal encounters of community members
- Provide a choice of spaces for groups and individuals of all ages
- Localised dwelling nodes; seating and shelter located at point of interest or outlook

### Environmental Opportunities;

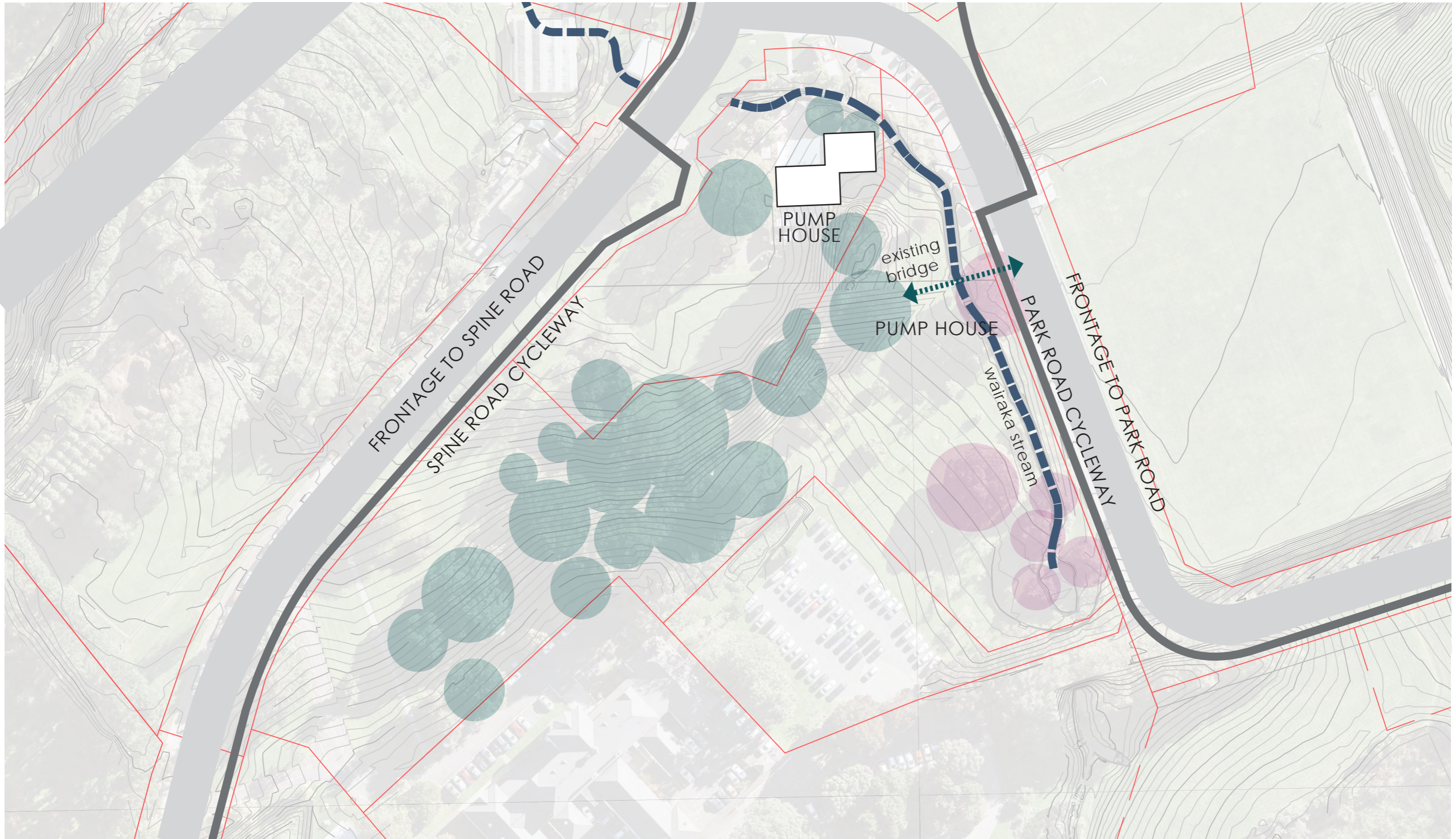
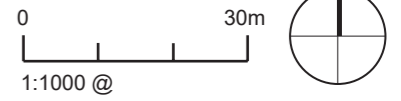
- Enhanced ecological conditions for existing Wairaka stream channel and water quality
- Vegetation to support migration routes and habitat potential

### Place Opportunities;

- Vegetation to increase legibility of underlying landscape types and story of the whenua

# PUMP HOUSE OPEN SPACE

The area of open space south of the Pump House provides an opportunity to offer complimentary experiences to the adjacent central open space being more sheltered and passive character. Well, connected and accessed from surrounding streets and other open spaces; west, east and south, this area completes the network. Enclosed by the stream and surrounding contour the heart of the space is well sheltered by mature existing trees which further offer the opportunity for a form of more exploratory and challenging natural play adjacent to the main flat area.



# CENTRAL WETLAND OPEN SPACE - OPEN SPACE PROVISION

## TYPE: CONNECTION AND LINKAGE OPEN SPACE

### Open Space Policy Provision Target

Provides contiguous networks of open space that establish recreational, walking cycling and ecological connections, integrated with on-street connections.

The provision of open space for linkages and connections will depend on the particular characteristics of the area they pass through in order that they integrate and successfully connect environmentally as well as opportunities for social dwelling nodes.

### Open Space Policy Identified Attributes

- Trails
- Walkways
- Seating
- Landscaping
- Board walks
- Native Bush
- Areas For Socialising And Respite



### Additional Opportunities

- Areas for respite
- Supports everyday movement patterns
- Planting to support cultural practices
- Planting for water quality



## PRECEDENTS



# CENTRAL WETLAND OPEN SPACE

## EXISTING ATTRIBUTES & OPPORTUNITIES



### Existing Attributes Description

The site area includes an area of man-made wetland sitting below the slope of the Carrington Road ridge. From the wetland areas of grass slopes extend down towards the Wairaka Stream (within the Unitec Campus) becoming steeper to the north. Several stone walls and exposed areas of basalt outcrop can be found around the edge and to the west of the wetland.

The site area has the potential to provide both spatial relief between areas for residential development and the Unitec Campus as well as an open space that can foster engagement between the surrounding communities. With the steep grade of the land to the east, the stream along its western edge contrasted by good connectivity to the north and south the area offers good potential for more ecological, and habitat focussed landscape.



### Social Opportunities;

- Localised dwelling nodes; seating and shelter located at point of interest or outlook
- Supporting everyday movement; network to foster informal encounters of community members

### Environmental Opportunities;

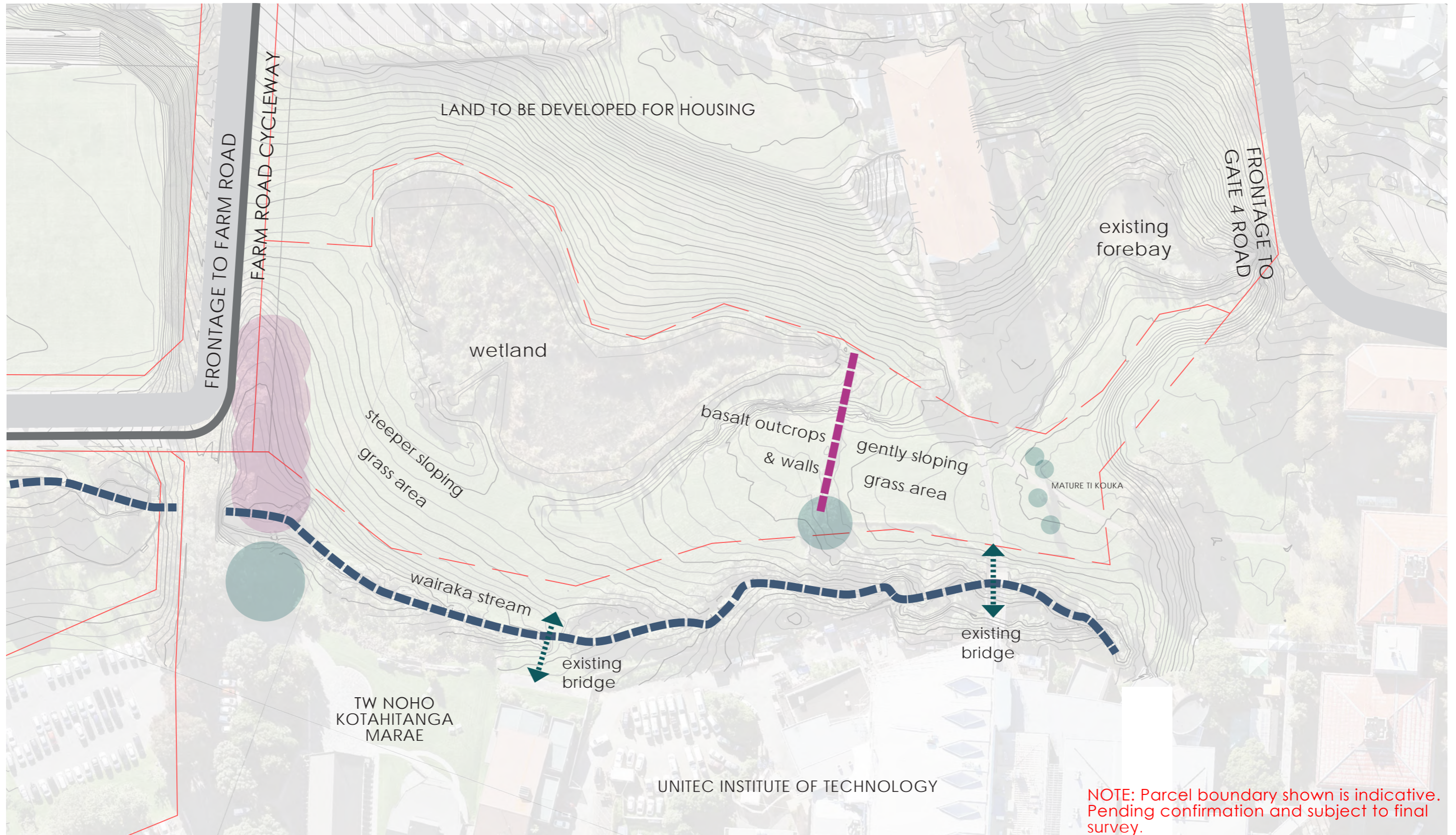
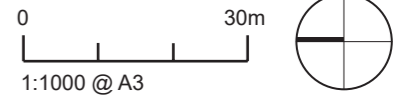
- Enhanced ecological conditions complimenting Wairaka stream channel and wetland
- Vegetation to support migration routes and habitat potential
- Planting to support cultural practices

### Place Opportunities;

- Vegetation to increase legibility of underlying landscape types and story of the whenua
- Recognisable Māori identity and connection to past Māori heritage of the site

# CENTRAL WETLAND OPEN SPACE

The Central Wetland Open Space with its existing areas of vegetated wetland and sloping grass space provides an opportunity for more significant habitat creation through extended stream edge and wetland plantings as well as the introduction of blocks of native bush over less usable sloping areas. Offering different amenity to the more urban green open spaces to the north the central wetland open space offers the community the chance to engage with the environment whilst providing good north south pedestrian connections and opportunities to pause more closely.



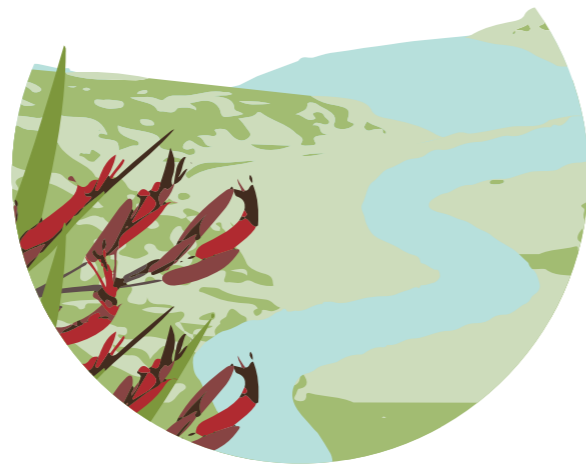
NOTE: Parcel boundary shown is indicative. Pending confirmation and subject to final survey.





