

I hereby give notice that a hearing by commissioners will be held on:

Date: Monday 18, Tuesday 19, Wednesday 20,
Thursday 21 and Friday 22 November 2024
Time: 9.30am
Meeting room: Council Chamber
Venue: Ground floor, Auckland Town Hall
301/317 Queen Street, Auckland

PRIVATE PLAN CHANGE 94
ADDENDUM HEARING REPORT
WAIRAKA PRECINCT IN CARRINGTON ROAD,
MT ALBERT
MINISTRY OF HOUSING AND URBAN
DEVELOPMENT – HANNAH MCGREGOR

COMMISSIONERS

Chairperson Greg Hill (Chairperson)
Commissioners Gavin Lister
Councillor Chris Darby
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Note: The reports contained within this document are for consideration and should not be construed as a decision of Council. Should commissioners require further information relating to any reports, please contact the hearings advisor.

WHAT HAPPENS AT A HEARING

Te Reo Māori and Sign Language Interpretation

Any party intending to give evidence in Māori or NZ sign language should advise the hearings advisor at least ten working days before the hearing so a qualified interpreter can be arranged.

Hearing Schedule

If you would like to appear at the hearing please return the appearance form to the hearings advisor by the date requested. A schedule will be prepared approximately one week before the hearing with speaking slots for those who have returned the appearance form. If changes need to be made to the schedule the hearings advisor will advise you of the changes.

Please note: during the course of the hearing changing circumstances may mean the proposed schedule may run ahead or behind time.

Cross Examination

No cross examination by the applicant or submitters is allowed at the hearing. Only the hearing commissioners are able to ask questions of the applicant or submitters. Attendees may suggest questions to the commissioners and they will decide whether or not to ask them.

The Hearing Procedure

The usual hearing procedure is:

- **The chairperson** will introduce the commissioners and will briefly outline the hearing procedure. The Chairperson may then call upon the parties present to introduce themselves. The Chairperson is addressed as Madam Chair or Mr Chairman.
- **The applicant** will be called upon to present their case. The applicant may be represented by legal counsel or consultants and may call witnesses in support of the application. After the applicant has presented their case, members of the hearing panel may ask questions to clarify the information presented.
- **Submitters** (for and against the application) are then called upon to speak. Submitters' active participation in the hearing process is completed after the presentation of their evidence so ensure you tell the hearing panel everything you want them to know during your presentation time. Submitters may be represented by legal counsel or consultants and may call witnesses on their behalf. The hearing panel may then question each speaker.
 - Late submissions: The council officer's report will identify submissions received outside of the submission period. At the hearing, late submitters may be asked to address the panel on why their submission should be accepted. Late submitters can speak only if the hearing panel accepts the late submission.
 - Should you wish to present written evidence in support of your submission please ensure you provide the number of copies indicated in the notification letter.
- **Council Officers** will then have the opportunity to clarify their position and provide any comments based on what they have heard at the hearing.
- The applicant or their representative has the right to summarise the application and reply to matters raised by submitters. Hearing panel members may further question the applicant at this stage. The applicants reply may be provided in writing after the hearing has adjourned.
- **The chair** will outline the next steps in the process and adjourn or close the hearing.
- If adjourned the hearing panel will decide when they have enough information to make a decision and close the hearing. The hearings advisor will contact you once the hearing is closed.

Please note

- that the hearing will be audio recorded and this will be publicly available after the hearing
- catering is not provided at the hearing.

**A NOTIFIED PRIVATE PLAN CHANGE TO THE AUCKLAND UNITARY PLAN BY
MINISTRY OF HOUSING AND URBAN DEVELOPMENT – HANNAH MCGREGOR**

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Reporting officer, Peter Reaburn, Planner

Reporting on proposed Private Plan Change 94 - Wairaka Precinct in Carrington Road, Mt Albert in summary, proposes the following:

- a) Parts of the current Special Purpose - Tertiary Education Zone no longer to be occupied by Unitec are proposed to be rezoned to the adjoining Business - Mixed Use Zone.
- b) A further strip of land is to be rezoned from Special Purpose -Tertiary Education to Residential - Mixed Housing Urban, adjoining existing land with that zoning in the southern part of the precinct.
- c) A revised precinct plan and revised precinct provisions are also proposed, with the principal change sought being to allow for greater height for residential buildings.
- d) The precinct is proposed to be renamed Te Auaunga Precinct.



Addendum Section 42A Hearing Report for Proposed Private Plan Change 94: Wairaka Precinct to the Auckland Unitary Plan (Operative in part)

Addendum Report date: 6 November 2024

Scheduled hearing date: 18 November 2024

Introduction

1. My full name is Peter Dean Reaburn.
2. I prepared the s42A report dated 10 October 2024. I refer to my qualifications and experience in my original report and do not repeat those matters here.
3. This s42A Addendum Report follows the receipt and review of evidence provided on behalf of the Applicants and submitters and expert conferencing held on 1 November 2024.
4. This Addendum is supported by Addendum Memoranda from:
 - Stephen Brown (Landscape)
 - Alistair Ray (Urban Design)
 - Dr Roja Tofaraji (Open Space)
 - Rob Greenaway (Open Space)
 - Carolyn O'Neil (Heritage)
 - Andrew Temperley (Transport)
 - Treff Barnett (Freshwater Ecology)
 - Chris Wedding (Terrestrial Ecology)
 - Susan Fairgray (Economics)
5. Together with this report I refer to this as the “**s42A team**”.
6. I attended expert conferencing on Friday 1 November 2024. My individual formal confirmation relates only to the Open Space Joint Witness Statement (JWS). However I observed the entire conferencing.

7. I have attached at Appendix A an “Addendum Version” of provisions. That version is based on the plan change as notified and the Applicant’s Evidence Version. The Addendum Version is explained as follows:
- (a) The Applicant’s planners Mr John Duthie and Mr Ian Smallburn have adopted many of the recommended changes made in the primary s42A report. In a limited number of cases the recommended changes have been further reworded, and that rewording has been accepted / supported by the s42A team. These agreed changes are identified in black text in the Addendum version. They are generally not referred to further in this report, acknowledging however that this is an agreement between the Applicant’s planners and the s42A team only and is not intended to represent agreement with all submitters.
 - (b) Subsequent to receipt of evidence and participation in expert conferencing I have discussed further recommended changes with the Applicant’s planners that we have agreed. This is also shown in black text in the Addendum version and, where significant, are referred to in this report.
 - (c) The Addendum Version highlights some recommended changes in orange text that I have not had the opportunity to discuss with the Applicant’s planners and which may or may not be acceptable to the Applicant. I expect that this will be clarified before the hearing commences.
 - (d) The blue text solely relates to the Precinct name issue. I maintain the position as indicated in the primary s42A report that I consider this matter needs to be fully heard and considered by the Panel. In the meantime the default, existing, Wairaka name is used – that can be readily changed should the Panel decide a change is justified. I would like to clarify that in retaining the current name this does not indicate that I oppose a name change.
 - (e) The red text identifies outstanding issues, i.e. where it is clear that the Applicant and s42A teams do not agree. This is a combination of Applicant’s provisions that the s42A team considers should be deleted and further provisions the s42a team proposes that the Applicant does not agree with.
8. To a large extent the issues identified in the primary s42A report remain as issues. However there are a number of refinements that are proposed in this Addendum reporting. These are discussed under the following Issues Topic headings. The overall evaluation that has been carried out is summarised in a s32AA table at the conclusion to this report.
9. It is recognised that the Panel will need to assess and make decisions on what evidence is to be preferred. The options are now fairly clear. My s32AA evaluation of the options is presented as part of this Addendum report, taking into account the primary s42A report and a further evaluation that has been conducted after considering the evidence received, and the JWSs.

Issue Topic 1 – Master Plan / Vision

10. The Master Plan / Vision issue was a subject of expert conferencing. The Urban Design / Landscape JWS records the following:

- 3.1 All experts agree that the intended built character for the precinct is based on a series of high quality intense/tall predominately residential buildings supported by a series of both public and private/communal open spaces and avoiding a car dominated environment. SB and AR additionally consider descriptor “park like setting” together with “generous private/communal open spaces...” should be included in the above.
- 3.3 MR, PK and RdL consider that there is sufficient certainty and clarity, that future consent applications can be fully assessed, the proposed precinct plan contains sufficient precinct wide direction (and sets a spatial framework), and no additional provisions or guidance material is needed. In respect of the reference masterplan MR, PK and RdL consider this is not suitable for use in the assessment of consent applications. MR, PK and RdL is supportive of design review mechanisms. Notwithstanding this MR, PK and RdL are not opposed to additional description type material across the provisions explaining the intended character outcomes (which could be based on the statements in 3.1).

11. I have drafted a number of provisions following from this. They include:

(a) Recognition of a built form outcome in the precinct description:

The intended built character for the precinct is for a series of high quality intensive, predominately residential buildings which are located within an identifiable open space / landscaped setting, which is supported by a series of both public and private/communal open spaces, and which avoids a car dominated environment.

(b) The underlined addition to existing Objective 2:

Comprehensive planning and integrated development of all sites within the precinct is achieved, including by enabling high quality intensive, predominately residential buildings which are located within an open space / landscaped setting supported by a series of both public and private/communal open spaces, and which avoids a car dominated environment.

(c) A new policy 13A

Require residential development to contribute to the overall built form character of the precinct by providing buildings within an identifiable open space / landscape setting, supported by a series of both public and private/communal open spaces and avoiding car dominated environments.

(d) Reference to Policy 13A in the assessment criteria ((334.8.2 (1A)(b)(i))

(e) A new Special Information Requirement (I334.9(c))

A resource consent application for any development must include a design assessment report from the Wairaka Design Review Panel.

(f) Reference to the Design Review Panel Report in the assessment criteria (I334.8.2(1A)(b)(ii)):

The extent to which the development complies with the design assessment report of the Wairaka Design Review Panel.

12. Mr Ray and Mr Brown support these amendments, whilst still having reservations about the absence of a master plan.
13. I note all new building development in this precinct requires a resource consent. I consider, including with the extra provisions above, that there is a good assessment framework for giving greater confidence that there will be high quality built outcomes. Even so, regulation can only do so much to guarantee good outcomes. It is a lot easier when the developer themselves insist on high quality. While the Rōpū have been largely in the background through this plan change process I see no reason that this should not be the case based on the developments that have been proposed and approved to date. The development process can also be assisted by input from others, and for that reason I support a dedicated design review process that would be bespoke to this major intensification area of Auckland (and, for that matter, the country). This is not new – the process is already in place in through the Hobsonville Point Precinct provisions, for instance. Obviously, the Design Review Panel will need to be set up through an appropriate process and there will be costs. Those costs are well justified, in my view.

Issue Topic 2 – Height

14. There are three issue matters relating to height.

Height Area 1

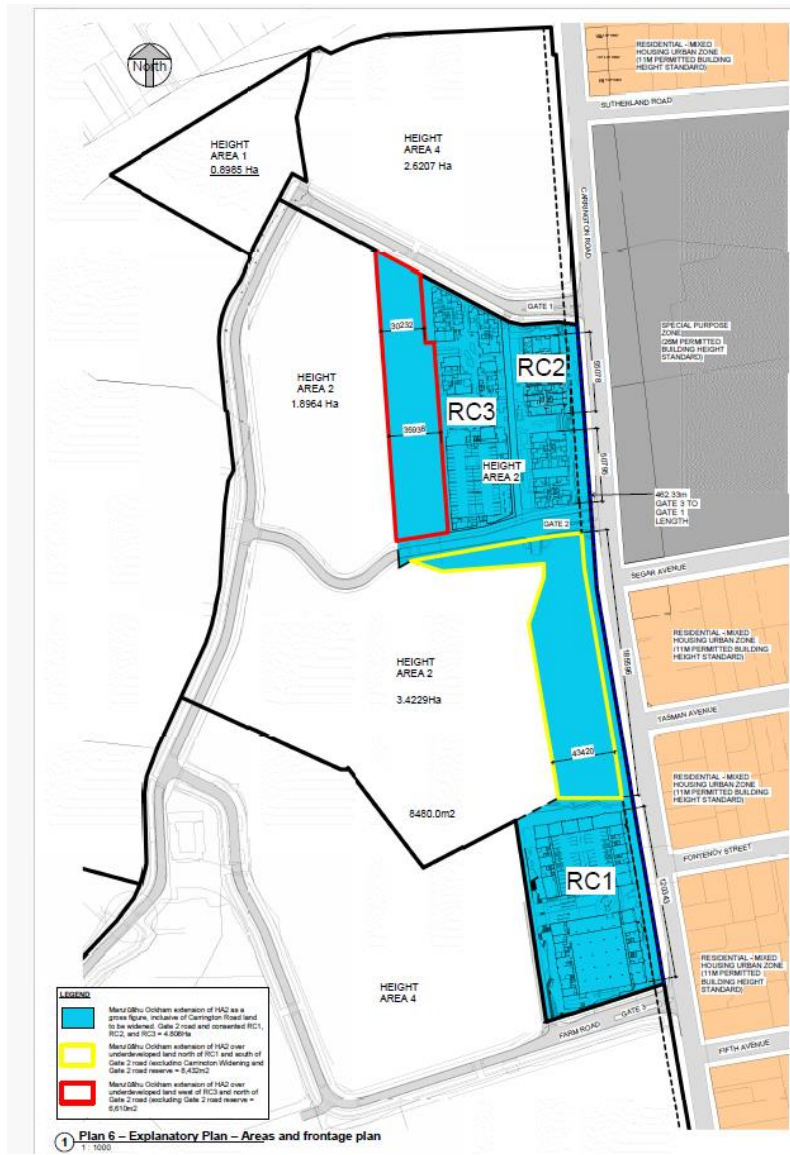
15. While the Applicant through their evidence has modified the proposed controls – the lower tower being required to be closest to the Oakley Main Hospital building - the Height Area 1 issues remain unresolved. The primary s42A report assessments should be referred to in that respect. Briefly, the tower heights proposed are not required to give effect to the NPS-UD – are not in a location that the NPS-UD, or the RPS, seek for the highest degree (height) of intensification. There are also effects, in particular landscape effects, that (relying on Mr Brown's evidence) cannot be mitigated. Mr Brown in his Addendum Review, adds adverse effects on views to a natural landmark - Maungawhau / Mt Eden – to his previously stated concerns. Mr Ray maintains the concerns he expressed in his primary memorandum, noting that some of these could be mitigated through extra design control.
16. Put simply, the s42A recommendations remain that Height Area 1 should be deleted – then becoming part of Height Area 2 (35m maximum). This is as shown on the revised Precinct Plan 3 in Appendix A. All references to provisions relating to Height Area 1 are also removed.
17. In terms of costs, of removing the ability (at least without complex resource consent processes) to construct towers, Ms Fairgray has concluded that these would be unlikely to be significant, either economically or, across the precinct as a whole, in terms of the dwelling yield likely to be delivered by the market within the precinct.

Carrington Road

18. The Applicant has modified its height standard relating to the Carrington Road frontage. The 27m height originally sought remains, however this must now be at an entire building setback of 2m – previously it could be at the (future) site frontage.
19. Mr Brown maintains the view he expressed in his primary Review. As with my original recommendations I have adopted Mr Ray's position in the Amended Provisions – so there is now alignment in that respect with what the Applicant proposes. Should the Panel prefer Mr Brown's opinion then the provisions will need to change.

Marutūāhu Rōpū and Ockham Group Limited Evidence

20. Marutūāhu Rōpū and Ockham Group Limited seek a number of changes relating to land in the northern part of the precinct, up to Carrington Road. These are summarised in the submitter's planning evidence from Jethro Joffe and include a substantial expansion of Building Height Area 2 (35m) into the notified Building Height Area 4 (27m). Associated changes are proposed to the height standards affecting the Carrington Road frontage.
21. An economic assessment of this submitter's proposal is given in the Addendum Review from Susan Fairgray. Ms Fairgray considers that the increased height is likely to increase the feasibility of apartment dwellings (taking into account the scale and timing of market demand) and therefore increase the dwelling supply from these developments. However, Ms Fairgray also notes that the change to height may have some effect on the dwelling mix in the precinct, through increasing the incentive in these areas to develop a greater portion of sites as apartment buildings over terraced housing. In my view the height limitations within the precinct are an important component of achieving a desired mix of dwellings and the changes sought may affect this balance
22. The changes sought are not supported by Mr Ray (urban design) or Mr Brown (landscape), apart from the area bordered in red in the plan below.



Plan 6 – Evidence of Jethro Joff

23. The area bordered in red is located between the approved development RC3, which exceeds 27m in height, and the notified Building Height 2 area. I agree that it is appropriate for this relatively narrow area of land to be relocated into the Building Height 2 area. This area is located within the precinct, i.e. away from precinct boundaries. As confirmed in the Heritage JWS, this change is not opposed by the heritage experts.
24. This amendment has been incorporated into the revised Additional Height Precinct Plan 3 in Appendix A.

Issue Topic 3 – Trees / Historic Buildings / SEA

25. I have grouped the issues relating to trees, historic buildings and Significant Ecological Area (SEA). My understanding is that the Applicant's experts do not oppose the conclusions that have been reached by the Council's experts, i.e. that the features identified are worthy of consideration for identification or scheduling¹. The issues relate more to scope, whether it is appropriate to use this plan change process rather than standard scheduling processes and whether the recommendations have been sufficiently assessed from a s32 perspective.
26. The primary s42A report addressed the issue of scope. I acknowledge that it would not be within scope to identify or schedule or change overlays relating to trees, historic buildings or an SEA in other parts of the AUP. Identification and management of these resources needs to be undertaken within the precinct provisions. In brief, I consider PC 94 to be a major change to the precinct that requires consideration of all resources within the precinct that may be affected by that change. As one example, the plan change identifies a development area in the south-eastern corner of the site which in my view has greater implications in relation to an historic building in that area – Penman House – than does the current precinct. Over the precinct as a whole, the significantly greater intensification proposed highlights the importance of retaining important elements of existing character – an issue raised in many submissions and also by Council's reviewing specialists.
27. In respect of whether PC 94 is an appropriate process I note, in respect of trees, there is already an identification and management regime within the precinct provisions. The recommendations that have been made in respect of trees update and add to what is already there.
28. I acknowledge that there are not similar provisions relating to the identification and management of historic buildings. However, as referred to by Ms O'Neil in her Addendum Review, there are examples in other AUP precincts.
29. The SEA proposed by Council's terrestrial ecology expert Chris Wedding was not recommended by me in the primary s42A report. That is because I had less confidence in being able to effectively replicate SEA overlay provisions within the precinct provisions. Unlike the tree and historic building matters referred to above I am not aware of a relevant example of this being done elsewhere in the AUP.
30. Mr Duthie and Mr Smallburn refer in their evidence to most of this area being within land that is retained by Unitec. While it is still part of the precinct I accept that the basis for addressing that area in response to what the plan change proposes – i.e. greater residential intensification – does not have the same relevance in this location of the precinct. On balance, therefore I do not recommend a precinct-specific response to this matter. This could be a matter revisited later, perhaps at the stage of AUP Review.

¹ The Applicant has not provided an arboricultural review

31. In relation to a s32 analysis, I consider the basis for assessing the significance of these features is comprehensively addressed in the primary s42A reporting. There are benefits in retaining these resources. The cost of not offering them protection now, particularly in areas that are identified for development, is that they could be lost.
32. In respect of trees Mr Duthie and Mr Smallburn refer in their evidence to a particular concern over additional trees recommended in the primary s42A report – being trees numbered 56, 60, 68 and 72. These trees are considered by the Applicant to be in areas that would significantly compromise development. I have raised that matter with Council’s specialist arborist, Christy Reynolds. Mr Reynolds has responded to me via email dated 5 November 2024, as follows:

I’ve had a look at the trees the applicant has issue with.

These trees are not overly significant and species wise are well represented in the area. If these are the only trees the applicant is concerned with then I can agree to have these removed from the plan.

That being said as the applicant has not raised any concerns over any additional trees I would expect that no further tree removals would be required and that there is no objection to the other recommended trees being included in the Precinct Plan.
33. On this basis I have removed trees numbered 56, 60, 68 and 72 from the recommendations. This is reflected in an amended table and Precinct Plan 2 in Appendix A.
34. An economic assessment of the impact of the proposed historic building protection on dwelling development potential across the precinct is given in the Addendum Review from Susan Fairgray. Ms Fairgray concludes that the identification of Penman House in particular will have an effect on the development potential in that part of the precinct. However her analysis, taking into account the variables that exist over the precinct as a whole, is that the effects will not be significant. Protection of Penman House from demolition is unlikely to have a significant impact on the overall dwelling yield for the precinct with sizeable opportunity to alternatively achieve the same level of development in other parts of the precinct.
35. Notwithstanding the above I acknowledge that the originally proposed non-complying activity status for demolition of historic buildings may not be justified given the (as currently proposed) identification rather than scheduling status of those buildings. That category has been amended in Attachment A to now be Discretionary.
36. Also in relation to the proposed Historic Building provisions Craig McGarr in his evidence on behalf of Health New Zealand - Te Whatu Ora raises concerns about some of the provisions recommended in the primary s42A report relating to the identified buildings. I have refined the provisions of concern so that it is clear that they relate only to the buildings themselves and that they do not affect development

that is proposed outside those buildings.

37. Finally, I note that there has been a correction to the proposed activity (A33) in Activity Table I334.4.1 so that it correctly relates to managing demolition or destruction of 30% or more by volume or footprint of an Identified Historic Building (rather than 70%).

Issue Topic 4 – Open Space

38. The issues relating to open space remain unresolved. The analysis and conclusions reached in the primary s42A reporting are not repeated here, apart from the following.
39. I accept the point made by Mr Duthie and Mr Smallburn in their evidence that the bespoke standard relating to provision of open space (which they oppose generally) may not be justified in respect of Sub-precinct C. That Sub-precinct is not subject to the height changes proposed in PC 94 and contains standard Residential Mixed Housing Urban and THAB zonings. I acknowledge that the bespoke standard has been considered necessary because of the unique situation applying to the significant intensification to be enabled in the proposed Business – Mixed Use zoning and Additional Height areas. I have therefore amended the proposed standard so that it does not relate to Sub-precinct C. In order to provide the clarity sought in the evidence of Craig McGarr in his evidence on behalf of Health New Zealand - Te Whatu Ora it is also made clear that the standard does not apply to Sub-precinct A (the Mason Clinic site).
40. I also accept a point made by Maylene Barrett in her evidence on behalf of Open Space for Future Aucklanders Incorporated that there will be complexities in applying the standard in practice². These will include the need to keep a running tally of open space.
41. I do not agree that the standard will be ineffective. However the wording of the standard has been amended in the Appendix A provisions now recommended so that it has greater clarity. It also potentially provides, in response to a concern raised by Mr Duthie and Mr Smallburn in their evidence, that the standard could be partially met, subject to set parameters, by communal areas within large private developments.
42. Ms Barrett outlines other options, being:
- (1) vesting of open space
 - (2) zoning the additional land open space (with commensurate height limits)
 - (3) the existing framework already established by the development contribution provisions

² Maylene Barrett evidence, paragraphs 294 - 298

(4) by Financial Contributions

43. Options 1 and 3 are already part of Council's approach to acquiring land for open space. They have been envisaged and taken into account in the analyses that have been conducted by Dr Tafaroji and Mr Greenaway. Option 4 is theoretically a possibility, however the Council process in respect of open space uses development contributions rather than financial contributions.
44. Option 2 (zoning open space land) would provide greater certainty and in principle that is not an option I oppose. I assess it in the s32AA table below and consider it may have merit. I note that Precinct Plan 1 identifies areas of open space, rather than zoning them. In the Open Space JWS, and in her Addendum Review, Dr Tafaroji has indicated she is not opposed to a greater area of open space being shown on Precinct Plan 1, including as proposed by Ms Barrett. That is shown on an Option 2 Precinct Plan 1 in Appendix A. In my view that option, and any zoning option, would need to be associated with more certainty as to how those areas would be owned and managed.
45. In respect of the recommended Option 1 Precinct Plan 1 I note the legend has been amended so that the identification of open space areas is "indicative". That is a signal that the areas are not necessarily in their final location and / or shape. These are matters that would be assessed at later consenting stages, including the normal process of discussion with Council (and the Local Board) about acquisition / vesting.
46. Ms Fairgray has conducted an assessment of the effects of extra open space being required on dwelling yields across the precinct. While the new standard may require up to 4ha or more I have suggested Ms Fairgray use a figure of 3ha noting the change to the standard excluding Sub-precinct C and the opportunity to provide communal open space in large developments. Ms Fairgray confirms that, if some residential areas are instead used as open space, there is still the ability to achieve the same yield across the precinct overall through increased development in other parts of the precinct given the difference between the indicated yield (4,600) vs. the level of opportunity (potentially up to 7,300 if developed to the maximum enabled height). This could occur either through additional storeys on sites already suggested for apartment dwellings or as terraced housing sites instead developed as apartments (noting the impact on dwelling mix).

Issue Topic 5 – Transport

47. Andrew Temperley has provided an Addendum Review on transport matters. It raises potentially serious issues relating to parking and traffic generation. These issues were not envisaged in the original assessments made, however Mr Temperley made it clear in his primary s42A Transport Review that he was waiting on final modelling work. He reserved his position pending that work being provided.
48. As noted by Mr Temperley, Auckland Transport's (AT) evidence has now raised a

concern that the assumptions the Applicant has used for calculating the parking within the precinct are not supported and the parking assumed to be required is significantly less than what will practically be required.

49. In her corporate evidence for AT Marguerite Pearson seeks³:
 - a. the addition of a standard in the General Provisions of the Precinct Provisions to manage car parking effects, which sets an average car parking rate to be based on area (1 parking space per 80m² GFA) across the Precinct.
50. No wording is provided for that recommendation and I am not sure what that could be, or whether it is relevant or justified. In that respect I note that the Applicant's parking assumptions are not in the provisions – they are in the ITA. On that basis it would seem more appropriate to change the ITA, not the provisions. It also seems to be implied that in setting a parking rate it becomes a minimum, which is not possible under the NPS-UD. Further clarification is required on this matter and I have not addressed it specifically in the Appendix A provisions.
51. What has been addressed is the matter of requiring a Parking Management Plan. The debate to date appears to have been about managing parking on roads – a matter AT does not wish to engage in. However Mr Temperley considers that parking management goes beyond just roads and should be a matter for a developer to address in applications. Given the concerns about parking overspill on to roads and, now, how much parking will be required the recommended response is to require an applicant to provide a Parking Management Plan as a special information requirement - to then be part of the overall development assessment. I support that change and have recommended extra provisions in Appendix A accordingly.
52. Mr Temperley observes that AT's concerns about parking required in the precinct being significantly greater than has been assumed will have a flow on effect in terms of traffic generation that has not been taken into account in modelling. That raises a concern about the adequacy of the modelling which needs to be addressed. Mr Temperley has advised me that he is available to take part in discussions between the experts on that issue.
53. Ms Pearson also recommends:
 - b. an infrastructure trigger is included in the Precinct provisions that requires two Carrington Road intersections (Gate 1, 2 or 3) to be upgraded prior to exceeding 600 dwellings;
54. I assume this means Access positions A, B or C as shown on Precinct Plan 1. I am familiar with these trigger-type provisions and understand Mr Temperley is not opposed to the recommendation. However no provision wording has been provided by the submitter and it is not clear exactly what AT is seeking. I am available to further discuss this matter prior to the hearing so that the parties can be clear on what is sought.

³ Marguerite Pearson evidence, Paragraph 11.2

Conclusion

55. In principle I remain in support of PC 94.
56. There outstanding issues have been considerably refined, at least as between the s42A team and the Applicant. The remaining issues are significant. I acknowledge that the open space issue and the more recently raised traffic generation issue in particular that may require further advice for the Panel to be satisfied that it has sufficient information on which to make a decision. The s42A team is available to assist as the Panel may require.



Peter Reaburn
Reporting Planner
6 November 2024

Summary Section 32AA Evaluation – s42A Addendum Version

Note: Key Provisions from Planning Instruments appear in evidence

S42A Option Proposed	MHUD Option (Position as at 6 November 2024)	Costs and Benefits (see s42A reporting)	Risk of Acting/Not acting if insufficient information	Effectiveness and Appropriateness
<p>Built Form Outcome (Vision for the Precinct) Relates to: Precinct Description Objective (2) Policy 13A Assessment Criterion I334.8.2(1A)(b)(ii) Special information Requirement I334.9 (1)(d)</p>	<p>Accepts in principle however wording not agreed</p>	<p>Benefits of having clear built form outcome statements and a dedicated design review process are that there is greater certainty of high quality built form outcomes.</p> <p>There will be an economic cost of setting up and running an Urban Design Panel</p> <p>Cost of not having the extra provisions proposed and a dedicated design review process are that there is more risk of there being development that is not comprehensively addressed or integrated, and of an overall lower quality.</p>	<p>It is considered there is sufficient information.</p>	<p>The option is considered appropriate given an assessment of costs and benefits.</p> <p>The provisions proposed can be efficiently and effectively administered through the type of processes that are well established and understood.</p>
<p>Height Area 1 (no Towers) Relates to: Standard I334.6.4 Height Precinct Plan 3</p>	<p>Height Area 1 (Towers) Relates to: Precinct Description Objective 13 Policy 14A Activity (A21E) Standard I334.6.4 Height Standard I334.6.9B Maximum tower dimension – Height Area 1 and Area 2 Matters of discretion I334.8.1(1B) Assessment Criteria I334.8.2(1B)</p>	<p>Benefits relate to avoiding adverse landscape effects and having a development form that is more aligned with the NPS-UD and RPS. Also less risk for effects on the Oakley Hospital Main Building (noting the possibility these could be mitigated through design changes)</p> <p>Costs relate to the potential for adverse landscape effects and having a development form that is more aligned with the NPS-UD and RPS</p> <p>There are acknowledged costs on the amenity towers may provide for residents, including views and proximity to Pt Chevalier town centre.</p> <p>Costs on development potential – see Specialist Economic Review from Susan Fairgray. Taken overall for the precinct costs are not significant.</p>	<p>It is considered there is sufficient information.</p>	<p>The option is considered appropriate given an assessment of costs and benefits.</p> <p>The provisions proposed do not affect efficiency and will be effective in mitigating adverse effects.</p>
<p>Height Area 2 Relates to: Precinct Plan 3</p>	<p>N/A – issue raised by</p>	<p>The change to building Height Area 2 recommended can be accommodated without significant costs on urban design, landscape or heritage. The full changes proposed create inappropriate urban design and landscape effects.</p> <p>Benefits of extra development potential are at the risk of affecting housing typology mix – see the Specialist Economic Review from Susan Fairgray. This is acceptable for the limited change to building Height Area 2 recommended</p>	<p>It is considered there is sufficient information.</p>	<p>The recommended option is considered appropriate given an assessment of costs and benefits.</p> <p>The full changes proposed by the submitter are not considered appropriate.</p> <p>The provisions recommended do not affect efficiency and will be effective in balancing costs and benefits.</p>
<p>Trees Relates to: Precinct Description Table I334.6.7.1 Precinct Plan 2</p>	<p>No changes proposed to existing precinct</p>	<p>Benefits are that trees worthy of protection are identified and that an important part of the character of the precinct is better retained.</p> <p>Costs on development potential – see Specialist Economic Review from Susan Fairgray. Taken overall for the precinct costs are not significant.</p>	<p>It is considered there is sufficient information.</p>	<p>The option is considered appropriate given an assessment of costs and benefits.</p> <p>The provisions proposed can be efficiently and effectively administered through processes already established in the precinct provisions.</p>
<p>Historic Buildings Relates to: Precinct Description Objective (6) Policy (4)(i) Policy (11A) Activity (A33A) Standard I334.6.7A Table I334.6.7.1 Precinct Plan 4</p>	<p>No changes proposed to existing precinct</p>	<p>Benefits are that historic buildings worthy of protection are identified and that an important part of the character of the precinct is better retained</p> <p>Costs on development potential – see Specialist Economic Review from Susan Fairgray. Taken overall for the precinct costs are not significant.</p>	<p>It is considered there is sufficient information.</p>	<p>The option is considered appropriate given an assessment of costs and benefits.</p> <p>The provisions proposed can be efficiently and effectively administered through the type of processes that are well established and understood.</p>

<p>Parking Management Plan Relates to: Special information Requirement I334.9 (1)(e)</p>	<p>No changes proposed to notified provisions</p>	<p>Benefits relate to obtaining more certain information about the potential for adverse effects arising for parking or lack of parking, and responding accordingly.</p> <p>There will be costs in the need to prepare a Parking Management Plan. The cost of not requiring that plan is the risk for adverse effects, including in relation to on-street or illegal parking.</p>	<p>Possibly insufficient information is a reason to require the further information and analysis that the extra provision would require.</p>	<p>The option is considered appropriate given an assessment of costs and benefits.</p>
<p>Building to Building Setback Relates to: Standard I334.6.9A</p>	<p>Alternative building separation standards are proposed</p>	<p>Benefits relate to mitigating effects of building dominance, shading and privacy.</p> <p>Costs are estimated to be associated with design of buildings, for instance to ensure habitable rooms are not facing.</p> <p>Alternative positions may be proposed in consent applications, however consent processes are required regardless.</p>	<p>It is considered there is sufficient information.</p>	<p>The option is considered appropriate given an assessment of costs and benefits.</p>
<p>Open Space Option 1 (20m² standard) Relates to: Activity (A33B) Standard I334.6.9C Special information Requirement I334.9 (1)(f) Precinct Plan 1</p>	<p>No changes proposed to notified provisions</p>	<p>Benefits are that future communities will have adequate access to open space.</p> <p>The cost of not providing certainty that there is sufficient access to adequate open space is that future communities will be deprived of adequate access to open space</p> <p>Costs of extra open space required on development potential – see Specialist Economic Review from Susan Fairgray. Taken overall for the precinct costs are not significant.</p>	<p>It is recognised that there are uncertainties relating to the required provision for open space due to the unique, high intensity nature of development that would be enabled. However the risk of not acting is that future communities will be deprived of adequate access to open space.</p>	<p>The option is considered appropriate given an assessment of costs and benefits.</p>
<p>Open Space Option 2 (Open Space Zoning or similar mapped open space, with or without an associated standard)</p>	<p>No changes proposed to notified provisions</p>	<p>Benefits (compared to Option 1) are that future communities will have more certain knowledge of what open space is available, and where.</p> <p>Costs (relative to Option 1) include greater uncertainty relating to community / public vs private ownership and management arrangements.</p>	<p>As above, it is recognised that there are uncertainties relating to the required provision for open space due to the unique, high intensity nature of development that would be enabled.</p>	<p>The option is considered potentially appropriate given an assessment of costs and benefits but would need to be subject to an overall assessment of community / public vs private ownership and management arrangements.</p>

PRIVATE PLAN CHANGE 94: 6 November 2024

S42A APPENDIX A Addendum Version

In this version:

- The **black text** incorporates PC75 decision wording (anticipated to be made operative prior a decision on PC94) and **additions** / ~~strikethrough~~ to that wording that is agreed between the Applicant and Council. Note: this text does not reflect what are / may be outstanding issues for submitters.
- The **blue text** is the default (existing Wairaka) name of the precinct – the requested change (to Te Auaunga) is not opposed however a recommendation has not been made pending the Panel receiving further evidence on that matter.
- The **orange text** identifies further requested changes (**additions** and ~~deletions~~) which respond to the s42A Addendum Report recommendations, including matters arising from expert conferencing held 1 November 2024. These matters are not yet finally agreed as between the Applicant and Council and may or may not contain outstanding issues.
- The **red text** identifies changes to the Operative Precinct provisions which are:
 - (i) **underlined** - s42A recommendations understood to be opposed by the Applicant.
 - (ii) ~~strikethrough~~ – proposed by the Applicant and opposed in the s42A reporting
- Comments boxes are included to cross-reference parts of the s42A Addendum Report

I334 [Wairaka](#) Precinct

PRIVATE PLAN CHANGE 94:

PART A AMENDMENT TO THE MAPS

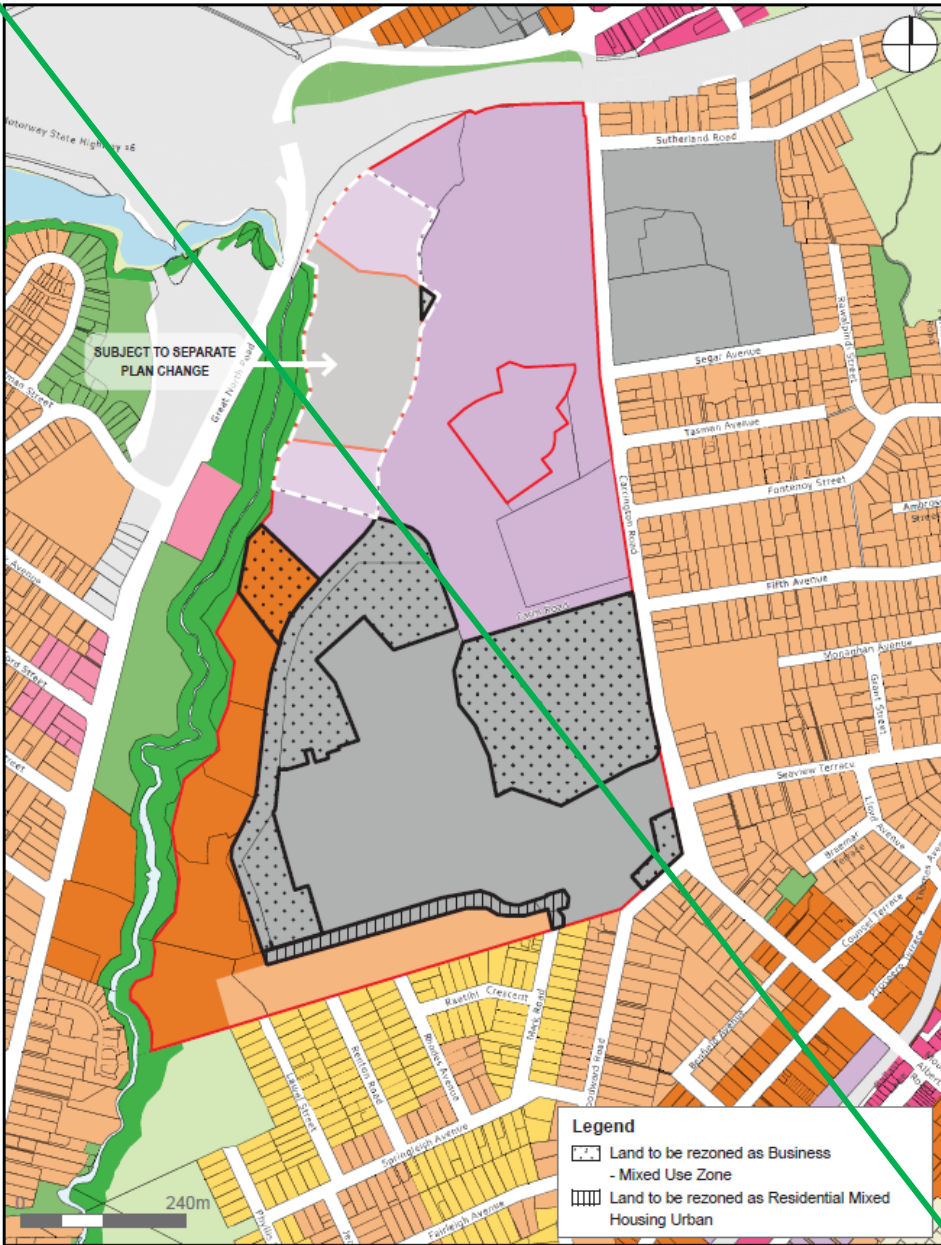
ZONING

The land currently zoned Special Purpose - Tertiary Education and Special Purpose – Healthcare Facility and Hospital is rezoned Business: Mixed Use and Residential: Mixed Housing Urban as shown on the Map 1 plan.