# LANDSCAPE THEMES

01



## THE JOURNEY OF WATER

Celebrating water and reconnecting with Wairaka and Te Auaunga streams

02



## CONNECTIONS

The flow of people, water and nature connecting with the wider cultural landscape

03



## A PLACE TO EXPLORE

Creating moments to pause, reflect and explore / experience

04



## INTERWOVEN THREADS

Weaving people and landscape through learning and experiencing

05



## CELEBRATING PLACE

Creating a sense of place and celebrating identity



Notes

1. AREAS AND DIMENSIONS SUBJECT TO FINAL SURVEY
2. EASEMENTS TO BE CREATED OVER SERVICES AS NECESSARY

LEGEND

- OPEN SPACE/ RESERVE
- NGĀTI WHĀTUĀ RŌPŪ LOTS
- WHAI RAWA LOTS
- WAIOHUA - TĀMAKI RŌPŪ LOTS
- MARUTŪĀHU RŌPŪ LOTS
- ROAD WIDENING PARCELS
- PROPOSED FUTURE ROAD PARCEL
- NEW BOUNDARIES
- EXISTING LINZ XML BOUNDARIES



| No. | Revision                                     | By  | Chk | Appd | Date     |
|-----|--|-----|-----|------|----------|
| G   | UPDATED BOUNDARIES SECTION 8                 | AH  | AH  | NG   | 20/12/22 |
| F   | UPDATED BOUNDARIES ROAD PARCEL AND SECTION 8 | AH  | AH  | NG   | 15/12/22 |
| E   | SECTION 15, 11, 12 BOUNDARY UPDATES          | AH  | AH  | NG   | 06/12/22 |
| D   | BOUNDARY UPDATES                             | KEM | AH  | NG   | 19/09/22 |



|                     |        |  |    |                     |  |
|---------------------|--------|--|----|---------------------|--|
| Original Scale (A1) | 1:1500 | Surveyed                                     |    | Approved For Issue* |  |
| Drawn               | KM     | 06/2022                                      |    |                     |  |
| Verifier            | AH     | 06/2022                                      |    |                     |  |
| Reduced Scale (A3)  | 1:3000 | Dwg Check                                    | NG | 06/2022             |  |
|                     |        | * Refer to Revision 1 for Original Signature |    |                     |  |

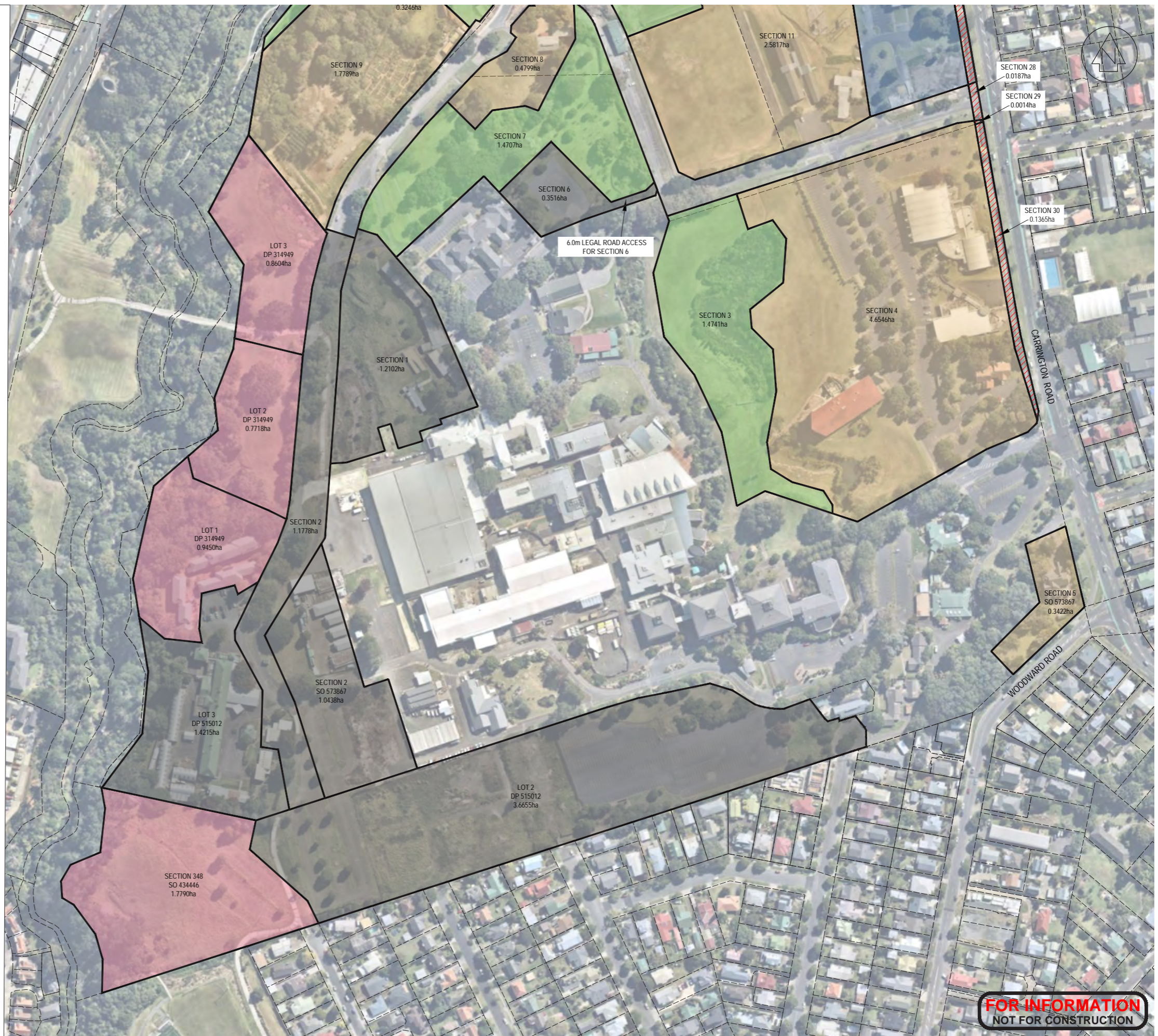
Client: **MINISTRY OF HOUSING AND URBAN DEVELOPMENT (HUD)**

Project: **CARRINGTON SUBDIVISION**

|   |                           |
|---|---------------------------|
| Title: <b>SCHEME PLAN 2 INCLUDING ROAD WIDENING</b> | Discipline: <b>SURVEY</b> |
| Drawing No: <b>3126781-WS-003</b>                   | Rev: <b>G</b>             |

Notes

1. AREAS AND DIMENSIONS SUBJECT TO FINAL SURVEY
2. EASEMENTS TO BE CREATED OVER SERVICES AS NECESSARY



LEGEND

- OPEN SPACE/ RESERVE
- NGĀTI WHĀTUĀ RŌPŪ LOTS
- WHAI RAWA LOTS
- WAIOHUA - TĀMAKI RŌPŪ LOTS
- MARUTŪĀHU RŌPŪ LOTS
- ROAD WIDENING PARCELS
- PROPOSED FUTURE ROAD PARCEL
- NEW BOUNDARIES
- EXISTING LINZ XML BOUNDARIES

**FOR INFORMATION  
NOT FOR CONSTRUCTION**

|     |  |     |     |      |          |
|-----|--|-----|-----|------|----------|
| G   | UPDATED BOUNDARIES SECTION 8                 | AH  | AH  | NG   | 20/12/22 |
| F   | UPDATED BOUNDARIES ROAD PARCEL AND SECTION 8 | AH  | AH  | NG   | 15/12/22 |
| E   | SECTION 15, 11, 12 BOUNDARY UPDATES          | AH  | AH  | NG   | 06/12/22 |
| D   | BOUNDARY UPDATES                             | KEM | AH  | NG   | 19/09/22 |
| No. | Revision                                     | By  | Chk | Appd | Date     |



|                     |        |          |  |                     |  |
|---------------------|--------|----------|--|---------------------|--|
| Original Scale (A1) | 1:1500 | Surveyed |  | Approved For Issue* |  |
| Drawn               | KM     | 06/2022  |  |                     |  |
| Verifier            | AH     | 06/2022  |  |                     |  |
| Dwg Check           | NG     | 06/2022  |  |                     |  |
| Scale (A3)          | 1:3000 |          |  |                     |  |

\* Refer to Revision 1 for Original Signature

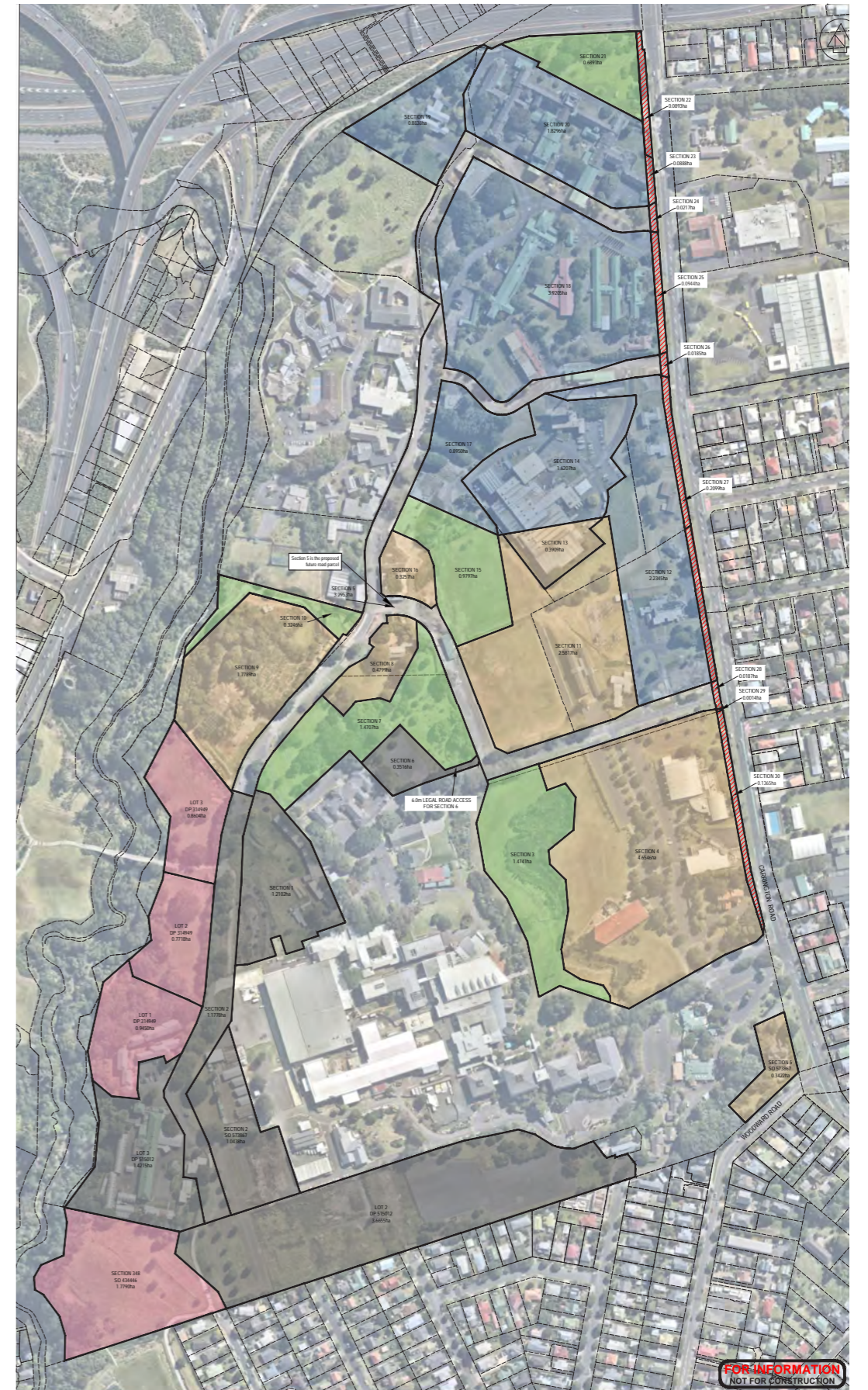
Client: **MINISTRY OF HOUSING AND URBAN DEVELOPMENT (HUD)**

Project: **CARRINGTON SUBDIVISION**

Title: **SCHEME PLAN 2 INCLUDING ROAD WIDENING**

|             |                       |
|-------------|-----------------------|
| Discipline  | <b>SURVEY</b>         |
| Drawing No. | <b>3126781-WS-002</b> |
| Rev.        | <b>G</b>              |

# SCHEME PLAN



**About Boffa Miskell**

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

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[www.boffamiskell.co.nz](http://www.boffamiskell.co.nz)

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# Appendix 4: s23 Landscape Responses





**'Proposed Plan Change xx (Private) – Te Auaunga'  
Amending I334 Wairaka Precinct**

**Applicant:** Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development

**Address:** 1-139 Carrington Road, Mt Albert

**Proposed activities:** PPC – Partial Rezoning and Revised (currently Wairaka) Precinct Provisions

**Question**

L1, L4, L5 and L6

**Specific request L1**

Please provide an analysis of the existing character and values associated with each viewpoint (including the additional viewpoints as requested below) - taking into account the context afforded by the AUP, PC78 and other statutory instruments - before assessing the effects of the Plan Change on them. This should be a clear two-stage process.