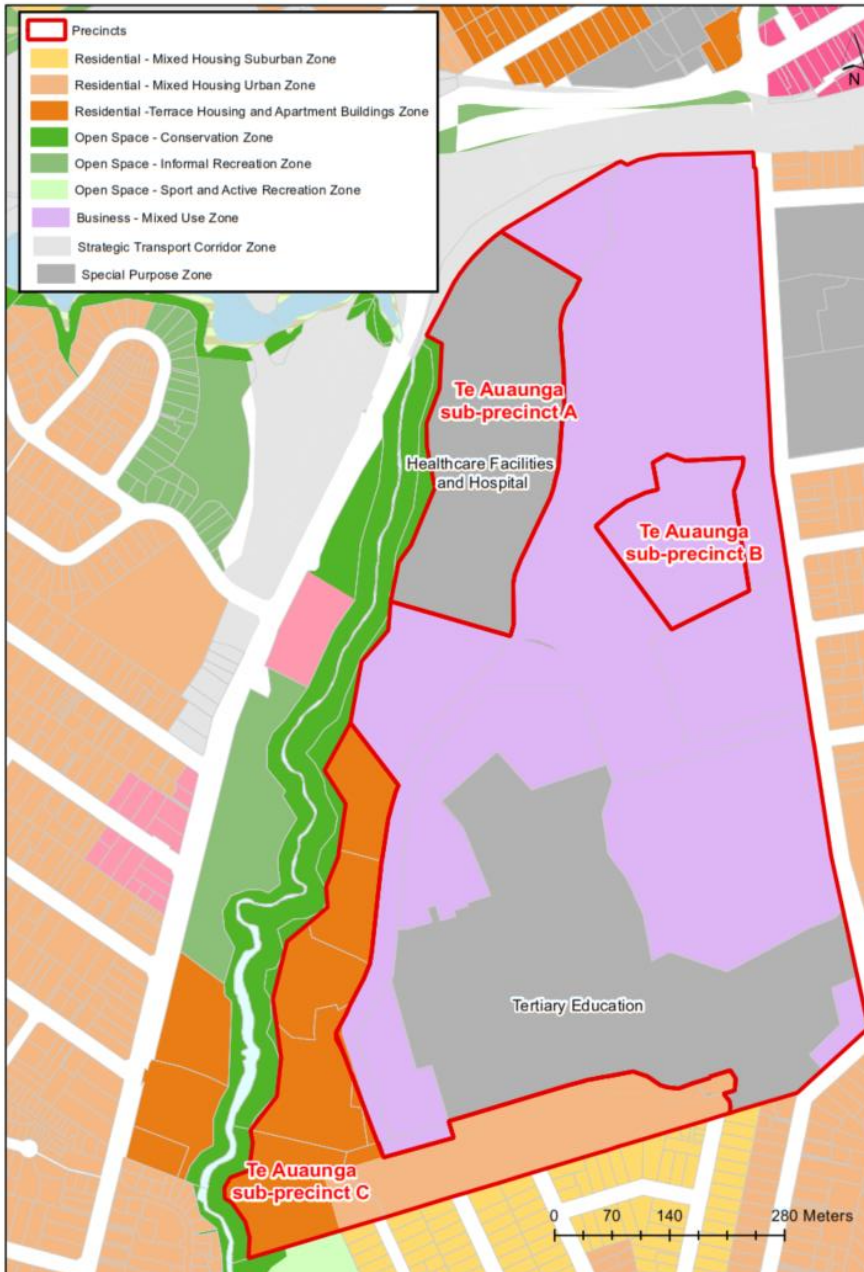
PRECINCT

The [Wairaka](#) Sub-Precinct boundaries are amended as shown on the Map 1 plan.

Map 1—Zoning



Map 1 – Zoning and Precincts / Sub-Precincts



PART B AMENDMENT TO I334 TE AUAUNGA PRECINCT

Insert the following new precinct provisions:

I334. Wairaka Precinct

I334.1. Precinct Description

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

The Precinct has been occupied for over a millennium, forming part of Te Auaunga basin below Ōwairaka / Te Ahi-kā-a-Rakataura, through which flows Te Wai o Raka and which comprised many mahinga kai. It is also beside one of the significant waka portages between the Waitematā and Manukau harbours. Over successive generations, it was a place of activity, including farming, harvesting and trade.

From the late 1800s the land formed part of the Oakley Hospital, one of New Zealand's oldest purpose-built psychiatric hospitals. The complex was established on 200 acres of farmland, which developed to comprise a series of historic buildings that supported the hospital's functioning, growth, and evolution during the late nineteenth and early twentieth centuries. Chief among these is the Oakley Hospital Main Building, a scheduled historic heritage place of outstanding significance that has long stood as a distinctive and recognisable landmark in the local landscape. The original Pumphouse also remains and is protected by a conservation covenant.

The purpose of the Wairaka- Precinct is to provide for a diverse urban community, including the ongoing development and operation of the tertiary education facility, the development and operation of a range of community, recreation, and social activities, the development of a compact residential community, and commercial service activities, open space, and the development of a range of healthcare related and supporting activities to cater for the special and diverse requirements of the users, employees and visitors to the Mason Clinic. Business and Innovation activities are to be enabled, including activities which benefit from co-location with a major tertiary education institution. The Precinct enables new development to create an urban environment that caters for a diverse population, employees and visitors in the area and that integrates positively with the Point Chevalier, Mt Albert and Waterview communities.

The Wairaka Precinct will provide for enables a variety of housing typologies and a range of community, commercial and social services that help cater for Auckland's growth and the diverse community that will establish in this location. It will also provide a heart to the community, focused around the campus but with a range of community, commercial and social services. It will provide the opportunity for people to live, work, and learn within the Precinct, while enjoying the high amenity of the area Wairaka environment. The interfaces between different activities are a key part of providing this amenity, and will be managed by provisions including setbacks and landscaping.

The intended built character for the precinct is for a series of high quality intensive, predominately residential buildings which are located within an identifiable open space / landscaped setting, which is supported by a series of both public and private/communal open spaces, and which avoids a car dominated environment.

A range of building heights are applied across the precinct that recognise the favourable size, location and topography of the land within the precinct. These heights recognise the

relative sensitivities of adjoining and adjacent neighbouring properties, with greater height applied to areas where the potential adverse effects can be managed within the precinct. In the north-western corner of the site height is also proposed to act as a landmark for the development, supporting the urban legibility of the precinct.

Commented [PR1]: s42A Addendum Report Issue Topic 2 Height

The precinct incorporates the Medium Density Residential Standards (MDRS) set out in Schedule 3A of the Resource Management Act 1991. The MDRS provide for the use or construction of up to three dwellings as a permitted activity, complying with identified Standards in the relevant residential zones. The outcomes anticipated in the precinct correspond to the Residential – Mixed Housing Urban Zone and Residential – Terrace Housing and Apartment Buildings Zone with MDRS incorporated. The precinct provisions apply except to the extent the MDRS are incorporated.

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

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

The Wairaka Precinct covers 64.5ha. It provides for a mixed use urban community including an ultimate residential community of 4,000 – 4,500 dwellings, supported by a range of retail and other support activities, including enabling schools and community services. It includes a major tertiary education institution (Unitec) and a major medical facility (Mason Clinic). Light industrial activities also occur on the site.

The Wairaka Precinct provides objectives for the restoration and enhancement of Māori capacity building and Māori cultural promotion and economic development within the precinct.

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

- ~~• Sub-precinct A provides for healthcare/hospital related activities and is intended to accommodate the intensification of the Mason Clinic.~~
- ~~• Sub-precinct B provides for light manufacturing and servicing associated with laundry services and is intended to accommodate the current range of light industrial activities, as well as other activities or enabling works which do not compromise the laundry service while this facility is in operation.~~
- ~~• Sub-precinct C to at the south and west of the precinct provides for a broad range of residential activities, together with supporting uses, activities appropriately located to a major tertiary education institution.~~

The Mason Clinic contains a mix of activities including healthcare activity and hospital. It is a facility which provides for a range of care, and short and long term accommodation for people with disabilities (including mental health, addiction, illness or intellectual disabilities), together with provision for custodial, tribunal, and justice facilities ancillary to forensic psychiatric services, and a range of health related accessory activities. The activities the Mason Clinic accommodates requires buildings which have a range of particular functional and operational requirements, including the incorporation of publicly accessible and secure facilities and areas for staff, visitors and the people accommodated, and for these to be integrated across the Mason Clinic in a way which considers the safety, privacy and wellbeing of the users.

There are also particular attributes of the Wairaka Precinct, which contribute to the amenity of the precinct and the surrounding area and are to be retained and enhanced,

and future areas introduced through the development of the precinct. These include the following:

- The significant ecological area of Te Auaunga / Oakley Creek;
- An open space network linking areas within the Wairaka Precinct and providing amenity to neighbouring housing and business areas;
- A network of pedestrian and cycleway linkages that integrate with the area network;
- Retention of the open space storm-water management area which services Wairaka and adjacent areas, and the amenity of the associated wetland;
- The Wairaka stream and the landscape amenity, ecological and cultural value this affords; and
- The ~~Historic Heritage overlay of the former Oakley Hospital Main Building and historic heritage overlay extent of place, identified historic buildings the Pumphouse~~; and identified trees on site.

The open space network for the precinct is provided for by way of a combination of identified areas, and indicative areas, including walking paths and shared paths (shown on Precinct Plan 1) and future areas and walkways/shared paths which are to be identified and developed as a component of the future urban intensification envisaged.

The implementation of the Precinct Plan 1 outcomes is dependent on a series of works. The works focus on the provision of open space and a roading network including access ~~from the east~~ to the important Te Auaunga / Oakley Creek public open space, walking and cycling connections linking east to west to Waterview and areas further west to Point Chevalier/Mount Albert, north to south to Mount Albert and to Point Chevalier, and linkages to the western regional cycle network.

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

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

These measures could include the following:

- Providing a connected road network through the site;
- Providing a connected pedestrian and cycling network into and through the site, in particular convenient east-west and north-south cycle connections from ~~the Oakley Creek-Te Auaunga~~ over-bridge to the ~~proposed bus node-Carrington Road bus services, the adjacent Northwestern shared path~~ and existing and proposed cycle networks beyond the site;
- Upgrading intersection access onto the site and avoiding, remedying and mitigating adverse effects on the surrounding transport network;
- Making provision for ~~a bus node and~~ road widening to support the public transport network, including walking and cycling connections to nearby public transport and expansion of the public transport network through the precinct;

Commented [PR2]: s42A Addendum Report Issue Topic 3
Trees / Historic Buildings / SEA

I334 Wairaka Precinct

- Managing vehicular movements through the connections to the south of the site;
- Managing parking to avoid, remedy, and mitigate ~~the~~ adverse effects on the surrounding transport network; or
- Staging land use and development with any necessary infrastructure investment.

~~To reduce the potential of new development occurring in an uncoordinated manner, the precinct encourages the land owner/s to develop the land in accordance with the Precinct Plans 1, 2 and 3 and relevant policies, rules and assessment criteria encourage land owners to develop the land in a coordinated manner. This~~ These methods provides for integrated development of the area and ensures high quality outcomes are achieved.

~~The precinct incorporates the Medium Density Residential Standards (MDRS) set out in Schedule 3A of the Resource Management Act 1991.~~

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

I334.2. Objectives

General – all of precinct

- (1) The provision for a high quality ~~of~~ tertiary education institution and accessory activities in the precinct is continued, while also providing for growth, change and diversification of activities.
- (2) Comprehensive planning and integrated development of all sites within the precinct is achieved, including by enabling high quality intensive, predominately residential buildings which are located within an open space / landscaped setting supported by a series of both public and private/communal open spaces, and which avoids a car dominated environment.
- (3) A mix of residential, business, tertiary education, education facilities, social and community facilities, recreation and community activities are provided in locations that will serve local demands within the Wairaka Precinct and which maximises the efficient and effective use of land and provides for a variety of built form typologies.
- (4) The operation and intensification of the healthcare/hospital activity, and associated buildings, structures and infrastructure in Sub-precinct A (Mason Clinic) are provided for.
- (5) The commercial laundry service and accessory activities and associated buildings, structures and infrastructure in Sub-precinct B are provided for, as well as other activities or enabling works which do not compromise the laundry service while this facility is in operation.
- (6) Identified heritage values are retained ~~through~~ by:
 - (a) ensuring the retention and enabling the adaptation of the Oakley Hospital Main Building and the Pumphouse scheduled buildings;
 - (b) retaining and encouraging the adaptation of identified historic buildings;

Commented [PR3]: s42A Addendum Report Issue Topic 1
Master Plan / Vision

Commented [PR4]: s42A Addendum Report Issue Topic 3
Trees / Historic Buildings / SEA

I334 Wairaka Precinct

- (c) ~~(b)~~ retaining the retention of identified trees;
- (d) ~~(c)~~ together with managing the management of the historic heritage, and Māori sites of significance on Te Auaunga / Oakley Creek land; and
- (e) ~~(d)~~ and the contribution they make recognising, protecting and enhancing the contribution that these features make to the precinct's character and landscape. are recognised, protected and enhanced in the precinct.
- (7) Open spaces, cycling and pedestrian linkages from the Pprecinct to the wider area and neighbouring suburbs, including linkages between activities and open spaces ~~nodes~~, are provided for and enhanced.
- (8) Development and/or subdivision within the precinct facilitates a transport network that:
- (a) Integrates with, and avoids, remedies or mitigates adverse effects on the safety and efficiency of, the transport network within the precinct and the surrounding area, including providing any upgrades to the surrounding network; and
 - (b) Facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles.
- (9) Development of any roads connecting to the existing roading network to the south of the Pprecinct must be subject to specific resource consent processes to ensure that any private or public road connections must:
- (a) Avoid these southern connections becoming a direct vehicle entrance for the Special Purpose - Tertiary Education Zone; and
 - (b) Be designed to minimise the amenity effects on existing residents.
- (9A) Occupation of development does not occur in advance of the availability of water supply and wastewater services for that development.
- (10) An integrated urban environment is created, which:
- (a) Incorporates high quality built form and ~~urban~~ design including a variety of built form typologies;
 - (b) Recognises, protects and enhances the natural and physical environmental attributes of ~~Wairaka the precinct in its planning and development of the Precinct;~~
 - (ba) Ensures a range of high quality, well located and connected, and suitably sized open spaces are able to be developed for a range of passive and active recreational activities commensurate with the intensification and population enabled within the precinct;

I334 Wairaka Precinct

- (c) Avoids, mitigates and remedies adverse effects on the environment and existing stormwater, water supply, wastewater and road/s infrastructure, recognising that the precinct stormwater system services areas beyond Wairaka the precinct boundary;
- (d) Is developed in a comprehensive manner, which complements and fits within the landscape and character of the surrounding environment; ~~and~~
- (e) Contributes positively to the Mt Albert, Waterview and Point Chevalier communities; ~~and~~
- (f) Contributes to Māori cultural promotion and economic development.

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

(12) The restoration and enhancement of Māori capacity building and Māori cultural and economic development within the precinct is provided for, promoted and achieved.

(13) Provide for varied heights in appropriate parts of the precinct so as to provide greater housing choice, promote land efficiency, benefit from the outlook from the precinct, ~~and create 'landmark' buildings in the north western part of the precinct.~~

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

Sub-Precinct C

~~(A1)~~ (14) A well-functioning urban environment that enables all people and communities to provide for their social, economic, and cultural wellbeing, and for their health and safety, now and into the future.

~~(B1)~~ (15) A relevant residential zone provides for a variety of housing types and sizes that respond to –

- (a) Housing needs and demand; and
- (b) The neighbourhood's planned urban built character, including ~~3~~-three-storey buildings.

In addition to the objectives specified above all relevant overlay, Auckland-wide and zone objectives apply in this precinct with the exception of the following:

- H5.2(2) Objectives
- H6.2(2) Objectives

I334.3. Policies

Note – For the purpose of the following provisions, 'dwelling' means a residential dwelling that has an approved land-use consent or building consent:

I334.3 (23), (23A) and (26B)

Wairaka Precinct – General – all of precinct

- (1) Enable and provide for a wide range of activities, including education, business, office, research, healthcare, recreation, residential accommodation, community facilities, open space, and appropriate accessory activities.
- (2) Respond to future demand and changes in the manner of learning and the desire to integrate business and education within the Special Purpose - Tertiary Education Zone.
- (3) Recognise the benefits of allocating a high quality tertiary education institution within a diverse urban environment.
- (3A) Recognise the social and health related benefits that the Mason Clinic provides for.
- (4) Promote comprehensive planning by ~~enabling~~ ensuring integrated development in accordance with ~~the pPrecinct pPlans 1, 2 and 3 and Policy I334.3(15A)~~ that provides for ~~any of~~ the following:
 - (a) Tertiary education and associated research, and community activities;
 - (b) Provision for the ongoing use, development, intensification and operation of the Mason Clinic;
 - (c) Provision for the operation of the commercial laundry service;
 - (d) Intensive R~~residential accommodation~~ activities;
 - (e) Economic development and employment, including supporting Māori capacity building and Māori cultural promotion and economic development;
 - (f) Public infrastructure that is integrated with existing infrastructure, recognising that Wairaka receives stormwater from an upstream sub-catchment;
 - (g) Integrated transport and land use planning through the development of the precinct;
 - (h) Traffic management, including provision of pedestrian and cycle facilities, integration with public transport, parking provision and management;
 - (i) Identification and protection of significant landscape features, ~~the adaptation of the Oakley Hospital Main Building, and the Pumphouse~~ scheduled identified historic buildings, identified trees, and provision of an integrated open space network;

Commented [PR6]: s42A Addendum Report Issue Topic 3
Trees / Historic Buildings / SEA

I334 Wairaka Precinct

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

Built Form and Character

- (11) ~~Encourage~~ Ensure the retention of and encourage the adaptation of the ~~heritage and character buildings~~ Oakley Hospital Main Building and the Pumphouse, ~~and elements identified within the precinct~~
- (11A) Encourage the retention of other identified historic buildings
- (12) Provide for and encourage the adaptation of the ~~scheduled part of the heritage building~~ Oakley Hospital Main Building and the Pumphouse identified historic buildings for economically viable activities (e.g. retail and other activities) which ensure ongoing economic sustainability for ~~this~~ these buildings and ~~its~~ their integration into the Wairaka Precinct.
- (13) Require new buildings to be designed in a manner that provides for a high standard of amenity, recognises landscape values and, where appropriate, enhances the streetscape and gateway locations of the precinct.
- (13A) Require residential development to contribute to the overall built form character of the precinct by providing buildings within an identifiable open

Commented [PR7]: s42A Addendum Report Issue Topic 3
Trees / Historic Buildings / SEA

space / landscape setting, supported by a series of both public and private/communal open spaces and avoiding car dominated environments

Commented [PR8]: s42A Addendum Report Issue Topic 1 Master Plan / Vision

- (14) Require proposals for new buildings, structures and infrastructure or additions to existing buildings, structures and infrastructure adjoining or adjacent to the Oakley Hospital Main Building, the Pumphouse, and scheduled historic heritage buildings, and/or the significant ecological area of Te Auaunga / Oakley Creek to provide appropriate native landscaping and to be sympathetic and provide contemporary and high-quality design, which enhances the precinct's built form and natural landscape, and is sympathetic to heritage values.

~~(14A) Provide for taller buildings in the north-western part of the precinct in this landmark location with enhanced outlook across the Waitomata Harbour and Waitakere Ranges, but in a location removed from residential neighbourhoods outside the precinct.~~

Commented [PR9]: s42A Addendum Report Issue Topic 3 Trees / Historic Buildings / SEA

- ~~(14A) Require proposals for new high rise buildings adjacent to the Oakley Hospital Main Building to provide sympathetic contemporary and high quality design which enhances the precinct's built form.~~

- ~~(14B) Provide for heights in the central and northern parts of the precinct that recognise the topographical and locational characteristics of this part of the precinct, and the ability to provide greater housing choice, increase land efficiency, benefit from the significant views and outlook from the precinct, and leverage the proximity and amenity of Te Auaunga.~~

Open Space

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

~~(15A) Provide at least 7.1ha of key open space (private) within the precinct.~~

- (15) Ensure provision of open space, including identified neighbourhood parks, other areas of open space identified on Precinct Plan 1 and communal open space, that together provide a range of high quality, well located, and connected, and suitably sized open spaces able to be developed for a range of passive and active recreational activities commensurate with the intensification and population enabled within the precinct.

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

~~(16A) Ensure a safe and integrated network of public open spaces.~~

Pedestrian and cycle access, street quality and safety

I334 Wairaka Precinct

- (17) Require development to maintain and provide a varied and integrated network of pedestrian and cycle linkages, open space and plazas within the precinct.
- (18) Require the key pedestrian and cycle linkages through the precinct to be direct and convenient, well designed, safe and improve connectivity for all users.
- (19) Establish a network of roads which give public access through the precinct and a the pedestrian and cycling connections to Te Auaunga / Oakley Creek, the adjacent Northwestern shared path and Waterview pedestrian/cycle bridge.
- (19A) Ensure a safe and integrated network of public open spaces including through the establishment of park edge roads.

Commented [PR10]: See primary s42A report

Transport Planning

- (20) Require subdivision and development to be integrated with transport planning and infrastructure in a way that:
 - (a) Avoids, remedies or mitigates the adverse effects of the development on the transport network;
 - (b) Integrates with rail, bus, pedestrian and cycle connections;
 - (c) Implements as a minimum the transport elements within ~~the~~ Precinct ~~Plan 1~~;
 - (d) Supports the provision of passenger transport services, linking to key public transport nodes such as the Mount Albert train station and Point Chevalier public transport services;
 - (e) Minimises traffic effects on pedestrian and residents' safety and amenity;
 - (f) Minimises overflow parking on roads occurring in the vicinity of the precinct; and
 - (g) Stages subdivision and development with necessary surrounding transport network infrastructure and upgrades where adverse effects on the transport network cannot be avoided, remedied and mitigated.
- (21) Enable parking areas to service the ~~scheduled heritage building~~ Oakley Hospital Main Building.
- (22) Manage the expected traffic generated by activities in the precinct to avoid, remedy and mitigate adverse effects on the safety and efficiency of the surrounding transport network, particularly at peak times. For the purpose of this precinct, the surrounding transport network comprises Carrington Road, the ~~P~~precinct's existing and proposed access points to Carrington Road, the Carrington Road/Woodward Road intersection, the Woodward Road/New North Road intersection, the Carrington Road/New North Road and Carrington Road/Great North Road intersections, Laurel Street, Renton Road, Rhodes Avenue, Mark Road and the other local roads bounded by Carrington Road, New North Road, and Te Auaunga / Oakley Creek.

(23) Require an new integrated transport assessment for the precinct as part of a resource consent for any new development that will increase the total number of dwellings within the precinct to for any new development greater than 4,000 dwellings, 2,500m² gross floor area in the Business—Mixed Use Zone or greater than 1,000m² gross floor area in the residential zones, unless that additional development was assessed as part of an earlier assessment of transportation effects that is no more than two years old in the precinct, and for any new development greater than 3,000 dwellings in the precinct, where the overall development within the precinct is not consistent with the previously modelled yield.

(23A) Require an updated integrated transport assessment for the precinct as part of a resource consent for any new development that will increase the total number of dwellings within the precinct to greater than 3,000 dwellings, where the transport characteristics of the precinct are not consistent with the approved integrated transport assessment.

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

(25) Avoid parking buildings within the Special Purpose - Tertiary Education Zone having direct access from Laurel Street, Renton Road, Rhodes Avenue (or any extension of those roads) or the western road shown on ~~the p~~ Precinct Plan 1.

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

Water Supply and Wastewater Infrastructure

(26A) Require subdivision and development to provide water supply and wastewater infrastructure prior to the occupation of buildings.

(26B) Require an infrastructure capacity assessment for the precinct as part of a resource consent for any new development that will increase the total number of dwellings within the precinct to greater than 4,000 dwellings.

Integrated development

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

- (a) Establishing a 5m yard and graduated building heights to the southern residential interface.

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- (b) Establishing a 10m setback from the boundary of land that fronts Te Auaunga /Oakley Creek.
- (c) Require graduated building heights and locate higher buildings away from the precinct boundaries ies that adjoin Mixed Housing Suburban residential areas to the south of the precinct.
- (28) Encourage built form, activities, public open spaces and infrastructure to be planned and designed on a comprehensive land area basis, rather than on an individual site basis.
- (29) Provide for the retail (including food and beverage) activities in identified locations of the precinct which:
 - (a) meets the needs of the campus;
 - (b) serves local demand within the precinct; and
 - (c) creates the opportunity for retail (including food and beverage) activities in the Historic Heritage overlay.
- (30) Limit retail activities (including food and beverage) fronting or accessed directly from Carrington Road, restrict the number and size of supermarkets, preventing the concentration of retail activities at a single location, and placing caps on the size of retail tenancies and the overall gross floor area of retail in order to not adversely affect the role, function and amenity of the Point Chevalier and Mount Albert town centres.

Subdivision

- (31) Apply the subdivision controls of the zoning to the subsequent subdivision of the precinct or sub-precinct, subject to that subdivision also meeting the requirements of ~~the p~~Precinct Plan 1 and Policy I334.3(15A).

Sub-precinct A

- (32) Provide for a range of healthcare, hospital, community facilities, and related accessory activities for the Mason Clinic.
- (33) Enable detailed site-specific planning for the design and development of the Mason Clinic to reflect how the sub-precinct will be used.
- (34) Limit the scale of accessory activities so they do not undermine the role of the precinct or result in adverse traffic effects, but still meet the requirements of those who work, live or use services and activities in this sub-precinct.
- (34A) Manage potential adverse effects from buildings at the sub precinct boundary by:
 - (a) establishing a 5m landscaped yard to the north and south boundaries of the Sub-precinct;
 - (b) requiring new buildings and significant additions to buildings that adjoin the eastern boundary to be designed to contribute to the maintenance

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and enhancement of amenity values of the streetscape, while enabling the efficient use of the Sub-precinct for the Mason Clinic;

- (c) Encouraging new buildings to be designed to provide a high standard of amenity and safety appropriate to an urban environment of the Pprecinct and be of a quality design that contributes to the planning outcomes of the Pprecinct.

(34B) Recognise the functional and operational (including security) requirements of activities and development.

Sub-precinct B

- (35) Provide for the range of light manufacturing and servicing activities associated with the commercial laundry service.
- (36) Enable detailed site-specific planning of the commercial laundry service to reflect how the facility will be used and developed.
- (37) ~~Limit the scale of accessory activities so they~~ Provide for other activities that do not undermine the role of the precinct, compromise the operation of the laundry service while this facility is in operation, or result in adverse traffic effects, but still meet the requirements of those who work or use services and activities in this sub-precinct.
- (38) ~~Recognise that should the commercial laundry service and associated activities on this sub-precinct relocate from Wairaka, then the activities and controls of the Wairaka Precinct would apply. [Deleted]~~

Sub-precinct C

- (39) Provide a broad range of residential activities adjacent to Te Auaunga / Oakley Creek and residential neighbourhoods to the south of the precinct.
- (40) Provide quality dwellings which face west across Te Auaunga / Oakley Creek providing passive surveillance of the public lands within Te Auaunga / Oakley Creek
- (41) Enable a variety of housing typologies types with a mix of densities within the zone, including three-storey attached and detached dwellings, and low-rise apartments.
- (42) Apply the MDRS across all relevant residential zones in the district plan except in circumstances where a qualifying matter is relevant (including matters of significance such as historic heritage and the relationship of Māori and their culture and traditions with their ancestral lands, water, sites, wahi tapu, and other taonga).
- (43) Encourage development to achieve attractive and safe streets and public open spaces, including by providing for passive surveillance.
- (44) Enable housing to be designed to meet the day-to-day needs of residents.

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(45) Provide for developments not meeting permitted activity status, while encouraging high-quality developments.

The zoning, Auckland-wide and overlay policies in addition to the policies specified above, all relevant overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above with the exception of the following:

- Policies H5.3(1) – (5)
- Policies H6.3(3), (5) and (6)

I334.4. Activity tables

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

- The activities listed in Table H13.4.1 Activity table for H13 Business – Mixed Use Zone at line items: (A20), (A21), (A23), (A24), ~~and (A25)~~ and (A45)
- The activities listed in Table H30.4.1 Activity table for Special Purpose – Tertiary Education Zone at line items (A3), (A4) and (A5)
- The activities listed ~~ed~~ in Table H25.4.1 Activity table for the Special Purpose – Healthcare Facility and Hospital Zone at line items (A18), (A20), and (A21).

Tables I334.4.1, I334.4.2, I334.4.3 and I334.4.4 specify the activity status of ~~land use, development and subdivision~~ activities in the Wairaka Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 ~~or any combination of all these sections where relevant.~~

A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.

Note:

All applications for subdivision consent are subject to section 106 of the Resource Management Act 1991.