**Reasons for request L1**

BML's assessment addresses effects on individual receiving environments and audiences via its assessment for individual viewpoints but intermixes its description of the current situation with that anticipated under the Plan Change and related effects. It is very difficult to decipher what the proposed visual changes would mean in terms of effects on both the public and (neighbouring) private domain. Furthermore, Te Tangi a te Manu (para.s 6.12 to 6.16) states that "Landscape Effects are to be assessed against existing landscape values and relevant provisions, exploring existing character and values as precursor to identifying effects - at the relevant spatial scale and in the context of relevant statutory provisions and other matters". It also states (para.s 6.08-6.09) that:

- visual effects are a sub-set of landscape effects,
- that landscape values take into account physical, associative and perceptual dimensions, and
- visual values include the interpretation of how views and outlook are understood, interpreted and what is associated with it.

It is further stated that (para.6.09) "A pitfall is to superficially treat visual effects as mere visibility or changes to a view rather than the implications for the landscape values experienced in the view."

BML's assessment appears to fall into the 'pitfall' just described, with little real analysis of what the changed heights would mean in terms of effects on the characteristics and values of the various urban landscapes found around the Plan Change site. As such, it is important to provide an assessment of those existing characteristics and values – for each viewpoint – before than assessing the effects that the Plan Change would have on them

## Responses to Auckland Council RMA cl 23 Requests | L1, L4, L5 and L6 | 2

**Specific request L4** Please provide additional assessment Viewpoints and related photo simulations and an assessment of effects that address views across Te Auaunga towards the Plan Change site from Great North Road, the Te Auaunga Cycleway / Walkway and the cycleway / bridge over Oakley Creek (see Figures 2 and 3 below).

**Reasons for request L4** Although VS3 and VS4 address views from Great North Road and the cycleway overbridge near the motorway interchange towards the Plan Change site, they both focus, almost exclusively, on development within Height Areas 1 and 2. There is no assessment in respect of views from Great North Road and the Te Auaunga cycleway / walkway to the east – towards development within Height Areas 2 and 4 beyond Oakley Creek.

The fuller range of landscape and visual effects potentially visited on Te Auaunga and the Oakley Creek Reserve still need to be addressed – relative to those using the cycleway / walkway and Great North Road, as well as the large catchment of Waterview residents who live near these thoroughfares and open space.

**Specific request L5** Please provide a new visual simulation that captures views from the Pt Chevalier Town Centre towards Oakley Hospital and Building Height Areas 1 and 2 (see *Figures 4 and 5 below*).

Please also provide an assessment of effects that addresses the interaction between the Town Centre and Plan Change development via a viewpoint as described above.

NB: The response to this RFI may be combined with the RFI in H1.

**Reasons for request L5** The photos and simulations provided for Viewpoints 5 and 6 are not from the core town centre area and don't capture the interrelationship of potential future development with that which exists within the Town Centre. Furthermore, the images prepared for Viewpoint 6 are truncated, both vertically and horizontally. A revised Viewpoint 6 – located within the Town Centre – would more appropriately capture the interplay of Pt Chevalier's centre with the development proposed in Height Areas 1 and 2), as well as the interaction between that development and the historic Oakley Hospital Building.

The fuller range of landscape and visual effects associated with the interaction between Pt Chevalier's Town Centre and development within the Plan Change site still need to be assessed. This could be achieved via relocation of BML's Viewpoint 6, as described above.

**Specific request L6** Please provide an assessment of the effects associated with overlooking on the Mason Clinic.

## Responses to Auckland Council RMA cl 23 Requests | L1, L4, L5 and L6 | 3

**Reasons for request L6** It is stated at p.14 that *"The taller buildings in this location (Height Area 1) will look out and well over the top of the Mason Clinic ..."* and refers to *"the avoidance of dominance and / or amenity effects particularly on direct neighbours"*. Height Areas 1 and 2 are located directly adjacent to the Mason Clinic and its internal courtyards, it is unclear if the taller development within those areas (especially Height Area 1) could / would impact on the Mason Clinic and its occupants – including on their privacy.

**Applicant response provided by** Rachel de Lambert of Boffa Miskell

### Applicant response

- 1 Responses to these clause 23 requests are contained in the updated Assessment of Landscape and Visual Effects dated 3 July 2023 provided with this clause 23 response package.

**'Proposed Plan Change xx (Private) – Te Auaunga'  
Amending I334 Wairaka Precinct**

**Applicant:** Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development

**Address:** 1-139 Carrington Road, Mt Albert

**Proposed activities:** PPC – Partial Rezoning and Revised (currently Wairaka) Precinct Provisions

**Question**

L2 & L3

**Specific request L2**

Please provide an additional assessment Viewpoint and related photo simulations that address views across the Plan Change site from closer to Woodward Road (see Figure 1 below).

**Reasons for request L2**

Figure 1 and VS1-7 address only the lower end of Carrington Rd, not development to increased heights down most of its length. Although VS7 addresses the relationship of MHU development to Height Area 4 (in particular) the relationship of that same Height Area to the (proposed) THAB Zone further south along Carrington Rd is still relevant to the assessment of effects.

The elevated and 'introductory' nature of views across the site from near Woodward Road mean that this part of Carrington Rd is particularly important in terms of public interaction with future development across it.



Figure 1. Carrington Rd Near Woodward Avenue

**Specific request L3**

Please provide an assessment of effects which addresses this additional viewpoint(s): on Carrington Road.

**Reasons for request L3**

The fuller range of landscape and visual effects experienced by those living on Carrington Road and travelling down it still need to be assessed – as described above.

**Applicant response provided by**

Rachel de Lambert Boffa Miskell

### Applicant response

- 1 An additional visual simulation has been prepared from the Figure 1 (above) viewpoint as requested. Refer VS11A / VS11B in the Boffa Miskell Landscape and Visual Effects Graphic Supplement. Commentary in respect of the fuller range of potential landscape and visual effects experienced by those living on Carrington Road and travelling down it is set out below.
- 2 Carrington Road forms a long, straight eastern boundary to the precinct between Great North Road, in the Point Chevalier town centre, in the north, to the Woodward Road 'T' intersection in the south. Just south of Woodward Road, Carrington Road kinks southeast as it heads toward the Mount Albert town centre. The road is more elevated in the south grading down along Carrington Road from approximately RL50 in the south to RL20 at the North-Western Motorway overbridge. Views north along the Carrington Road corridor from close to Woodward Road / Seaview Terrace are therefore more elevated, at approximately RL50, and have an outlook that is terminated by views to the Upper Waitemata Harbour and North Shore beyond.
- 3 This part of Carrington Road has a character comprising more traditional suburban housing along the eastern side of the road corridor, also including Gladstone School, and the more open, spacious former Unitec campus landscape to the west. The campus frontage has until recently been defined by an almost continuous low (between Gates 4 and 2), mixed species ornamental hedge with a roadside grass berm. A narrow width footpath is located behind the hedge. Street trees located in the western berm are intermittent and of poor quality / limited impact within the street. Carrington Road currently has single lanes in either direction with a wide painted median to facilitate turning. The introduction of State Highway 20 Waterview led to a substantial reduction of non-destination through traffic on Carrington Road. Auckland Transport's (AT) proposed widening of Carrington Road will alter the scale of the road carriageway and, with the full 8m width taken from the west side of the road, result in the removal of the existing road frontage, and street tree, vegetation. The proposed road reserve will however include a full width continuous pedestrian footpath along the west side of the road and associated street trees.
- 4 More recently some suburban residential sites on the east side of Carrington Road, such as at the Tasman Ave intersection, have undergone re-development comprising more intensive, three storey attached multi-unit housing. Such re-development signals the anticipated urban intensification enabled by the Auckland Unitary Plan (Operative in Part) (AUP) and further encouraged through the application of the Medium Density Residential Standards (MDRS), implementing the National Policy Statement on Urban Development 2020 (NPS-UD). For parts of Carrington Road in the walkable catchment of the Baldwin Ave train station, up to six storey urban redevelopment is proposed to be enabled through Plan Change 78 (PC78).
- 5 In March 2023, via the COVID-19 Recovery (Fast-track Consenting) Act 2020, two resource consent applications for multiple buildings made by Marutūāhu-Ockham Group were granted. Resource Consent 1 (RC1) represents approximately one hectare of development. Resource Consent 2 (RC2), comprises four new buildings on a land area of 6,477m<sup>2</sup>. The sites for the consented RC1 and RC2 developments are illustrated below.

## Responses to Auckland Council RMA cl 23 Requests | L2 & L3 | 3

- 6 RC1 comprises two abutting mixed-use buildings containing 381 residential apartments, 11 retail premises, three office premises, a 'metro-sized' supermarket and associated access, landscaping and parking facilities on 11,330m<sup>2</sup> of land at 1, 1A and 99 Carrington Road. The two buildings in RC1 fronting Carrington Road are six storeys with a partial, setback, seventh storey (each comprising six apartments, two 3 bed, two 2 bed and two 1 bed). Set behind there are two taller nine storey buildings with the ninth floor also having a smaller footprint to that of the eight storey component below. Setting aside taller elements associated with roof profile variation, the six storey buildings fronting Carrington Road are 19.6m in height (approximately 22.8m to the indented seventh floor) taller nine and ten storey buildings behind are approximately 27.4 (with taller roofline variation elements) and approximately 30.1m in height.



Figure 2: Consented Marutūāhu-Ockham Group RC1 and RC2 development sites fronting Carrington Road within the 10ha 'Project Maungārongo' development area.

- 7 RC2 comprises four abutting mixed-use buildings containing 266 residential apartments, and 6 retail premises, and associated access, and landscaping on 6,477m<sup>2</sup> of land at 1 Carrington Road. These four buildings occupy the Carrington Road street frontage between Gates 1 and 2. The northern building, Building 3 in the north is seven storeys (22.2m), the central Buildings 4 and 5 are ten (31.5m) and nine storeys (28.4m) respectively and the southern Building 6 is eight storeys (25.1m) on its Carrington Road / Gate 2 intersection corner.
- 8 These consented developments form part of the existing environment of Carrington Road, they signal development anticipated as a result of the Wairaka Precinct provisions as well as the anticipated greater height of development sought through the plan change and the direction of Government initiatives in respect of the NPS-UD/MDRS.

**Viewpoint 11 (VS11)** (prepared in response to clause 23 request)

*Existing View*

- 9 This viewpoint is looking north along Carrington Road at the Seaview Terrace intersection from a viewpoint on the east side footpath. It is similar to that of VP10, and like VP8 & 9 it was requested by Council during the pre-lodgement process.
- 10 This part of the former Unitec Campus is more vegetated but also affords some longer distance views to the west with a backdrop of the Waitākere Ranges. 27m height development enabled within the Unitec campus under the operative Wairaka precinct provisions would, however, block these longer distance views. The long linear corridor of Carrington Road forms the frontage of the Precinct with more traditional suburban housing, zoned MH-U on the east side of the road. Gladstone Primary School sits in the middle of the block between Seaview Terrace and Fifth Avenue to the north.
- 11 An approximately 8m width of road widening is proposed along Carrington Road with the widening taken from along the precinct's eastern boundary. The widening provides for enhanced cycle, pedestrian, and public transport corridors along the key arterial. The Crown has funded Auckland Transport to upgrade Carrington Road through the Infrastructure Acceleration Fund, including for dedicated bus and cycle lanes, with works programmed to start in 2025. These works have not been modelled in the visual simulations but the additional 8m road corridor width is shown along with the correct positioning of the potential future built edge to the Precinct.
- 12 PC78 proposes the re-zoning of existing MH-U land on the east side of Carrington Road in this location to Terrace Housing and Apartment Buildings (*THAB*), with a six storey height overlay, due to its position within the walkable catchment of the Baldwin Ave train station. The southeastern corner of the site touches the defined walkable extent of the Baldwin Avenue and Mt Albert train stations. Figures 3 and 4 below illustrate the proposed PC78 re-zoning for land along Carrington Road adjacent to the precinct.

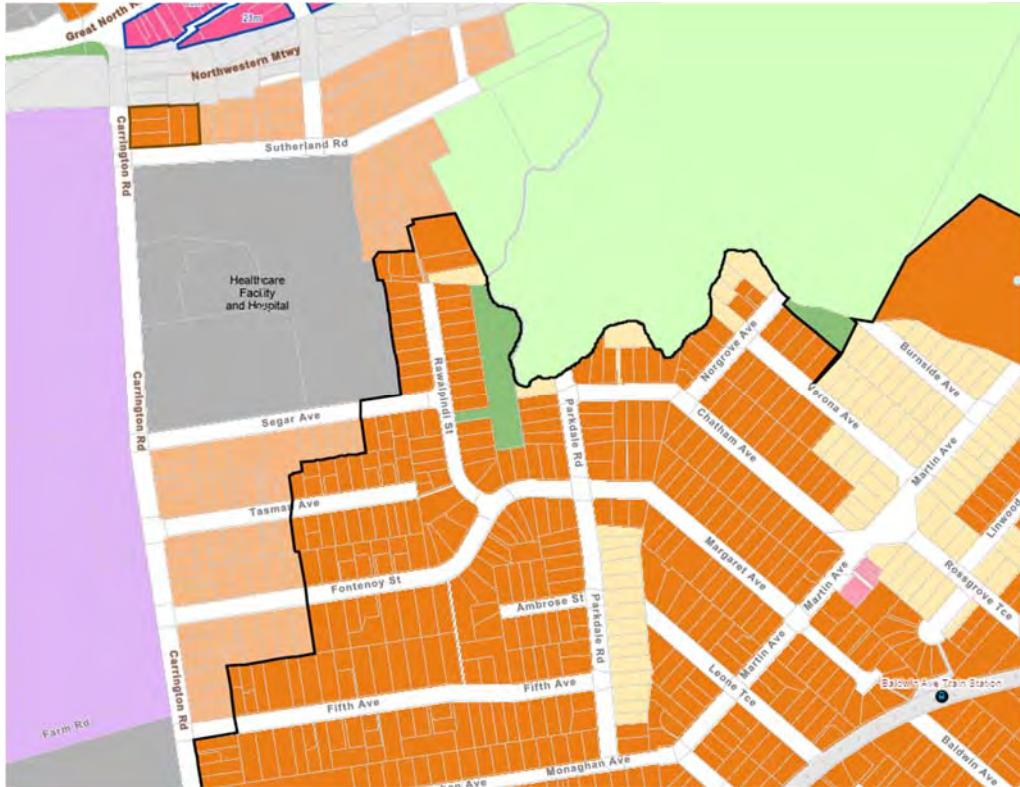


Figure 3: PC78 proposed zoning to the east of Carrington Road opposite the site showing the extent of THAB, MH-U and Special Purpose Healthcare Facility and Hospital zones.

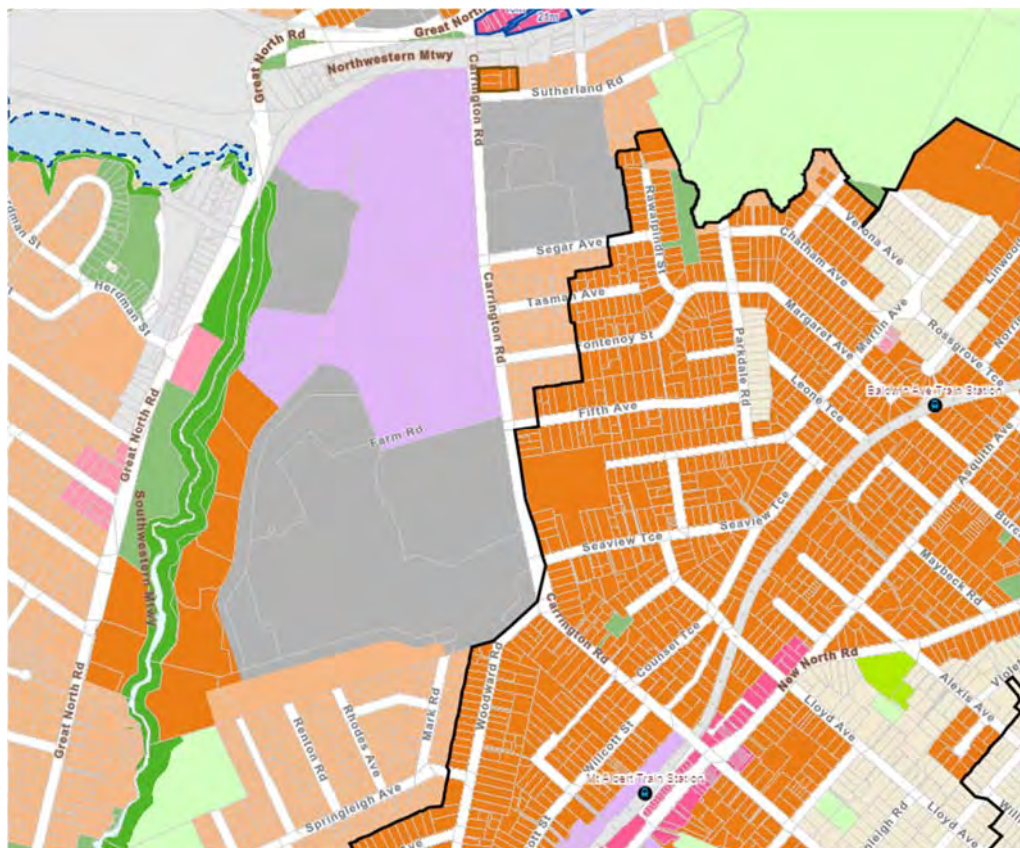


Figure 4: Zoomed out figure of PC78 proposed zoning showing full walkable catchment in vicinity of precinct.



- 13 As can be seen in the VS 11B visual simulation future multi storey built development at enabled 18 and 27m heights anticipated by the operative provisions of the Wairaka Precinct of the AUP. This enabled development will transform the well vegetated, parkland, broadacre campus nature of the site to one with a predominant built, urban residential / mixed use built character. Enabled development within the Unitec Campus, which forms part of the frontage to this part of Carrington Road, has a 27m height within the Business Mixed Use (*B-MU*) zone. This enabled development under the operative Wairaka Precinct provisions will enclose the street edge and foreclose existing longer views across the campus to the Waitākere Ranges in the west.

### *Proposed View*

- 14 In the proposed view (VS 11A&B) some existing established vegetation along the frontage of the precinct to Carrington Road has been retained with the proposed enabled 27m height development lining the west side street corridor.
- 15 Given the scale of the widened Carrington Road transport corridor and its enhancement, including street tree planting, and the context of existing MH-U and PC78 THAB enabled development, the proposed 27m height enabled fronting Carrington Road is assessed to generate **low** adverse visual effects. Urban scaled apartment development is already anticipated along this public transport bus arterial road corridor which enjoys proximity to both the Mt Albert and Baldwin Ave train stations and the dual town centres of Mount Albert (south) and Point Chevalier (north). The arterial corridor has the capacity to accommodate urban scaled mixed use development change with relatively low adverse visual effects.

### *Summary Carrington Road Landscape and Visual Effects*

- 16 The Wairaka Precinct provisions currently envisage the transformation of the former Unitec Campus site from its present, largely open, spacious, low-density campus state to one exhibiting substantially higher density apartment style development comprising buildings 18m in height stepping to 27m at a distance of 20m from the current road boundary.
- 17 In a similar vein, the AUP and PC78 envisage urban brownfield re-development along much of the eastern side of Carrington Road, at 27m in the north within the area zoned Special Purpose Healthcare Facility and Hospital and 21m in the south, within the walkable catchments of the Baldwin Ave and Mt Albert train stations. A portion of Carrington Road between Fifth and Segar Aves is proposed to be zoned MH-U in PC78 (although subject to submissions seeking THAB, like the land to the south). The change to this anticipated future urban condition requested through the Te Auaunga Precinct PPC is to enable buildings at 27m height fronting Carrington Road. Consented development in the two Marutūāhu – Ockham proposals comprise mixed use, predominantly residential apartment buildings of between six / seven storeys (19.6m in height at six storeys and approx 22.8m to the indented seventh floor) in RC1 and up to ten storeys (31.5m) in RC2 which comprises four buildings fronting Carrington Road ranging in height from six to ten storeys.
- 18 In the context of the already enabled and consented development of the precinct the changes to the Carrington Road frontage building heights sought through the PPC are considered to be consistent with the anticipated urban landscape of this arterial road corridor. Adverse visual effects are assessed to be **low** in respect of residents of properties to the east and for users of the road corridor, noting that substantial change can be anticipated on both sides of Carrington Road over coming years.

**'Proposed Plan Change xx (Private) – Te Auaunga'  
Amending I334 Wairaka Precinct**

**Applicant:** Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development

**Address:** 1-139 Carrington Road, Mt Albert

**Proposed activities:** PPC – Partial Rezoning and Revised (currently Wairaka) Precinct Provisions

|                                       |   |
|---------------------------------------|---|
| <b>Question</b>                       | L7  |
| <b>Specific request</b>               | <p>Please provide an analysis of those factors, within Height Area 1 (in particular, that that would render development at the additional height sought being either appropriate or conceivably inappropriate in landscape terms – in terms of:</p> <ul style="list-style-type: none"><li>• its location,</li><li>• surrounding landforms, vegetation patterns and development,</li><li>• surrounding zoning and</li><li>• the relationship with the Oakley Hospital Building?</li></ul>  |
| <b>Reasons for request</b>            | <p>At p.15 of BML's assessment, it is stated that "there is nothing inherently inappropriate, in urban landscape terms, about the additional height sought above that already enabled ..." – focusing on Height Area 1.</p> <p>However this begs the questions, are there any factors that make it inherently appropriate from a landscape standpoint? Without such evaluation, there is a possible implication that the higher development within Height Area 1 (in particular) has been 'pre-judged' to some degree.</p>  |
| <b>Applicant response provided by</b> | Rachel de Lambert, Boffa Miskell  |
| <b>Applicant response</b>             | <p>1 The approach to determining what enabled building height within the precinct would be appropriate has involved a comprehensive assessment, including in particular with respect to relevant landscape matters. This includes the stepping down of height relative to the more sensitive adjoining southern suburban residential boundary of the precinct, and the identification of locations where, in the context of the land's topography, relationship with other landscape features; the pattern of adjacent streets; and the location of other residential neighbours, greater height, above the enabled 27m of the Business – Mixed Use zone, could be accommodated in a way that:</p> <ul style="list-style-type: none"><li>(a) enables the utilisation of the precinct for its housing purpose; and</li><li>(b) supports the identity and character of the precinct without generating inappropriate adverse landscape or visual effects.</li></ul> |

- 2 In considering the opportunity to accommodate additional height, the options of enabling some buildings that would act as landmark, taller, features in the landscape as well as places where a lesser number of additional storeys could be accommodated were considered.

**Height Area 1 – Location**

- 3 Height Area 1 is located in the north-western corner of the precinct.
- 4 In landscape terms, Height Area 1 is located within the northern geographic highpoint of the precinct (approximately RL25m).
- 5 Height Area 1 has interfaces to the north and west to immediately adjoining scheduled protected and unprotected mature trees which fringe the adjoining road / motorway network as an extension of vegetation along Te Auaunga / Oakley Creek. To the east, Height Area 1 sits adjacent to the Former Oakley Hospital Building and the northern extent of the Spine Road, which provides frontage to the Area. To the south, the boundary is to the Mason Clinic which sits at a lower elevation (approximately RL10).
- 6 This location within the precinct was selected due to the ability for a cluster of taller tower buildings to act as a legible marker to the urban regeneration area and future community, in a location that is well separated from adjoining suburban residential neighbours, relates to the substantial open space context of Te Auaunga and the large scale infrastructure environment created by the North-Western Motorway and Waterview Interchange. It maintains the historical presence of prominent buildings at the precinct's interface to Point Chevalier. These landscape factors contribute to the successful accommodation of additional height in this part of the precinct.