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

Activity		Activity status
Use		
Accommodation		
(A1)	Dwellings in the Special Purpose – Tertiary Education Zone up to a maximum gross floor area of 7,500m²	P
(A2)	Student accommodation, boarding houses and visitor accommodation in the underlying Special Purpose – Tertiary Education Zone accessory to tertiary education facilities	P
Commerce		

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Activity		Activity status
(A3)	Food and beverage, offices, commercial services, conference facilities, visitor accommodation, residential, community facilities, recreation and leisure activities within the Historic Heritage Overlay	P
(A4)	Offices in the underlying Special Purpose – Tertiary Education Zone accessory to tertiary education facilities	P
(A5)	Retail (including food and beverage) up to 200m ² gross floor area per tenancy	P
(A6)	Retail (including food and beverage) comprising up to one tenancy between 201m ² and 300m ² gross floor area adjacent to <u>within 150m of</u> , and accessed from <u>via</u> , Farm Road	RD
(A7)	Retail (including food and beverage) comprising up to one tenancy between 201m ² and 300m ² gross floor area adjacent to the Historic Heritage Overlay	RD
(A8)	Retail (including food and beverage but excluding one supermarket) up to 1,2700m ² adjacent to <u>within 150m of</u> , and accessed from <u>via</u> , Farm Road	P
(A9)	One supermarket of up to 1500m ² <u>of retail floor space</u> adjacent to <u>within 150m of</u> , and accessed from <u>via</u> , Farm Road	P
(A10)	Commercial services within 100metres of a supermarket	D
(A11)	Retail (including food and beverage) adjoining the southern Carrington Road bus node between Access Point A and D <u>gate access 3 and 4</u> shown on the Precinct Plan 1, up to 500m ² gross floor area or 5 tenancies	P
(A12)	Retail (including food and beverage) within 100-metres of the Carrington Road frontage, not otherwise provided for	D
(A13)	Supermarkets not otherwise provided for	NC
(A14)	Retail (including food and beverage) not otherwise provided for	D
Community facilities		
(A15)	Informal recreation	P
(A16)	Organised sport and recreation	P
Industry		
(A17)	Light manufacturing and servicing <u>greater than 150m from Carrington Road</u>	D
(A17A)	Light manufacturing and servicing <u>within 150m of Carrington Road</u>	NC
(A18)	Repair and maintenance services <u>greater than 150m from Carrington Road</u>	D
(A18A)	Repair and maintenance services <u>within 150m of Carrington Road</u>	NC
(A19)	Warehousing and storage <u>greater than 150m from Carrington Road</u>	D
(A19A)	Warehousing and storage <u>within 150m of Carrington Road</u>	NC
(A20)	Waste management facilities in the underlying Special Purpose – Tertiary Education Zone accessory to tertiary education facilities	D
Mana Whenua		

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Activity		Activity status
(A21)	Marae	P
(A21A)	Papakāinga	P
(A21B)	Whare Manaaki	P
Development		
(A21C)	New buildings	RD
(A21D)	<u>Buildings within the Height Areas identified on Precinct Plan 3 – Te Auaunga Additional Height that exceed the heights specified on Precinct Plan 3 – Te Auaunga Additional Height</u>	<u>D</u>
(A21E)	<u>Buildings within Height Area 1 identified on Precinct Plan 3 – Te Auaunga Additional Height between 35m and 72m</u>	<u>RD</u>
(A22)	Parking buildings	RD
(A23)	Non-security floodlighting, fittings and supports and towers	P
(A24)	Public amenities	P
(A25)	Sports and recreation structures	P
(A26)	Parking buildings associated with any Special Purpose – Tertiary Education Zone uses with direct vehicle connection to Western Road or to Laurel Street, Renton Road or Rhodes Avenue (or any extension of those roads)	NC
(A27)	Extension of Laurel Street, Renton Road, or Rhodes Avenue, or Mark Road into the Precinct provided that a cul de sac is maintained	P
(A28)	Connection of any southern roads (or extensions to the southern roads that remain cul de sacs) to the Precinct with a private road (non-gated)	C
(A29)	<u>Connection of any roads to the Precinct with a public road Extension of Laurel Street, Renton Road, Rhodes Avenue or Mark Road into the precinct as a public road, and providing vehicular connections to the western road within the precinct</u>	RD
(A30)	Direct vehicle connection between Laurel Street, Renton Road or Rhodes Avenue or Mark Road, and the Special Purpose – Tertiary Education Zone	NC
(A31)	Any development not otherwise listed in Table I334.4.1 that is generally in accordance with the Precinct Plan 1 and Policy I334.3(15A)	RD
(A32)	Any development not otherwise listed in Table I334.4.1 that is not generally in accordance with the Precinct Plan 1 and Policy I334.3(15A)	D
(A33)	<u>Buildings that exceed Standard I334.6.4 Height</u>	<u>D</u>
(A33A)	<u>New buildings or additions to buildings that do not comply with standard I334.6.6(4)</u>	<u>NC</u>
(A33A)	<u>Demolition or destruction of 30% or more by volume or footprint (whichever is the greater) of an Identified Historic Building</u>	<u>D</u>

Commented [PR11]: See primary s42A Report

Commented [PR12]: s42A Addendum Report Issue Topic 2 Height

Commented [PR13]: s42A Addendum Report Issue Topic 3 Trees / Historic Buildings / SEA

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Activity		Activity status
(A33B)	<u>Open space provision that does not comply with Standard I334.6.9C Open Space</u>	<u>D</u>
Subdivision		
(A34)	<u>Any vacant lot subdivision proceeding in accordance with the pPrecinct pPlan 1 and Policy I334.3(15A) and which creates lots consistent with the zone boundaries</u>	C
(A34A)	<u>Subdivision of land for the purpose of construction and use of dwellings</u>	<u>RD</u>
(A34B)	<u>Subdivision of land for the purpose of construction and for uses other than dwellings</u>	<u>RD</u>
(A35)	<u>Any vacant lot subdivision that is not generally in accordance with the pPrecinct pPlan 1 and Policy I334.3(15A)</u>	D

Table 0.4.2 Wairaka Precinct sub-precinct B

Activity		Activity status
(A36)	Light manufacturing and servicing associated with the commercial laundry services	P
(A37)	Buildings that exceed the Standard I334.6.4 Height <u>Buildings within the Height Areas identified on Precinct Plan 3 – Te Auaunga Additional Height that exceed the heights specified on Precinct Plan 3 – Te Auaunga Additional Height</u>	<u>D</u>

Commented [PR14]: See primary s42A report

Table 0.4.3 Wairaka Precinct sub-precinct C

Activity		Activity status
(A37A)	<u>Up to three dwellings per site which complies with Standards I334.6.17 to I334.6.25 inclusive</u>	<u>P</u>
(A37B)	<u>The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of three dwellings each of which complies with Standards I334.6.17 to I334.6.25 inclusive</u>	<u>P</u>
(A37C)	<u>Accessory buildings associated with a development of dwellings each of which complies with Standards I334.6.17 to I334.6.25 inclusive</u>	<u>P</u>
(A37D)	<u>Internal and external alterations, and additions to existing dwellings which complies with Standards I334.6.17 to I334.6.25 inclusive</u>	<u>P</u>

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<u>(A37E)</u>	<u>Additions to an existing dwelling which complies with Standards I334.6.17 to I334.6.25 inclusive</u>	<u>P</u>
<u>(A37F)</u>	<u>Buildings for one or more dwellings which do not comply with any of the Standards I334.6.17 to I334.6.25 inclusive</u>	<u>RD</u>
<u>(A37G)</u>	<u>Four or more dwellings per site.</u>	<u>RD</u>
<u>(A38)</u>	<u>Informal recreation</u>	<u>P</u>
<u>(A39)</u>	<u>Public amenity structures</u>	<u>P</u>
<u>(A40)</u>	<u>Student accommodation, boarding houses and visitor accommodation accessory to tertiary education facilities</u>	<u>P</u>
<u>(A41)</u>	<u>Tertiary education and ancillary activities existing in the Residential - Mixed Housing Urban and Residential – Terrace Housing and Apartment Buildings zones at 1 November 2015</u>	<u>P</u>
<u>(A42)</u>	<u>Any development not otherwise listed in Table I334.4.3 that is generally in accordance with the pPrecinct pPlan 1 and Policy I334.3(15A)</u>	<u>RD</u>
<u>(A43)</u>	<u>Any development not otherwise listed in Table I334.4.3 that is not generally in accordance with the pPrecinct pPlan 1 and Policy I334.3(15A)</u>	<u>D</u>
<u>(A44)</u>	<u>Any vacant lot subdivision proceeding in accordance with the pPrecinct pPlan 1 and Policy I334.3(15A) and which creates lots consistent with the zone boundaries</u>	<u>C</u>
<u>(A44A)</u>	<u>Subdivision of land for the purpose of construction and for uses other than dwellings</u>	<u>RD</u>
<u>(A45)</u>	<u>Any vacant lot subdivision that is not generally in accordance with the pPrecinct pPlan 1 and Policy I334.3(15A)</u>	<u>D</u>
<u>(A46)</u>	<u>Parking buildings within the Residential – Mixed Housing Urban Zone</u>	<u>NC</u>
<u>(A47)</u>	<u>Parking buildings within the Residential –Terrace Housing and Apartment Buildings Zone for any uses other than serving the residents of that zone</u>	<u>NC</u>
<u>(A48)</u>	<u>Buildings that exceed the Standard I334.6.4 Height</u>	<u>D</u>
<u>(A49)</u>	<u>Subdivision in accordance with an approved land use resource consent complying with Standard I334.6.22</u>	<u>C</u>
<u>(A50)</u>	<u>Subdivision around existing buildings and development complying with Standard I334.6.22</u>	<u>C</u>
<u>Subdivision for the purpose of the construction or use of dwellings</u>		
<u>(A48)</u>	<u>Subdivision of land in accordance with an approved land use consent for the purpose of the construction, or use of dwellings as permitted or restricted discretionary activities in the precinct and meeting Standard I334.6.26 Standards for controlled subdivision activities</u>	<u>C</u>

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(A48A)	<u>Subdivision of land for up to three sites accompanied by:</u> a) <u>A land use consent application for up to three dwellings, one or more of which does not comply with any of Standards I334.6.17 to I334.6.25 inclusive but does comply with all applicable zone, Auckland-wide and overlay standards; or</u> b) <u>A certificate of compliance for up to three dwellings each of which complies with Standards I334.6.17 to I334.6.25 inclusive and applicable zone, Auckland-wide and overlay standards.</u>	<u>C</u>
(A48B)	<u>Any subdivision listed above not meeting I334.6.26 to I334.6.28 Standards for controlled subdivision activities</u>	<u>RD</u>
(A48C)	<u>Any subdivision listed above not meeting Standards for subdivision in residential zones E38.8.1.1(1) and E38.8.1.2</u>	<u>RD</u>
(A48D)	<u>Any subdivision listed above not meeting General Standards E38.6.2 to E38.6.6 inclusive</u>	<u>RD</u>

Table 0.4.4 Wairaka Precinct sub-precinct A

Activity		Activity status
Development		
(A49)	All new buildings, and additions to existing buildings unless otherwise specified below	C
(A50)	Demolition	P
(A51)	Internal alterations to buildings	P
(A52)	Additions to buildings that are less than: (a) 25 per cent of the existing gross floor area of the building; or (b) 250m ² GFA whichever is the lesser	P
(A53)	New buildings or additions to existing buildings that increase the building footprint by more than 20 per cent or 200m ² GFA (whichever is the lesser), that are located within 10m of the eastern boundary	RD
(A54)	New buildings or additions to buildings not complying with I334.6.14 (2)	NC
(A55)	Any development not otherwise listed in Table I334.4.4 that is generally in accordance with Precinct Plan 1 the precinct plan and Policy I334.3(15A)	RD
(A56)	Any development not otherwise listed in Table I334.4.4 that is not generally in accordance with Precinct Plan 1 the precinct plan and Policy I334.3(15A)	D
(A57)	Justice Facilities	D
(A58)	Justice Facilities ancillary to forensic psychiatric services provided at the Mason Clinic	P

I334.5. Notification

(1) An application for resource consent for a controlled activity listed in Tables I334.4.1, and I334.4.3 and I334.4.4 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

(1A) Any application for resource consent for new buildings or additions to existing buildings in Sub-precinct A that increase the building footprint by more than 20 per cent or 200m² GFA (whichever is the lesser) that are located within 10m of the eastern boundary of the Sub-precinct will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

~~(1B) An application for resource consent for a restricted discretionary activity listed in Tables I334.4.1, and I334.4.3 Activity table above that complies with the I334.6.4 height standard will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.~~

Commented [PR15]: See primary s42A report

(2) Any other application for resource consent for an activity listed in Tables I334.4.1, I334.4.2, I334.4.3, and I334.4.4 which is not listed in Standards I334.5(1) and I334.5(1A) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

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

Sub-precinct C

(4) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public notification of an application for resource consent is precluded if the application is for the construction and use of one, two, or three dwellings that do not comply with Standards I334.6.17 to I334.6.25 inclusive.

(5) Unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991, public and limited notification of an application for a subdivision resource consent is precluded if the subdivision is associated with an application for the construction and use of:

(a) one, two or three dwellings that do not comply with one or more of the Standards I334.6.17 to I334.6.25; or

(b) four or more dwellings that comply with all Standards I334.6.17 to

I334.6.25 inclusive

(6) Any application for a resource consent which is listed in I334.5(1) to I334.5(4) above which also requires resource consent under other rules in the Plan will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

I334.6. Standards

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

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

Unless specified below, all relevant overlay, Auckland-wide and zone standards apply to all activities listed in Activity Tables I334.4.1 to I334.4.3 4 above.

The following Auckland-wide and zone standards do not apply to the activities listed in Activity Tables I334.4.1 to I334.4.4 above:

(a) H13 Business – Mixed Use zone:

- H13.6.0 Activities within 30m of a Residential Zone (but only as it relates to sites fronting Carrington Road)
- H13.6.1 Building height
- H13.6.2 Height in relation to boundary
- H13.6.3 Building setback at upper floors
- ~~H13.6.4 Maximum tower dimension and tower separation~~
- H13.6.5 Yards
- H13.6.6 Landscaping
- H13.6.8 Wind

The following Auckland-wide and zone standards do not apply to the activities (A37A) to (A37E) listed in Activity Table I334.4.3 above:

- Residential - Mixed Housing Urban Zone:
 - H5.6.3 The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings
 - H5.6.5 Height in relation to boundary
 - H5.6.6 Alternative height in relation to boundary

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- H5.6.7 Height in relation to boundary adjoining lower intensity zones
- H5.6.8 Yards
- H5.6.10 Building coverage
- H5.6.11 Landscaped area
- H5.6.12 Outlook space; and
- H5.6.14 Outdoor living space
- Residential - Terrace Housing and Apartment Buildings Zone:
 - H.6.6.3 The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings
 - H6.6.6 Height in relation to boundary
 - H6.6.7 Alternative height in relation to boundary
 - H6.6.8 Height in relation to boundary adjoining lower intensity zones
 - H6.6.9 Yards
 - H6.6.11 Building coverage
 - H6.6.12 Landscaped area
 - H6.6.13 Outlook space
 - H6.6.15 Outdoor living space

The activities listed as a permitted activity in Activity Table I334.4.3 must comply with permitted activity standards I334.6.17 to I334.6.25 inclusive.

The activities listed as a controlled activity in Activity Table I334.4.3 must comply with I443.6.2.26 to I334.6.28 Standards for controlled subdivision activities and the E38 subdivision standards listed in Activity Table I334.4.3.

I334.6.1. Floodlights

- (1) Where floodlights are located adjacent to a residential zone, the hours of operation must not extend beyond:
 - (a) 10pm Monday to Saturday; and
 - (b) 7.30pm Sunday and Public Holidays.
- (2) Floodlights must comply with the lighting standards in E24.6 Auckland-wide Standards – Lighting.

I334.6.2. Retail thresholds

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- (1) The following thresholds apply in this precinct:
- (a) ~~The~~ the total gross floor area of retail (including food and beverage and supermarket) must not exceed 6,500m² for the whole precinct;
 - (b) the total gross floor area of retail (including food and beverage) within the Business - Mixed Use Zone must not exceed ~~4500m²~~4,700m²; and
 - (c) ~~The~~ the total gross floor area of retail (including food and beverage) within the Special Purpose - Tertiary Education Zone must not exceed ~~3000m²~~1,800m².
- (2) The total gross floor area of retail (including food and beverage) in the ~~Historic Heritage Place~~ Oakley Hospital Main Building must not exceed 1,000-m² subject to Standard I334.6.2(1)(a) above, provided that any unutilised gross floor area may be used elsewhere within the Business – Mixed Use Zone within the precinct.
- (3) All retail activities adjacent ~~to, or within, 100m of~~ the supermarket must not exceed ~~1200m²~~1,700m² gross floor area, provided that:
- (a) any unutilised gross floor area may be used elsewhere within the Business – Mixed Use Zone within the precinct; and
 - (b) the 1,700m² gross floor area may be increased by any transferred gross floor area under Standard I334.6.2(2).
- (4) Any supermarket within 150m of, adjacent to and accessed from via, Farm Road, must not have vehicle access or parking directly off Carrington Road.

I334.6.3. Stormwater

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

I334.6.4. Height

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

- (1) The maximum permitted height standard of the underlying zone applies, unless otherwise specified on Precinct Plan 3: Wairaka Additional Height.

~~(2) The 43.5m high tower shall be the most eastern tower within Height Area 1 on Precinct Plan 3, and the closest tower to the Oakley Hospital Main Building.~~

Building location	Maximum height (m)
Less than 20m from a boundary with Carrington Road (as at 1 November 2015) or the Open Space: Conservation Zone (excluding the Residential – Mixed Housing Urban and Residential – Terrace Housing and Apartment Buildings zones)	48m
Greater than or equal to 20m from a boundary with Carrington Road (as at 1 November 2015) or Open Space: Conservation Zone (excluding the Residential – Mixed	27m

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Housing – Urban, Residential – Terrace Housing and Apartment Buildings and Special Purpose – Healthcare Facility and Hospital zones)	
Residential – Mixed Housing Urban, Residential – Terrace Housing and Apartment Buildings and Special Purpose – Healthcare Facility and Hospital zones	Specified zone height applies
Buildings within the Residential – Mixed Housing Urban Zone and within 10m of the southern precinct boundary	8m

PC78 (see modifications)

I334.6.5. Business Mixed Use Zone – Landscaping

- (1) ~~At least 20 per cent of a site within the precinct must be landscaped, provided that the area of landscaping may be proportionately reduced by any required common areas of landscaping within the zone approved by the Council and protected by consent conditions~~
- (1) At least 20 per cent of the of a site zoned Business – Mixed Use must be landscaped. For the purpose of this standard site means the first site subdivided after (operative date of PC 94) which contains an approved development. This standard does not apply to any subsequent subdivision provided that the 20% landscaped area provided on the first site is retained.
- (2) For the purpose of this standard, “landscaped” includes hard and soft landscaped areas.

I334.6.6. Precinct boundary set back

- (1) Buildings on land within Sub-precinct C adjoining residential zoned land outside the precinct and to the south must be set back a minimum width of 5m from the external precinct boundary. Planting requirements of Standards H13.6.5 (Yards) and H13.6.6 (Landscaping) Business - Mixed Use Zone in Sub precinct C apply. (Note: this is a qualifying matter in Sub-precinct C).
- (2) Buildings on land adjoining Open Space – Conservation zoned land outside the precinct must be set back a minimum width of 10m from the external precinct boundary. Planting requirements of Standards H13.6.5 (Yards) and H13.6.6 (Landscaping) Business - Mixed Use Zone apply. (Note: this is a qualifying matter in Sub-precinct C).
- (3) Buildings on land fronting Carrington Road must be set back a minimum width of ~~28~~30.2m when measured from the eastern edge of the Carrington Road road reserve as at 1 November 2015. This setback area may be used for walkways, cycleways, public transport facilities, site access, street furniture, outdoor dining and cafes. Other areas within the ~~28~~30.2m not used for these activities must be landscaped. This setback does not apply once the road widening affecting the Wairaka Precinct Carrington Road frontage has been vested in the Auckland Council.
- (4) Buildings on land adjoining the northern boundary of Sub-precinct A must be set back a minimum width of 5m from the Sub-precinct A boundary. These setbacks must be landscaped and planted with mature trees no more than 5m

PC78 (see modifications)

apart, with the balance planted with a mixture of shrubs or ground cover plants (excluding grass) within and along the full extent of the setback. The purpose of this planting is to provide a well vegetated visual screen between buildings and activities within the Sub-precinct and the adjoining land, to mitigate adverse visual and privacy effects.

For the purposes of Standards (3) and (4), the following do not apply:

- (a) retaining walls
- (b) underground car-parking buildings less than 1.5m in height above ground level.

I334.6.7. Tree protection

- (1) In addition to any notable tree, Ssubject to Standard I334.6.7(2) below, the following trees identified in I334.14Q.2 Precinct Plan 2 – pProtected tTrees and in Table I334.6.7.1 below must not be altered, removed or have works undertaken within the dripline except as set out in I334.6.7(2) below. Trees located within an existing or future road-widening area along Carrington Road frontage are not subject to this control.
- (2) Tree works to the trees identified below must be carried out in accordance with all of the provisions applying to Notable Trees in D13 Notable Tree Overlay, with the exception that up to 20 per cent of live growth may be removed in any one year.

Table I334.6.7.1 - Identified Trees

ID	Common name	Auckland district	Number of trees	Location/ Street address	Legal description
1	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
2	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
3	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
5	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
7	Karaka	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
9	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
10	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
11	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
13	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha

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ID	Common name	Auckland district	Numbers of trees	Location/ Street address	Legal description
14	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
15	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
16	Swaine's Gold, Italian cypress	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
17	Michelia	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
18	Sky Flower	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
19	New Zealand Ngaio	Isthmus	1	Carrington Road 1, Mount Albert	Lot 5 DP 314949
20	Mediterranean Cypress	Isthmus	1	Carrington Road 1, Mount Albert	Lot 5 DP 314949
22	Mediterranean Fan Palm	Isthmus	1	Carrington Road 1, Mount Albert	Lot 5 DP 314949
23	Mountain Coconut, Coco	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
24	Chinquapin	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
25	White Mulberry	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
26	Totara	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
27	Australian Frangipani	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
28	Kauri	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
29	Three Kings Climber	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
30	Norfolk Pine	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
31	Pepper Tree, Peruvian	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
32	Golden Ash	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
33	Jacaranda	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
34	Golden Ash	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
35	Variegated Five Finger	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
36	Maidenhair Tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
37	Brazilian Coral Tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949

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ID	Common name	Auckland district	Numbers of trees	Location/ Street address	Legal description
38	Dogwood	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
39	Houpara	Isthmus	4	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
40	Oleander	Isthmus	4	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
44	Taupata	Isthmus	4	Carrington Road 1, Mount Albert (Unitec)	Lot 2 DP 406935
42	Camphor Tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
43	Plum Pine	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
44	Camellia	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
45	Kohuhu	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
46	Silver Poplar	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 2 DP 406935
47	Liquidambar	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 2 DP 406935
48	Pōhutukawa	Isthmus	1	139 Carrington Road, Mt Albert	SECT 1 SO 573867
49	Bay laurel	Isthmus	1	131 Carrington Road, Mt Albert	SECT 2 SO 573867, SECT 3 SO 573867, SECT 4 SO 573867, SECT 5 SO 573867
50	English holly	Isthmus	1	131 Carrington Road, Mt Albert	SECT 2 SO 573867, SECT 3 SO 573867, SECT 4 SO 573867, SECT 5 SO 573867
51	Japanese Tanoak	Isthmus	1	139 Carrington Road, Mt Albert	SECT 1 SO 573867
52	Boxelder	Isthmus	1	131 Carrington Road, Mt Albert	SECT 2 SO 573867, SECT 3 SO 573867, SECT 4 SO 573867, SECT 5 SO 573867

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ID	Common name	Auckland district	Numbers of trees	Location/ Street address	Legal description
53	Pöhutukawa	Isthmus	1	139 Carrington Road, Mt Albert	SECT 1 SO 573867
54	Camphor tree	Isthmus	1	139 Carrington Road, Mt Albert	SECT 1 SO 573867
55	Pöhutukawa	Isthmus	1	131 Carrington Road, Mt Albert	SECT 2 SO 573867, SECT 3 SO 573867, SECT 4 SO 573867, SECT 5 SO 573867
57	English oak	Isthmus	1	123 Carrington Road, Mt Albert	Lot 2 DP 314949
58	Püriri	Isthmus	1	131 Carrington Road, Mt Albert	SECT 2 SO 573867, SECT 3 SO 573867, SECT 4 SO 573867, SECT 5 SO 573867
59	Copper beech	Isthmus	1	131 Carrington Road, Mt Albert	SECT 2 SO 573867, SECT 3 SO 573867, SECT 4 SO 573867, SECT 5 SO 573867
61	London plane	Isthmus	1	139 Carrington Road, Mt Albert	SECT 1 SO 573867
62	Totara	Isthmus	1	131 Carrington Road, Mt Albert	SECT 2 SO 573867, SECT 3 SO 573867, SECT 4 SO 573867, SECT 5 SO 573867
63	Titoki	Isthmus	1	139 Carrington Road, Mt Albert	SECT 1 SO 573867
64	Fern pine	Isthmus	1	139 Carrington Road, Mt Albert	SECT 1 SO 573867

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ID	Common name	Auckland district	Numbers of trees	Location/ Street address	Legal description
65	Dragon tree	Isthmus	1	139 Carrington Road, Mt Albert	SECT 1 SO 573867
66	Liquidambar	Isthmus	1	1 Carrington Road, Mt Albert	Pt Allot 33 Parish of Titirangi
67	London plane	Isthmus	1	81A Carrington Road, Mt Albert	Lot 2 DP 156226
69	Liquidambar	Isthmus	1	1 Carrington Road, Mt Albert	Pt Allot 33 Parish of Titirangi
70	Pūriri	Isthmus	1	1 Carrington Road, Mt Albert	Pt Allot 33 Parish of Titirangi
71	Pūriri	Isthmus	1	1 Carrington Road, Mt Albert	Pt Allot 33 Parish of Titirangi

I334.6.7A Historic Building protection

- (1) Demolition or destruction of the identified historic buildings identified in I334.11.2 Precinct plan 1 and in Table I334.6.7A.1 must be limited to no more than 30 per cent by volume or footprint of the building (whichever is the greater).

Commented [PR16]: s42A Addendum Report Issue Topic 3 Trees / Historic Buildings / SEA

Table I334.6.7.1 - Identified Historic Buildings

ID	Description	Location/ Street address	Legal description
HB1	No. 1 Auxiliary Building (Building 48)	139 Carrington Road MOUNT ALBERT 1025	SECT 1 SO 573867
HB2	Pumphouse (Building 33)	1 Carrington Road MOUNT ALBERT 1025	SECT 3 SO 520006
HB3	Medical Superintendent's Residence / Penman House (Building 55)	131 Carrington Road MOUNT ALBERT 1025	SECT 2 SO 573867, SECT 3 SO 573867, SECT 4 SO 573867, SECT 5 SO 573867
HB4	Farm Building/Stables (Building 28)	1 Carrington Road MOUNT ALBERT 1025	SECT 3 SO 520006

I334.6.8. Access

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

I334.6.9. Parking

(1) No parking is required for activities located within the ~~scheduled heritage building Oakley Hospital Main Building~~ other than for the provision of loading requirements.

~~(2) There must be no parking provided at the bus node for retail activities.~~

I334.6.9A. Building to building set back

Purpose: to ensure adequate separation between taller buildings.

~~(1) In Height Area 1 on Precinct plan 3 — Te Auaunga Additional Height the minimum separation distance between buildings shall be 14m. This control shall be measured 8.5m above ground level.~~

~~For buildings exceeding 27m in height containing facing habitable rooms the minimum separation distance between buildings must be 18m.~~

Commented [PR17]: s42A Addendum Report Issue Topic 2 Height

Commented [PR18]: s42A Addendum Report Issue Topic 2 Height

I334.6.9B — Maximum tower dimension — Height Area 1 and Area 2

Purpose: to ensure that high rise buildings in Height Area 1 and Height Area 2 on Precinct Plan 3 — Te Auaunga Additional Height:

- ~~• enable an appropriate scale of building to increase land efficiency in this part of the precinct;~~
- ~~• allow adequate sunlight and daylight access to public streets and public open space;~~
- ~~• provide adequate sunlight and outlook around and between buildings;~~
- ~~• mitigate adverse wind effects;~~
- ~~• discourage a high podium base on any one building, in order to positively respond to Area 1's qualities as a visual gateway and its wider landscape setting; and~~
- ~~• manage any significant visual dominance effects by applying a maximum tower dimension.~~

~~(1) This standard only applies in Height Area 1 and Height Area 2 identified on Precinct Plan 3 — Te Auaunga Additional Height.~~

~~(2) The maximum tower dimensions applying in Height Area 1 and Height Area 2 identified on Precinct Plan 3 — Te Auaunga Additional Height must not exceed the dimension specified in Table I334.6.119B.1 below.~~

Table I334.6.9B.1: Maximum tower dimensions

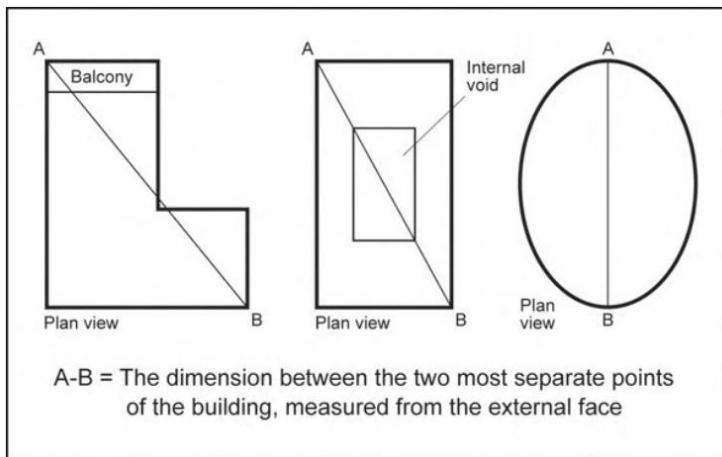
	<u>Maximum Tower Dimension</u>
<u>Buildings up to 35m</u>	<u>No tower dimension applies</u>
<u>Building with height up to 43.5m</u>	<u>50m max. tower dimension</u>

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<u>Building with height up to 54m</u>	<u>50m max. tower dimension</u>
<u>Building with height up to 72m</u>	<u>42m max. tower dimension</u>

(3) The maximum tower dimension is the horizontal dimension between the exterior faces of the two most separate points of the building and for the purposes of this standard applies to that part of the building as specified in Figure I334.6.119B.2 below. This control shall be measured 8.5m above ground level.

Figure I334.6.9B.2 Maximum tower dimension plan view



I334.6.9B. Wind

Purpose: to mitigate the adverse wind effects generated by tall buildings.

- (1) A new building exceeding 27m in height and additions to existing buildings that increase the building height above 27m must not cause:
- (a) The mean wind speed around it to exceed the category for the intended use of the area as set out in Table I334.6.429C.1 and Figure I334.6.429C.2 below;
 - (b) The average annual maximum peak 3-second gust to exceed the dangerous level of 25m/second; and
 - (c) An existing wind speed which exceeds the controls of Standard I334.6.429C.(1)(a) or Standard I334.6.429C.(1)(b) above to increase.

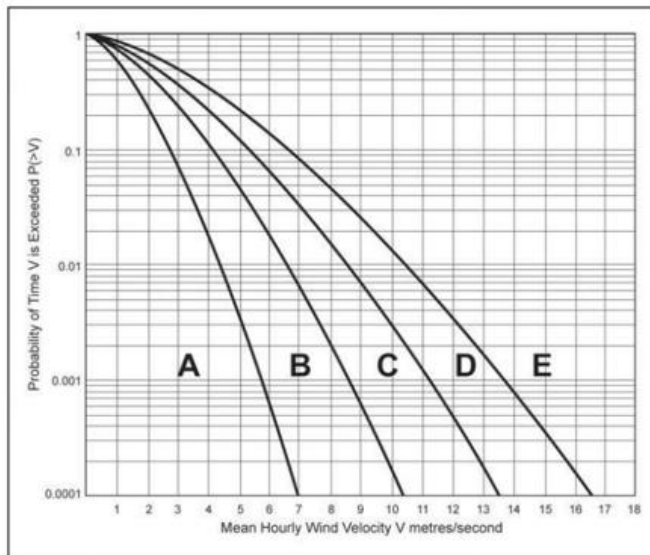
- (2) A report and certification from a suitably qualified and experienced person, showing that the building complies with Standard I334.6.-429C.(1) above, will demonstrate compliance with this standard.
- (3) If the information in Standard I334.6.-429C.(2) above is not provided, or if such information is provided but does not predict compliance with the rule, a further wind report including the results of a wind tunnel test or appropriate alternative test procedure is required to demonstrate compliance with this standard.

Table I334.6.9B.1 Categories

<u>Category</u>	<u>Description</u>
<u>Category A</u>	<u>Areas of pedestrian use or adjacent dwellings containing significant formal elements and features intended to encourage longer term recreational or relaxation use i.e. public open space and adjacent outdoor living space</u>
<u>Category B</u>	<u>Areas of pedestrian use or adjacent dwellings containing minor elements and features intended to encourage short term recreation or relaxation, including adjacent private residential properties</u>
<u>Category C</u>	<u>Areas of formed footpath or open space pedestrian linkages, used primarily for pedestrian transit and devoid of significant or repeated recreational or relaxational features, such as footpaths not covered in categories A or B above</u>
<u>Category D</u>	<u>Areas of road, carriage way, or vehicular routes used primarily for vehicular transit and open storage, such as roads generally where devoid of any features or form which would include the spaces in categories A-C above</u>
<u>Category E</u>	<u>Category E represents conditions which are dangerous to the elderly and infants and of considerable cumulative discomfort to others, including residents in adjacent sits. Category E conditions are unacceptable and are not allocated to any physically defined areas of the city</u>

Figure I334.6.9B.2 Wind Environment Control

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Derivation of the wind environment control graph:

The curves on the graph delineating the boundaries between the acceptable categories (A-D) and unacceptable (E) categories of wind performance are described by the Weibull expression:

$$P(>V) = e^{-(v/c)^k}$$

where V is a selected value on the horizontal axis, and P is the corresponding value of the vertical axis:

and where:

P(>V) = Probability of a wind speed V being exceeded;

e = The Napierian base 2.7182818285

v = the velocity selected;

k = the constant 1.5; and

c = a variable dependent on the boundary being defined:

$$A/B, c = 1.548$$

$$B/C, c = 2.322$$

$$C/D, c = 3.017$$

$$D/E, c = 3.715$$

~~I334.6.13. Sub-precinct A Northern Boundary setback~~

- ~~(1) Buildings on land adjoining the northern boundary of Sub-precinct A must be set back a minimum width of 5m from the Sub-precinct A boundary. These setbacks must be landscaped and planted with mature trees no more than 5m apart, with~~

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the balance planted with a mixture of shrubs or ground cover plants (excluding grass) within and along the full extent of the setback. The purpose of this planting is to provide a well vegetated visual screen between buildings and activities within the Sub precinct and the adjoining land, to mitigate adverse visual and privacy effects.

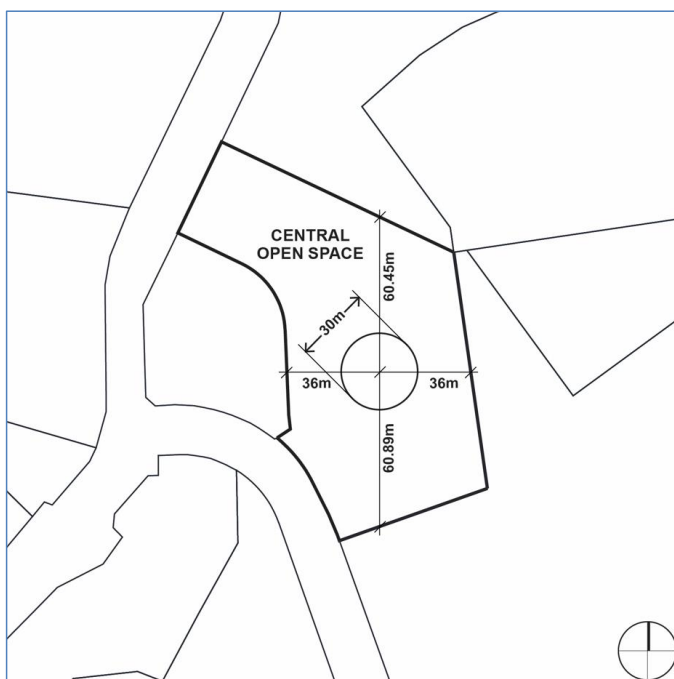
(2) This standard does not apply to:

- (a) retaining walls
- (b) underground car parking buildings less than 1.5m in height above ground level.

I334.6.9C Central Open Space - Shading

- (1) Development adjoining the Central Open Space, as identified on Precinct Plan 1, shall ensure that 80% of a 30m x 30m area with Central Open Space (as shown in Figure I334.6.9D.1 below) is free from shading between the
- (2) hours of 10am and 3.30pm on the 21st June.

Figure I334.6.9C.1 – Central Open Space Shading



I334.6.9C Open Space (does not apply in Sub-precincts A and C)

Commented [PR19]: s42A Addendum Report Issue Topic 4
Open Space

- (1) Open Space must be provided at the ratio of 20m² of open space for every dwelling in the precinct.
- (2) For the purposes of this standard Open Space may comprise:
 - (a) Open Space within a Neighbourhood Park or other Open Space area identified on Precinct Plan 1 that has not been previously allocated in accordance with this standard;
 - (b) An extension to an existing Neighbourhood Park or other Open Space area identified on Precinct Plan 1;
 - (c) pedestrian or cycle links outside a road corridor;
 - (d) Additional areas of publicly accessible or communal Open Space for social or recreation purposes, comprising no less than 1,000m² in a contiguous, regular shaped, flat area of land.
- (3) The Open Space must be secured by a suitable legal mechanism at the stage of development and / or subdivision.
- (4) The calculation of Open Space at the ratio of 20m² of open space for every dwelling must include all dwellings in the precinct, excluding any dwellings in Sub-precincts A and C.

Standards in Sub-precinct A

All activities listed as permitted, controlled and restricted discretionary in Table I334.4.4 must comply with the following standards.

I334.6.10. Height in relation to Boundary

- (1) Buildings in Sub-precinct A must not project beyond a 45-degree recession plane measured from a point 3m vertically above ground level along the north and south boundaries of the Sub-precinct.

I334.6.11. Height

- (1) I334.6.4 applies.

~~I334.6.12. Landscaping [Deleted]~~

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

I334.6.13. Tree Protection

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- (1) I334.6.7 applies

I334.6.14. Sub-precinct A Boundary setback

- (1) I334.6.6(2) applies.