**Surrounding landforms, vegetation patterns, development and zoning**

- 7 The North-Western Motorway is one of the key approaches to / from the Central City. The open space landscape context provided by the treed northern and north-western frontage of Height Area 1 to the adjacent large scale infrastructure of the North-Western Motorway and Waterview Interchange and the way in which this forms one experience of arrival to the Central City, creates what is considered to be an appropriate setting for buildings of increased height that can form a marker to the precinct as one of the City's urban regeneration areas and a signal to the community created within the precinct.
- 8 Landmark tall tower buildings of this nature have similarly been incorporated within other areas of urban renewal in Auckland, such as at Hobsonville and Smales Farm.
- 9 In respect of the relationship of Height Area 1 to the North-Western Motorway the most public aspect of the proposed taller buildings will be in respect of views along this motorway corridor. In such locations the taller cluster of towers would frequently be seen in the context of a receiving environment containing large scale and elevated elements of roading infrastructure including grade separated overpasses. In this urban context the presence of taller residential tower buildings would relate to the scale of the adjacent infrastructure and be less incongruous than if seen in a purely suburban residential context.
- 10 The Upper Waitematā Harbour lies to the west adjoining the margins of both the Waterview and Point Chevalier suburbs. In addition to creating an open space landscape context which assists in accommodating buildings of greater height within the urban landscape this context creates desirable amenity for future residents. The precinct's natural elevation, and western Harbour aspect lend it natural attributes that create amenity for higher intensity, apartment living. Higher rise buildings in this location also have the benefit of wider landscape connections to the Waitākere Ranges and Central City skyline.

- 11 Te Auaunga / Oakley Creek forms a large scale natural landscape element adjoining the precinct to the west. The creek flows into the tidal reaches of the Waitematā Harbour to the immediate west and is deeply incised through the well vegetated open space corridor defined to the west by Great North Road and precinct to the east. Vegetation has both mature exotic species characteristics associated with early European habitation and milling activities using the resources of the waterway and an increasing return to a forested indigenous species corridor. This western border of significantly scaled, vegetated open space provides a landscape counterbalance to the increased residential density and built scale of development within the precinct. It assists in mitigating the potential adverse effects of additional height both in respect of screening views from within the adjoining open space and providing a well scaled frame of vegetation at the western base of the enabled cluster of tower buildings.
- 12 In landscape terms adjacent established suburban residential neighbourhoods are well separated from Height Area 1 with the closest houses on Montrose Street in suburban Point Chevalier to the north (currently zoned Residential – Terrace House and Apartment Buildings) being some 200m away across six lanes of the North-Western Motorway and houses in Waterview on Waterbank Crescent (currently zoned Residential – Mixed Housing – Urban) some 450m away and also separated by significant roading infrastructure including Great North Road and the four Waterview Tunnel egress lanes. Suburban residential properties across Carrington Road in Mount Albert (currently zoned Residential – Mixed Housing – Urban) are some 400m distant, at their closest point at the corner of Segar Ave. This separation supports the appropriateness of additional height in this part of the precinct as potential adverse effects associated with the interface to established suburban neighbourhoods can be avoided.

### **Relationship with the former Oakey Hospital main building**

- 13 The Former Oakley Hospital Building was built with an axial relationship to a cross roads intersection at the western end of the Point Chevalier town centre. The building's historical relationship and physical connection to Point Chevalier was severed by the insertion of the North-Western Motorway. Nevertheless, the building retains its primary frontage toward Point Chevalier with an associated parkland open space curtilage to the northeast. Height Area 1 is positioned behind the 'line' of the Former Oakley Hospital Building frontage to the west with an association more to the rear of the building with its series of later constructed wings and courtyards. This positioning of the enabled taller residential towers leaves the Former Oakley Hospital Building to retain its presence addressing Point Chevalier with its significant heritage façade sitting forward of the towers with the northern curtilage protected as public open space. The proposed towers do not detract from this primary heritage relationship.
- 14 In the same way the Former Oakley Hospital Building in its time presented a landmark scale and form of prominent development in the context of the pattern of urban form at the time.

### **Height Area 2**

- 15 In respect of Height Area 2, where 35m as opposed to the current 27m height control is sought, it is the nature of the precinct's topography that has guided the positioning of the Area. The natural topography falls away from the higher ridgeline along Carrington Road to Te Auaunga. As such, presently enabled 18m stepping to 27m or 27m height enabled buildings, as sought through the plan change, along the development area adjacent to Carrington Road will obscure the presence of taller, up to 35m, buildings embedded into the precinct from the adjacent residential neighbourhood.

## **Responses to Auckland Council RMA cl 23 Requests | L7 | 4**

- 16 The relationship between potential development in Height Areas 1 and 2 and the Former Oakley Hospital Building is further addressed in the Assessment of Effects on Historic Heritage prepared by Archifact and attached to this clause 23 response package.

**'Proposed Plan Change xx (Private) – Te Auaunga'  
Amending I334 Wairaka Precinct**

**Applicant:** Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development

**Address:** 1-139 Carrington Road, Mt Albert

**Proposed activities:** PPC – Partial Rezoning and Revised (currently Wairaka) Precinct Provisions

|                                       |  |
|---------------------------------------|--|
| <b>Question</b>                       | L8   |
| <b>Specific request</b>               | Please provide details about the RDA Assessment Criteria referred to in p.4 of the RDA Architects' assessment: <i>"Detailed assessment criteria are proposed to ensure the buildings attain a design standard of high quality. These are found in section I334.8 Assessment – Restricted Discretionary Activities."</i>  |
| <b>Reasons for request</b>            | <p>DPA Architects' heritage assessment appears to rely on these criteria to ensure a degree of compatibility between the Oakley Hospital Building and future development within Height Area 1 (especially). However, at present those Assessment Criteria only go so far as to include:</p> <p style="padding-left: 40px;"><i>(k) the effects of the design, appearance and impact of all buildings and structures including elements of height, architectural treatment of building façade and overall scale on the amenity values of the natural and physical landscape;</i></p> <p style="padding-left: 40px;"><i>(l) long building frontages are visually broken up by façade design and roofline, recesses, awnings, balconies and other projections, materials and colours;</i></p> <p>Neither these, nor any other, criteria within section I334.8 appear to address the relationship between development within Height Area 1 and the Oakley Hospital Building. Although proposed Policy 1334.3(4)(i) also requires "the identification and protection of significant landscape features, the adaptation of the scheduled historic buildings, identified trees and integrated open space network", this also fails to address the relationship between heritage buildings and new development.</p> |
| <b>Applicant response provided by</b> | Matt Riley, Boffa Miskell; John Duthie, Tattico  |
| <b>Applicant response</b>             | <p>1 A new policy I334.3(14AA) is proposed as follows:</p> <p style="padding-left: 40px;">Require proposals for new high rise buildings adjacent to the former Oakley Hospital scheduled historic heritage building to provide sympathetic contemporary and high quality design which enhances the precinct's built form.</p>  |

## **Responses to Auckland Council RMA cl 23 Requests | L8 | 2**

- 2 It is also proposed to amend assessment criterion I334.8.2(1B), which relates to assessment of taller buildings in Height Area 1, to include reference to the new policy.
- 3 This change will enable the relationship (and therefore degree of compatibility) between taller new buildings adjacent to the Former Oakley Hospital Building and the scheduled building to be assessed.
- 4 This matter is also addressed in response H3, H4 & H5 and the report by Archifact attached to this clause 23 response package.

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|                                       |   |
|---------------------------------------|---|
| <b>Question</b>                       | L9  |
| <b>Specific request</b>               | Please explain how a 10m setback against Te Auaunga would achieve effective integration of new development within Height Area 1 and the adjacent Te Auaunga / Oakley Creek Reserve.   |
| <b>Reasons for request</b>            | Given that development within Height Area 1 could attain 72m and would sit on land elevated above most of Te Auaunga, it is important to know how the 10m setback would provide effective mediation between that Height Area and the reserve land.  |
| <b>Applicant response provided by</b> | Rachel de Lambert, Boffa Miskell  |
| <b>Applicant response</b>             | <ol style="list-style-type: none"><li>1 Height Area 1 does not interface with Te Auaunga / Oakley Creek Reserve. As illustrated by the two images below, comprising approximately the same extent, the open space reserve area associated with Te Auaunga / Oakley Creek Reserve (refer Figure 2 area shown in green) stops short of Height Area 1 in an area adjoining the northern expanded extent of the Mason Clinic. As the maps also show, the Creek itself passes under Great North Road at this point.</li><li>2 The western / north-western / northern frontage of built development within Height Area 1 will be set back behind the protected vegetation along this boundary, which adjoins the Northwestern Cycleway. In this respect the interface will be no different to a street frontage with a 10m setback control.</li></ol> |





Figure 1: Aerial photograph (source GeoMaps aerial photography)



Figure 2: Contours and open space zone (source GeoMaps)

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|                                       |   |
|---------------------------------------|---|
| <b>Question</b>                       | L11   |
| <b>Specific request</b>               | Please explain how over-height development would be assessed under Criteria (1B)(b)(i) in terms of Tamaki Makaurau's " <i>cityscape</i> "?  |
| <b>Reasons for request</b>            | <p>The term "<i>cityscape</i>" is so wide-ranging that it could be meaningless. It could conceivably relate to everything from the landforms and cones of the Auckland Isthmus to the mantle of bush and landforms focused on Te Auaunga, or the cluster of structures around the Great North Rd / North-western Motorway interchange and Pt Chevalier centre. It could also refer to the mixture of MHS, MHU and Town Centre Zones found around the PC site.</p> <p>Consequently, the outcome of such assessment would entirely depend on the scale and scope of the context identified and evaluated. Notably, however, there is no reference to the Pt Chevalier Town Centre or the Oakley Hospital Building – which are both important in terms of public perception of the Pt Chevalier / Te Auaunga area.</p>   |
| <b>Applicant response provided by</b> | Matt Riley, Boffa Miskell   |
| <b>Applicant response</b>             | <ol style="list-style-type: none"> <li>1 Matter of discretion I334.8.1(1B)(b)(i) applies to buildings within Height Area 1 greater than 35m in height.</li> <li>2 As discussed within the updated Assessment of Landscape and Visual Effects report and shown within visual simulations in the Graphic Supplement that accompanies that report, taller buildings of 35m or more in Height Area 1 will be visible from parts of the wider area, including for example, when travelling east along State Highway 16 towards the precinct (refer to VS1 in the Graphic Supplement).</li> <li>3 It is considered important that the design of taller buildings within Height Area 1, given this visibility, respond and contribute to the wider visual environment. From more distant viewing locations the overall modulation of the building's form and silhouette, its roof shape and profile, and its compositional relationship with other taller buildings within the height area, will be of greatest relevance in achieving a high quality response to this wider visual environment. From closer viewings locations, façade articulation and expression will also be of importance.</li> <li>4 The use of the term 'cityscape' in I334.8.1(1B)(b)(i) gives the Council the discretion to consider these matters when assessing a consent application for development of buildings</li> </ol> |

## Responses to Auckland Council RMA cl 23 Requests | L11 | 2

over 35m in height in this area. It is agreed that the term is wide-ranging in its meaning, however, not to the extent that it is 'meaningless' (as suggested in the clause 23 request). The broad meaning of the term will enable consideration of the design response of a taller building in Height Area 1 to the interplay of all those features that comprise the visual environment of a wider urban area, including landform and built form. This is considered to be an appropriate degree of additional design interrogation of taller buildings in Height Area 1 given their visibility, beyond that necessary for new buildings elsewhere in the precinct, and in order to create an integrated urban environment with high quality built form and design (consistent with precinct objective I334.2(10)(a)).

- 5 There are other matters of discretion and assessment criteria that will be relevant to the Council's assessment of the effects of the design and appearance of taller buildings within Height Area 1 on the surrounding area. These include Business-Mixed Use zone matter of discretion H13.8.1(3)(a), which enables a consideration of the design and appearance of buildings in so far as it affects the amenity values of public streets and spaces used by significant numbers of people, and assessment criterion I334.8.2(1B)(a) which refers to precinct policy (13). This policy requires new buildings to be designed in a manner that recognises landscape values and, where appropriate, enhance the streetscape and gateway locations of the precinct. Both matter of discretion H13.8.1(3)(a) and precinct policy (13) would allow a consideration of streetscape effects of the design and appearance of tall buildings on Point Chevalier Town Centre as part of a broader assessment.
- 6 Assessment criterion I334.8.2(1B)(a) also refers to policy 14AA. This new policy, introduced in response to clause 23 request H7, requires high rise buildings adjacent to the Former Oakley Hospital Building (a scheduled historic heritage building) to be of a sympathetic contemporary and high quality design which enhances the precinct's built form.