- (2) Buildings on land within Sub-precinct A adjoining the northern and southern boundaries of the Sub-precinct must be set back a minimum width of 5m from the Sub-precinct A boundary. These setbacks must be landscaped and planted with mature trees no more than 5m apart, with the balance planted with a mixture of shrubs or ground cover plants (excluding grass) within and along the full extent of the setback. The purpose of this planting is to provide a well vegetated visual screen between buildings and activities within the Sub-precinct and the adjoining land, to mitigate adverse visual and privacy effects.

For the purposes of Standard (2), the following do not apply to the northern boundary:

- (a) retaining walls with landscaping of any retained ground and any land at the base of the retaining wall, to a distance of 5m from the boundary
- (b) underground car-parking buildings less than 1.5m in height above ground level with landscaping above, to a distance of 5m from the boundary.

- (3) Buildings on land within Sub-precinct A adjoining Strategic Transport Corridor zoned land outside the precinct must be set back a minimum width of 5m from the external precinct boundary. This setback shall remain landscaped with mature trees, with the Identified Trees in this location supplemented as necessary to maintain a heavily treed frontage.

I334.6.15. Stormwater

- (1) I334.6.3 applies.

I334.6.16. Parking

- (1) No minimum and no maximum parking is required in Sub-precinct A.

Standards in Sub-precinct C

The development of dwellings on land zoned Residential – Mixed Housing Urban and Residential – Terrace Housing and Apartment Buildings must comply with the following Medium Density Residential Standards as specified below.

I334.6.17 Number of dwellings per site

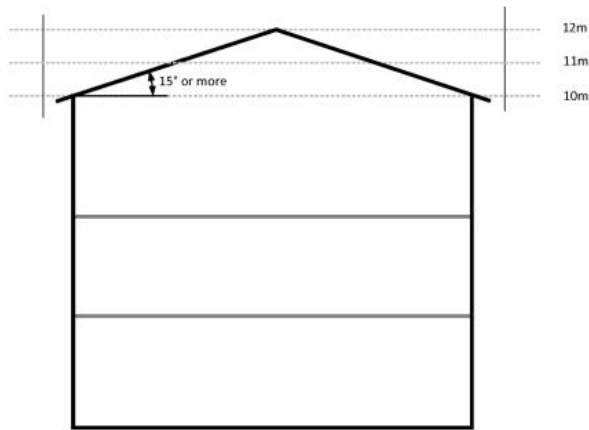
- (1) There must be no more than three dwellings per site.

I334.6.18 Building height

Commented [PR20]: Responds to concerns of Health New Zealand Te Whatu Ora

- (1) In the Residential – Mixed Housing Urban Zone, buildings must not exceed 11 metres in height, except that 50% of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1 metre, where the entire roof slopes 15° or more, as shown in Figure I334.6.18.1 below:

Figure I334.6.18.1 Building height

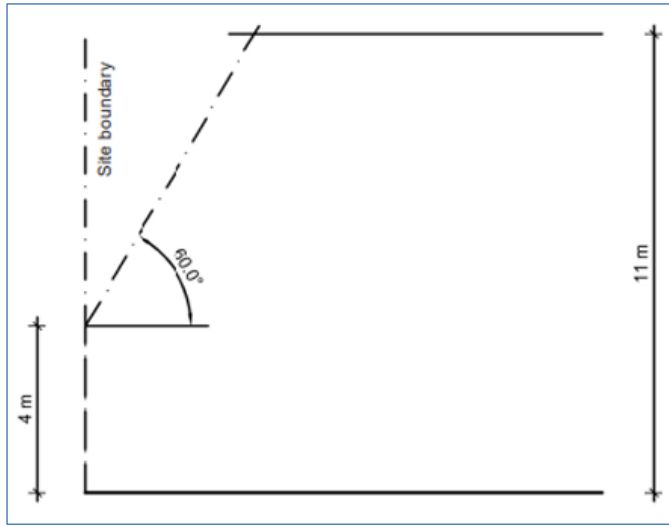


I334.6.19 Height in Relation to Boundary

- (1) Buildings must not project beyond a 60 degree recession plane measured from a point 4m vertically above ground level along the side and rear boundaries, as shown in Figure I334.6.19.1 below
- (2) Standard I334.6.19(1) above does not apply to a boundary with a road.
- (3) Standard I334.6.19(1) above does not apply to a boundary, or part of a boundary, adjoining any Business Zone.
- (4) Standard I334.6.19(1) above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (5) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard I334.6.19(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.

- (6) The height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

Figure I334.6.19.1 Height in relation to boundary



I334.6.20 Yards

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table I334.6.20.1 below except that when Standard I334.6.6 applies the relevant yard in Table I334.6.20.1 is not required by Standard I334.6.20(1).

Table I334.6.20.1

<u>Yard</u>	<u>Minimum Depth</u>
<u>Front</u>	<u>1.5</u>
<u>Side</u>	<u>1m</u>
<u>Rear</u>	<u>1m</u>

- (2) This standard does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

I334.6.21 Building Coverage

- (1) The maximum building coverage must not exceed 50 per cent of the net site area.

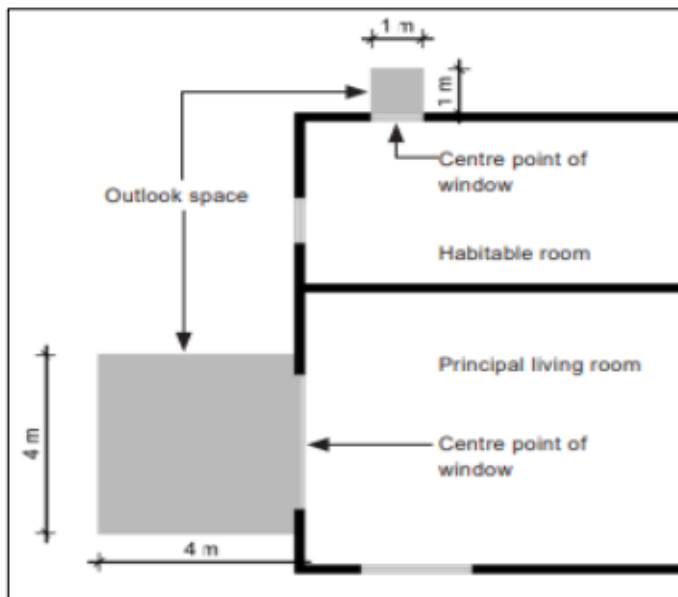
I334.6.22 Landscaped Areas

- (1) A dwelling at ground floor level must have a landscaped area of a minimum of 20 per cent of a developed site with grass or plants, and can include the canopy of trees regardless of the ground treatment below them.
- (2) The landscaped area may be located on any part of the development site, and does not need to be associated with each dwelling

I334.6.23 Outlook Space

- (1) An outlook space must be provided for each development containing up to three dwellings as specified in this standard.
- (2) An outlook space must be provided from habitable room windows as shown in Figure I334.6.23.1 below.
- (3) The minimum dimensions for a required outlook space are as follows and as shown in Figure I334.6.23.1 below:
- (a) a principal living room must have an outlook space with a minimum dimension of 4 metres in depth and 4 metres in width; and
 - (b) all other habitable rooms must have an outlook space with a minimum dimension of 1 metre in depth and 1 metre in width.
- (4) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (5) Outlook spaces may be over driveways and footpaths within the site or over a public street or other public open space.
- (6) Outlook spaces may overlap where they are on the same wall plane in the case of a multi-storey building.
- (7) Outlook spaces may be under or over a balcony.
- (8) Outlook spaces required from different rooms within the same building may overlap.
- (9) Outlook spaces must:
- (a) be clear and unobstructed by buildings; and
 - (b) not extend over an outlook space or outdoor living space required by another dwelling

Figure I334.6.23.1 Outlook Space requirements for developments containing up to three dwellings



I334.6.24 Outdoor Living Space

- (1) A dwelling at ground floor level must have an outdoor living space that is at least 20m² and that comprises ground floor, balcony, patio, or roof terrace space that:
- (a) where located at ground level, has no dimension less than 3 metres and
 - (b) where provided in the form of a balcony, patio, or roof terrace, is at least 8m² and has a minimum dimension of 1.8 metres; and
 - (c) is accessible from the dwelling; and
 - (d) may be:
 - (i) grouped cumulatively by area in 1 communally accessible location; or
 - (ii) located directly adjacent to the unit; and
 - (e) is free of buildings, parking spaces, and servicing and manoeuvring areas.

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(2) A dwelling located above ground floor level must have an outdoor living space in the form of a balcony, patio, or roof terrace that:

(a) is at least 8m² and has a minimum dimension of 1.8 metres; and

(b) is accessible from the dwelling; and

(c) may be:

(i) grouped cumulatively by area in 1 communally accessible location, in which case it may be located at ground level; or

(ii) located directly adjacent to the dwelling. ~~unit~~

I334.6.25 Windows to street

(1) Any dwelling facing the street must have a minimum of 20 per cent of the street facing façade in glazing. This can be in the form of windows or doors.

I334.6.26 Subdivision in accordance with an approved land use consent for the purpose of the construction or use of dwellings as permitted or restricted discretionary activities in the precinct

Purpose: To provide for subdivision of land for the purpose of construction and use of dwellings in Sub-precinct C in accordance with MDRS permitted and restricted discretionary land use activities. ~~Standards I334.6.17 to I334.6.25 inclusive~~

(1) Any subdivision relating to an approved land use consent must comply with that land use consent.

(2) Subdivision does not increase the degree of any non-compliance with standards I334.6.17 to I334.6.25 except that Standard I334.6.19(1) does not apply along the length of any proposed boundary where dwellings share a common wall.

(3) No vacant sites are created.

I334.6.27 Subdivision around existing buildings and development

Purpose: To provide for subdivision of land for the purpose of construction and use of dwellings in Sub-precinct C in accordance with Standards I334.6.17 to I334.6.25 inclusive.

(1) Prior to subdivision occurring, all development must meet the following:

(a) Comply with the relevant overlay, Auckland-wide, zone and precinct rules; or

(b) Be a legally established dwelling.

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(2) Subdivision does not increase the degree of any non-compliance with standards I334.6.17 to I334.6.25 except that Standard I334.6.19(1) does not apply along the length of any proposed boundary where dwellings share a common wall.

(3) No vacant sites are created.

I334.6.28 Subdivision for up to three sites accompanied by a land use consent application or certificate of compliance for up to three dwellings

Purpose: To provide for subdivision of land for the purpose of construction and use of dwellings in Sub-precinct C.

(1) The subdivision application and land use consent application or certificate of compliance relate to a site on which there are no dwellings.

(2) The subdivision application and land use consent application or certificate of compliance must be determined concurrently.

(3) Each dwelling, relative to its proposed boundaries, complies with Standards I334.6.17 to I334.6.25.

(4) A maximum of three sites and three dwellings are created.

(5) No vacant sites are created.

I334.7. Assessment – controlled activities

I334.7.1. Matters of control

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

- (1) Connection of Precinct to Laurel Street, Renton Road or Rhodes Avenue with a private (non-gated) road:
 - (a) traffic effects on adjoining streets and the transport network;
 - (b) amenity and safety of adjoining streets and those within the precinct;
 - (c) design of road connections;
 - (d) benefits of connections (excluding benefits related to diversion of traffic from Carrington Road);
 - (e) provision of walkway and cycle access; and

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

(2) Subdivision-All controlled subdivision activities in Table I334.4.1:

- (a) The extent to which subdivision boundaries align with the sub-precinct boundaries and with the precinct plan shown in Precinct plan 1 and with Policy I334.3(15A) (or with any approved road network). Boundaries of the precinct, sub-precincts, and/or zone are consistent with the proposed site boundaries.

(3) All controlled subdivision activities in Table I334.4.3:

- (a) compliance with an approved resource consent or consistency with a concurrent land use consent application or certificate of compliance;
- (b) compliance with the relevant overlay, Auckland-wide, precinct and zone rules;
- (c) the effects of infrastructure provision.

(34) All New Buildings, and Additions to Existing Buildings in Sub-precinct A:

- (a) high quality design and amenity;
- (b) functional and operational (including security) requirements;
- (c) the integration of landscaping;
- (d) safety;
- (e) effects of the location and design of access to the sub-precinct on the safe and efficient operation of the adjacent transport network having regard to:
 - (i) visibility and safe sight distances;
 - (ii) existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring;
 - (iii) proximity to and operation of intersections;
 - (iv) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Precinct; and
 - (v) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways;
- (f) The location and capacity of infrastructure servicing:
 - (i) the extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure needs to be provided to adequately service the nature and staging of anticipated development within the Sub-precinct;

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- (ii) management and mitigation of flood effects, including on buildings and property;
- (iii) methods and measures to avoid land instability, erosion, scour and flood risk to buildings and property;
- (iv) location, design and method of the discharge; and
- (v) management of stormwater flow and contaminants and the implementation of stormwater management devices and other measures.

I334.7.2. Assessment criteria

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

- (1) Connection of Precinct to Laurel Street, Renton Road or Rhodes Avenue with a private (non-gated) road:
 - (a) the extent to which the design of the road and associated landscaping creates:
 - (i) access consistent with the local road function; and
 - (ii) street trees, planting and other landscaping features that ensure a good standard of amenity;
 - (b) the extent to which the introduction of appropriate traffic calming measures discourages non-local traffic and to manage speed;
 - (c) the extent to which the management of the private road through such measures as signage, surface treatment, landscaping and speed restrictions does restrict the use of these roads to only those vehicles with authorised access;
 - (d) the extent of any positive benefits arising from the proposed connection (excluding benefits relating to diversion of traffic from Carrington Road);
 - (e) the provision of walkway and cycleway access is not restricted. The extent to which landscaping and treatment reflects an appropriate standard of design for public walkways and cycle-ways; and
 - (f) the extent to which turning restrictions within the precinct are needed to reduce the likelihood of traffic entering the precinct through the southern roads to access car parking buildings within the Special Purpose – Tertiary Education Zone.
- (2) Subdivision
 - (a) The extent to which subdivision boundaries align with the sub-precinct boundaries and with ~~the Precinct Plan shown in Precinct Plan 1 and with Policy I334.3(15A)~~ (or with any approved road network).

- (b) Compliance with an existing approved resource consent or concurrent land use consent application or certificate of compliance.
- (c) Compliance with the relevant overlay, Auckland-wide, precinct and zone rules.

 - (i) Refer to Policy E38.3(1) and (6)
- (d) The effect of the site design, size, shape, contour, and location, including existing buildings, manoeuvring areas and outdoor living space.
- (e) The adequate provision and capacity of infrastructure.

 - (i) Refer to Policy E38.3(1), (6), (19) to (23)
- (f) The effect on historic heritage and cultural heritage items.
- (3) All New Buildings, and Additions to Existing Buildings in Sub-precinct A

 - (a) The extent to which the building and associated landscaping contributes to a high quality amenity outcome when viewed from neighbouring land and buildings, including the appearance of the roofscape;
 - (b) Whether the design recognises the functional, operational, and security requirements of the intended use of the building, and addresses the safety of the surrounding residential community and the public realm;
 - (c) The extent to which effects of the location and design of access to the sub-precinct on the safe and efficient operation of the adjacent transport network have been adequately assessed and managed having regard to:

 - (i) visibility and safe sight distances;
 - (ii) existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring;
 - (iii) proximity to and operation of intersections;
 - (iv) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Precinct; and
 - (v) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways;
 - (d) The location and capacity of infrastructure servicing:

 - (i) the extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure needs to be provided to adequately service the nature and staging of anticipated development within the application area; and
 - (ii) the extent to which stormwater management methods that utilise low impact stormwater design principles and improved water quality systems are provided.

I334.8. Assessment – restricted discretionary activities

I334.8.1. Matters of discretion

Note – For the purpose of the following provisions, ‘dwelling’ means a residential dwelling that has an approved land-use consent or building consent.

- I334.8.1(1A)(d)(iv)
- I334.8.1(1A)(f)(ii) and (iii)

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

- (1) Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area ~~adjacent to within 150m of, and accessed from via, Farm Road (A6); and or adjacent to the bus hub or Oakley Hospital building~~ Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area adjacent to the Historic Heritage Overlay (A7):

- ~~(a) building interface with any public place [deleted]~~
- ~~(b) safety; [deleted]~~
- ~~(c) services; [deleted]~~
- ~~(d) traffic; [deleted]~~
- ~~(e) travel plans and integrated transport assessments; [deleted]~~
- ~~(f) design of parking and access; and [deleted]~~
- (aa) matters of discretion I334.8.1(1A)(d) - I334.8.1(1A)(h); and
- ~~(g)(ba)~~ degree of integration with other centres.

(1A) New buildings which comply with Standard I334.6.4 Height (does not apply to Sub-precinct A):

- (a) Ground contours:
 - (i) whether proposed finished contour levels at a subject site abutting land identified as open space on Precinct Plan 1 or vested public roads across the subject land area adequately manages pedestrian access from the ground floor level of buildings to the adjoining identified open space land and public roads variations between the ground floor level of future buildings and adjoining existing and proposed public open space (where information is available and buildings are adjoining); and

Commented [PR21]: Responds to concerns of Health New Zealand Te Whatu Ora

(ii) where ground floor dwellings or visitor accommodation is proposed, whether some minor variations between the ground floor level and the level of adjoining open space or street (where adjoining) may be acceptable to provide for the privacy of residents and occupants/users.

(b) Building form and character:

(i) whether building design and site layout achieves:

- (a) separate pedestrian entrances for residential uses within mixed use buildings;
- (b) legible entrances and exits from buildings to open spaces and pedestrian linkages;
- (c) articulation of any building façades which adjoin public roads and identified open space on Precinct Plan 1, to manage the extent of large blank and/or flat walls and/or façades;
- (d) corner sites provide the opportunity for additional building mass and height so as to makes a positive contribution to the streetscape;
- (e) a high quality, clear and coherent design concept utilises a palette of durable materials to express the building form;
- (f) high quality visual interest through the use of façade modulation and articulation, and/or the use of materials and finishes and ensures any otherwise unavoidable blank walls are enlivened by methods which may include artwork, māhi toi, articulation, modulation and cladding choice to provide architectural relief;
- (g) rooftop mechanical plant or other equipment is screened or integrated in the building design;
- (h) any otherwise unavoidable blank walls are enlivened by methods which may include artwork, māhi toi, articulation, modulation and cladding choice to provide architectural relief;
- (i) parking areas are designed and located within or abutting buildings which are to be visually discreet when viewed from public roads and open space identified on Precinct Plan 1;
- (j) long building frontages are visually broken up by façade design and roofline, recesses, awnings, balconies and other projections, materials and colours;
- (k) building form is designed to allow a reasonable level of daylight into land identified as open space within Precinct Plan 1 within the precinct, (but excluding public roads) appropriate to their intended use;

- (l) a sympathetic relationship with the Oakley Hospital Main Building and the Pumphouse;
- (ii) activities at ground level engage with and activate existing and/or proposed open spaces, streets and lanes;
- (iii) outdoor living areas and internal living spaces achieve privacy from publicly accessible areas while maintaining a reasonable level of passive surveillance; and
- (iv) whether any proposed publicly accessible spaces within a development, including pedestrian and cycle linkages, are integrated into the existing or planned pedestrian network.
- (c) Safety including passive surveillance:

 - (i) whether new buildings are designed in accordance with Crime Prevention Through Environmental Design principles, including by providing passive surveillance of publicly accessible areas. For the purpose of this assessment, internal open spaces, plazas, foyers, lanes and pedestrian and cycleway linkages within a tertiary education campus(es) will be considered as if they are public open spaces.
- (d) Services including infrastructure capacity and stormwater management:

 - (i) stormwater, wastewater, water supply, and electricity and telecommunication infrastructure are provided to adequately service the nature and staging of anticipated development within the subject land area;
 - (ii) location of built form, public open space and stormwater management infrastructure provide for the establishment of future stormwater management features, which incorporate low impact stormwater design principles and improved water quality systems;
 - (iii) the effects of potential contamination of stormwater and ground water arising from discharges from roofing materials; and
 - (iv) whether any development that would bring the total number of dwellings in the precinct in excess of 4,000 dwellings provides an infrastructure capacity assessment that demonstrates that there is sufficient capacity in the bulk water supply and wastewater network to service the development at the time of occupation.
- (e) Traffic:

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

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- (i) proposed developments are consistent with any existing integrated transport assessment applying to the proposed development or any new integrated transport assessment or other traffic assessment lodged with any resource consent application and any corresponding travel plans are provided by way of conditions of any consent prior to occupation;
 - (ii) whether any development that would bring the total number of dwellings in excess of 3,000 dwellings within the precinct either demonstrates that the assumptions of any existing integrated transport assessment are valid, or, if the transport network and generation is not consistent with the assumptions within the existing integrated transport assessment, provides an updated integrated transport assessment demonstrating the generated travel demand can be appropriately managed; and
 - (iii) whether any development that would bring the total number of dwellings in excess of 4,000 dwellings either provides an integrated transport assessment demonstrating the generated travel demand can be appropriately managed, or demonstrates that the assumptions of any existing integrated transport assessment for in excess of 4,000 dwellings are valid.
- (g) Design of parking structures and vehicular access:
- (i) within the Special Purpose - Tertiary Education Zone avoids parking either at grade or within a building at or above ground level, having direct access from Laurel Street, Renton Road, Rhodes Avenue (or any extension of those streets), or the western road shown on Precinct Plan 1;
 - (ii) minimises the extent to which parking within a building at or above ground level directly faces Te Auaunga and the Carrington Road frontage;
 - (iii) parking areas are screened;
 - (iv) parking structures minimise direct venting to pedestrian environments at ground level;
 - (v) vehicle crossings and access ways prioritise pedestrian movement and in particular are designed to reduce vehicle speed and be separated from pedestrian access, or are designed as a shared space; and
 - (vi) design of pedestrian routes between parking areas, building entrances/lobbies and the street ensures that these spaces are accessible by people of all ages and physical abilities and provide a high level of pedestrian safety.
- (h) Landscape:
- (i) landscaping is provided to contribute to the achievement of quality amenity that is integrated with the built environment. Landscaping may be provided in the form of courtyards, plazas and other areas that

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are accessed by residents, visitors or the public including lanes and pedestrian accessways. Landscaping includes the provision of both soft and hard landscape elements such as trees, shrubs, ground cover plants, paved areas and outdoor seating areas.

- (i) Matters applying to the Carrington Road frontage:
 - (i) building frontages to Carrington Road are designed to express a scale of development that responds to Policy I334.3(13);
 - (ii) the use of architectural treatments and design features, such as façade and roofline design, materials, separation and layout to contribute to the visual character, and articulation of the Carrington Road frontage; and
 - (iii) building frontages to Carrington Road are designed to address the perception of a solid walled mass through techniques including building recesses, clear visual breaks between buildings, variation in roofline and overall building silhouette.
- (i) Matters applying to development located on a site containing the Wairaka Stream:
 - (i) development is designed to recognise and contribute to the values of the stream, including planting of riparian margins.

Commented [PR22]: Note: this was "within 20m of" Wairaka Stream. The Applicant has agreed to a change referring to any site that may be subject to development to address the concern raised in the Addendum Review on Terrestrial Ecology

~~(1B) Buildings within the Height Areas identified on Precinct Plan 3 – Te Auaunga Additional Height that exceed the heights specified on Precinct Plan 3 – Te Auaunga Additional Height, and Buildings within the Height Area 1 identified on Precinct Plan 3 – Te Auaunga Additional Height between 35m and 72m:~~

Commented [PR23]: See primary s42A report Section 8.1

- ~~(a) matters of discretion I334.8.1(1A)(a) – I334.8.1(1A)(h);~~
- ~~(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 and associated landscaping:~~
 - ~~(i) relates to the Tāmaki Makaurau cityscape and how it is seen within the wider receiving environment, with consideration of how the articulation, modulation, and materiality of the building breaks up its vertical and horizontal scale as seen in short (within the precinct) mid (including within Point Chevalier town centre) and long distance views;~~
 - ~~(ii) 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;~~
 - ~~(iii) responds and relates appropriately to the scale and form of the Oakley Hospital Main Building and its extent of place, including~~

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~~through the scale and modulation of the building's lower floors;
and~~

~~(iv) landscaping responds to the presence of Te Auaunga and
protected trees and vegetation;~~

~~(ii) The degree to which buildings provide sympathetic contemporary and
high quality design which enhances the precinct's built form;~~

(c) ~~shading;~~

~~(i) the extent degree to which the location and design of buildings
ensures a reasonable level of sunlight access (measured at the
Equinox) to residential units dwellings and open space areas; taking
into consideration site and building orientation, and the planned built-
character of the precinct;~~

(2) Parking buildings/~~structures:~~

~~(a) ground contours;[deleted]~~

~~(b) building interface with public places;[deleted]~~

~~(c) safety;[deleted]~~

~~(d) services including infrastructure and stormwater management;[deleted]~~

~~(e) traffic;[deleted]~~

~~(f) travel plans and integrated transport assessments; and[deleted]~~

~~(g) design of parking and access;[deleted]~~

~~(a) matters of discretion I334.8.1(1A)(a), and I334.8.1(1A)(d) - I334.8.1(1A)(h)(i).~~

(3) ~~Connection of any road to the Precinct with a public road;[deleted]~~

(3A) Extension of Laurel Street, Renton Road, Rhodes Avenue or Mark Road into the
precinct as a public road, and providing vehicular connections to the western
road within the precinct (A29):

(a) traffic;

(b) amenity and safety;

(c) design of road connections; and

(d) benefits of road connections (excluding benefits related to diversion of traffic
from Carrington #Road);

(e) provision of walkway and cycle access; and

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

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- (4) Any development not otherwise listed in Tables I334.4.1, I334.4.3, and I334.4.4 that is generally in accordance with ~~the Precinct Plan 1 and Policy I334.3(15A)~~:
- (a) Effects of the location and design of the access on the safe and efficient operation of the adjacent transport network having regard to:
 - (i) visibility and safe sight distances;
 - (ii) existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring;
 - (iii) proximity to and operation of intersections;
 - (iv) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Plan; and
 - (v) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways;
 - (b) The location and capacity of infrastructure servicing:
 - (i) the extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure needs to be provided to adequately service the nature and staging of anticipated development within the application area;
 - (ii) ~~The~~ effects on receiving environments from the location and design of the Indicative Stormwater Management Area and stormwater devices including the following:
 - ~~(i)~~ management of the adverse effects on receiving environments, including cumulative effects (which may be informed by any publicly available current stormwater and/or catchment management plans and analyses);
 - ~~(ii)~~ BPO for the management of the adverse effects of the stormwater diversion and discharge on receiving environments;
 - ~~(iii)~~ implementation of stormwater management devices and other measures and programmes that give effect to the BPO;
 - ~~(iv)~~ management and mitigation of flood effects, including on buildings and property;
 - ~~(v)~~ methods and measures to minimise land instability, erosion, scour and flood risk to buildings and property;
 - ~~(vi)~~ location, design and method of the discharge; and
 - ~~(vii)~~ management of stormwater flow and contaminants and the implementation of stormwater management devices and other measures;
 - (c) The effects on the recreation and amenity needs of the users of the precinct and surrounding residents through the provision of:

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- (i) open spaces which are prominent and accessible ~~by pedestrians to the public;~~
 - (ii) communal open spaces which are prominent and accessible to residents of the associated development;
 - (iii) ~~(ii)~~ the number, and size, and quality of open spaces in proportion to the future intensity and needs of the precinct and surrounding area; ~~and~~
 - (d) ~~(iii)~~ Effective and safe pedestrian and/or cycle linkages;
 - ~~(e)(i)~~ the location, physical extent and design of open space;
 - ~~(e)(ii)~~ the location of anticipated land use activities within the development;
 - ~~(f)(iii)~~ the location and physical extent of parking areas; ~~and~~
 - ~~(g)(iv)~~ the staging of development and the associated resource consent lapse period;
 - ~~(h)(v)~~ the location and form of building footprints and envelopes; and
 - ~~(i)(vi)~~ Building scale and dominance (bulk and location).
- (5) For development and/or subdivision that does not comply with Standards: I334.6.1 Floodlights; I334.6.2 Retail thresholds; I334.6.3 Stormwater; I334.6.4 Height; I334.6.5 Landscaping; I334.6.6 Precinct boundary setback; I334.6.7 Tree protection; I334.6.8 Access; I334.6.9 Parking; I334.6.10 Height in relation to Boundary; I334.6.11 Sub-precinct A Boundary setback; the Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:
- (a) the matters of discretion in Rule C1.9(3) of the general provisions apply;
 - (b) any special or unusual characteristic of the site which is relevant to the standard;
 - (c) where more than one standard will be infringed, the effects of all infringements considered together; and
 - (d) the effects on the following relevant matters:
 - (i) floodlights – the effects on the amenity values of adjoining residential areas;
 - (ii) retail thresholds – the needs of the campus and serving the local demand within the precinct, the role function and amenity of the Point Chevalier and Mt Albert town centres;
 - (iii) stormwater – ~~S~~see Matter I334.8.1(4)~~(e)(b)~~ above;
 - (iv) height – the effects on the amenity values of open spaces and adjoining residential areas;

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- (v) ~~landscaping – the street edge, the delineation of pedestrian routes, the visual and pedestrian amenity effects caused by access ways, parking and service areas; [deleted]~~
 - (vi) precinct boundary set back - ~~h~~interface with the public realm and effects on neighbouring sites, building scale and dominance (bulk and location), and ~~Q~~outlook and privacy;
 - (vii) trees – ~~S~~see restricted discretionary activity matters of discretion in Matters D13.8.1 Notable Trees Overlay;
 - (viii) access – the primary access to the precinct being on Carrington Road, the amenity values of existing residents as a result of the southern connections becoming a direct vehicle entrance to the precinct;
 - (ix) parking – the heritage values of the Oakley Hospital ~~mMain bBuilding,~~ the efficiency of operation of the bus hub;
 - (x) Boundary setback in respect of buildings within Sub-precinct A adjoining Strategic Transport Corridor zoned land outside the precinct – landscape amenity;
 - (xi) Height in relation to boundary – visual dominance, overlooking, shading and privacy.
- (6) New buildings or additions to existing buildings within Sub-precinct A that increase the building footprint by more than 20 per cent or 200m² GFA (whichever is the lesser), that are located within 10m of the eastern boundary:
- Where buildings do not abut the street frontage*
- (a) the effectiveness of screening and/or landscaping on the amenity of the streetscape;
 - (b) safety;
 - (c) functional and operational (including security) requirements;
- Where buildings do abut the street frontage*
- (d) the effectiveness of screening and/or landscaping (if any);
 - (e) the maintenance or enhancement of amenity for pedestrians using the adjoining street;
 - (f) measures adopted for limiting the adverse visual effects of any blank walls along the street frontage;
 - (g) measures adopted to provide for the visual interest at the street frontage, while ensuring the security, and functional and operational requirements of the Mason Clinic;
 - (h) safety
- Matters applying to all buildings*
- (i) Those matters contained in I334.7.1.(3).

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- (7) Subdivision of land for the purpose of construction and use of dwellings in the Business – Mixed Use zone:
- (a) Boundaries of the precinct and sub-precincts aligning with the proposed site boundaries.
 - (b) Site size, shape, design, contour, layout and location.
 - (c) Infrastructure.
- (8) Buildings for 1 or more dwellings in a residential zone which do not comply with any of Standards I334.6.17 to I334.6.25
- (a) any precinct and zone policy which is relevant to the standard
 - (b) the effects of the infringement of the standard
 - (c) the effects of any special or unusual characteristics of the site which is relevant to the standard
 - (d) the characteristics of the development
 - (e) any other matters specifically listed for the standard
 - (f) where more than one standard will be infringed, the effects of all infringements considered together.
- ~~(8) Four or more dwellings within Sub-Precinct C~~
- ~~(a) Matters of discretion H5.8.1(2) and H6.8.1(2) apply;~~
 - ~~(b) The standards in IXXX.6.21(2)~~
 - ~~(c) Infrastructure and servicing.~~

I334.8.2. Assessment criteria

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

- (1) Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area ~~adjacent to within 150m of~~, and accessed ~~from via, Farm Road and or adjacent to the bus hub or Oakley Hospital building(A6);~~ and Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area adjacent to the Historic Heritage Overlay (A7):
- ~~(a) Building interface with any public places;[Deleted]~~
 - ~~(i) the extent to which buildings have clearly defined public fronts that address the street and public open spaces to positively contribute to those public spaces and pedestrian safety;~~

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

~~(b) Safety:[Deleted]~~

- ~~(i) whether new and upgraded buildings and public open spaces are designed in accordance with crime safety principles. For the purpose of this assessment, internal open spaces, plazas, foyers, lanes and pedestrian and cycleway linkages within the campuses will be considered as if they are public open spaces;~~
- ~~(ii) the extent to which open spaces, plazas, foyers, lanes and pedestrian linkages have multiple entrances and exits rather than a single way in and out of such places and spaces; and~~

~~(c) Services:[Deleted]~~

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

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~~(d) Traffic:[Deleted]~~

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

~~(e) Traffic plans and integrated transport assessments:[Deleted]~~

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

~~(f) Design of parking and access:[Deleted]~~

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

~~(g)(a) Degree of integration with other centres:~~

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

(1A) New buildings under I334.4.1(A24C) that comply with Standard I334.6.4 Height:

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(a) Ground contours:

(i) Refer to Policies I334.3.(13) and (27).

(b) Building form and character:

(i) Refer to Policies I334.3.(13), (13A), (14) and (27).

(ii) The extent to which the development complies with the design assessment report of the Wairaka Design Review Panel.

(iii) Whether the design of buildings adjacent to Oakley Hospital Main Building responds and relates appropriately to the scale and form of the Oakley Hospital Main Building and its extent of place, including through the scale and modulation of the building's lower floors.

(iv) Whether buildings adjacent to Oakley Hospital Main Building provide sympathetic contemporary and high quality design which enhances the precinct's built form.

(c) Safety including passive surveillance:

(i) Refer to Policies I334.3.(13), (14) and (27).

(d) Services including infrastructure and stormwater management:

(i) Refer to Policies I334.3. (4)(f), (26A), (26B) and (27).

(e) Traffic:

(i) Refer to Policies I334.3.(20) and (22).

(f) Travel plans and integrated transport assessments:

(i) Refer to Policies I334.3. (4)(g), (20), (23), and (27).

(g) Design of parking structures and vehicle access:

(i) Refer to Policies I334.3.(13), (14), (14A), (14B), (24) and (25).

(h) Landscape:

(i) Refer to Policy I334.3.(13).

(i) Additional criteria applying to building frontage to Carrington Road:

(i) Refer to Policies I334.3.(13) and (14).

(i) The matters of discretion in I334.8.1

~~(1B) Buildings within the Height Areas identified on Precinct Plan 3 – Te Auaunga Additional Height that exceed the heights specified on Precinct Plan 3 – Te Auaunga Additional Height; and Buildings within Height Area 1 identified on Precinct Plan 3 – Te Auaunga Additional Height between 35m and 72m:~~

~~(a) Refer to Policies I334.3 (13), (14), (14A), (14AA) and (14B).~~

Commented [PR24]: s42A Addendum Report Issue Topic1 Master Plan / Vision

~~(b) Assessment criteria I334.8.2(1A)(d);~~

~~(c) Matters of discretion under I334.8.1(1B)(b)(i);~~

Commented [PR25]: See primary s42A Report Section 8.1

(2) Parking buildings and structures;

~~(a) Ground contours:[Deleted]~~

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

~~(b) Building interface with public spaces:[Deleted]~~

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

~~(c) Safety:[Deleted]~~

- ~~(i) whether new and upgraded buildings and public open spaces are designed in accordance with crime safety principles. For the purpose of~~

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~~this assessment, internal open spaces, plazas, foyers, lanes and pedestrian and cycleway linkages within the campuses will be considered as if they are public open spaces;~~

- ~~(ii) the extent to which open spaces, plazas, foyers, lanes and pedestrian linkages have multiple entrances and exits rather than a single way in and out of such places and spaces; and~~
- ~~(iii) the adequacy of safety measures to the Mason Clinic site and the design of the interface between the Mason Clinic and the adjacent public spaces and sites to provide for sensitive design in a high quality urban village and environmentally sensitive area, which meeting security requirements.~~

~~(d) Services including infrastructure and stormwater management:[Deleted]~~

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

~~(e) Traffic:[Deleted]~~

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

~~(f) Travel plans and integrated transport assessments:[Deleted]~~

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

~~(g) Design of parking and access:[Deleted]~~

- ~~(i) the extent to which parking buildings avoid fronting Carrington Road or Oakley Creek or have direct access from Laurel Street, Renton Road, Rhodes Avenue (or any extension of those streets), or the western road shown on the Precinct Plan;~~
- ~~(ii) the extent to which parking is screened from public open spaces and streets;~~
- ~~(iii) the extent to which ventilation and fumes from parking structures or other uses do not vent into the adjacent pedestrian environment at ground level;~~

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- ~~(iv) the extent to which vehicle crossings and access ways prioritise pedestrian movement and in particular are designed to reduce vehicle speed and are separated from pedestrian access, or are designed as a shared space; and~~
- ~~(v) the extent to which the design of pedestrian routes between parking areas, building entrances/lobbies and the street are accessible by people of all ages and physical abilities and provide a high level of pedestrian safety.~~

(aa) Assessment criteria I334.8.2(1A)(a) and I334.8.2(1A)(d) - I334.8.2(1A)(h).

~~(3) Connection of any road to the Precinct with a public road [Deleted]~~

(3A) Extension of Laurel Street, Renton Road, or Rhodes Avenue or Mark Road into the precinct as a public road, and providing vehicular connections to the Western road within the precinct:

(a) Traffic:

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

(b) Amenity and safety:

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

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

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

(d) provision of walkway and cycle access:

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

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- (e) turning restrictions within the precinct to reduce the likelihood of traffic entering the precinct through the southern roads to access car parking buildings within the Special Purpose – Tertiary Education Zone:
- (i) the extent to which turning restrictions within the precinct are needed to reduce the likelihood of traffic entering the precinct through the southern roads to access car parking buildings within the Special Purpose – Tertiary Education Zone.
- (4) Any development not otherwise listed in Tables I334.4.1, I334.4.3, and I334.4.4 that is generally in accordance with ~~the Precinct Plan 1 and Policy I334.3(15A):~~
- (a) The extent to which effects of the location and design of the access on the safe and efficient operation of the adjacent transport network have been adequately assessed and managed having regard to:
 - (i) visibility and safe sight distances;
 - (ii) existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring;
 - (iii) proximity to and operation of intersections;
 - (iv) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Plan; and
 - (v) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways;
 - (b) The location and capacity of infrastructure servicing:
 - (i) the extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure needs to be provided to adequately service the nature and staging of anticipated development within the application area; and
 - (ii) the extent to which stormwater management methods that utilise low impact stormwater design principles and improved water quality systems are provided.
 - (c) The effects on the recreation and amenity needs of the users of the precinct and surrounding residents through the provision of ~~and~~ pedestrian and/or cycle connections.;
 - ~~(d) The extent to which the design demonstrates the staging of wider network improvements to public open space, including covered plaza, open spaces, pedestrian walkways and cycleway linkages including;~~
 - the layout and design of open space and connections with neighbouring streets and open spaces;

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- integration with cultural landmarks, ~~scheduled buildings~~ Oakley Hospital Main Building, the Pumphouse, and scheduled identified trees and historic heritage in and adjacent to the precinct; and
- ~~(d)~~(e) The extent to which the location, physical extent and design of open space meets the demand of future occupants of the site and is of a high quality, providing for public use and accessibility, views, sunlight access and wind protection within the application area.
- ~~(e)~~(f) The location of land use activities within the development:
- (i) the extent to which the location and staging of anticipated activity types and/or the location, orientation or layout of buildings avoids or mitigates potential conflicts between activities within the subject land area; and
 - (ii) opportunities to establish community facilities for future occupants of the site and for the wider community are encouraged within the development.
- ~~(f)~~(g) The location and physical extent of parking areas and vehicle access:
- (i) ~~The~~ extent to which parking, loading and servicing areas are integrated within the application area taking account of location and staging of anticipated activity types.
- ~~(g)~~(h) The staging of development and the associated resource consent lapse period:
- (i) ~~Whether~~ the proposal adequately details the methods by which the demolition and development of the site will be staged and managed to compliment the proposed open space, road and lane network and to avoid, remedy or mitigate adverse effects associated with vacant disused areas of the site.
- ~~(h)~~(i) The location and form of building footprints and envelopes:
- (i) the assessment criteria of the zone standards for new buildings and/or alterations and additions to buildings apply; ~~and~~
 - (ii) the extent to which the new buildings or alterations and additions to buildings are consistent with the elements of ~~the p~~Precinct pPlan 1 and Policy 1334.3(15A), including the location of the transport network, open spaces and infrastructure; and
 - (iii) the extent to which buildings that do not comply with the bulk and location and amenity controls demonstrate that the ground floor of a building fronting a street or public open space provides interest for pedestrians and opportunities for passive surveillance of the public realm.
 - (iv) Whether buildings activate the adjoining street or public open space by:

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

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

- (5) For development that does not comply with Standard I334.6.14 (3): Boundary setback in respect of buildings within Sub-precinct A or Standard I334.6.10: Height in relation to boundary.

For buildings which infringe Standard I334.6.14(3) Boundary Setback

- (a) the extent to which a landscaped buffer between buildings and activities and adjoining land is maintained to mitigate adverse visual effects;
- (b) landscaping that is maintained is of sufficient quality as to make a positive contribution to the amenity of the outlook to the site from neighbouring land;
- (c) whether the design recognises the functional and operational requirements of the intended use of the building, including providing for security.

For buildings which infringe Standard I334.6.10 Height in relation to boundary

- (d) the extent to which buildings that exceed the height in relation to boundary standard demonstrate that the height, location and design of the building allows reasonable sunlight and daylight access to adjoining sites, particularly those with residential uses;
- (e) the extent to which such buildings are consistent with the policies in the Special Purpose – Healthcare Facility and Hospital Zone, the Wairaka Precinct – General, and the Wairaka Precinct – Sub-precinct A; and
- (f) the extent to which buildings as viewed from adjoining sites are designed to reduce visual dominance effects, overlooking and shadowing and to maintain privacy.

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- (6) New buildings or additions to existing buildings within Sub-precinct A that increase the building footprint by more than 20 per cent or 200m² GFA (whichever is the lesser), that are located within 10m of the eastern boundary.

Where buildings do not abut the street frontage

- (a) the extent to which the visual effects of the building are screened by landscaping, comprising the planting of a mixture of closely spaced trees, shrubbery and ground cover;
- (b) the extent to which the design of the building and the design of the interface between the building and the adjacent street contributes to a high quality visual amenity (including safety) outcome when viewed from the street while meeting the operational and functional requirements (including security) of the use of the building.

Where buildings do abut the street

- (c) the extent to which the visual effects of the building are screened by landscaping;
- (d) the extent to which design features can be used to break up the bulk of the building by, for example varying building elevations, setting parts of the building back, and the use of architectural features to achieve a high quality outcome, without compromising the functional requirements of the use of the building;
- (e) the extent to which the design of safety measures together with the design of the interface between the building and the adjacent street provide for sensitive design in a high quality urban environment, while meeting the security requirements for the Mason Clinic;
- (f) the extent to which the ground floor of the building (where fronting a street) provides interest for pedestrians and opportunities for passive surveillance (including safety) of the public realm while ensuring the functional and operational requirements (including security) of the Mason Clinic;
- (g) the extent to which buildings respond to the policies contained in the Special Purpose - Healthcare Facility and Hospital zone, policies the Wairaka Precinct-General, and the Wairaka Precinct – Sub-precinct A;

All buildings

- (h) Those criteria contained in I33.7.2(3)(c) and (d).

- (7) Subdivision of land for the purpose of construction and use of dwellings, excluding Sub-precinct A and Sub-precinct C residential units:

- (a) The extent to which subdivision boundaries align with the sub-precinct boundaries and with Precinct Plan 1 (or with any approved road network).
- (b) The effect of the site design, size, shape, contour, and location, including existing buildings, manoeuvring areas and outdoor living space.

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- (c) The effect of the layout, design and pattern of blocks and roads in so far as they contribute to enabling a liveable, walkable and connected neighbourhood;
- (d) The adequate provision and capacity of infrastructure is provided prior to occupation of the buildings.
- (e) The layout of sites provides safe, legible and convenient access to a legal road.

(8) For buildings that do not comply with one or more of Standards I334.6.17 to I334.6.25

(a) for all infringements to standards:

- (i) refer to Policy I334.3(45)
- (ii) ~~the matters of discretion in Rule C1.9(3) of the general provisions apply~~

Commented [PR26]: MDRS matters - see primary s42A report

(b) for building height:

- (i) refer to Policy I334.3(41)
- (ii) (ii) refer to Policy I334.3(45)

Visual dominance

- (iii) the extent to which buildings as viewed from the street or public places are designed to minimise visual dominance effects of any additional height, taking into account:

- the planned urban built character of the precinct; and
- the location, orientation and design of development,
- the effect of the proposed height on the surrounding and neighbouring development.

Character and Visual Amenity

- (iv) the extent to which the form and design of the building and any additional height responds to the planned form and existing character of the surrounding area, including natural landforms and features, and the coast

- (v) how buildings as viewed from the street or public places are designed to appear against the skyline, taking into account:

- whether roof plan, services and equipment are hidden from views; and
- whether the expression of the top of the building provides visual interest and variation.

(c) for height in relation to boundary:

- (i) refer to Policy I334.3(41)
- (ii) refer to Policy I334.3(45)

Sunlight access

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(iii) whether sunlight access to the outdoor living space of an existing dwelling on a neighbouring site satisfies the following criterion:

Four hours of sunlight is retained between the hours of 9am – 4pm during the Equinox (22 September):

- over 75% of the existing outdoor living space where the area of the space is greater than the minimum required by Standard I334.6.24: or
- over 100% of existing outdoor living space where the area of this space is equal to or less than the minimum required by Standard I334.6.24 .

(iv) in circumstances where sunlight access to the outdoor living space of an existing dwelling on a neighbouring site is less than the outcome referenced in I334.8.2(8)(b)(v):

- the extent to which there is any reduction in sunlight access as a consequence of the proposed development, beyond that enabled through compliance with Standard I334.6.19 Height in relation to boundary control;
and
- the extent to which the building affects the area and duration of sunlight access to the outdoor living space of an existing dwelling on a neighbouring site, taking into account site orientation, topography, vegetation and existing or consented development.

Visual dominance

(v) the extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account:

- the planned urban built character of the zone;
- the location, orientation and design of development;
- the physical characteristics of the site and the neighbouring site;
- the design of side and rear walls, including appearance and dominance;
and
- providing adequate visual and/or physical break up of long continuous building forms.

Overlooking and privacy

(vi) the extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of

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privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.

(d) for yards:

- (i) refer to Policy I334.3(41)
- (ii) refer to Policy I334.3(43)
- (iii) the extent to which buildings set back from water bodies maintain and protect environmental, open space, amenity values of riparian margins of lakes, streams and coastal areas and water quality and provide protection from natural hazards.

(e) for building coverage:

- (i) refer to Policy I334.3(41)
- (ii) refer to Policy I334.3(43)
- (iii) whether the non-compliance is appropriate to the context, taking into account:
 - whether the balance of private open space and buildings is consistent with the existing and planned urban character anticipated for the precinct;
 - the degree to which the balance of private open space and buildings reduces onsite amenity for residents, including the useability of outdoor living areas and functionality of landscape areas;
 - the proportion of the building scale in relation to the proportion of the site.

(f) for landscaped area:

- (i) refer to Policy I334.3(41)
- (ii) refer to Policy I334.3(43)
- (iii) refer to Policy H5.3(10) or Policy H6.3(10) and
- (iv) the extent to which existing trees are retained.

(g) for outlook space:

- (i) refer to Policy I334.3(1)
- (ii) refer to Policy I334.3(43)
- (iii) refer to Policy I334.3(44)
- (iv) The extent to which overlooking of a neighbour's habitable room windows and private and/or communal outdoor living space can be minimised through the location and design of habitable room windows, balconies or terraces and the appropriate use of building and glazing setbacks and/or screening which is integrated part of the overall building design.

(h) for outdoor living space:

- (i) refer to Policy I334.3(41);
- (ii) refer to Policy I334.3(44); and

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(iii) the extent to which dwellings provide private open space and communal open space that is useable, accessible from each dwelling and attractive for occupants.

(i) for windows facing the street:

(i) refer to Policy I334.3(43)

(ii) the extent to which the glazing:

- allows views to the street and/or accessways to ensure passive surveillance;
and
- provides a good standard of privacy for occupants.

~~(8) Four or more dwellings within Sub-Precinct C~~

~~(a) Assessment criteria H5.8.2(2) and H6.8.2(2) apply~~

~~(b) The extent to which the development achieves the purpose of the Residential Density Standard I334.6.21.~~

I334.9. Special information requirements

Note – For the purpose of the following provisions, ‘dwelling’ means a residential dwelling that has an approved land-use consent or building consent.

- I334.9 (1)(a), and (b) and (d)

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

(a) Integrated Transport Assessment

(i) Prior to any proposed developments which would result in more that will increase the total number of dwellings within the precinct to greater than 3,000 dwellings within the precinct, an assessment of the then actual transport characteristics compared to the ITA assumptions shall be provided. If the transport network and generation is not consistent with the assumptions within the precinct ITA, then an updated ITA is required prior to residential development in excess of 3,000 dwellings.

(ii) As part of any southern road connection (public or private), the first subdivision resource consent application in the Business – Mixed Use or residential zones (other than for controlled activities) or land use resource consent application for any development greater than 2,500m² gross floor area in the Business – Mixed Use Zone or greater than 1,000m² in the residential zones, proposed development that will increase the total number of dwellings within the precinct to greater than result in the precinct exceeding 4,000 dwellings, the applicant is required to produce an new integrated transport assessment for the precinct. An updated integrated transport assessment for the precinct will be required for all further development in excess of 2,500m² gross

Commented [PR27]: s42A Addendum Report Issue Topic 4 Open Space

I334 Wairaka Precinct

~~floor area in the Business – Mixed Use Zone or greater than 1,000m² gross floor area in the residential zones, unless that additional development was assessed as part of an Integrated Transport Assessment that is not more than two years old.~~

(b) Water supply and wastewater Infrastructure Capacity Assessment

- (i) As part of any proposed development that will increase the total number of dwellings within the precinct to greater than 4,000 dwellings, the applicant is required to produce a bulk water supply and wastewater Infrastructure Capacity Assessment for the precinct to demonstrate there is sufficient capacity in the wider water and wastewater reticulated network.
- (ii) As part of any proposed development, a schedule must be provided which confirms the total dwelling numbers approved for resource consent within the precinct at the time the application is made. The purpose of this is to keep a current record of the number of dwellings within the precinct.

(c) Stormwater Management Plan

- (i) As part of land use applications for development within the precinct, information must be provided to demonstrate how stormwater will be managed in accordance with the stormwater management plan for the precinct.

(d) Design Review

- (i) A resource consent application for any development must include a design assessment report from the Wairaka Design Review Panel.

(e) Parking Management Plan

- (i) As part of land use applications for development within the precinct a Parking Management Plan is to be provided. The Parking Management Plan must:
- Outline the basis for the amount of on-site carparking proposed (including number and type of dwelling units and details of alternative modes available to provide for occupant's travel needs)
 - Assess the potential for adverse effects that may arise from insufficient provision for on-site parking, including:
 - Insufficient on-street parking capacity within walking distance of the subject site to cater for demand
 - Potential locations which may be prone to competing on-street parking demands
 - Any illegal parking activity or parking activity which serves to compromise the safe operation of the transport network

Commented [PR28]: s42A Addendum Report Issue Topic 1 Master Plan / Vision

Commented [PR29]: s42A Addendum Report Issue Topic 5 Transport

I334 Wairaka Precinct

(including potential for increased conflict involving vehicles and pedestrians as a result of parking reducing on-road visibility)

- o Adverse effects on network performance as a result of displaced parking demand across the wider road network

- Measures to mitigate any identified adverse effects.

(f) Open Space

- (i) As part of land use applications for development including dwellings within the precinct, information must be provided confirming the quantum and location of Open Space at a ratio of 20m² per dwelling for all dwellings located in the Precinct, existing and proposed, (excluding any dwellings in Sub-precincts A and C).

Commented [PR30]: S42A Amendment Report Issue Topic 4 Open Space

~~(1) The following applies to land use consent applications for the land in the precinct: [Deleted]~~

~~(a) as part of the first land use consent application (excluding developments of less than 1,000m² gross floor area in the Special Purpose — Tertiary Education Zone; and developments less than 2,500m² in the Business—Mixed Use and Terrace Housing and Apartment Buildings zones), a comprehensive stormwater management plan which considers the appropriateness of any identified stormwater quality and quantity management devices to service the development must be prepared for all the land in the precinct.~~

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

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

~~(2) A stormwater management plan that: [Deleted]~~

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

~~(b) applies an integrated stormwater management approach, consistent with Policy E1.3.(10);~~

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

I334 Wairaka Precinct

- ~~(d) identifies the location, extent and of any infrastructure, including communal stormwater management devices and any proposed new or upgrades to infrastructure;~~
 - ~~(e) integrates/interfaces with the wider stormwater network, including that outside of the precinct; and~~
 - ~~(f) demonstrates compliance with the Council's relevant codes of practice and infrastructure standards; OR~~
 - ~~(3) Demonstrate how stormwater will be managed in accordance with the stormwater management plan prepared for the precinct.~~
- (2) An application for development that is or is not generally in accordance with the Precinct Plan and Policy I334.3(15A), must include the following:
- (a) Plans showing:
 - (i) the overall context of the subject land area relative to existing buildings, public open space and transport connections and any approved buildings and approved framework plans generally;
 - (ii) where changes are intended, the relationship of site contours to existing and proposed streets, lanes, any public open space shown;
 - (iii) building footprints, profiles and height relative to existing and proposed streets, lanes and any existing or proposed public open space;
 - (iv) the location and layout of public open space areas to be associated with the development proposed (within the control of the landowner or leaseholder), including the general location of soft and hard landscaping areas, such as parks, pocket parks, plazas, pedestrian linkages, walkways, covered plazas and linking spaces that complement the existing public open space network;
 - (v) the location and layout of vehicle access, entries, exits, parking areas, emergency access including number of spaces and loading and storage areas;
 - (vi) the location and layout of services and infrastructure;
 - (vii) the location and function of pedestrian, cycling and vehicle routes to and within the precinct, and their relationship to other areas. This must include representative street and lane cross sections showing the width of footpaths, cycle paths and traffic lanes;
 - (viii) the general location and function of existing and proposed streets and lanes, including cross-sections where applicable; and
 - (ix) indicative location and layout of proposed sites, including their site areas and buildings types.

- (b) Proposed building profile and height as viewed from all existing and proposed street frontages, existing and proposed public open spaces. For the purpose of this requirement, building profile means two--dimensional and three--dimensional building block elevations and building cross- sections showing:
- (i) overall building form and height (as opposed to detailed design);
 - (ii) indicative proposed floor to ceiling heights of each building storey;
 - (iii) areas at ground level adjoining public open space intended to be available for active uses; and
 - (iv) areas of walls likely to contain windows for principal living areas of accommodation units to demonstrate how the outlook space development control will be met.
- (c) A landscape management plan for any landscaped areas to be covenanted, public open space landscaping, roads and streetscapes and walkways. The plan must provide details on:
- ~~(a)(i)~~ range of appropriate plant species ~~schedules~~;
 - ~~(b)~~ ~~planting specifications including individual tree planting locations~~; ~~[deleted]~~
 - ~~(c)(b)(ii)~~ weed control and management;
 - ~~(d)(c)(iii)~~ implementation; and
 - ~~(e)(d)(iv)~~ the location and design of public seating, vehicle barriers, signage, pedestrian lighting, litter receptacles, and other amenity features in line with crime prevention through environmental design principles.
- ~~(4)~~ ~~An infrastructure and stormwater management plan that demonstrates how the development will meet the controls and assessment criteria in this precinct regarding infrastructure and servicing, including:~~~~[deleted]~~
- ~~(a)~~ ~~location and extent of infrastructure, including areas of on-site stormwater management (if applicable) and integration/interface with the wider precinct;~~
 - ~~(b)~~ ~~any proposed new or upgrade to infrastructure;~~
 - ~~(c)~~ ~~staging of development; and~~
 - ~~(d)~~ ~~compliance with the Council's relevant codes of practise and infrastructure standards.~~
- ~~(5)~~ ~~A traffic management plan that demonstrates how the development will meet the controls and assessment criteria in this precinct regarding traffic generation and management, including:~~~~[deleted]~~
- ~~(a)~~ ~~a traffic management assessment demonstrating how the precinct will manage traffic demand, alternate transport options, connections to public transport and key connections to and within the precinct; and~~

I334 Wairaka Precinct

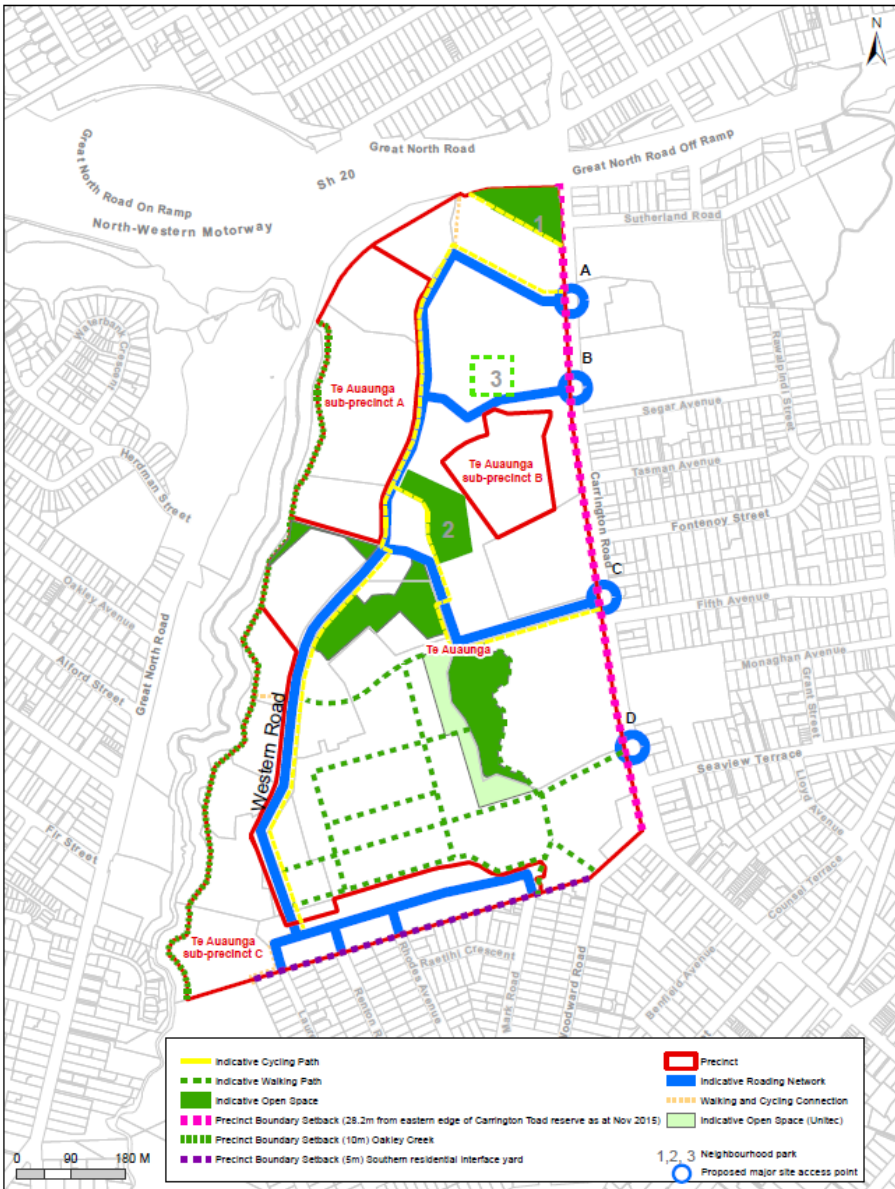
~~(b) be prepared in accordance with current best practise guidelines adopted by Auckland Transport.~~

- ~~(6)(4)(d)~~ The general location of activity types with potential to influence the staging and design of development across the subject land area including:
- (i) general proposed activity types at activity interfaces, including activity types to be established adjacent to existing lawful activities (including industrial activities); and
 - (ii) proposed staging of demolition, earthworks and building development, and where information is available, the staging of public open space.

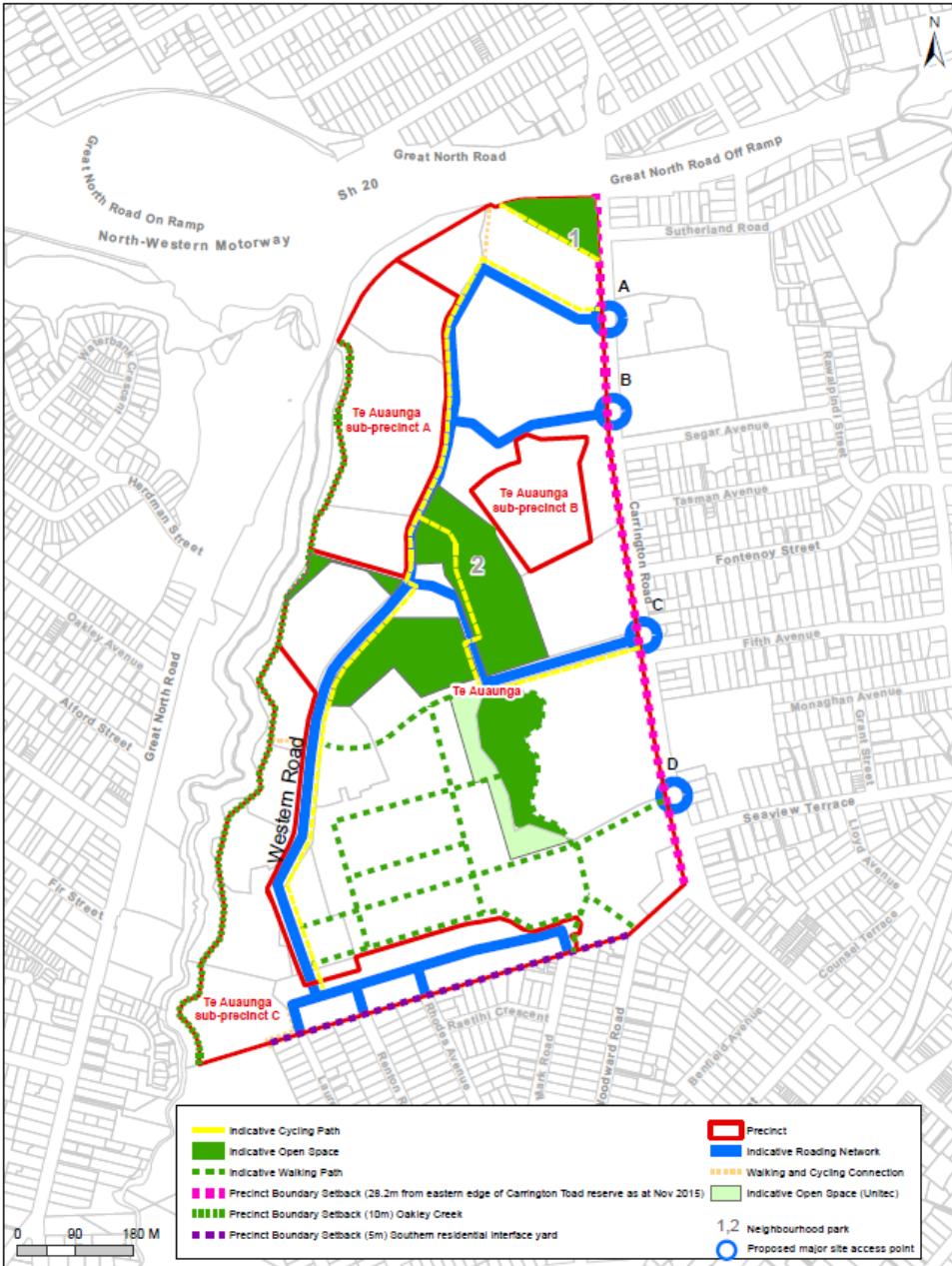
PRECINCT PLANS

Note: In this s42 Addendum Version all Precinct Plans as notified have been deleted and replaced with the following revised recommended Precinct Plans. This is with the exception of Precinct Plan 1 Option 2 which is not a recommended plan but included as an option that is not opposed.

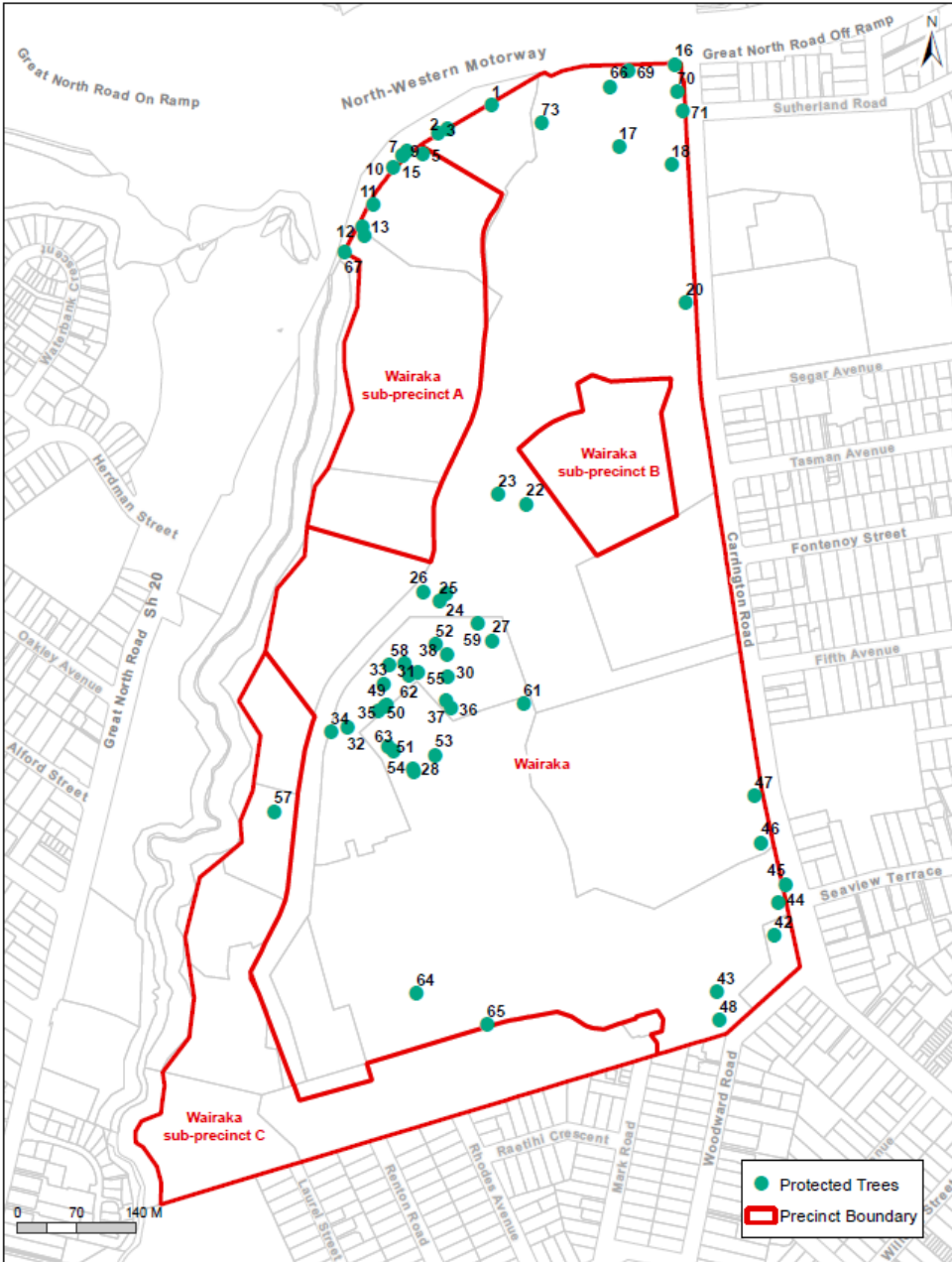
Wairaka: Precinct Plan 1 (Option 1 – Recommended)



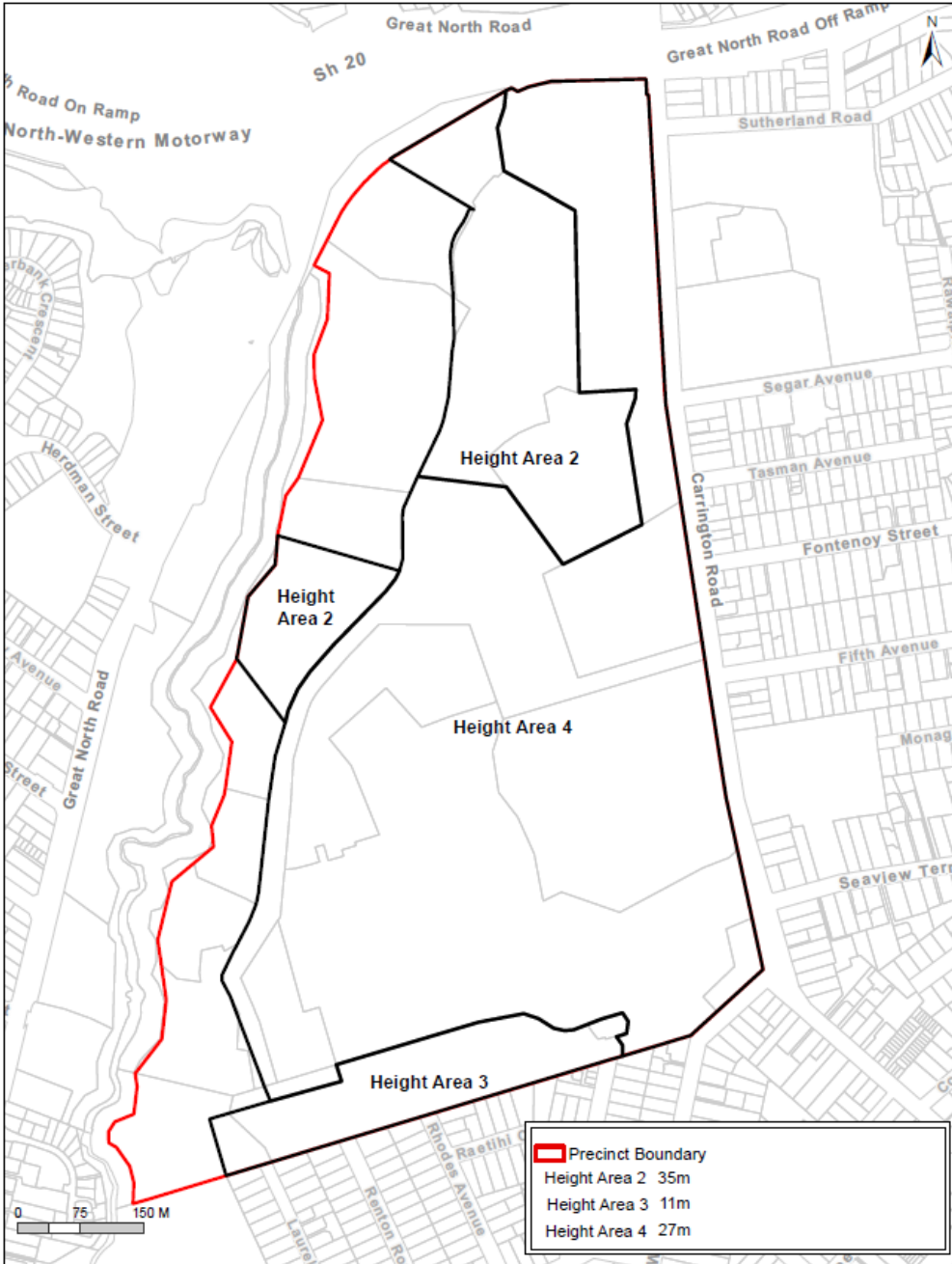
Wairaka: Precinct Plan 1 (Option 2 – Alternative)