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|                                       |   |
|---------------------------------------|---|
| <b>Question</b>                       | L12   |
| <b>Specific request</b>               | Please explain why a new landmark is required under Matter of Assessment (1B)(b)(i), next to Pt Chevalier and Te Auaunga, when the Oakley Hospital Building is already a long established 'landmark' that is significant in relation to Pt Chevalier's identity and sense of place.   |
| <b>Reasons for request</b>            | Given that the Oakley Hospital Building is already a public landmark, is there any need for a (potentially) competing landmark that might degrade the very same values associated with the current heritage building.   |
| <b>Applicant response provided by</b> | Rachel de Lambert, Boffa Miskell  |
| <b>Applicant response</b>             |   |
| 1                                     | The Former Oakley Hospital Building was a landmark for its time, an imposing two storey building in a largely rural landscape associated with a small settlement and 'town' centre at Point Chevalier.  |
| 2                                     | Te Auaunga Precinct occupies 64.5ha, it is intended to provide for a diverse new urban community, including the ongoing development and operation of the Unitec tertiary education facility, as well as the development and operation of a range of community, recreation, and social activities, the development of a new, compact, medium density residential community, and commercial service activities. It is the largest contiguous brownfield redevelopment site on the Auckland Isthmus.   |
| 3                                     | Te Auaunga Precinct, like the operative Wairaka Precinct provisions, will enable a new form of mixed use urban living on this large scale urban renewal site. The urban form of the multistorey apartment typology character of development envisaged for this new community is far removed from the semi-rural, village landscape of the Former Oakley Hospital Building. It is therefore considered appropriate and desirable to provide for height variation within the precinct.  |
| 4                                     | Height Area 1 enables the tallest buildings in the precinct with three tower typology buildings enabled at maximum heights of 72m, 54m and 43.5m respectively. Just as the relationship of the Former Oakley Hospital Building to Point Chevalier had a logic at the time, the Building's impressive scale and form in this part of the precinct, its proximity to the Point Chevalier town centre, along with other aspects of the Height Area 1 context, all contribute to this location remaining a logical place to provide for buildings that create height legibility in a far more urbanised Auckland. |

## Responses to Auckland Council RMA cl 23 Requests | L12 | 2

- 5 Proposed matter of discretion I334.8.1(1B)(b)(i) states:
- (b) building design and location:
    - (i) In Height Area 1 on Precinct plan 3 – Te Auaunga Additional Height, how the design for any building greater than 35m in height relates to the Tāmaki Makaurau cityscape and contributes to making a visual landmark, either in isolation or as part of a composition of taller buildings such as through the architectural expression of its upper levels and rooftop;
- 6 This matter of discretion recognises that buildings of this height will establish a new landmark as part of the city's urban landscape. In this respect the skyline profile of such buildings will comprise an important part of the landmark qualities of the three tower buildings, either individually and / or in combination. The proposed matter of discretion (1B)(b)(i) seeks the assessment of any future proposal in this regard.
- 7 It is recognised that the urban landscape of the Auckland metropolis will continue to change with an increasing emergence of more intensive forms of residential and mixed use development and taller building heights. The emergence of suburban higher rise apartment buildings on the Auckland Isthmus is already evident as a result of the city's 'quality compact city' aspiration and the provisions of the Auckland Unitary Plan (Operative in Part).
- 8 Height variation is one way to create legibility within the urban form of cities, to help wayfinding and the connection of people to place. Where buildings are taller, and often observed on the skyline, particular attention to the upper levels and top of the building in terms of architectural expression can enhance the quality of the contribution of those buildings to the cityscape.

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|                                       |  |
|---------------------------------------|--|
| <b>Question</b>                       | L13  |
| <b>Specific request</b>               | <p>Please explain why Matter of Assessment (5)(d)(iv) addressing buildings that are over-height limits the assessment of effects to effects on the “amenity values of open spaces and adjoining residential areas.” This does not consider effects on:</p> <ul style="list-style-type: none"> <li>• Local streetscape values;</li> <li>• The natural values of Te Auaunga;</li> <li>• The Town Centre character and identity of Pt Chevalier; or</li> <li>• The heritage values of the Oakley Hospital Building.</li> </ul>  |
| <b>Reasons for request</b>            | <p>Excessive height has the potential to affect far more than just adjoining open spaces and residential properties. However, the current Matters of Assessment are very limited in this regard. They should address a range of matters that impact on both the public and private domains.</p>  |
| <b>Applicant response provided by</b> | <p>Matt Riley, Boffa Miskell; Rachel de Lambert, Boffa Miskell; and John Duthie, Tattico</p>   |
| <b>Applicant response</b>             | <ol style="list-style-type: none"> <li>1 Matter of discretion I334.8.1(5) is carried over from the operative Wairaka Precinct and is the provision within that operative precinct which specifies the matters to which Council's discretion is restricted in assessing proposed developments and/or subdivision within the precinct that do not comply with listed standards, including I334.6.4 Height.</li> <li>2 The operative precinct already provides for a high density urban community. It was not considered necessary when constructing the operative precinct provisions to specify a subset of matters that may be considered by Council, such as local streetscape values, the natural values of Te Auaunga, the Town Centre character and identity of Point Chevalier, or the heritage values of the Former Oakley Hospital Building. These are features which Council already has the ability to consider in accordance with the general matter of discretion to consider effects of infringement of standards, including the Height standard. The plan change does not change that approach, nor is it considered necessary to do so in order to appropriately manage potential adverse effects from over-height buildings within the precinct.</li> <li>3 Council's discretion to assess the effects of buildings that are over-height is not limited to I334.8.1(5)(d)(iv). This clause is part of the wider matters of discretion (I334.8.1(5)) that</li> </ol> |

## Responses to Auckland Council RMA cl 23 Requests | L13 | 2

includes all those matters listed in Auckland Unitary Plan (Operative in Part) (AUP) Rule C1.9(3). Those matters are:

- (a) any objective or policy which is relevant to the standard;
- (b) the purpose (if stated) of the standard and whether that purpose will still be achieved if consent is granted;
- (c) any specific matter identified in the relevant rule or any relevant matter of discretion or assessment criterion associated with that rule;
- (d) any special or unusual characteristic of the site which is relevant to the standard;
- (e) the effects of the infringement of the standard; and
- (f) where more than one standard will be infringed, the effects of all infringements considered together.

4 This provides to Council a wide discretion to consider the effects of height infringements, including those potential effects referred to in the clause 23 request. It is not considered necessary to refer to specific matters, for example, those listed in the clause 23 request, as these are already encompassed within these broad matters of discretion. This is consistent with the style in which matters of discretion for considering height infringement are drafted in both AUP zones and other operative precincts that the writers are aware of.

5 By way of example of the breadth of discretion provided to Council in Rule C1.(9)(3) to consider the effects of any proposed over-height building within the precinct, C1.9(3)(e) does not restrict the effects that may be considered, and via C1.9(3)(a), there are a number of objectives and policies that are of relevance to height that will allow decision-makers to conduct a broad consideration of effects from a height-infringing building and assessment of how building design addresses such effects. Relevant underlying zone objectives and policies (using the Business – Mixed Use zone as an example) and precinct objectives and policies (as proposed to be amended through the plan change) are:

### Business – Mixed Use zone objectives and policies

Objective H13.2(3): Development positively contributes towards planned future form and quality, creating a sense of place.

Policy H13.3(3): Require development to be of a quality and design that positively contributes to:

- (a) planning and design outcomes identified in this Plan for the relevant zone;
- (b) the visual quality and interest of streets and other public open spaces; and
- (c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.

Policy H13.3(5): Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.

### Precinct objectives and policies

Objective I334.2(10): An integrated urban environment is created, which:

- (a) Incorporates high quality built form and design;

### **Responses to Auckland Council RMA cl 23 Requests | L13 | 3**

- (b) Recognises, protects and enhances the environmental attributes of the precinct in its planning and development;
- (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 the precinct boundary;
- (d) Is developed in a comprehensive manner, which complements and fits within the landscape and character of the surrounding environment;
- (e) Contributes positively to the Mt Albert, Waterview and Point Chevalier communities; and
- (f) Contributes to Māori cultural promotion and economic development.

Policy I334.3(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.

Policy I334.3(14): Require proposals for new buildings, structures and infrastructure or additions to existing buildings, structures and infrastructure adjoining or adjacent to the significant ecological area of Te Auaunga to be sympathetic and provide contemporary and high-quality design, which enhances the precinct's built form and natural landscape.

Policy I334.3(14AA): Require proposals for new high rise buildings adjacent to the former Oakley Hospital scheduled historic heritage building to provide sympathetic contemporary and high quality design which enhances the precinct's built form.

- 6 In addition to I334.8.1(5), Council may consider the potential effects of over-height buildings via the matters of discretion listed in I334.8.1(1B). Reference should also be made to the response to the L11 clause 23 request, where this provision is discussed in detail.



**'Proposed Plan Change xx (Private) – Te Auaunga'  
Amending I334 Wairaka Precinct**

**Applicant:** Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development

**Address:** 1-139 Carrington Road, Mt Albert

**Proposed activities:** PPC – Partial Rezoning and Revised (currently Wairaka) Precinct Provisions

**Question**

L14

**Specific request**

It is noted that Policy (14) under Built Form does not address the issue of a sympathetic relationship between new development and the scheduled, Oakley Hospital Building.

**Reasons for request**

Providing some form of sympathetic relationship between the Oakley Hospital Building and new development within Height Area 1 (especially) appears to be fundamental to the findings in the DPA Architects' heritage assessment and also appears to influence – to a lesser degree – the findings in BML's report. However, it will be difficult to achieve such positive engagement without directly applicable policies.

**Applicant response provided by**

John Duthie of Tattico

**Applicant response**

- 1 This is a non-clause 23 matter.
- 2 It relates to the design relationship between the Former Oakley Hospital Building and the new high-rise built form allowed within Height Area 1.
- 3 HUD requested Mr Wild of Archifact to undertake a review of the heritage provisions of the Former Oakley Hospital Building and in particular the juxtaposition of this building and the high rise development.
- 4 This is addressed extensively in his report which is attached to this response package.
- 5 As a result of that work a new Policy 14AA is proposed. This is addressed in clause 23 response H7. Other relevant matters to the design relationship are discussed in clause 23 response H3, H4, and H5.

**'Proposed Plan Change xx (Private) – Te Auaunga'  
Amending I334 Wairaka Precinct**

**Applicant:** Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development

**Address:** 1-139 Carrington Road, Mt Albert

**Proposed activities:** PPC – Partial Rezoning and Revised (currently Wairaka) Precinct Provisions

**Question**

L15

**Specific request**

The heights and built forms proposed within Height Area 1 are exceptional in all respects. It is noted that Policies (11) to (14B) under Built Form do not reflect this 'exceptionality' in terms of the built form outcomes to be achieved within that Height Area.

**Reasons for request**

Given the prominence of the 'towers' anticipated within Height Area 1 and their very significant deviation from the height standards associated with the Town Centre, MHU and THAB Zones nearby, they should ideally be of a design standard that reflects their 'exceptionality'. In effect, their design qualities should be more than just of a 'high quality' (14) to justify the increased heights that can be achieved within Height Area 1. However, the current policies do not appear to reflect such an approach.

**Applicant response provided by**

John Duthie of Tattico and Matt Riley of Boffa Miskell

**Applicant response**

- 1 This is a non-clause 23 matter.
- 2 Tattico and Boffa Miskell do not accept the premise of this statement that the plan change does not seek buildings of high or 'exceptional' quality.
- 3 In particular:
  - (a) All new buildings and alterations to existing buildings (other than minor alterations less than 250m<sup>2</sup> and new development that meets the Medium Density Residential Standards in the residential zones in Sub-precinct C) will require resource consent and assessment by the Council as a restricted discretionary activity.
  - (b) The objectives and policies of the precinct seek to retain a high quality of development across all buildings, be they 11m, 27m, 35m or located in Height Area 1 which enables up to three high rise towers in the north western area of the precinct.
  - (c) The objectives and policies set the framework for the quality of this development.
  - (d) Complementing this is an extensive set of matters of discretion and assessment criteria for new buildings. These have been expanded beyond those of the current Wairaka Precinct provisions and those of the Auckland Unitary Plan (Operative in Part) (AUP).