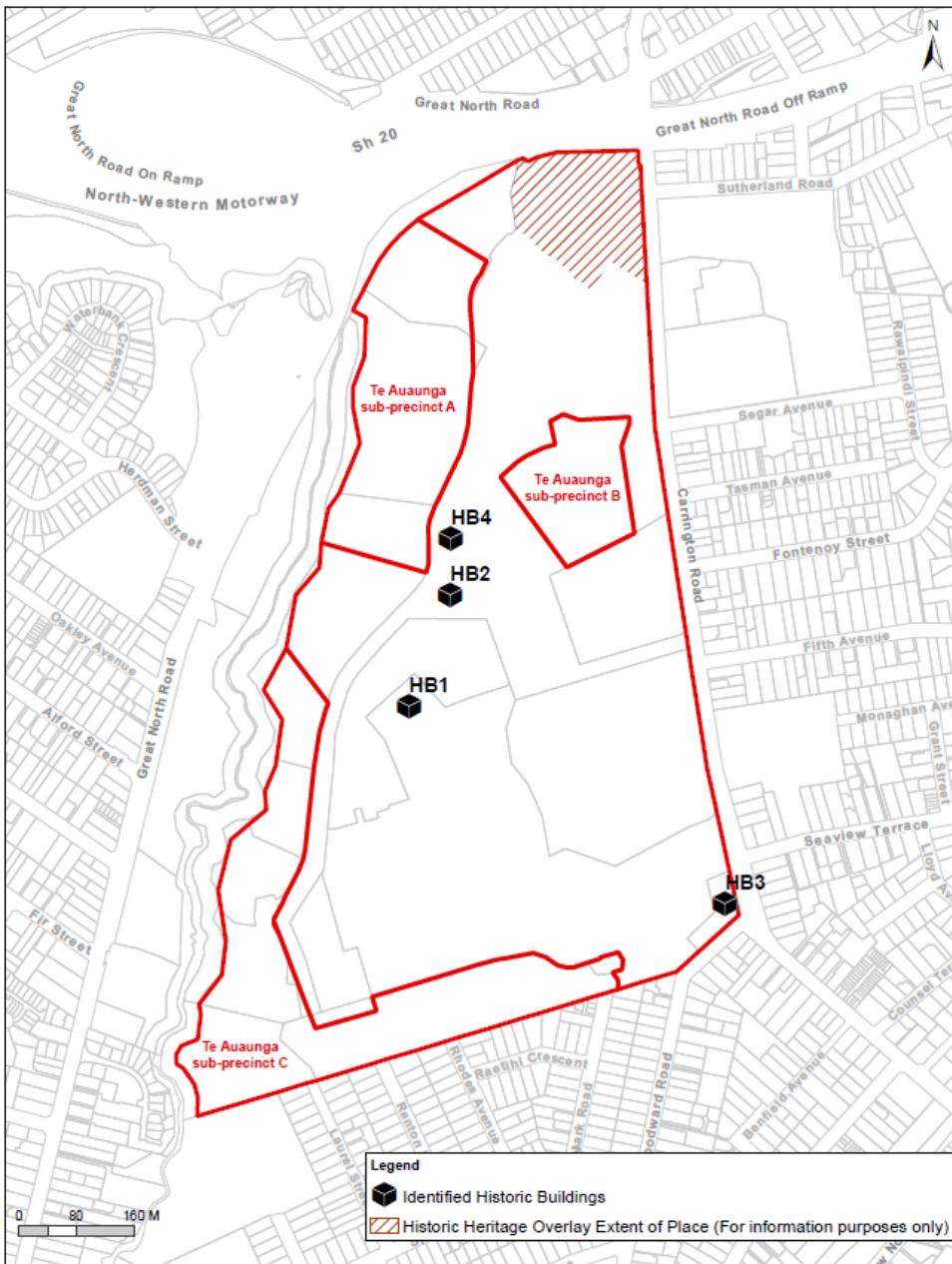
Wairaka: Precinct Plan 2 – Protected Trees



Wairaka: Precinct Plan 3 –Additional Height



Wairaka: Precinct Plan 4 – Historic Buildings



Memorandum to: Peter Reaburn, Reporting Planner
Subject: s42A Addendum Report – (your discipline)
From: Stephen Brown
Date: 1st November 2024

1. My full name is Stephen Kenneth Brown
2. I prepared a specialist review dated the 23rd September 2024. I refer to my qualifications and experience in my original review and do not repeat those matters here.
3. The purpose of this memorandum is to respond to the evidence of **Rachel de Lambert** (landscape and Visual) and **Matthew Riley** (Urban Design) on behalf of Te Tūāpapa Kura Kāinga / the Ministry Of Housing and Urban Development in relation to the following matters:
 - Carrington Road
 - Height Area 1
 - The Precinct’s Proposed Open Spaces
 - A Masterplan

Carrington Road:

4. At paragraphs 9.5 to 9.12 focuses on the issue of building heights down the western side of Carrington Road. I agree with some of Ms de Lambert’s comments – for example, that the built form character of development down Fanshawe Street is more commercial than that proposed on the PPC94 site – while I support Mr Duthie’s proposal to increase the building set-back down the edge of Carrington Road from 28.2m to 30.2m. In reality, Mr Ray and myself are almost fully aligned in relation to the height of development down Carrington Road, but I am perhaps slightly more conscious of two factors.
5. The first of these is the interface with the remaining MHU development north of Fifth Avenue, as is discussed at pages 8-11 of my review report. Although much of this area would face towards the Ockham / Marutūāhu development proposals shown in Ms de Lambert’s Figure 19, the general disparity in built forms between one side of the road and the other could still be significant in my view.
6. I am also conscious that, even though the various Figures of proposed development found in Ms de Lambert’s revised assessment and statement capture ‘face-on’ elevations of the Ockham buildings (in particular), more angled and oblique views from the road corridor would capture more of the building ‘steps’ and ‘set-backs’ that I continue to support. Future development would appear less ‘slab sided’ and more responsive to the lesser scaled development down the eastern side of Carrington Road.

7. I also note that Marutūāhu Rōpū And Ockham Group Limited have requested an increased building height standard of 35m for that part of Height Area 4 located north of Gate 3. In my opinion, such a height control would accommodate development that is:
- a) Disproportionate to the width of Carrington Road;
 - b) Out of scale with the development that can occur within the MHU Zone across Carrington Road, together with the Special Purpose Healthcare Zone between Segar Avenue and Sutherland Avenue; and
 - c) Out of proportion to the scale of anticipated future development within Point Chevalier's Business - Town Centre Zone.
8. Taking into account these factors, together with the increased road set-back, I am of the opinion that future development within Height Areas 2 and 4 fronting Carrington Road should remain subject to a 21m height control, then a 6m set-back that then accommodates development up to 27m. As with the Ockham developments already consented, this would not preclude the consenting of appropriate developments above this standard, but exceptionally tall development would not become the 'norm' down Carrington Road.

Height Area 1:

9. At paragraphs 9.14 to 9.23 Ms de Lambert reiterates her support for a cluster of development, containing building footprints subject to height limits of 43.5m, 54m and 72m. Thus, at paragraph 9.28 Ms de Lambert states as follows:

In my opinion this change to the landscape, with the introduction of taller marker buildings, contributes to the future urban form of the city; it is not incongruous in the context of people's appreciation of the changing urban form of the Site and city.

10. At paragraph 9.27, Ms de Lambert she further opines:

Travelling towards the city on this stretch of the Northwestern Motorway, my attention is frequently drawn to views of the harbour bridge juxtaposed with Rangitoto, the city centre skyline and other tower forms such as the two Jervois Road towers, as well as to the maunga that contribute to Auckland's distinctive urban skyline.

11. I also acknowledge that for all of its journey towards Point Chevalier views from the Northwestern Motorway to Mt Albert stay well clear of Height Area 1. Yet, as I only belatedly realised after discussions with Mr Ray, one other feature would clearly be affected by the cluster of proposed buildings – that of Maungawhau / Mt Eden as the Northwestern Motorway's east-bound lanes approach, then pass, the Patiki Road interchange. To help illustrate this, the following Google Maps images are captured from the motorway between the end of Rosebank Road and the Patiki Road on-ramp. These are then followed by a series of Google Earth images prepared by JASMAX from the same stretch of motorway that show:

- 1. 'Present day' views from the motorway and interchange;

2. The same views with the 27m and 35m height contours of Height Areas 2 and 3 shown; and
3. The same views with the cluster of taller buildings in Height Area 1 also depicted.

Google Maps Series of Photos From The North-western Motorway Towards The Wairaka Precinct and Maungawhau / Mt Eden:

Google Maps Image – View From The North-western Motorway Passing Under The Rosebank Road Off-ramp:



Google Maps Image – View From The North-western Motorway Near The End of Rosebank Road:



Google Maps Image – View From The North-western Motorway Near The End of Rosebank Road:



Google Maps Image – View From The North-western Motorway Approaching the Patiki Road On-ramp:



Google Maps Image – View From The North-western Motorway Approaching the Patiki Road On-ramp:



Google Earth Images From The North-western Motorway:

Motorway Viewpoint 1 From Near The End of Rosebank Road – Present-day View:



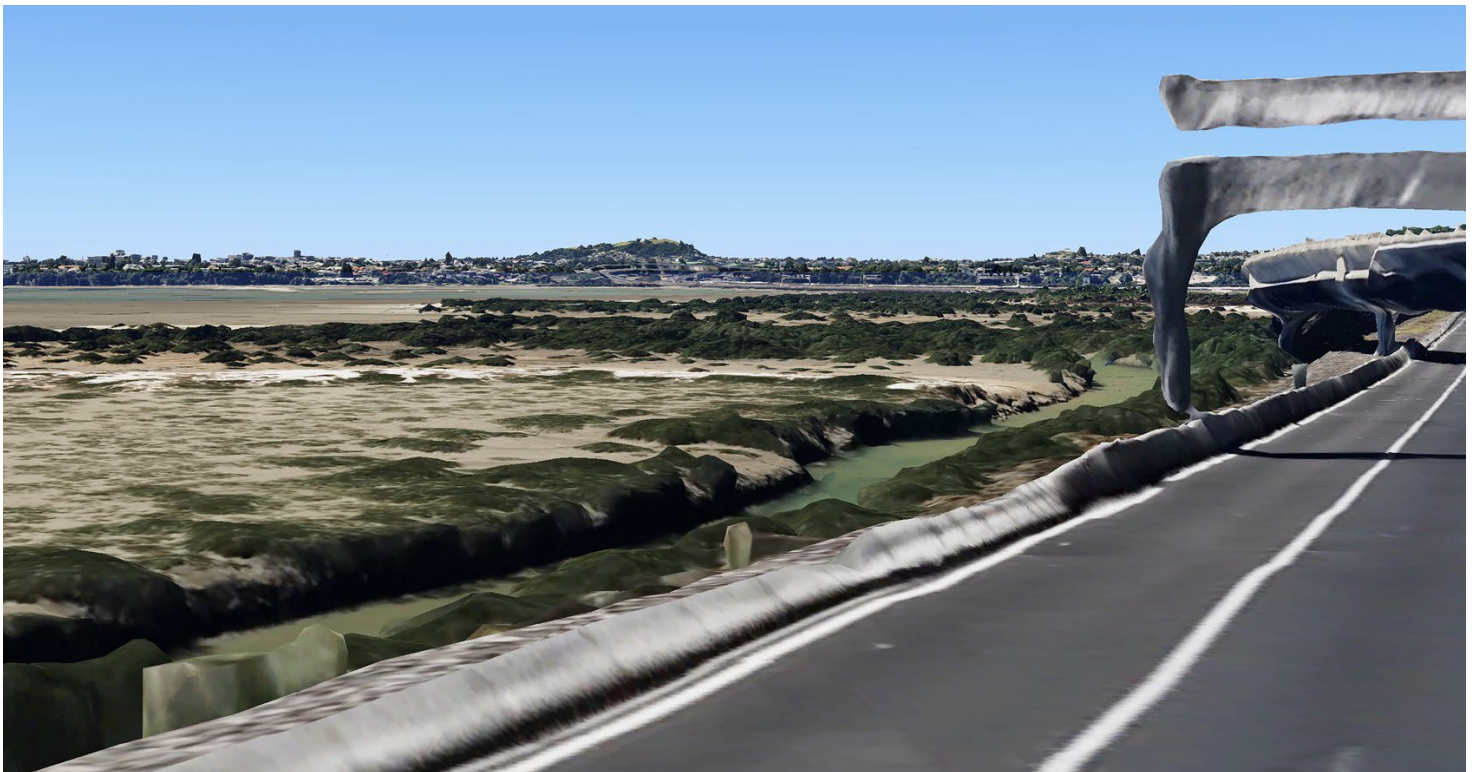
Motorway Viewpoint 1 From Near The End of Rosebank Road – With The Proposed 27m & 35m Building Envelopes of Height Areas 2 & 4 Shown:



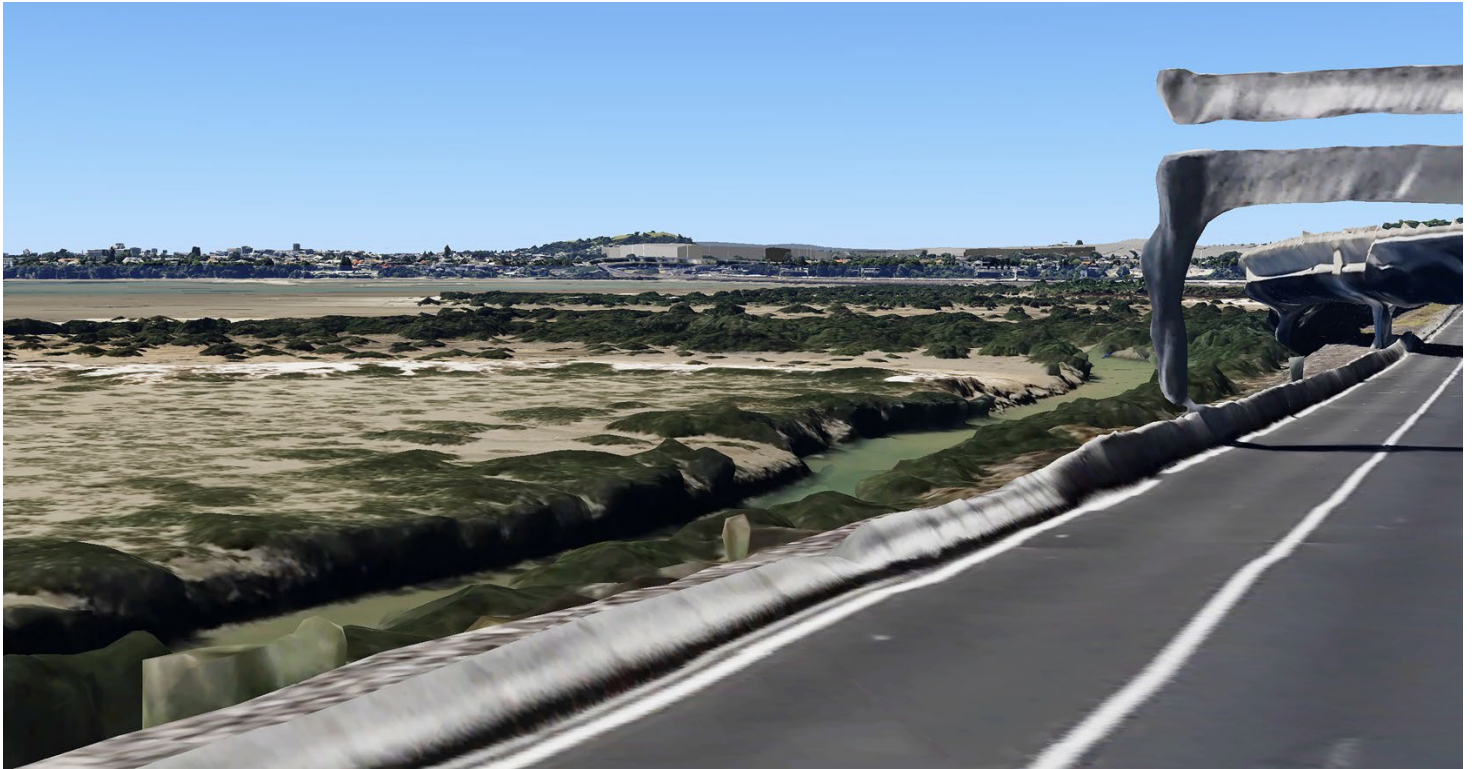
Motorway Viewpoint 1 From Near The End of Rosebank Road – With The Building Envelopes of Height Areas 1, 2 & 4 (27m - 72m) Shown:



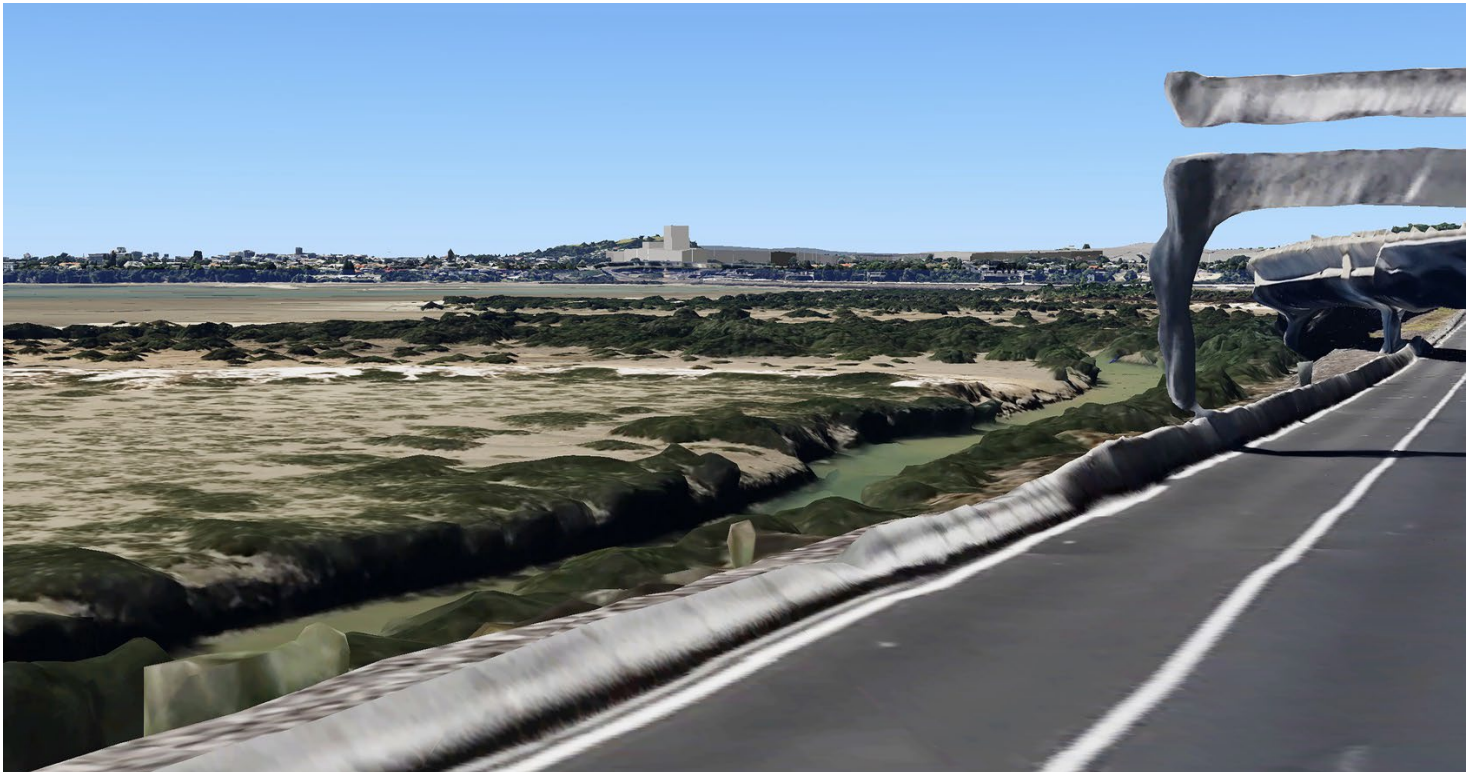
Motorway Viewpoint 2 Approaching the Patiki Road On-ramp – Present-day View:



Motorway Viewpoint 2 Approaching the Patiki Road On-ramp – With The Proposed 27m & 35m Building Envelopes of Height Areas 2 & 4 Shown:



Motorway Viewpoint 2 Approaching the Patiki Road On-ramp – With The Building Envelopes of Height Areas 1, 2 & 4 (27m - 72m) Shown:



Motorway Viewpoint 3 On The Patiki Road On-ramp – Present-day View:



Motorway Viewpoint 3 On The Patiki Road On-ramp – With The Proposed 27m & 35m Building Envelopes of Height Areas 2 & 4 Shown:





12. These images demonstrate that:

1. The rising profile of Maungawhau / Mt Eden is closely associated with Point Chevalier – as the ‘landing point’ for the North-western Motorway on the Auckland Isthmus – throughout the journey between the Rosebank and Patiki Road interchanges and, indeed, beyond it as well
2. The Wairaka Precinct lies close to this ‘landing point’ or ‘gateway’, as Ms de Lambert describes it;
3. In more distant views from near Rosebank Road the proposed building envelopes of Height Areas 2 and 4 would not greatly alter or impinge upon, the profile of the Isthmus, but as one passes the Patiki Road on-ramp they increasingly disrupt, then obscure most of Maungawhau / Mt Eden; and
4. Within that same sequence of views, the cluster of buildings proposed within Height Area 1 would initially sit off to one side of the maunga, but would increasingly ‘compete’ with it visually, then intrude into its profile, before obscuring it almost completely near the Patiki Road on-ramp.

13. This creates a clear tension between the existing feature that Maungawhau / Mt Eden clearly is and the new skyline ‘feature’ that would be created by development to and near the height limits proposed within Height Area 1, in particular. Whereas the development envelopes of Height Areas 2 and 4 would largely mimic the natural contours and landform found near Point Chevalier, the ‘towers’ of Height Area 1 would initially challenge the visual profile of Maungawhau / Mt Eden when viewed from near Rosebank Road, but would then disrupt its distinctive form before obscuring it near the Patiki Road interchange. From this point through to Point Chevalier – past the Waterview Lagoon – the

cluster of 'towers' would combine with future development in Height Areas 2 and 4 to both screen out and supplant Maungawhau / Mt Eden.

14. Although the subject sequence of views to Maungawhau / Mt Eden does not comprise one of the AUP's Maunga Viewshafts, it nonetheless captures the maunga at a key point in the journey towards the Auckland Isthmus and its series of volcanic features – of which Maungawhau / Mt Eden is unquestionably one of its most distinctive and important from a landscape standpoint. The proposed 'towers' would, in effect, supplant an iconic feature of Auckland City that is already expressive of approaching, then arriving at, the Auckland Isthmus.
15. I accept that this 'screening' and displacement of the maunga becomes an insurmountable issue once past the Patiki Road interchange – if only because of the effects that more widespread development across the Wairaka Precinct, together with residential intensification near the Waterview Lagoon and Point Chevalier, will eventually have on such interaction in the future. Nevertheless, I am of the opinion that views from other parts of the North-western Motorway (as described and shown above) remain important, both in relation to Maungawhau / Mt Eden specifically and the wider array of volcanic features captured on and near the Isthmus skyline – including Owairaka / Mt Albert, Maungakiekie / One Tree Hill and even Rangitoto.
16. As a result, I remain sceptical about the purported value of the cluster of buildings proposed for Height Area 1 as a 'feature' in its own right and consider that it would have a significant and adverse effect on a key part of the Isthmus skyline from a landscape standpoint. In my view the height controls proposed for Height Area 1 remain inappropriate, both for the reasons stated in my review report and this addendum report.

Open Spaces:

17. Since I prepared my review report, Mr Reaburn has recommended a new standard that would provide for a minimum of 20% of the Precinct to comprise open space – between buildings – throughout the Precinct, setting aside car parking and roading. In addition, the applicants have proposed another new standard which requires a measurable minimum amount of sunlight access to this park over a specified period of time. In my opinion, these standards would make a positive contribution to the urban-residential environment that PPC94 sets out to achieve, and I fully support them.
18. They might not resolve issues related to the fundamental size, form and relative scale of the open spaces proposed, or even their future utility. However, I accept that these are matters which should be left to specialists in this area, although I also welcome the open space review / audit undertaken by Thrive Spaces and Places Ltd (as mentioned in Ms de Lambert's paragraph 6.11).

A Masterplan:

19. In my review I raised concern about the absence of an updated Grimshaw *Reference Masterplan & Strategic Framework* to provide guidance in relation to the expected design and character outcomes for the Precinct, particularly as the residential population now

expected to reside within the Wairaka ‘campus’ has increased very substantially since 2019. Mr Ray’s Addendum Report addresses this matter at his paragraphs 10-28. More specifically, I might have expected such a framework to identify some of the Precinct’s key qualitative outcomes, including:

- A proportionality between its buildings and the open spaces – both public and private – that both frame such development and cater to the needs of the Precinct’s future residents;
- In a related vein – the setting of future development within a setting that has a garden-like aesthetic, or at least a generosity of open space and planting;
- The creation of an environment that is cohesive and coordinated, rather than a collection of individual, but co-located developments;
- Connection and integration of the Precinct’s open space network / frame with Te Auaunga and the Point Chevalier Town Centre;
- The creation of a highly connected, pedestrian and cyclist friendly environment – not one that is dominated by private vehicles, their use and parking areas; and
- The avoidance of excessive visual over-domination and overshadowing by buildings in relation to public open spaces

20. I also note that the likes of Auckland’s Wynyard Quarter and Hobsonville Point have benefitted from quite rigorous management via design guidelines and frameworks – in conjunction with masterplans and a consent application process that is managed by design review panels that are fully aware of the outcomes anticipated for both development areas. For the most part, these have successfully managed the growth within such areas. In my opinion, the Wairaka Precinct should be an exemplar in this regard, particularly as PPC94 has been prepared on behalf of Te Tūāpapa Kura Kāinga / the Ministry Of Housing and Urban Development. Yet, neither a design framework / masterplan nor design review panel (for the Wairaka Precinct specifically) are proposed as part of the Plan Change. In my view, this is a retrograde step.

21. To avoid repetition, I can therefore only state that I fully endorse Mr Ray’s comments about the relative absence of a framework that would effectively guide and manage the evolution of the Wairaka Precinct. In my opinion, this remains a significant shortcoming of the proposed Plan Change.

22. Having said this, I note that Mr Reaburn has addressed some of the ‘vision / character’ matters discussed at Expert Conferencing on the 1st November, and prepared additional objectives, policies and criteria that are, from my point of view, beneficial in this regard. They include the following:

1334. Te Auaunga Precinct

1334.1. Precinct Description

The intended built character for the precinct is for a series of high quality intensive, predominately residential buildings which are located within an identifiable open space

/ landscaped setting, which is supported by a series of both public and private/communal open spaces, and which avoids a car dominated environment.

I334.2. Objectives

General – all of precinct

- (2) *Comprehensive planning and integrated development of all sites within the precinct is achieved, including by enabling high quality intensive, predominately residential buildings which are located within an open space / landscaped setting supported by a series of both public and private/communal open spaces, and which avoids a car dominated environment.*

I334.3. Policies

General – all of precinct

- (13A) *Require residential development to contribute to the overall built form character of the precinct by providing buildings within an identifiable open space / landscape setting, supported by a series of both public and private/communal open spaces and avoiding car dominated environments.*

23. The Assessment Criteria for New Buildings (I334.8.2) are, in turn, linked back to Policy 13A, as well as other policies. In my opinion, these additions would not circumvent the positive qualities and guidance of a masterplan, but would be a ‘step forward’ in this relation to the provision of a framework for future development across the Precinct.

Conclusions:

24. I have carefully considered the evidence of Ms de Lambert and Mr Riley. Even so, I remain of the opinion that:

1. Buildings down Carrington Road should remain subject to a 21m height control, which accommodates up to an additional 6m of height set back at least 6m from the building frontage;
2. Building heights within Height Area 1 should be subject to a 35m height standard, perhaps even 27m given the issues highlighted above;
3. The two additional standards designed to address open space, generally, within the Precinct and sunlight access to its defined public open spaces should be adopted; and
4. The future development within the Precinct should ideally be subject to a masterplan that clearly expresses the character and design outcomes expected throughout the Precinct and/or the additional provisions suggested by Mr Reaburn.

Memorandum to: Peter Reaburn, Reporting Planner
Subject: s42A Addendum Report – Urban Design
From: Alistair Ray
Date: 5th November 2024

1. My full name is Alistair Ray
2. I prepared a specialist review dated 11th September 2024. I refer to my qualifications and experience in my original review and do not repeat those matters here.
3. I reiterate my general support for PC94 and recognise the strategic value of this site and the opportunities it provides.
4. I also stand by my position outlined in my original review and do not repeat the reasons for that position here, except where I qualify that position in response to evidence as set out below.
5. The purpose of this memorandum is to specifically respond to the evidence of:

Tūāpapa Kura Kāinga – Ministry of Housing and Urban Development
Mr Matthew Riley – Urban Design
&
Marutūāhu Rōpū And Ockham Group Limited
Mr Richard Knott – Urban Design

Expert Conferencing and Joint Witness Statement

6. I took part in the Expert Conferencing session on Friday 1st November 2024 facilitated by Mr Ian Munro on the topic of urban design. I confirm that the Urban Design and Landscape Joint Witness Statement (JWS) is an accurate record of the discussion that took place and the agreed positions taken by the various experts.
7. As part of that discussion, I confirmed that one of my major concerns was the lack of an adequate description of the intended built character for the precinct. I consider this to be particularly important as this will make it difficult for any person or group assessing subsequent resource consents or proposals, as they would have little to assess the proposal against that is specific to the intended design of this precinct, as opposed to just generic design guidance.
8. The experts agreed that the precinct description could be amended to provide a greater level of clarity over the intended built form character, although myself and Mr Brown

considered this could go further to describe the intent to provide buildings in a “*parkland setting*” and provide “*generous amounts of private/communal open spaces.*”

9. This matter is further addressed below.

A guiding masterplan

10. In my review, I suggested that for a site of this size, complexity and importance, it would be typical good practice for a masterplan to be used to guide and shape future development as well as form the basis of assessment for all subsequent development.
11. It is recognised that the Grimshaw “Reference” Masterplan has been used to inform the proposed planning provisions. However, I am concerned that the built form character and design outcomes in that document are not adequately described in the Precinct provisions.
12. I consider that my concerns raised in my initial review are still valid and I do not repeat them here.
13. However, from Mr Riley’s evidence it is worth noting the following points.
14. Mr Riley suggests that the proposed Precinct provisions accurately reflect the vision from the Reference Masterplan through an extensive list of objectives and policies on the outcomes that should be achieved in regard to built form and character, open space, and pedestrian and cycle access.
15. There is little in the planning provisions that describe the built form character and outcome that is intended and that is described in words and pictures within the Reference Masterplan. This is important as it is difficult for those who will be assessing the subsequent individual resource consents to know whether the particular proposal in front of them is in line with the intended vision for the precinct.
16. This is also important because PC94 appears to be light on the amount of open space provided considering the number of future residents proposed, an issue dealt with in more detail by Mr Greenaway. But the built form character described in the Reference Masterplan is that of high-density residential buildings sited in generous amounts of open space – which appears in many forms (hard and soft spaces) as useful amenity space for residents of this future community. It is this generosity of open space surrounding the buildings, combined with the spaces defined on Precinct Plan 1, that provides comfort that the built form outcome for such a high population will be sufficient.
17. But with no reference to this built form character, there is little to help those assessing subsequent resource consents to determine if sufficient open space is being provided.
18. The Reference Masterplan also paints a picture where there is little surface parking and the environment is not one dominated by vehicles and parking, a generally good urban design outcome. Yet I am concerned that if a proposal is submitted that includes large

areas of surface parking, there is insufficient objectives, policies or standards that could be applied to resist such an approach.

19. The objectives simply include a statement that the urban environment “*incorporates high-quality built form and design including a variety of built form typologies.*” Hobsonville Point, Long Bay and Wynyard Quarter all incorporate high-quality built form with a variety of built form typologies, but all are very different in character and provide very different urban form outcomes. Without a clear vision for the precinct, it will be very difficult to make an assessment on the design response of individual consents. For example, if one of the development partners chooses to provide rows of low-rise (but well-designed) terraced houses with parking in the front yard, will this be considered appropriate for the precinct?
20. Mr Riley makes reference to the fact that the buildings within Wynyard Quarter do not sit within generous amounts of open space and that the character of the urban environment is quite different and if such an outcome were to eventuate at Wairaka this would be a success. I agree, if delivered like Wynyard Quarter, the Wairaka precinct would be a success. But it must be noted that the character of the two precincts is quite different and so is the method of delivery. The buildings at Wynyard Quarter sit within a framework of high-quality public realm with an abundance of open spaces, walkways, streets and lane-ways – a concept which has been clearly identified as an important design approach within the masterplan and design framework. Consequently, all building proposals can be assessed knowing that sufficient open space has already been provided in the neighbourhood through other means.
21. I do recognise that an additional objective and additional policy have been added to the proposed provisions with respect to providing additional open space as follows:
- Ensures a range of high quality, well located and connected, and suitably sized open spaces are able to be developed for a range of passive and active recreational activities commensurate with the intensification and population enabled within the precinct;*
I334.2 10 (ba)
- Ensure provision of open space, including identified neighbourhood parks, other areas of open space identified on Precinct plan 1 and communal open space, that together provide a range of high quality, well located and connected, and suitably sized open spaces able to be developed for a range of passive and active recreational activities commensurate with the intensification and population enabled within the precinct.*
I334.3 15A
22. I consider these both valuable additions with respect to ensuring additional open space is provided beyond that identified on Precinct Plan 1.
23. I note that Mr Reaburn has addressed some of the ‘vision / character’ matters discussed at the Expert Conferencing, and prepared additional objectives, policies and criteria that are, from my point of view, beneficial in this regard. They include the following:

I334. Te Auaunga Precinct

1334.1. Precinct Description

The intended built character for the precinct is for a series of high quality intensive, predominately residential buildings which are located within an identifiable open space / landscaped setting, which is supported by a series of both public and private/communal open spaces, and which avoids a car dominated environment.

1334.2. Objectives

General – all of precinct

- (2) *Comprehensive planning and integrated development of all sites within the precinct is achieved, including by enabling high quality intensive, predominately residential buildings which are located within an open space / landscaped setting supported by a series of both public and private/communal open spaces, and which avoids a car dominated environment.*

1334.3. Policies

General – all of precinct

- (13A) *Require residential development to contribute to the overall built form character of the precinct by providing buildings within an identifiable open space / landscape setting, supported by a series of both public and private/communal open spaces and avoiding car dominated environments.*

24. The Assessment Criteria for New Buildings (1334.8.2) are, in turn, linked back to Policy 13A, as well as other policies.