## Responses to Auckland Council RMA cl 23 Requests | L15 | 2

- 4 The urban design analysis is that these criteria will result in the delivery of high quality buildings throughout the precinct including for the high rise buildings in the north-western portion of the precinct.
- 5 The author of this comment seems to be drawing a distinction between 'high quality' and 'exceptional quality'.
- 6 The AUP provides for other high rise tower buildings throughout the region including in areas such as the Wynyard Quarter, Smales Farm, Orewa, Britomart, Sylvia Park, and Ōrākei. In these locations, the plan refers to 'high quality'.
- 7 We have reviewed the AUP and could find only one use of the term 'exceptional quality' within the plan, being in the assessment criteria for buildings of up to 27m in height in development area 4 within the Landing Sub-precinct.
- 8 In contrast to this singular reference, even in highly sensitive locations and additional height areas, the plan refers to 'high quality'.
- 9 In our view, the correct approach is therefore to keep the language of the plan consistent which, as we understand it, currently predominantly refers to 'high quality'.

**'Proposed Plan Change xx (Private) – Te Auaunga'  
Amending I334 Wairaka Precinct**

**Applicant:** Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development

**Address:** 1-139 Carrington Road, Mt Albert

**Proposed activities:** PPC – Partial Rezoning and Revised (currently Wairaka) Precinct Provisions

**Question**

L16

**Specific request**

It is noted that Policies (11) to (14B) under Built Form do not address the issue of achieving high quality built forms within Height Area 2 near Carrington Road and visual sympathy or compatibility with development in the MHU and THAB Zones across that road corridor.

**Reasons for request**

There are likely to be significant built form disparities between the 10-11 storey development anticipated within Height Area 2 and that which can occur (as of right) in the THAB and MHU Zones across Carrington Road. Consequently, the achievement of high quality design and built forms that are sympathetic to that within the 'lower' THAB and MHU Zones would seem central to achieving high quality streetscapes and a high quality urban landscape. However, this important relationship is not addressed in the current Built Form policies.

**Applicant response provided by Applicant response**

John Duthie of Tattico and Matt Riley of Boffa Miskell

- 1 This question raises the relationship between Height Area 2 and development enabled across the Carrington Road corridor and whether the relevant policy framework in the proposed plan change appropriately addresses achieving high quality built forms within Height Area 2 in respect of this relationship.

*Height Area 2 and Carrington Road corridor relationship*

- 2 The two areas which comprise Height Area 2 are some distance back from the Carrington Road frontage (with the closest part of Height Area 2 being largely 50m from the road boundary); are on generally low lying land, and are separated from Carrington Road by Height Area 4.
- 3 For these reasons, any built form in these height areas up to the proposed enabled height of 35m is considered to not be overly prominent to Carrington Road, such that a specific policy managing potential effects from buildings in Height Area 2 on Carrington Road and properties opposite is not considered necessary.
- 4 Refer Attachment 1: Te Auaunga Precinct Height Areas and Contours, which shows the distance of the closest Height Area 2 location from Carrington Road and major contour lines. Also refer to VS10B and VS11B in the updated Landscape and Visual Effects Graphic Supplement, where bulk enabled under Height Area 2 is not visible from Carrington Road behind Height Area 4 along the frontage.

*Proposed precinct provisions*

- 5 This plan change request and the provisions within the plan change appropriately require high quality built forms across the precinct and address the Carrington Road corridor as they:
- (a) Identify the appropriateness of providing for urban intensification within the Te Auaunga Precinct given its location in terms of distance to the central city, distance to the town centres of Point Chevalier and Mount Albert, and proximity to the key public transport routes including bus and rail, infrastructure, and the topography of the precinct which supports more intensive built form.
  - (b) Make all buildings (other than minor alterations) subject to a restricted discretionary resource consent to enable the Council to assess the urban design merits of any proposal (noting that buildings that comply with the Medium Density Residential Standards provisions in the underlying residential zones will be permitted).
  - (c) Set extensive criteria to ensure the appropriateness and quality of new development with additional criteria applicable to the Carrington Road frontage (I334.8.1(1A)(i)).
  - (d) Require an ~8m building line along Carrington Road. This means the future total Carrington Road width will now be a ~28m wide corridor. Auckland Transport is still to finalise decisions on design however the corridor is likely to include dedicated busways, cycle lanes, and footpaths with associated street landscaping. The Crown has provided \$113.2 million in funding towards the Carrington Road widening.
  - (e) The additional assessment criteria address issues including the bulk and form of buildings and streetscape.
- 6 Additionally, the assessments submitted in support of the plan change addressed height across Carrington Road as follows:
- (a) The section 32 report, including the Urban Design Assessment by Boffa Miskell, address the height across Carrington Road.
  - (b) The eastern side of Carrington Road is characterised by:
    - (i) Special Purpose Health zoning with a permitted activity height of 26m and a restricted discretionary to 35m;
    - (ii) Residential – Terrace Housing and Apartment Building zoning; and
    - (iii) Residential – Mixed Housing Urban zoning.
  - (c) The Boffa Miskell analysis contrasts these heights and the impact of new development with a ~28m street corridor (refer section 5.2.1 of the Urban Design Assessment). It also contrasts the difference between what is effectively a 12m setback to a 27m height limit versus allowing that height limit to the new Carrington Road frontage once the 8m road widening is taken into account.
  - (d) That analysis finds that the plan provisions are appropriate and through the required resource consent process appropriately manage the effects of the development. Assessment criteria apply to buildings fronting Carrington Road. This will enable the built form quality to be delivered.

**'Proposed Plan Change xx (Private) – Te Auaunga'  
Amending I334 Wairaka Precinct**

**Applicant:** Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development

**Address:** 1-139 Carrington Road, Mt Albert

**Proposed activities:** PPC – Partial Rezoning and Revised (currently Wairaka) Precinct Provisions

**Question**

L17

**Specific request**

It is noted that Policies (17) to (19) do not address integration of the Plan Change site's streets, pedestrian thoroughfares and cycleways with the North-western Cycleway, the Great North Rd / Te Auaunga Cycleway / walkway, Carrington Rd and Phyllis Street Reserve.

**Reasons for request**

The Plan Change site is highly connected to a range of walkways, cycleways, reserves and key roads at present. These connections contribute very appreciably to both local and regional use of the local area, and the local area's amenity. Consequently, these connections need to be maintained and this should be reflected in the relevant PC provisions.

**Applicant response provided by**

Rachel de Lambert, Boffa Miskell

**Applicant response**

- 1 The question seeks that the plan change formalise connections between the precinct and the surrounding public network, including the Northwestern Cycleway, the Great North Road / Te Auaunga Cycleway / walkway, Carrington Road and Phyllis Street Reserve through the precinct provisions.
- 2 With respect to connectivity, operative Wairaka Precinct Policy 19 (with minor updates proposed through the plan change) reads:

Establish a network of roads which give public access through the precinct and ~~at~~the pedestrian and cycling connections to ~~the Oakley Creek~~Te Auaunga and Waterview pedestrian/cycle bridge.

- 3 Although Policy 19 does not list all the cycleways and walkways above, it should be read alongside Precinct plan 1, which makes provision for formal linkages between and within the precinct, and all the roads, cycleways, walkways and parks listed above, including south through the Ngāti Whātua land connecting to Phyllis Reserve, Carrington Road, and the Waterview Shared Path (as shown on the updated Precinct plan 1 provided with the clause 23 responses). Public access is not explicitly provided for in Policy 19 outside these key public networks, as scope has been left for neighbourhoods within the precinct to provide for their own logical local / internal connections.

## Responses to Auckland Council RMA cl 23 Requests | L17 | 2

- 4 However, the consented road, cycling and pedestrian networks in BUN60386270 (Centre/North), BUN60373075 (Wairaka Stream daylighting and pedestrian connection) and the Wairaka Precinct Stage 1 Project (South), establish the networks shown on Precinct plan 1, and anticipate the vesting of the majority of this network as public infrastructure, with a couple of minor exceptions such as the connection between the centre/north Spine Road and the south, which will be restricted to cyclists and pedestrians along the Waterview Shared Path. The Waterview Shared Path is not affected by the plan change.
- 5 The description below is of the updated Precinct plan 1, and the networks provided for in these consents. Precinct plan 1 shows the future network of roads, cycleways and walkways within the precinct, including:
- (a) Public road and dedicated cycleway connections between the precinct and two entrances / exits onto Carrington Road – currently known as Gates 1 and 3 – all connected by the Spine Road which runs the length of the precinct. A new cycleway connection east – west positioned to the north of the Former Oakley Hospital Building is included in Precinct plan 1, supporting connectivity to the Northwestern Cycleway. These networks provide both east/west and north/south connections for cyclists and pedestrians (as explicit on the map legend), and also for cars – albeit a vehicle connection between the centre/north and the south of the precinct is not anticipated due to other provisions within the Auckland Unitary Plan (Operative in Part) that are unchanged through this plan change (refer to clause 23 response T3). The cycling connections shown throughout the precinct are part of this plan change.
  - (b) An additional public road connection for pedestrians, and vehicles between the Spine Road and Gate 2 (where no separate cycling connection is shown or planned for, due to topographical constraints (i.e. steepness) within the natural landform of the precinct along this route).
  - (c) Public road connections between the precinct and Laurel, Renton, Rhodes and Mark Streets in the south, with the Laurel Road connection also abutting Phyllis Reserve. The Mark Road connection, in particular, is part of this plan change and enhances the permeability – and therefore the connectivity – between the precinct and the southern residential neighbourhoods.
  - (d) Public cycleway/pedestrian connections between the precinct and Te Auaunga and Waterview Shared Paths in the south and centre, which connect the precinct through to Great North Road. This shared path then re-enters the precinct as the Northwestern Cycleway at its current entry point on the Rainbow Path, as also shown.
  - (e) A new connection directly across the Northern park, which will enhance the connectivity for local cyclists and pedestrians between the precinct and the Northwestern Cycleway on updated Precinct plan 1 provided with this clause 23 response package.
  - (f) A new public pedestrian connection between the pedestrian network on the Spine Road and Te Auaunga / Oakley Creek, directly south of the Mason Clinic, which is supplemented by an open space area.

**'Proposed Plan Change xx (Private) – Te Auaunga'  
Amending I334 Wairaka Precinct**

**Applicant:** Minister of Housing and Urban Development

**Address:** 1-139 Carrington Road, Mt Albert

**Proposed activities:** PPC – Partial Rezoning and Revised (currently Wairaka) Precinct Provisions

|                                       |   |
|---------------------------------------|---|
| <b>Question</b>                       | L18   |
| <b>Specific request</b>               | It is noted that Policies (17) to (19) do not address streetscape values, both within the Precinct and on its margins – notably down Carrington Road.   |
| <b>Reasons for request</b>            | The provision of high quality streetscapes is fundamental to the increased development intensity and more elevated building heights proposed – both in terms of urban character / aesthetics and functionality. However, the achievement of such qualities is not addressed at present. In my view, this matter is fundamental to achieving a high quality urban environment and should be addressed in this section. |
| <b>Applicant response provided by</b> | John Duthie of Tattico and Matt Riley of Boffa Miskell  |
| <b>Applicant response</b>             |   |
| 1                                     | This is a non-clause 23 matter.   |
| 2                                     | The comment requests that HUD include a policy relating to streetscape values.  |
| 3                                     | HUD considers that the plan change as submitted already addresses this matter. The objectives and policies applying to the land are extensive as they relate to streetscapes both directly and indirectly. Those policies include the precinct provisions and underlying Business – Mixed Use zone provisions, including the following in particular:   |

**Precinct**

**Objective 10:** An integrated urban environment is created, which:

- (a) Incorporates high quality built form and ~~urban~~ design;

*(as proposed to be amended through the plan change)*

**Policy 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.



**Business – Mixed Use zone**

**Objective 3:** Development positively contributes towards planned future form and quality, creating a well-functioning urban environment and a sense of place

*(as proposed to be amended through Plan Change 78)*

**Policy 3:** Require development to be of a quality and design that positively contributes to:

- (a) planning and design outcomes identified in this Plan for the relevant zone;
- (b) the visual quality and interest of streets and other public open spaces; and
- (c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.