25. In my opinion, these additions are a positive step and would assist those assessing future Resource Consents by providing greater clarity of the intended built form character. However, for a site of this size, importance and complexity, I am still concerned that this does not provide a sufficiently robust design assessment framework to assist those reviewing future Resource Consents.

26. I agree with Mr Brown's Addendum Report that I consider that such a framework could help by defining some of the Precincts key qualitative design aspirations, including:

- Defining the relationship between building coverage and open space, with the proposed parkland or garden-like setting with a generosity of open space and planting sufficient to cater for the needs of the Precinct's future residents;
- The creation of an urban environment that is cohesive and coordinated, rather than a collection of individual and unrelated building forms;
- The creation of a highly connected, walkable and cyclist friendly environment – not one that is dominated by private vehicles, servicing and parking areas;
- Connection and integration of the Precinct's open space network with Te Auaunga and the Pt Chevalier Town Centre;
- The avoidance of excessive visual over-domination and overshadowing by buildings in relation to public open spaces.

27. Wynyard Quarter and Hobsonville Point, arguably New Zealand's two most successful large scale urban projects, have both benefited from a robust design framework including design guidelines, design frameworks for each precinct and a robust design review process. It should be noted that the Wairaka Precinct is approximately twice the size of Wynyard Quarter.
28. Mr Riley suggests that in response to the success of Hobsonville Point and Wynyard Quarter, there is an opportunity for the establishment of a bespoke design panel for the site. It is not clear whether this is just a possibility or a proposal, or what terms of reference and design guidance such a panel would be able to refer to in the absence of clearer definitions of the intended design direction within PC94. But I would support such an approach at the Wairaka precinct if this can be delivered.
29. Mr Reaburn's proposed provisions make reference to the provision of a site specific urban design review panel within the assessment criteria and within the "Special Information Requirements" and I support these insertions.

Carrington Road interface

30. As stated in my original review, I support an increase in building height along Carrington Road. I contested that the particular circumstances in place at the Wairaka precinct – with lower more suburban height limits in place on the eastern side of the street and a location within the predominantly suburban character of Mt Albert – would suggest that a height control as proposed in my original review may be more appropriate. This is a height limit of 21m immediately adjacent to the road reserve (a "street-wall height control") with the ability to rise to the requested 27m building height if the upper part of the building is setback by at least 6m.
31. However, having reviewed Mr Riley's evidence and the proposed amendments to the planning provisions, I am prepared to accept the height controls as proposed by the applicant.
32. I recognise that there are now a number of precedents of buildings of this height along similar road corridors and also that such a change has effectively already been signalled by the consents for the Maungarongo (RC2) Ockham development in the northern section of Carrington Road. Combined with the proposed modification to the provisions (I334.6.6 (3)) requiring a setback of at least 30.2m from the eastern edge of the Carrington Road road reserve (effectively an additional setback of 2m), I agree that this proposed new height limit is appropriate along Carrington Road from an urban design perspective.
33. The suite of policies, matters of discretion and assessment criteria are also crafted to be able to address any potential adverse effects of larger scale buildings along Carrington Road.

Carrington Road minimum floor to floor height at ground level

34. My review recommended that a standard be introduced into the Precinct requiring buildings fronting Carrington Road to have a minimum 4m floor to floor height at ground floor.
35. As Mr Riley points out, other similar main roads with BMU zone such as parts of Great North Road, Green Lane East and Williamson Avenue are not subject to a “standard” for a minimum floor to floor height at ground floor level. However, those locations do at least benefit from the inclusion of BMU zone Policy H13.3(6) which *encourages*, but does not prescribe the ground floor to be adaptable to a range of uses.
36. However, the expert conferencing session confirmed that such BMU policies (including the above) will still apply to the precinct. The proposed planning provisions state that in addition to the policies within the proposed provisions, all relevant overlay, Auckland-wide and zone policies still apply in this precinct.

Marutūāhu Rōpū And Ockham Group Limited submission – additional height

37. It is noted that Marutūāhu Rōpū And Ockham Group Limited (MROCL) have made a submission requesting additional increases to the building height standards beyond those contemplated within the Notified Plan Change, notably that a 35m building height (as proposed in Height Area 2) be extended to part of Height Area 4, along the boundary with Carrington Road north of Gate 3.
38. I do not support this request for the reasons largely set out in my original review which dealt with the request by the applicant for a 27m height limit along Carrington Road. In summary, these reasons relate to the height of the buildings in relation to the width of the Carrington Road (proposed to be 28.2m), the fact that the east side of Carrington Road is zoned for much less building height for most of its length (including parts at just 11m height limit), and the fact that the wider neighbourhood around this site has a more general suburban and lower-rise character.
39. As stated above, having read the Mr Riley’s evidence, I have changed my position on the applicant’s request for additional height (27m) along Carrington Road. This is due to the reference of several good precedents; the presence of existing consents with buildings over the existing allowable height; the fact that buildings setback at upper floors are often negotiated away during the consenting process due to construction costs; and the proposed additional 2m setback to Carrington Road.
40. Whilst I am prepared to agree to the applicants request for 27m height, I consider that the submitters request for 35m along the Carrington Road interface is a step too far. I accept that buildings deeper within the site could rise to 35m with less impact on the surrounding neighbourhood due to the separation distance and the falling topography, buildings consistently at 35m along Carrington Road will be disproportionate to the street and considerably taller than the buildings on the eastern side, which are due to fragmented private ownership are not likely to change at a considerable rate.

41. It is noted that this issue was discussed at Expert Conferencing and that the urban design and landscape design experts representing both the applicant and Auckland Council all agreed that this request for additional height is not supported.
42. Mr Knott points out that where there are height limits on the eastern side of Carrington Road, buildings above these height limits could still be allowed subject to consents. For example buildings in the Residential Mixed Housing Urban zone which exceed the 11m height limit simply become a Restricted Discretionary Activity. In which case, buildings could indeed be higher on the eastern side than the current height limits.
43. However, this argument could equally apply to the Wairaka Precinct side of Carrington Road. Whilst I agree with the applicants request for a 27m height limit, this argument would also not stop proposals for taller buildings but subject to a discretionary consent.
44. The approved Resource Consent 2 for (MROCL) demonstrates a good urban design outcome with a variety of buildings heights along Carrington Road – four buildings ranging from 7 storeys to 11 storeys with the variety providing good visual relief whilst the tallest element (approximately 35m) does not dominate. But a height limit provides a baseline standard at which height is generally not questioned and encourages buildings of all the same height, which can be a less than ideal outcome.
45. I consider that a 27m building height standard is still the most appropriate in this location and proposals for anything taller will need to present a good argument with good design outcomes to justify anything taller.

Space between buildings

46. In my review, I recommended the introduction of a standard requiring a minimum 18m separation distance between buildings that are greater than 27m in height and contain facing habitable room windows.
47. As Mr Riley points out, PC94 proposes to apply the outlook space standard from the BMU Zone in the Precinct. This is the primary tool the BMU Zone uses to manage privacy, a purpose of which is “to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent site.” The standard does not require a minimum 18m separation between buildings.
48. However, the existing BMU zone does require increased separation between buildings as they increase in height. Standard H13.6.3 requires the upper floor of buildings to be setback from the site frontage above 18m when facing residential zones, or above 27m in all other zones. The purpose of this standard is described as:
 - provide adequate daylight access to streets;
 - manage visual dominance effects on streets;
 - manage visual dominance, residential amenity and privacy effects on residential zones;

- mitigate adverse wind effects.
49. This standard effectively recognises the increasing importance of separation as buildings increase in height. Yet this standard is not present in PC94. It is for this reason that I propose an increase in building separation of 18m, just for buildings over 27m in height. If this standard is not to be introduced, then I recommend the existing BMU zone standard is re-instated into the provisions, to be in line with other BMU zones, noting that this is potentially more onerous on the applicant as it applies to all building frontages, regardless if they already achieve the separation distance of 18m that I prescribe.

Shading and building dominance to open space

50. In my review, I expressed concern about potential shading and visual dominance effects from the scale of buildings that would be enabled by PC94 adjacent to the open spaces identified on Precinct Plan 1.
51. I note that two additional elements have been added to the proposed provisions. One is a new assessment criterion as proposed by Mr Reaburn. The other is a new standard which requires a measurable minimum amount of sunlight access to this park over a specified length of time.
52. I am satisfied that these two additions will help alleviate the concerns I initially raised, subject to understanding how this standard will be applied in practice given that resource consents for buildings may come one at a time.
53. For example, the first building to be consented alongside the central open space will have a relatively easy time passing this standard. But if built and it is relatively tall and close to the open space, it may mean that subsequent consents for buildings may be find meeting the standard quite difficult. I assume that some degree of “common sense” may need to be applied to the first consent to ensure it does not render other sites undevelopable, or require a change to the standard.

Building height and form in Height Area 1

54. PC94 proposes to enable three buildings above 35m height in Height Area 1, one up to 43.5m, one up to 54m, and one up to 72m. I have two concerns regarding these buildings.
55. Firstly, I consider that that rationale for taller buildings in this area has not been well-made.
56. Having considerable experience in tall building policy, guidance, consents and plan changes, I consider that the reasons set out in Mr Riley’s evidence do not represent good practice strategic urban planning justification for a cluster of tall buildings:

- It is not located within a defined existing or emerging centre (metropolitan or town centre).
 - It is not immediately adjacent to a public transit node.
 - It is not located at the intersection of land and sea – the site is approximately 1 km from the coastal edge.
 - The intersection of two motorways is not a valid justification for a tall building. A “motorway intersection” (described as transport infrastructure) has nothing like the same strategic urban planning importance and should not be regarded as the same as a “transit node”. People do not need to be guided to the former, whereas transit nodes need to be clearly legible.
57. I am also concerned by the idea of a “cluster” of taller buildings together with their proposed height, given the lack of a clear justification. At 72m, the tallest building will be as high as those allowed in Auckland’s Metropolitan centres – which on the hierarchy of centres is second only to the city centre. Yet there is nothing that suggests this site should be considered as important as a metropolitan centre. If this were just one taller building, or if it were at a lower height, then perhaps a stronger case could be made.
58. For example, the case referred to on Esmonde Road by myself and Mr Riley, is for just one taller building element. But this is only 48m tall, and with other controls will be a relatively slender building form, much less so than those proposed here in PC94.
59. I would therefore consider that a more appropriate urban design solution would be if either the height proposed was reduced, or the idea of a “cluster” of taller elements was removed.
60. I do accept that the site could form a “gateway” to the Auckland isthmus and forms an arrival experience as one approaches from the west on SH16. It must be noted however that the tall buildings will be seen immediately in front of Maungawhau (Mt Eden) when travelling across the causeway of SH16, and this could be argued is also a gateway feature, although admittedly further distance from the arrival point on the isthmus. However, this is a wider landscape visual impact issue, to which I will defer to Mr Stephen Brown.
61. I also recognise that the proposed North-West rapid transit network may provide a station/stop within the Pt Chevalier town centre, and that the site of the taller buildings will be relatively close to this transit node.
62. So, whilst I feel that a strong strategic urban planning case has not been well made for a cluster of tall buildings, I recognise that there are some mitigating strategic elements and there is relatively little harm in perhaps one tall building in this location, subject to resolving the conflict with Maungawhau (above). For example, there are no immediate neighbours to cause any issues with regard to overlooking and loss of privacy and overshadowing. I am therefore open to the idea of taller buildings in Height Area 1, subject to resolving Mt Stephen Brown’s wider landscape and visual impact concerns.
63. My second concern relates to the form of the taller buildings.

64. I recognise that there are assessment criteria within the proposed provisions, including some recent additions, relating to the design of the building including articulation, modulation, scale, materiality etc. I accept that this list of assessment criteria is helpful in assessing the design quality of any taller building elements.
65. However, the presence of a “built form standard” relating to the horizontal diagonal dimension (which informs the massing of the building) implies that that particular issue will then not be a matter of discretion. I.e. if the building is within the standard horizontal dimension, then matters of discretion are reserved to its (architectural / elevation) appearance only, and that its dimensions cannot be questioned.
66. I stand by my concerns and opinions expressed in my initial review as to why this horizontal dimension is an issue and could result in buildings that are overly bulky.
67. It is noted in my initial review and in Mr Riley’s evidence that the horizontal dimension emanates from the City Centre (and Metropolitan Centre) standards. However, dealing with taller building in these two centre hierarchies are quite different in strategic urban planning terms than a site such as Wairaka precinct that is clearly not in such a centre. Both the City Centre and the emerging Metropolitan Centres either already have or are expected to have a range of taller buildings including commercial buildings that generally require a larger floorplate to be commercially viable.
68. Notwithstanding my concern over the principle of a cluster of tall buildings, I consider there to be two options to provide appropriate design control over the form and massing of the building. Either the horizontal tower dimension standard can be removed, and this matter becomes another matter of discretion, with the overall form and shape of the proposed building design being a consideration. Alternatively, the horizontal tower dimension needs to be reduced to avoid buildings that are excessively bulky.

Conclusion

69. In conclusion, my position in my original review is largely the same. I am generally supportive of this proposed plan change and recognise the strategic value of this site and the opportunities it provides.
70. However, I have a number of concerns from an urban design perspective as set out in my review.
71. The insertion of an additional objective and policy with respect to the provision of open space is a welcome addition.
72. I also consider the additional description, objectives, policies and assessment criteria proposed by Mr Raeburn in response to the Expert Conferencing is a positive step that will assist those assessing future Resource Consents. However, I consider that for a site of this size, importance and complexity would benefit from additional elements to describe the qualitative design aspirations for the precinct together with appropriate design review mechanisms.

73. I have softened my position on the Carrington Road interface and the issue of shading and building dominance to open space, although I do not agree with the submission from Marutūāhu Rōpū And Ockham Group Limited for an increase in building height to 35m along the Carrington Road frontage.
74. I still have concerns as to whether a sufficient and appropriate justification is made for a cluster of taller buildings in Height Area 1, although I do recognise that the harm of such buildings is relatively minor (subject to resolving Mr Stephen Brown's concerns). I still have concerns over the bulk and massing (not so much the height) of the taller buildings.

Memorandum to: Peter Reaburn, Reporting Planner
Subject: s42A Addendum Report – (Open Space assessment)
From: Roja Tafaraji, Senior Parks Planner, Auckland Council
Date: 05.11.2024

1. My full name is Roja Tafaraji.
2. I prepared a specialist review dated 01.10.2024. I refer to my qualifications and experience in my original review and do not repeat those matters here.
3. The purpose of this memorandum is to respond to the evidence of:

Applicant

- a. Mr Geoff Canham, Open Space
- b. Mr Matthew James Riley, Urban Design
- c. Ms Rachel De Lambert, Landscape and Visual
- d. Ms Hannah Louise McGregor, Applicant (MHUD)
- e. Mr John Duthie and Mr Ian Smallburn, Planning

Submitter

- f. Ms Maylene Barrett, Open Space and Planning
4. I respond to the open space assessment provided by the above experts in their evidence regarding the provision of open space in PC94 and its alignment with relevant Council policies and frameworks - matters also relevant to the quality of open spaces proposed in PC94.
 5. I agree and would like to emphasise key themes of Auckland Council's policies and directions summarised by Mr Canham under point 3.37 in his evidence. I agree that these key themes give the decision maker a useful check list when reviewing the outcome envisaged by PC94:
 - (a) *Open spaces are designed to meet community needs and enhance the quality of life for Auckland residents, promoting recreational opportunities and cultural engagement. A diversity of open spaces should be provided which are accessible to all members of the community.*
 - (b) *Local context consideration: Emphasising, understanding, and responding to local geographical, demographic, and environmental factors to create high-quality open space networks that reflect community identity.*
 - (c) *Investment and development guidance related to open space, offering direction to developers, planners, and designers to align with the council's goals.*

- (d) *Network principles as the foundation for most policies. These foundational principles guide the configuration and location of open spaces, ensuring they are high-quality and responsive to the social, built, and natural environments. This includes enhancing existing parks and natural features.*
- (e) *Aiming to connect open spaces with each other, as well as with the surrounding urban fabric and green infrastructure, to foster a cohesive community linkage.*
- (f) *Strategic integration between policies: The Provision Policy 2016, Auckland Plan and the Strategic Action Plan 2013 emphasise the importance of integrating open spaces into the broader urban and community planning framework.*

6. I however disagree with Mr Canham on his concluding points in his assessment of each proposed open space in the context of Wairaka precinct when considering the above summarised principles and policies.
7. Mr Canham refers to an open space guideline prepared by the New Zealand Recreation Association (**NZRA**). Mr. Canham uses the guideline and framework to critique the Open Space Provision Policy (**OSPP**). I question the relevance of referring to this guideline and framework when assessing the proposed open spaces in PC94 which are not clearly identified within the proposed plan. I consider this assessment to be outside the scope of PC94. In this respect, it is my view that any assessment of open space must concentrate on the outcome envisaged by this plan change from an open space perspective, in terms of quantum and quality, to ensure it would support community wellbeing. It is also important to note that I have clarified since the beginning of processing this plan change (as set out in Clause 23 Requests, OS1) that reliance should not be placed on the **OSSP** for assessment of open space provision as part of this plan change. The scale and density of development proposed by this plan change is not envisaged by Council's policies. Therefore, while I agree with Mr Canham on some gaps in the policy, which does not include specific ratios when it comes to open space provision, I do not consider it necessary to critique the Council's policy as part of this plan change.
8. In my view, NZRA which is the open space guideline and framework introduced by Mr Canham in his evidence is not a helpful guideline as it does not have specific size consideration for the open space, and that it cannot capture the capacity of open space within the PC area as well as surrounding area, in terms of both quantity and quality, because it does not take into account the population to be served within a specific area. I consider the assessment of quantum and quality of open space would differ for each development depending on whether it is in a low density versus high density development area where different population scenarios are envisaged to be residing around that open space. On this basis, I do not have the same view as of Mr Canham about using the NZRA guidelines and framework for assessing the proposed open space outcome in PC94.
9. I have read Mr Rob Greenaway's addendum memorandum which responds to the assessment of the quantum of open space provided by Mr Canham. I agree with his response on the approach taken by Mr Canham to his assessment of the open space catchment area and the existing network. On this basis, I, continue to support Mr

Greenaway's recommendation in the section 42a report, to apply a standard of 20m² open space provision per new dwelling (or similar such standard) within the precinct as the starting point for an assessment of open space provision.

10. In his evidence, Mr Canham expands on the issue of the ownership of open spaces (public versus private) where he expressed his view that those privately owned open spaces cannot be considered as "*public open space*" and that all public open spaces must be owned by Auckland Council (see paragraphs 5.20 and 5.25 of Mr Canham's evidence). I consider the ownership of open space is not relevant to the matter of how much and what quality of open space is required under PC94. I agree with Mr Canham that the discussion around the ownership of the open spaces is outside of the process of plan change. However, I consider the proposed function and location of those open spaces should appropriately provide for the needs of the community regardless of their ownership. In my view, an indicative demonstration of the function, distribution, location and configuration¹ of (publicly and privately owned) open spaces within the precinct preferably supported by a master plan in the process of the plan change can assist with a more meaningful analysis of those open spaces to be publicly accessible or not.
11. In my view, it is important to ensure that the proposed open space outcome in PC94 meets the needs of the community as per the AUP objective for open space areas as well as RPS objective for:
 - **AUP-Open space Objective H7.2(1):** *Recreational needs are met through the provision of a range of quality open space areas that provide for both passive and active activities.*
 - **RPS- Urban Growth and Form- Open space and recreation facilities Objective B2.7.1(1):** *Recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities.*
12. In discussing design considerations, Mr Canham refers to the importance of consultation and community engagement at the design stage for the development of open space.. While I agree with him on this point, I emphasise the importance of including relevant provision requirements within the precinct plan as the basis for determining open space requirements within the precinct. Such provisions would guide any engagement. Additionally, it is important that such provisions set the benchmark for open space provision and some basic standard design requirements such as size, linkages, location, function, and the like.
13. I also agree with the point made by Mr Canham around the increased pressure on open space capacity as a result of PC94 both within and outside the precinct area. However, he does not provide clarification on the capacity issue at the plan change stage but rather refers to design being detailed at a later stage, which in his view is not at the plan change stage. In my view, later considerations of design cannot compensate for any fundamental capacity issue with the provision of open space. The relevant objectives

¹ According to OSPP (2016), function, distribution, location, and configuration are four inter-related factors to be considered for the provision of open space at a network scale.

and policies under the RPS are very clear on *provision of quality urban form where sufficient development capacity is provided to accommodate social facilities (including open spaces) to support growth (B2.2.1(3))*.

14. Mr Canham refers to the total proposed open space in PC94 relying heavily on Council's acquisition, which is speculative given the uncertainty whether any such land will or can be acquired, and in my view, this is a separate matter and process from the plan change process. While I agree that it is appropriate for the plan change to refer to the (three) Neighbourhood Parks Council currently indicates it may wish to acquire, it is not appropriate for the plan change to refer to acquisition of any open space as any form of determinant of the open space outcome envisaged as a result of PC94 and how that would meet the recreational/social needs of the community.
15. Mr Canham notes in his evidence that the provision of open space must be considered during each stage of the development process for any of the areas within the precinct. I disagree with Mr Canham on this point as it is important for the precinct plan to set the scene for the provision of open space and its network at precinct level and also in line with the surrounding precincts/areas within the local board area. The development and design stage is not the time to negotiate for open space, as the provision can't be enforced without direction in the plan provisions. This is why I consider it important that the plan change makes it as clear as possible that a minimum amount of and quality of accessible open space is required.
16. Relevant to the discussion points around the shading on open spaces, particularly on the central open space, I refer to the evidence of Mr Riley and Ms de Lambert where they suggest a new Precinct Standard (*I334.6.9D*) that requires *a minimum 80% of a 30m x 30m identified area within the Central Open Space to be free of shading between 10am and 3.30pm on 21 June (the Winter Solstice)*. Given the outcome envisaged by this standard, I agree with Mr Riley and Ms de Lambert on this point and that the shading effects from the development on the central open space can be avoided, remedied or mitigated through the design of development in relation to the open space.
17. I also agree with Ms de Lambert on the importance of the Central Open Space neighbourhood reserve and its interface with the surrounding future developments. In this regard I support Ms de Lambert's application of the matter of discretion *I334.8.1(1A)(i) 'Matters applying to the Carrington Road Frontage' to buildings fronting the Central Open Space*.
18. In regard to the open space quality commentary provided in Mr Canham's evidence, I have the following comments:
 - (a) Northern Open Space- Mr Canham refers to some positive qualities of this open space which I agree with some of them in terms of being visible in the wider context, having some quality open space functions, and bordering the Northwestern Cycleway on its northern boundary. However, as noted in my primary s42A report, I am not fully convinced that the northern open space would function at its full capacity as a neighbourhood park due to the restrictions on the site relevant to the heritage overlay as well as the site being undersized from a provision perspective.

- (b) Knoll Park- Mr Canham notes that the majority of provision issues will be satisfied at the design stage. I do not share the same view of Mr Canham's on this matter. While the acquisition process is relevant to the ownership of the land, the quality of the open space land is a fundamental aspect of the use of the open space and its location regardless of the design. I do not agree with Mr Canham on his point about the Knoll Park being "*suitable for informal recreation and amenity*". I retain my position about Knoll Park being considered as a connection between central and southern open space, and refer to the rationale I already pointed out in my s42A report that this open space cannot hold active recreational functions which is due to the steep contour of the site (very limited flat area of approximately 0.2ha with a gradient of at least 6%), being heavily vegetated by established and notable trees on the site, and the poor shape of the site which does not provide for 30mx30m kickable area.
- (c) Southern Open Space- I agree with Mr Canham that the stormwater function of the reserve may not necessarily prevent other uses on that open space such as connectivity. I consider the principal function of this open space is for stormwater and that there is limited recreational value.
- (d) Third Neighbourhood Park- Mr Canham states that Mr Reburn does not support my proposed (third) open space of 5000m² as was introduced in my s42a report. Mr Reburn has informed me that the paragraph Mr Canham refers to was solely relating to open space proposed by the Applicant, not that recommended by me. Mr Reburn clarifies in his Addendum statement that the three Neighbourhood Parks are recommended, as proposed in my primary report. I also understand from the evidence of Mr Canham, paragraph 9.42, that he refers to the third open space of 5000m² as a Suburb Park. I need to clarify that while I agree that there is no need for a suburb park within the precinct from a wider network perspective, this proposed open space and its size would align with the requirements of a neighbourhood park not a suburb park as per **OSPP**. On this basis, I retain my recommendation for provision of the third public open space within the precinct as indicated in Figures 6 and 7 of my s42a report.

19. Mr Canham refers to all open spaces proposed in PC94 to be "*appropriate to be utilised as public open space*". I disagree with this statement of Mr Canham as the proposed outcome will not facilitate the Open Space objective in AUP (H7.2(1)) which is to meet the recreational needs of the community through the provision of a range of quality open space areas that provide for both passive and active activities.

20. Having read the evidence provided by Mr Canham, I understand Mr Canham does not acknowledge the gap in PC94 in terms of the proposed open spaces from a provision and network perspective as the implication of the proposed PC94. Consequently, this would lead to an under provision of open space where a large scale of urban intensification being proposed within Wairaka precinct.

21. In the evidence prepared by the Applicant, Ms Mc Gregor states the following:
Auckland Council may decide not to acquire those spaces, (for example, because it considers one or more areas are not suitable to perform a public open space function). If Council does not acquire that land for public open space, HUD and its project partners will work through subsequent consenting

processes to determine the appropriate configuration of the open space provision within the Precinct, subject to the relevant directions of the AUP and any other relevant statutory criteria.

22. While I acknowledge that this is an approach that can be taken by the Applicant, in my opinion, the above statement highlights the importance of ensuring an adequate provision of open spaces at plan change stage along with proposed requirements for both provision and quality of those open spaces to ensure that the open spaces delivered meet the needs of the community within the precinct as well as the wider area.
23. In their evidence Mr Duthie and Mr Smallburn propose amendments to the precinct provisions relevant to open space. I continue to support the recommended provisions in my primary s42a review, as follows:

- a. **Objective I334.2(10)(ba)**- In my proposed wording for this objective, I recommended reference to “publicly accessible open spaces”. Mr Duthie and Mr Smallburn have removed “publicly accessible” from the objective. While I agree with the statement in their evidence that this objective has positive social and environmental benefits, establishing clear direction on the quality outcomes anticipated for open space, I do consider that the consideration of “publicly accessible” open spaces is important to ensure the positive social and environmental benefits for the community within the precinct and the wider area.
- b. **Pedestrian and cycle access, street quality and safety Policy I334.3(19A)**- Mr Duthie and Mr Smallburn do not accept my recommended policy to ensure a safe and integrated network of public open spaces including through the establishment of park edge roads. They state in their evidence that Policy (15A) is sufficient to capture all design considerations for open space requirements within the precinct. I have a particular concern around not considering the need for establishment of park edge roads where necessary. In my view the proposed precinct plan 1 has the following deficiencies:
- i. The frontage of the proposed Northern Open Space interfaces with an arterial route to the east which I do not support from an open space provision policy perspective.
 - ii. The location and configuration of the proposed Central Open Space, as the most adequately identified open space within the precinct, will require some park edge road provision (ideally) to the west to provide visual/physical connections with other open spaces.

In my view, the park edge road provision policy I have proposed would better ensure quality street frontages to each open space, enhance connectivity to the park and promote passive surveillance to and from the park. I, therefore, consider the recommended policy I334.3(19A) should be retained.

- c. **Special information requirements “Open Space” I334.9**- Mr Duthie and Mr Smallburn state in their evidence that the recommended special

requirement, which is for provision of a quantum of 20m² open space per new dwelling within the precinct, is not necessary as compliance with the Open Space standard will need to be confirmed at the time of each individual consent. I have a concern with this comment as in my view without this requirement I don't see that there is any mechanism within the precinct plan provisions to enforce the applicant to provide for the appropriate amount of open space when it comes to the resource consent stage.

- d. **Open Space standard I334.6.12-** Additional to the above point and to ensure the sufficiency of open space design requirements, I confirm my support for the recommended new 20m² per dwelling standard for Open Space (I334.6.12) to be retained.

24. I have also reviewed the proposed Open Space standard with amendments by Mr Reaburn as per the statements provided in the Joint Witness Statement (JWS) for Open Space matters. I agree with the recommended standard set out below:

I334.6.9C Open Space (does not apply in Sub-precincts A and C)

- (1) Open Space must be provided at the ratio of 20m² of open space for every dwelling in the precinct.
- (2) For the purposes of this standard Open Space may comprise:
 - (a) Open Space within a Neighbourhood Park or other Open Space area identified on Precinct Plan 1 that has not been previously allocated in accordance with this standard;
 - (b) An extension to an existing Neighbourhood Park or other Open Space area identified on Precinct Plan 1;
 - (c) pedestrian or cycle links outside a road corridor;
 - (d) Additional areas of publicly accessible or communal Open Space for social or recreation purposes, comprising no less than 1,000m² in a contiguous, regular shaped, flat area of land.
- (3) The Open Space must be secured by a suitable legal mechanism at the stage of development and / or subdivision.
- (4) The calculation of Open Space at the ratio of 20m² of open space for every dwelling must include all dwellings in the precinct, excluding any dwellings in Sub-precincts A and C.

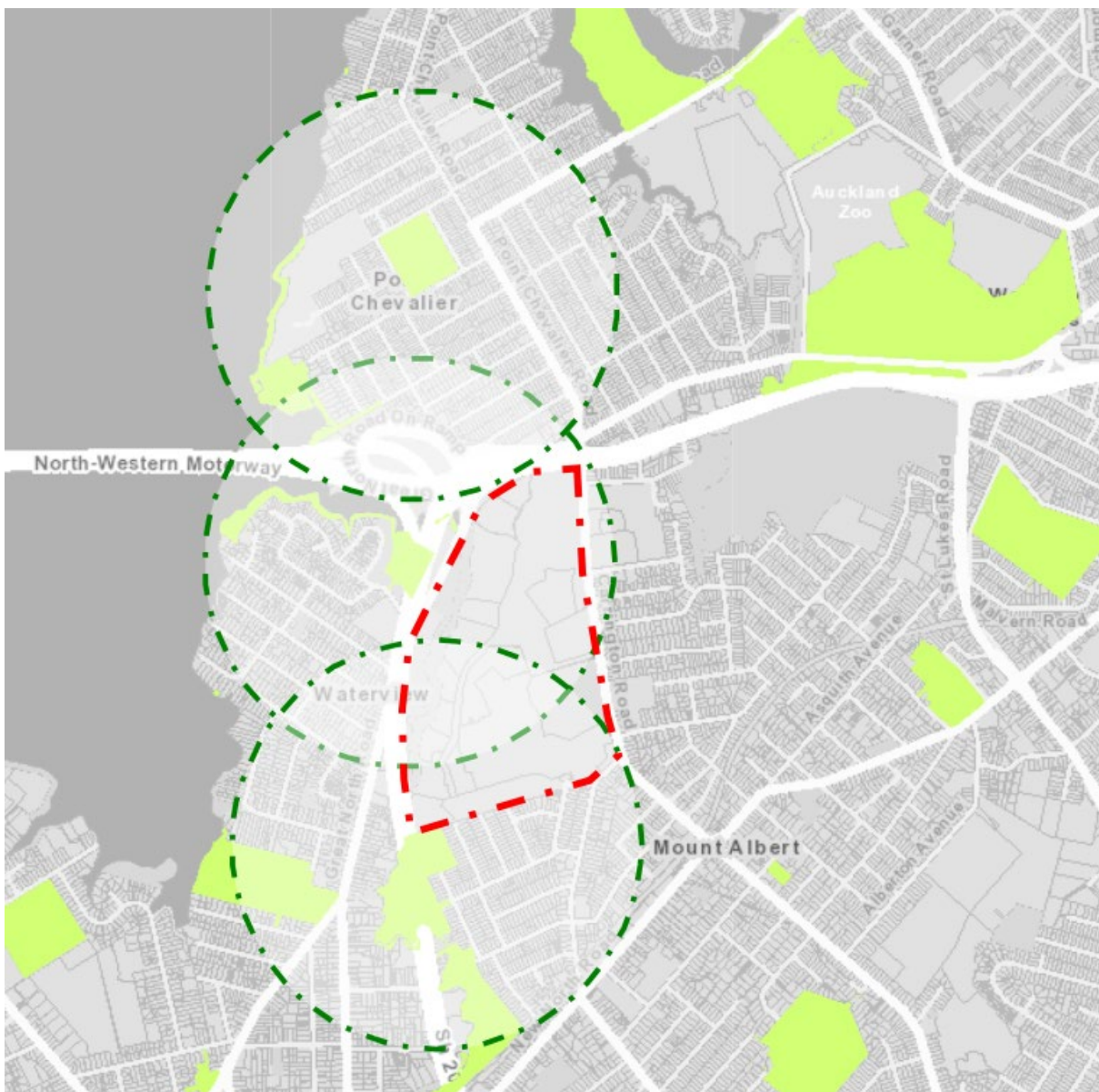
Ms Maylene Barrett, open space and planning

25. I read Ms Barret's evidence and agree with her concerns around the quantum of open spaces proposed in PC94. I rely on the report and addendum memo from Mr Greenaway for determining the quantum of the open space provision, where he extensively explains

the gaps in provision as well as the rationale behind the proposed provision requirement for open space per number of dwellings within the precinct.

26. Ms Barret, in her evidence, proposes for one suburb park of at least 5 hectares being a combination of Knoll Park and Central Open Space (and perhaps beyond that). While she relies on the walking distance measurement from **OSPP**, she refers to a gap in the precinct for a suburb park. I do not hold the same view as Ms Barrett on there being a gap for a suburb park within the precinct. The **OSPP** outlines that 1000m walking distance and/or 750m radial distance proxy should be used for the provision target for suburb parks in high and medium density development scenarios. According to the diagram below (Figure 1) produced based on using 750m radial proxy for medium-high density development, I do not consider there is a need for a suburb park to be provided within the precinct based on the policy.

Figure 1. Diagram showing the precinct being covered within the catchment of surrounding suburb parks.



27. However, as stated in JWS for Open Space matters, I do *not oppose* Ms Barrett's recommendation for a larger open space of a size of approximately 4.7ha, being a

combination of the proposed Central Park (~2.8ha) and Knoll Park (~1.9ha) in the centre of the precinct. In her evidence, Ms Barrett refers to this open space as a “suburb park”. While acknowledging there is no gap in the network for a suburb park within the precinct, I do consider this option of a larger area of open space as being a good outcome to cater for growth and connectivity for the wider community based on the following reasons:

- (a) There is already a recognised shortfall for sports fields and active recreation opportunities within the scale of local board area as I have already noted in my primary s42A report. A larger open space can accommodate for more (formal and informal) active recreational opportunities to meet the needs of the changing and growing population within the precinct as well as the wider network.
 - (b) A larger open space can provide for wider street frontages, less shaded area, and (physical and visual) access for the public to the open space within a high-density development particularly when there is no master plan provided to understand the proportion and relationship between open versus built space within the precinct.
28. Generally, I support the concerns of Ms Barrett regarding the quality of the proposed open spaces as part of PC94. However, I am not in full agreement with Ms Barret when referring to the proposed Central Open Space that it is “*entirely inadequate*” as it has some of the criteria from an open space provision perspective such as size, gradient, and location being in the centre of the precinct. I do, however, agree with Ms Barrett regarding the absence of a masterplan as part of PC94, which could support a more comprehensive analysis of the quantum and quality of open space to be provided in PC94.
29. I consider the commentaries made by Ms Barret around the (in)sufficiency of any Council policy or approach in acquisition of open space, to be irrelevant and outside the scope of discussion for PC94.

Conclusion

30. I continue to support the views expressed in my primary s42a report except for the section in my report where I raised concern around the shading effects on the central open space.
31. In regard to the proposed open space provision requirements in the precinct, I continue to support the proposed objectives, policies, standards, and special information provisions relating to open space provision as recommended in my primary s42A report and Mr Raeburn’s report.
32. I recommend that Precinct Plan 1 identify the three Neighbourhood Parks sought by Council.