**Policy 4:** Encourage universal access for all development, particularly medium to large scale development.

**Policy 5:** Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.

**Policy 7:** Require at-grade parking to be located and designed in such a manner as to avoid or mitigate adverse effects on pedestrian amenity and the streetscape.

- 4 The Council comment says “It is noted that Policies (17) to (19) do not address streetscape values, both within the Precinct and on its margins – notably down Carrington Road.”
- 5 There are other objectives and policies that do address streetscape values, as set out above. These provisions set up the foundation/framework for what follows in the matters of discretion for new buildings (I334.8.1). In particular, Policy 13 directly references streetscapes. This applies to all roads (existing and new) including Carrington Road.
- 6 The precinct provisions as proposed therefore appropriately address streetscape values.

**'Proposed Plan Change xx (Private) – Te Auaunga'  
Amending I334 Wairaka Precinct**

**Applicant:** Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development

**Address:** 1-139 Carrington Road, Mt Albert

**Proposed activities:** PPC – Partial Rezoning and Revised (currently Wairaka) Precinct Provisions

|                                       |  |
|---------------------------------------|--|
| <b>Question</b>                       | L19  |
| <b>Specific request</b>               | <p>It is noted that the Matters of Assessment for over-height buildings in I334.8.1(1B) do not address such matters as:</p> <ul style="list-style-type: none"> <li>• Effects on the A13 Volcanic Viewshaft;</li> <li>• Visual over-dominance;</li> <li>• Over-shadowing outside the Equinox periods;</li> <li>• Effects on privacy;</li> <li>• The streetscapes of Great North Road, Carrington Rd and the Pt Chevalier centre;</li> <li>• Effects on the MHS and MHU Zones south and east of the PC site;</li> <li>• Effects on Te Auaunga; and</li> <li>• Effects on the heritage values of the Oakley Hospital Building.</li> </ul>   |
| <b>Reasons for request</b>            | <p>The assessment criteria for breaches of the Height Controls are effectively the same as for those that comply with the proposed height controls. As such, they mostly address matters applicable to the internal qualities of the PC site and fail to address potential effects that are fundamental to the manner (and degree) to which development across the PC site would 'fit into' its wider surrounds and landscape setting.</p>   |
| <b>Applicant response provided by</b> | Matt Riley, Boffa Miskell; and John Duthie, Tattico  |
| <b>Applicant response</b>             | <ol style="list-style-type: none"> <li>1 In addition to I334.8.1(1B), Council's matters of discretion for considering the effects of over-height buildings are also listed in I334.8.1(5). This provision is discussed in detail in the response to clause 23 request L13.</li> <li>2 I334.8.1(5) enables Council to undertake a broad assessment of the potential effects of an over-height building, including all those matters listed in the clause 23 request, both within the precinct and in respect of effects on areas outside it.</li> <li>3 In addition, specifically with respect to Auckland Unitary Plan (Operative in Part) (AUP) A13 matters, the A13 Volcanic Viewshaft to Ōwairaka / Mount Albert from State Highway 16 causeway passes over the southern part of the precinct at heights ranging from approximately 31.5m to 51.5m. It is not proposed to increase maximum building height</li> </ol> |

## **Responses to Auckland Council RMA cl 23 Requests | L19 | 2**

in this area beyond the heights enabled in the operative Wairaka Precinct. Existing consents in this area are for lower height buildings, sitting beneath the floor of the Viewshaft. The areas proposed through the plan change to accommodate greater height are well clear of the Viewshaft.

- 4 The operative precinct does not reference the Viewshaft as a matter of discretion or assessment when considering the effects of an over-height building. Any building in that part of the precinct over which the Viewshaft passes and which extends into it will be assessed under the provisions in AUP Chapter D14. It is not considered necessary to change this approach in the plan change.

**'Proposed Plan Change xx (Private) – Te Auaunga'  
Amending I334 Wairaka Precinct**

**Applicant:** Te Tūāpapa Kura Kāinga - Ministry of Housing and Urban Development

**Address:** 1-139 Carrington Road, Mt Albert

**Proposed activities:** PPC – Partial Rezoning and Revised (currently Wairaka) Precinct Provisions

**Question**

L20

**Specific request**

It is noted that Matter of Assessment (5)(d)(vi) addressing buildings that fail to meet the precinct boundary set back control limits the assessment of effects to “neighbouring sites, building scale and dominance (bulk and location), and outlook and privacy.” This does not consider effects on the wider public domain, including local streetscapes, the town centre and Te Auaunga.

**Reasons for request**

Breaches of the precinct boundary set back have the potential to affect far more than just adjoining open spaces and residential properties. However, the current Matters of Assessment are very limited in this regard. They should address a range of matters that impact on both the public and private domains.

**Applicant response provided by**

Matt Riley, Boffa Miskell; and John Duthie, Tattico

**Applicant response**

- 1 Assessing the effects of an infringement of the precinct boundary setback standard I334.6.6 is not limited to I334.8.1(5)(d)(vi). This clause is part of wider matters of discretion (I334.8.1(5)) that, via I334.8.1(5)(a), provide to Council the discretion to assess an infringement of I334.6.6 under Auckland Unitary Plan (Operative in Part) Rule C1.9(3).
- 2 Matter of discretion I334.8.1(5) is carried over from the operative Wairaka Precinct and is the provision within that operative precinct which specifies the matters to which Council's discretion is restricted in assessing proposed developments and/or subdivision within the precinct that do not comply with listed standards, including I334.6.6 Precinct boundary setback.
- 3 As is discussed in detail in response to clause 23 request L13, the ability to use Rule C1.9(3) in the assessment of an infringement of a standard listed in I334.8.1(5), which includes standard I334.6.6, provides to Council a broad discretion to consider the potential effects of the infringement, including those potential effects referred to in clause 23 request L20. It is not considered necessary to change the approach used in the operative precinct in the plan change to refer to a subset of specific matters, for example, those listed in this clause 23 request, as these are already encompassed within these broad matters of discretion, and – as noted in the clause 23 L13 response – neither is this the approach used within other operative precincts more generally.

**'Proposed Plan Change xx (Private) – Te Auaunga'  
Amending I334 Wairaka Precinct**

**Applicant:** Te Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development

**Address:** 1-139 Carrington Road, Mt Albert

**Proposed activities:** PPC – Partial Rezoning and Revised (currently Wairaka) Precinct Provisions

|                                       |  |
|---------------------------------------|--|
| <b>Question</b>                       | L21  |
| <b>Specific request</b>               | It is noted that over-height development is proposed to be assessed against Policies I334.3 (14A) & (14B) which actively support 'taller buildings', rather than providing a foundation for critical evaluation of such structures.  |
| <b>Reasons for request</b>            | Policies I334.3 (14A) & (14B) provide clear support for exceptionally tall built forms. However, they do not address the degree of 'fit' that such proposals would have in relation to their surrounds (and existing development, such as the Oakley Hospital Building) or the effects that they might generate. |
| <b>Applicant response provided by</b> | Matt Riley, Boffa Miskell; John Duthie, Tattico  |

**Applicant response**

- 1 The foundation for a balanced critical evaluation of both the potential positive and adverse effects of height infringing tall buildings is provided for in the precinct provisions. As detailed in the other clause 23 responses, it is considered that the precinct is an appropriate location for taller buildings, and therefore it is appropriate that the provisions provide active policy support for these buildings.
- 2 The provisions enable the effects of taller buildings in Height Area 1, and height infringing buildings more generally, to be evaluated via two pathways: matter of discretion I334.8.1(1B) and matter of discretion I334.8.1(5).

**Matter of discretion I334.8.1(1B)**

- 3 Assessment criterion I334.8.2(1B), which stems from matter of discretion I334.8.1(1B), enables assessment of the potential effects of the three taller height compliant buildings in Height Area 1 (of 43.5m, 54m and 72m height, as specified on Precinct plan 3) *and* also any building which exceeds the heights specified for the Height Areas in Precinct plan 3.
- 4 The criterion refers to Policies I334.3(13), (14), (14A), (14AA) and 14(B). Policies I334.3(14A) and (14B) set the foundation for the positive effects of taller buildings in the north western part of the precinct and increased height in the central and northern parts of the precinct. These policies are balanced against Policies I334.3(13), (14) and (14AA), which, together, enable an evaluation of the extent to which the potential adverse effects of this greater height are appropriately mitigated through place-responsive design. In summary:

## Responses to Auckland Council RMA cl 23 Requests | L21 | 2

- (a) Policy I334.3(13) requires new buildings to be designed in a manner which recognises landscape values and, where appropriate, enhances the streetscape and gateway locations of the precinct;
- (b) Policy I334.3(14) requires new buildings adjoining or adjacent to Te Auaunga to provide appropriate native landscaping and contemporary high-quality design which enhances the precinct's built form and natural landscape; and
- (c) New Policy I334.3(14AA), introduced in response to clause 23 request H7, requires new high rise buildings adjacent to the former Oakley Hospital scheduled historic heritage building to provide sympathetic contemporary and high quality design which enhances the precinct's built form.

### **Matter of discretion I334.8.1(5)**

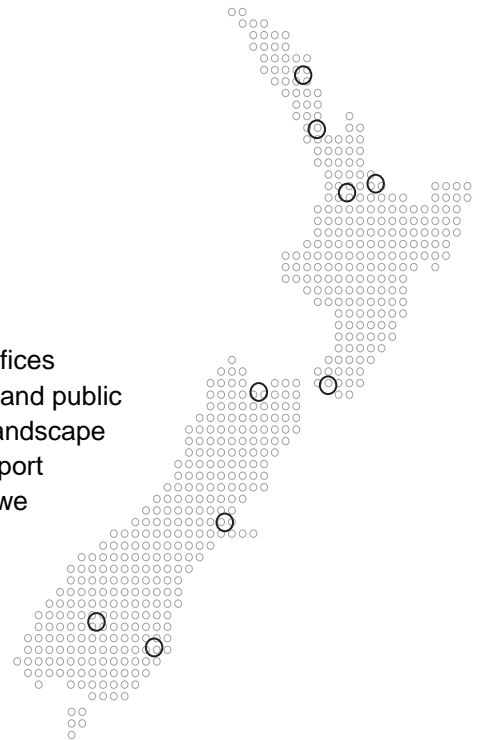
- 5 Matter of discretion I334.8.1(5) is an additional pathway for assessing height infringing buildings. It provides Council with discretion to assess the effects of 'any development and/or subdivision' that does not comply with specified standards, including I334.6.4 Height. This includes an assessment of potential effects of a height infringing building against Auckland Unitary Plan (Operative in Part) (*AUP*) rule C1.9(3) (via I334.8.1(5)(a)) and the potential effects on the amenity values of open spaces and adjoining residential areas (via I334.8.1(5)(d)(iv)).
- 6 *AUP* rule C1.9(3) allows a broad assessment of the potential effects of an infringement of the height standard, enabling Council to consider matters including: any objective or policy which is relevant to the standard; any special or unusual characteristic of the site which is relevant to the standard; the effects of the infringement of the standard; and where more than one standard is infringed, the effects of all infringements considered together.
- 7 Assessment of a height infringing building through rule C1.9(3) would, for example, allow consideration of the extent to which the building is consistent with the over-arching outcomes sought for development within the precinct by Objective I334.2(10). This objective anticipates that buildings will contribute to the creation of an integrated urban environment which incorporate high quality design, and that the precinct is developed in a comprehensive manner which complements and fits within the landscape and character of the surrounding environment.

### **Conclusion**

- 8 In summary, it is considered that the precinct provisions appropriately address the 'fit' (as referred to in the clause 23 request) of taller buildings within the precinct to their surrounds through a balanced foundation at objective and policy level, and through matters of discretion that enable a broad assessment of potential effects of taller buildings and of any height infringing building.

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Boffa Miskell is a leading New Zealand environmental consultancy with nine offices throughout Aotearoa. We work with a wide range of local, international private and public sector clients in the areas of planning, urban design, landscape architecture, landscape planning, ecology, biosecurity, Te Hīhiri (cultural advisory), engagement, transport advisory, climate change, graphics, and mapping. Over the past five decades we have built a reputation for creativity, professionalism, innovation, and excellence by understanding each project's interconnections with the wider environmental, social, cultural, and economic context.



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