Prepared by:

Roja Tafaraji

Senior Parks Planner, Parks & Community Facilities

Memorandum to: Peter Reaburn, Reporting Planner
Subject: PPC94 s42A Addendum Report – Open Space
From: Rob Greenaway
Date: 5 November 2024

1. My full name is Robert James Greenaway.
2. I prepared a specialist review dated 1 October 2024. I refer to my qualifications and experience in my original review and do not repeat those matters here.
3. The purpose of this memorandum is to respond to the evidence of:

Applicant

- a. Mr Geoff Canham, open space

Submitter

- b. Ms Maylene Barrett, open space and planning

4. I have focused only on issues relating to the quantum of open space proposed by the applicant. Ms Roja Tafaraji responds in more detail to issues of quality.

Mr Geoff Canham, open space

5. I respond to the quantum of open space assessment provided by Mr Canham and his review of the suitability of the open space areas proposed by the applicant.

Open space catchment

6. Mr Canham refers to an “existing catchment” for open space provision relevant to the PPC94 area (shown in his Figure 2).¹ He references the *Auckland Open Space Provision Policy 2016*, p30, as his prime source. This policy defines the expected walking distances between a residence and a park of a certain type, which Mr Canham finds to be “reasonable and appropriate distances for future occupants of the Site to travel to access open space”². Of relevance here, p30 of the policy defines the following park types and accessibility, and nothing more in terms of an open space catchment:

- a. Pocket Parks: Typically between 0.1 to 0.15 hectares. Voluntarily provided at no capital cost and only on agreement by Council, and not to be located within 100 m of other open space. These are in addition to requirements for neighbourhood parks.
- b. Neighbourhood Parks: Typically between 0.3 to 0.5 hectares and a 400 m walk in high and medium density residential areas. These provide a range of different recreation opportunities between nearby neighbourhood and suburb parks.

¹ His paragraph 5.3 and following

² His paragraph 5.3

- c. Suburb Park: Typically 3 to 5 hectares if providing for informal recreation uses only and up to 10 hectares or larger if also accommodating organised sport uses. A 1000 m walk in high and medium density residential areas. These provide a range of different recreation opportunities between nearby neighbourhood and suburb parks as well as a neighbourhood park function for immediately neighbouring residential areas.
7. Mr Canham has added an additional larger area to create his “existing catchment” considering cycling distances, extending 2-3 km from the Precinct. Cycling does not form part of Council’s open space provision requirements. There is no reference to a wider catchment for open space provision in the *Auckland Open Space Provision Policy 2016* and no reference to a 2-3 km open space catchment.
 8. Mr Canham’s review of PPC94 in relation to his large “local catchment”³ compares that area’s level of open space provision with the total population of the Mount Albert Electorate (approximately 67,125 people in 2018).⁴ However, Mr Canham’s “local catchment” area does not match the electorate boundary, which does not include Waterview (in the Kelston electorate) and includes Western Springs, Westmere and Grey Lynn in the Waitemata Local Board Area. My estimate of the 2018 resident population within Mr Canham’s local catchment is approximately 39,600,⁵ meaning his further provision calculations are not useful (his local catchment does not include the population count he relies on). My population count would make Mr Canham’s metrics appear even better (the same open space but shared amongst fewer people), but they remain irrelevant.
 9. The proposal for PPC94 allows for an additional 12,600 residents in Mr Canham’s local catchment – an increase of 32% on its 2018 population of 39,600. PPC94 proposes increasing Mr Canham’s calculated area of 134 ha of open space within his local catchment by 4.6 ha – an increase of 3.4%.
 10. While my primary s42A Review does not suggest a great improvement on the ratio between open space and residents in the wider catchment, I use these figures to indicate the likely stress that PPC94 is going to place on the existing open space network. Most of the demand for open space will occur within a far smaller area than that suggested by Mr Canham (if we rely on the *Auckland Open Space Provision Policy 2016* provisions for park accessibility for high and medium density developments).

Walkability analysis

11. The standard walkability analysis carried out by Auckland Council is from the centre of a development area rather than the boundary. This accounts for the distance from one side of a development area to the other. In the PPC94 area this distance is substantial, at approximately 1000 m, and is the expected maximum walking distance to a ‘suburb park’ from a residence according to *Auckland Open Space Provision Policy 2016*. Mr Canham includes in his Table 1 a walkability assessment for all areas of open space in his local

³ His paragraph 5.4

⁴ His paragraph 7.12 and taken from: <https://www.parliament.nz/en/mps-and-electoralates/electorate-profiles/mt-albert-electorate-profile/>

⁵ Point Chevalier West 3858, Point Chevalier East 4596, Mount Albert North 4044, Morningside 3981, St Lukes 2397, Sandringham Central 2388, Mount Albert Central 3675, Mount Albert South 2415, Owairaka East 2967, Owairaka East 3225, Mount Albert West 2694, Waterview 3357. Relying on the Sport NZ Insights tool for 2018 Census demographic data: <https://sportnz.org.nz/resources/sport-nz-insights-tool/>

catchment. These measurements appear to be taken from the nearest boundary of the Precinct. For example, if I take the western dog-leg of Farm Road as the centre of the Precinct, my walking distance to Heron Park is 1350 m compared with Mr Canham's 848 m.

12. I am therefore unable to accept Mr Canham's analysis of the availability of open spaces for future residents of the Wairaka Precinct for two reasons. The first I have mentioned above with his local catchment having no bearing to Council's open space provision requirements; and secondly that their accessibility is not measured accurately.
13. The latter is important for a walkability analysis relying on the *Auckland Open Space Provision Policy 2016*. Council's policy requires local access to areas of open space to satisfy local demand. The policy does not expect a local resident to have to bypass local reserves because they are too busy or inadequate, and to keep walking (up to 3.3 km in Mr Canham's Table 1) before they find a suitable area of open space – or better still, to jump on a bicycle. Nor does it include pocket parks as part of its provision since they are 'nice to have' if a developer sees fit, and are never acquired by Council as they have very limited open space value.
14. If I exclude all areas beyond 1000 m from the Site **boundary** as measured by Mr Canham, my estimate is 40.5 ha of open space. If I include only those reserves within 1000 m from the **centre** of the Site my estimate is 21.5 ha, made up largely of Oakley Creek Reserve, Phyllis Reserve/Albie Turner Field and Waterview Reserve. In Mr Canham's paragraph 8.22 he notes that Phyllis Reserve is, "over-subscribed to meet current demand due to the limitations of grass sports fields." This is substantially less than the ~134 ha that Mr Canham relies on, 25% of which is over 2 km from the Site boundary.

10% as a standard for open space provision

15. Mr Canham refers to the use of a 10% open space provision target, describing the allocation of up to 15% of the total development area via PPC94 as open space, and therefore appropriate.⁶ I was not aware of the 10% metric and have had to follow Mr Canham's references to understand it.
16. His first reference is "Parks and Leisure Australia, Public Open Space Planning in Australia Developer contributions to Open space, Position Paper page 13 (2019)". I requested a copy of this paper from Parks & Leisure Australia (PLA) and received the email from Dr Tower appended as my Attachment 1 (with permission). The paper is apparently not a PLA position paper and has no formal Association support. The 2022 version of the paper, to which Dr Tower is referring, states:⁷

7.1.3 Open Space Allocations

Where housing density is increased, as in the case of urban infill the proportion of high-quality open space should seek to adhere to the standard of 10%. However, it is suggested that open space allocations of up to 50% need to be considered in areas containing high density structures and where regional attractions (such as

⁶ His paragraphs 6.5 (b), 7.10 and 7.14.

⁷ Parks & Leisure Australia (2022). *Public Open Space Planning in Australia Developer Contributions to Public Open Space Parks & Leisure Australia Position Paper*. Update from Public Open Space Planning in Western Australia: New residential developments Position Paper March 2010 Revised October 2011

foreshore, river systems, large event spaces) increase visitation beyond local residents.

17. I note a similar statement made in the 2011 version of this paper.⁸

18. Mr Canham's second reference is "Grose, M.J., Changing relationships in public open space and private open space in suburbs in south-western Australia. *Landscape and Urban Planning*, 2009. 92: page 53-63." This report states that the 10% metric is problematic; for example:⁹

Despite an apparent ground-shift in the views of POS [public open space] since 1955¹⁰ – part of the renaissance (Barber, 2006) of how we view green areas in urbanised landscapes – the pressures on POS to fulfil multiple objectives today is compounded by the often highly programmatic design of many recent public spaces (e.g. amphitheatre, 'village green' = public square), which carry neither traditional uses of POS given prior to 1955 nor more recent ecological agendas. Sawyer (2005) notes that "we are cramming our public spaces with more and more stuff in the fear that we will run out of things to do—a public space of perpetual motion." Conflicts over the use of POS will only be resolved when statutory planning deals with POS for structured recreation, urban water management, and with newer issues such as ecological functions and potential for biodiversity function.

Despite the growing pressure on POS seen in Fig. 8, there are also pressures to reduce the allocation for POS amongst some stakeholders in new residential developments. More recent policies in Western Australia have encouraged an 8% allocation to POS which seems a problematic stance in the light of findings presented here. Indeed, the combination of decreased private open space and additional objectives of POS suggest that more POS as higher percentage of developable land than the current 10%, is required.

19. The paper otherwise focuses on the problems of using POS provision targets in areas with high biodiversity values, and is not so useful.

20. My conclusion is that the 10% metric is not relevant here (or possibly anywhere), is apparently very light in high density developments, and that the application of generic standards for open space provision is increasingly considered problematic generally.

Carrying Capacity

21. Mr Canham refers to the issue of carrying capacity, and notes that there is no available assessment of the carrying capacity of existing open space in the catchment, and the necessary "management interventions [that] would be required based on certain thresholds."¹¹ A fundamental issue here is providing an adequate quantum of accessible open space in the first instance, rather than playing catch-up via – inevitably – the

⁸ Carter, M. (2011) *Public open space planning in Western Australia: New residential developments Position Paper March 2010 Revised October 2011*. Parks and Leisure Australia Western Australia

⁹ Grose, M.J. (2009). Changing relationships in public open space and private open space in suburbs in south-western Australia. In *Landscape and Urban Planning* 92 (2009) 53–63

¹⁰ The 10% POS concept was first suggested in 1955 based on provision in England.

¹¹ His paragraph 7.26

hardening of open spaces to cope with too intense use (“cramming our public spaces with more and more stuff”, as per my quote above).

Open space network

22. I see that Mr Canham bases his assessment and discussion largely on the concept of an open space network, referring to Council policies which use that term. However, in the case of PPC94, we are focussing on the open space that is required to be provided within the PPC94 Precinct to support local demand by residents of the Precinct – without overloading the local open space network.
23. Mr Canham acknowledges that, “there is a shortfall of sports fields, and active recreation reserves across Auckland, as well as locally within the Albert-Eden Local Board area” relying on the findings of the Albert-Eden Sport & Active Recreation Facility Plan (2021).¹² The latter report recommends many additions to the open space network in the Albert-Eden Ward to address some of these concerns, with substantial reference to opportunities provided by the ‘Unitec Institute of Technology Site’, also described as the ‘Carrington Residential Development’, with the potential for up to 3,000 homes in a high-density setting within what is now the Precinct. At the time, the Facility Plan relied on MHUD’s *Unitec Reference Plan & Strategic Framework June 2020*. This document also referred to provision for up to 3,000 homes, and in terms of open space provision, suggested a suite of ‘Key Structuring Moves’ including (my underlining):
- *Create a generous provision of interconnected, prominent open space setting with the amenity necessary to support the new community and its residential neighbours.*
 - *Build on the natural assets of the site, including opening up and daylighting the Wairaka Stream.*
 - *Enhance a significant green corridor linking Carrington Road to Te Auaunga with multiple East / West connections.*
 - *Celebrate water in the landscape – reinforce the Wairaka and Te Auaunga waterways, and incorporate design that makes the stormwater capture, conveyance, treatment and re-use visible.*
 - *Improve existing recreation areas for informal sport, and build new places for family kick-a-ball and games, imaginative play, multi-age, accessible playgrounds, and for residents to gather, cook and eat.*
 - *Enhance the site’s bio-diversity and grow seasonally responsive habitat / plantings. Preserve significant trees.*
 - *Protect features that will provide continuity during the transition of the site into an urban village.*
24. The Albert-Eden Sport & Active Recreation Facility Plan (2021) suggested the need for the provision of several sports fields within the ‘Unitec Site’, and to:

¹² His paragraph 8.14

- *Consider and explore the potential for the provision of sport field/s to meet the current and future shortfall identified for lit fields in Albert-Eden.*
- *Provide for a wide range of recreational activities with a focus on young people – particularly young women aged between 5-18 years.*
- *Be inclusive of emerging sporting trends and support the sport and recreation of ethnic communities.*
- *Provide a diverse offering of spaces for families, friends and community groups to gather for passive recreation and social gatherings.*
- *Increase the opportunities for Māori participation in sport and recreation and apply the Te Aranga Design Principles through the design and delivering stages of the project.*

25. Both of these expectations and recommendations relied on adding to the local open space network, and not relying on it to address shortfalls.

26. The provision of sports fields within the Precinct has been agreed by Council to be unnecessary within PPC94. However, it appears that most of the key expectations from MHUD’s *Unitec Reference Plan & Strategic Framework June 2020* have also been lost – and certainly for the ‘generous’ provision of ‘prominent open space areas’ – paralleling a significant increase in population density.

27. The issue is that, in my opinion, PPC94 will place potentially significant additional strain on the ‘open space network’, and has proposed an inadequate supply of open space to meet the immediate and local needs of its future residents. It is the latter that I have focused on in my assessment.

Summary – Mr Canham’s evidence

28. Considering my review of Mr Canham’s evidence I retain my recommendation that a quantum of 20 m² per new household (9 ha for 4,500 households) remains the starting point for an open space provision assessment – for want of any other standard, and in light of the metrics Mr Canham, Ms Barrett and I have referred to. Mr Canham describes this as a “novel open space metric” and prefers reference to “Auckland Council’s standing policies and strategies.”¹³ As I noted in paragraph 35 of my primary s42A Review, the 20 m² metric is Council policy within the *Auckland Council Contribution Policy 2022 Variation A* (s63). Mr Canham asks, “some examples of where Council have previously utilised this different approach would assist. It is unclear why PC94 has been selected for a departure from the established policy.”¹⁴ The development contribution policy, as Council policy, is applied as a standard in all cases. Indeed, Mr Canham notes that, “development contributions would, in my opinion, be the appropriate method for securing the purchase of the PC94’s open space assets.”¹⁵

29. While Mr Canham defines the 20 m² metric as a fiscal maximum¹⁶ – which is correct – it is based on the value of land within the development footprint; meaning that it equates to the

¹³ His paragraph 9.6

¹⁴ His paragraph 9.9

¹⁵ His paragraph 5.23

¹⁶ His paragraph 9.21

area of land able to be acquired in the same location (that is, it ultimately represents a defined area of land that should not vary based on its value).

30. Mr Canham and I agree that there is no standard international or national metric for defining open space requirements on a per-person or household basis – although the Local Government Act (s203 (1)) sets a maximum development contribution limit for reserves. However, Auckland Council policies are clear about recommended park sizes and accessibility (as per my paragraph 6 above), and has a policy defining an expected level of open space provision (reflecting the Local Government Act). However, the applicant has not provided an assessment of community need for open space, or a corresponding proposal for open space development via some form of masterplan. We are left with the need to set an adequate minimum standard within which suitable service delivery can be achieved.
31. I maintain that the PPC94 proposal for open space is not based on an adequate demand analysis. Retrofitting the broad preferences for open space quality as defined in the Council policies referred to by Mr Canham¹⁷ does not satisfy the issues I raised in my primary s42A Review, summarised in its conclusion. The functions and capacity of the proposed areas of open space have not been clarified. In sections 6 and 7 of Mr Canham’s evidence, their potential functions remain vague. I remain of the opinion that the applicant’s proposals for open space provision lack clarity and are inferior to that of the operative plan, which is itself light on open space provision.
32. Ms Tafaroji further responds to Mr Canham’s assessment and I support her findings.

Ms Maylene Barrett, open space and planning

33. Ms Barrett reviews the applicant’s proposals for open space provision from a statutory planner’s perspective. Like me, she finds that PPC94 proposes an inadequate area of open space, and provides a lack of certainty about service delivery. She finds my use of the 20 m² metric to be too light and prefers higher levels of provision.¹⁸ I can only agree that more is always better, but at the regional level I have found no other metric to apply as a standard. Had the applicant provided a review of the capacity for development and use of the areas of open space proposed – in the form of a masterplan or similar development proposal – we would be in a better position to comment more specifically on whether PPC94 will provide an adequate quantum of open space.
34. I support Ms Barrett’s suggested additions to the Central Open Space and Knoll Park,¹⁹ as it is shown in the Precinct Plan 1 - Option 2. This would increase the total area of open space provision in the Precinct Plan to approximately 7.43 ha (including the 0.5 ha ‘Lot 6

¹⁷ Summarised in his paragraph 2.4

¹⁸ Her paragraph 109

¹⁹ Her Figures 8 and 9 and paragraph 174

Neighbourhood Park’),²⁰ and “create a generous ... interconnected, prominent open space setting” as per the *Unitec Reference Plan & Strategic Framework June 2020*.²¹

Conclusion

- 35. I have retained my original conclusions after reviewing the evidence of Mr Canham and Ms Barrett. I prefer Ms Barrett’s assessment, and, considering the lack of a masterplan, would like to be able to recommend higher levels of open space provision than that proposed by both the operative plan and PPC94. However, I have relied on the only metric that stands as Council policy and is available to land developers as a recognised expectation for open space provision.
- 36. I would countenance the inclusion of ‘private open space’ within the Precinct in the public open space quantum if it was clearly and permanently open to the public. Mr Canham provides a good summary of the relevant issues to be considered,²² as does Ms Tafaroji in her addendum statement, but this option does not appear to have been fully defined. Either way, it will still come down to quantum and quality. Under PPC94 the former is lacking and the latter is unclear.
- 37. Subsequent to attending the joint witness conference, I have become more confident in my 20 m² per household recommendation. This sets, in my opinion, a fair expectation for a quantum of provision that is not extreme or unexpected (it is in Council policy), and treads a path that is within the bounds of national and international levels of service. It is a figure with which developers are familiar.
- 38. Ms Barrett details how this standard is not always achieved nationally, and how it can be applied, and this is useful.²³ However, I am referring to it as a relevant baseline for open space provision in the case of PPC94, where we have a very high density proposal for which Auckland Council has not prepared targeted general policy.
- 39. In setting a contribution when applying the 20 m² expectation, a council may require a portion to be taken in cash to apply to land acquisition outside the development area – for sports parks for example – and the remainder as land within the site. In the case of PPC94, this might also be the case, and Council might acquire, via purchase, less than the proposed 9 ha maximum in the Precinct considering the need to support that external

²⁰

Location	Area (ha)
Northern Open Space	0.7551
Central Open Space	2.8708
Te Auaunga access	0.3246
The Knoll Open Space	1.9438
Southern Open Space	1.0340
Lot 6 Neighbourhood Park	0.5000
Total	7.4283

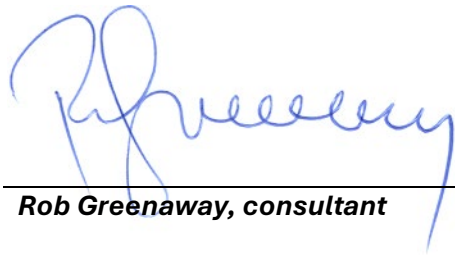
²¹ My paragraph 26 above

²² From his paragraph 5.18

²³ Her paragraphs 182 to 185

demand. Nonetheless, in my opinion, the 9 ha is a satisfactory target for provision within the Precinct.

40. At the consent stage, the applicant has the opportunity to define how this level of service will be met, and I am comfortable if that provision includes, as defined in the Open Space JWS (3.3), "Open space areas accessible to the public excluding roads but including pedestrian or cycle links (regardless of ownership)."
41. I therefore support both Policy 15 and standard I334.6.9C as per the S42A Appendix A Addendum Version of PPC94.



Prepared by: ***Rob Greenaway, consultant***

Attachment 1. Response from Parks and Leisure Australia

On Thu, 24 Oct 2024, 1:32 pm John Tower, <John.Tower@vu.edu.au> wrote:

Hi Garry, John S and Neal (main author of the requested document)

I have a copy of the paper that the colleague from New Zealand has requested. Unfortunately, I do not support the distribution of this document for a range of reasons listed below. The Position Paper was never accepted as a Position Paper by PLA Board, so it is not appropriate to distribute the manuscript as a PLA Position Paper. I have also reviewed the paper and provide the following detailed comments. My comments are guided by the content in *Community Leisure and Recreation Planning* by Marriott, Tower and McDonald (2021).

1. Change the status of the manuscript by removing any mention of PLA Position Paper, and PLA policies or endorsements.
2. Include a disclaimer at the beginning indicating the manuscript is the view of the authors, i.e, Neal Ames and May Carter.
3. Although pursuing a National Approach for Contribution Schemes may have merit, I am not aware of any willingness from any of the states to adopt this approach. Are the manuscript intentions too ambitious? Victoria is currently debating many of the issues related to Developer Contributions – PLA VicTas should be involved in this, but I am not sure if they are engaging in the debate.
4. I am wary of all the mentions of the use of Standards to guide open space planning without explaining the deficiencies of this approach. Marriott, Tower & McDonald (2021) provide a case for why standards should not be used to guide open space planning.
 - a. Appendix 2 provides a summary of Standards without any recognition of the deficiency of a Standards approach. I would not support the distribution of the document without addressing the deficiency of a Standards approach to open space developments.
5. The development of Greenfield and Brownfield (Grey) sites neglects the breadth of consideration that should be considered in a leisure planning process.
6. The Guiding Principles listed on pages 6 – 9 have merit.
7. The development of a National Terminology (p. 9) has merit but neglects to consider the need to engage with urban planners, architects, landscape architects, etc. for this process to have any hope of eventual adoption. Can PLA lead the collaboration for this type of project?
8. The Open Space Allocation section on p. 9 draws on the use of Standards. Point 4 above explains why I would not support this.
9. The Hierarchy of Open Space on p. 10 also uses a Standards approach to guide the hierarchy. I do not support this approach.
10. The Inter-Sectoral Open Space Planning approach has merit, but I question PLA's capacity to lead this kind of development. See comment #7 above.

I recognise the nature of the work that Neal and May Carter put into the preparation of this manuscript. The manuscript was completed before my work with Advisory. I recognise the merit in what was attempted but do not agree with many of the points, especially Standards. The manuscript would need significant revision before seeking endorsement by PLA Board.

Cheers

John

Dr John R Tower, PhD

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Memorandum to: Peter Reaburn, Reporting Planner
Subject: s42A Addendum Report – Built heritage
From: Carolyn O’Neil
Date: 5 November 2024

1. My full name is Carolyn Louise O’Neil.
2. I prepared a specialist review dated 3 October 2024. I refer to my qualifications and experience in my original review and do not repeat those matters here.
3. The purpose of this memorandum is to respond to the evidence of:

Applicant

- Adam Wild – Heritage
- John Duthie and Ian Smallburn – Planning

Submitter

- Richard Knott on behalf of Marutūāhu Rōpū and Ockham Group Limited
- Craig Irving McGarr on behalf of Health New Zealand – Te Whata Ora

4. In responding to this evidence, this memorandum has been structured as follows:
 - a. ‘Identified historic buildings’
 - b. Amendments to the precinct plan provisions
 - c. Other matters
 - d. Extension of proposed Height Area 2
 - e. Policy 14 / heritage extent
5. I attended expert witness conferencing for Plan Change 94 (**PC94**) on 1 November 2024. The outcome of this session is documented in the corresponding Joint Witness Statement (**JWS**) in relation to Heritage.

‘Identified historic buildings’

6. In reviewing the Statement of Evidence of Mr Wild and the Joint Statement of Evidence of Mr Duthie and Mr Smallburn, there are some matters I wish to clarify around the purpose of the ‘identified historic buildings’.
7. I am not seeking that the four buildings¹ identified as ‘identified historic buildings’ be included on Schedule 14.1 Schedule of Historic Heritage of the Auckland Unitary Plan (Operative in part) (**AUP**) through PC94. I understand this would likely require a separate plan change process, including a comprehensive planning analysis. For completeness, however, if the current plan change allowed for the inclusion of these buildings on Schedule 14.1, I would support that.

¹ As identified in Appendix 8 of the Auckland Council’s s42A Hearing Report, and being No. 1 Auxiliary Building (Building 48); Pumphouse (Building 33); Medical Superintendent’s Residence/Penman House (Building 55); and Farm Building/Stables (Building 28).

8. The purpose of identifying the ‘identified historic buildings’ in the precinct plan is to enable the retention of these buildings that, in my view, have heritage value, contribute to the broader amenity, character, and landscape qualities of the precinct, and are currently under threat of demolition. This provision, if accepted, would ensure that a resource consent is required for the demolition or substantial demolition of these buildings. As set out in my original review, this approach goes some way to responding to PC94 submissions and to aligning with aspirations set out in the Reference Masterplan².
9. As confirmed in the JWS (Heritage), it is my opinion that these four buildings would meet the threshold for scheduling as historic heritage places in the AUP.³ This was based on historical research and the preparation of a statement of significance for each of the buildings (included in Attachment 2 of my original review). This analysis was guided by the AUP’s historic heritage criteria⁴ and associated methodology⁵ and provided the justification for recommending that the demolition of the buildings be managed through the precinct plan.
10. I note that Mr Wild does not disagree with my findings that these buildings have heritage value, acknowledging in his evidence that some *“might meet the threshold for scheduling as historic heritage places in the AUP.”*⁶ However, he considers that the statements of significance *“alone are not in themselves sufficient to warrant inclusion in a formal heritage list. For example:*
 - a. *They do not define an associated EOP [extent of place].*
 - b. *While providing a level of historic research, the assessments lack more site-specific analysis of what historic heritage values are evident on the Site today.”*⁷
11. I acknowledge that a historic heritage evaluation would normally support the recommended inclusion of a place on Schedule 14.1, which would then be subject to the provisions of Chapter D17 Historic Heritage Overlay of the AUP. However, it is not intended to afford the same level of protection/management to the ‘identified historic buildings’ through the precinct plan.
12. While I acknowledge that a statement of significance does not have the same level of written detail as a historic heritage evaluation, it is an important part of the evaluation process that summarises key findings and outlines how and why a place is important. The statements of significance prepared for the ‘identified historic buildings’ capture aspects of their history and built form, and identify their historic heritage values and the reasons for those values. The identification of an extent of place (i.e. an area around the building that illustrates its values) would be required if a place was proposed to be added to Schedule 14.1. As this was not my current recommendation, this has not been provided.
13. I consider the statements of significance to be robust, to clearly state the heritage values, and to justify the proposed retention of the ‘identified historic buildings’ through the management of demolition.

² Grimshaw, A Reference Masterplan & Strategic Framework, Ngā Mana Whenua Tāmaki Makaurau & Crown, 4 February 2019, pp.42, 55 and 110.

³ Specialist Review Built Heritage of Carolyn O’Neil, page 11, para. 45 and JWS in relation to Heritage, para. 3.6b.

⁴ AUP, Policies B5.2.2.(1) (a) to (h).

⁵ Auckland Council, Methodology and guidance for evaluating Auckland’s historic heritage, August 2020, Version 2
<https://www.aucklandcouncil.govt.nz/arts-culture-heritage/heritage/protecting-our-heritage/Documents/methodology-guidance-evaluating-aucklands-historic-heritage.pdf>

⁶ Statement of Evidence of Adam Wild, page 23, para. 7.4.

⁷ Statement of Evidence of Adam Wild, page 24, para. 7.8 and 7.9.

14. I also note that Mr Wild raises concern that *“the concept of “identified” (rather than scheduled) heritage buildings introduces a new mechanism into the AUP which, without further clear justification, is both risky (as it undermines an established method for protecting historic heritage in the AUP) and inappropriate.”*⁸
15. The identification of the ‘identified historic buildings’ is not intended to undermine or be a substitute for scheduling, nor would it preclude scheduling from occurring in the future. It is proposed as a precinct-specific approach that, if accepted, would support the retention of buildings with heritage value as part of this plan change process. In my view, it is instead *“risky”* to not encourage the retention of these buildings through the management of their potential demolition.
16. Moreover, other precincts in the AUP use a similar mechanism to recognise and manage the heritage values of unscheduled buildings and the positive contribution they make to the built form of those precincts. For example, Hobsonville Point Precinct identifies six ‘Existing buildings of heritage character’ in a list and on a plan, with associated rules that enable consideration to be given to matters such as retention, adaptive reuse, alterations and extensions.⁹ Britomart Precinct is another example, where unscheduled ‘character’ buildings are subject to heritage rules and approved conservation plans.¹⁰
17. I acknowledge that the Pumphouse (one of the recommended ‘identified historic buildings’), which is subject to a restrictive covenant, is now specifically referenced in the objective and policies of the Evidence Version of the precinct plan. This is proposed to ensure that its heritage values are retained through adaptive reuse and by encouraging sympathetic adjacent development. In principle, I support these amendments as they go some way to achieving the heritage outcome initially sought by referencing at least one of the proposed ‘identified historic buildings’.
18. Consistent with my original review, however, I continue to support the inclusion of ‘identified historic buildings’ in the precinct plan. Appendix A – Addendum Version of the s42A Hearing Report includes minor amendments to the provisions that seek the identification and retention of ‘identified historic buildings’ alongside rules associated with the demolition and substantial demolition of the buildings. I support these amendments.

Amendments to the precinct plan provisions

19. In response to the s42A Hearing Report and submissions, the applicant has made consequential amendments to several aspects of the precinct plan that are of interest from a built heritage perspective. These are set out in Appendix A – Evidence Version of the Joint Statement of Evidence of Mr Duthie and Mr Smallburn, with some provisions also addressed by Mr Wild. The amendments include:
- a. **Policy I334.3(11)** – Minor amendments to incorporate examples of adaptive re-use following the removal of the notified Policy 30A.

⁸ Statement of Evidence of Adam Wild, page 25, para. 7.11.

⁹ I605 Hobsonville Point Precinct – refer to Note 4 under Table I605.4.2 Activity table – Sub-precinct F; I605.10.6 Precinct plan 6; and I605.10.7 Precinct plan 7 and associated rules.

¹⁰ I201 Britomart Precinct – refer to I201.6.7 Heritage buildings and associated rules.

- b. **Policy I334.3(14)** – The reintroduction of focus on the Oakley Hospital Main Building and heritage values, which had been removed from the notified version.
- c. **Policy I334.3(14AA)** – The retention of the policy (largely as notified), which requires new high rise buildings adjacent to Oakley Hospital Main Building to provide sympathetic contemporary and high quality design.
- d. **Standard I334.6.4 (Height)**¹¹ – The introduction of a new standard to ensure that the shortest (43.5m high) tower in Height Area 1 is the closest to the Oakley Hospital Main building to achieve a transition in height.
- e. **Matter of discretion I334.8.1(1A)(b)(i)(l)** – The introduction of a new matter of discretion that enables consideration to be given to whether the design and layout of new buildings achieve a sympathetic relationship with the Oakley Hospital Main Building and the Pumphouse.
- f. **Matters of discretion I334.8.1(1B)(b)(i)(a) and (c)**¹² – The introduction of new matters of discretion that enable consideration to be given to the design and location of new buildings above 35m in Height Area 1 and associated landscaping, within the context of Oakley Hospital Main Building, its extent of place and wider environment. Matters include consideration of how articulation, modulation, materiality breaks up its vertical and horizontal scale of the buildings, and how their design responds and relates appropriately to the scale and form of the Oakley Hospital Main Building and its extent of place.

20. Notwithstanding the unresolved issue regarding ‘identified historic buildings’ (addressed above), and as recorded in the JWS (Heritage), I support these amendments. In my opinion, they provide for a stronger and more targeted set of provisions that will help manage and mitigate effects on historic heritage values, while enabling a greater level of consideration and assessment to be given to the relationship between new development (particularly taller buildings) and the adjacent Oakley Hospital Main Building, as sought in my original review. I also recognise the ongoing intention to secure the long-term future of the Oakley Hospital Main Building through adaptive reuse.

21. In my original review, I raised concerns about the introduction of Policy 14AA (as notified) in lieu of reference to the Oakley Hospital Main Building in Policy 14. Operative Policy 14 required consideration to be given to proposals for new buildings, structures, infrastructure and additions adjacent to the Oakley Hospital Main Building, while notified Policy 14AA required consideration to be solely given to new high rise buildings adjacent to the scheduled building. In my view, this change was unduly limiting. I acknowledge that Policy 14 in the Evidence Version has been amended to reintroduce focus on the Oakley Hospital Main Building and its heritage values, and in my view, the inclusion of Policy 14AA is now a positive accompaniment that serves to strengthen Policy 14. I note that Policy 14AA is now proposed Policy 14A in Appendix A – Addendum Version of the s42A Hearing Report.

¹¹ I note that this standard is not included in Appendix A – Addendum Version of the s42A Hearing Report to align with Auckland Council’s overall position.

¹² I note that these matters of discretion are not included in Appendix A – Addendum Version of the s42A Hearing Report to align with Auckland Council’s overall position.

Other matters

22. In his evidence, Mr Wild agrees with the suggested use of 'Oakley Hospital Main Building' throughout the precinct plan to ensure consistency around the description of the scheduled building. This matter is recorded in the JWS (Heritage).
23. Mr Wild also supports the recommended inclusion of a paragraph in the Precinct Description that speaks to the significant historic heritage values of the Oakley Hospital Main Building and the broader historic landscape of the precinct, and provides a linkage through to the precinct provisions. I acknowledge that this has also been incorporated into the Evidence Version of the precinct plan with some updates to include further history relating to the site. I support these updates.
24. Finally, I note that a refinement has been made to the boundary of Height Area 2 in the Evidence Version of Precinct plan 3 to ensure that the Oakley Hospital Main Building extent of place is included entirely in Height Area 4. I support this refinement.

Extension of proposed Height Area 2

25. As set out in the Statement of Evidence of Mr Knott, submitters Marutūāhu Rōpū¹³ and Ockham Group¹⁴ are seeking additional increases to building height beyond those proposed in PC94. They request that the 35m height proposed in Height Area 2 be extended to cover part of Height Area 4, which currently enables heights of up to 27m. Mr Knott supports the amended relief in general.
26. From a built heritage perspective, I note the following relevant statement in Mr Knott's evidence:

I consider that in the context of the scale of development established by the consented developments at RC2 and RC3, which now form part of the existing environment and which are located closer to the primary features of the Oakley Hospital Main Building than the proposed land, the topography of the local area and the location of the Consented Gate 1 Road, I see no historic heritage reasons why the height of this area west of RC3 should not be included in the extended Height Area 2 and increased to 35m as proposed by the submitter.¹⁵
27. I agree. For the reasons outlined by Mr Knott, it is my opinion that the amendment sought would have no greater effect on the historic heritage values and setting of the Oakley Hospital Main Building than the development already consented and under construction. This development well exceeds the 27m height currently proposed in Height Area 4 (and enabled in the operative precinct plan), aligning more closely with the heights anticipated in Height Area 2.
28. As set out in the JWS (Heritage), I am satisfied that, from a built heritage perspective, no additional provisions or amendments are required to the plan provisions in light of the proposed extension to Height Area 2.

¹³ Submission #120.

¹⁴ Submission #112.

¹⁵ Statement of Evidence of Richard Knott, page 18, para. 5.7.

Policy 14 / heritage extent

29. In his Statement of Evidence for Health New Zealand – Te Whata Ora, Mr McGarr queries the reference to ‘identified historic buildings’ in proposed Policy 14 in Appendix 8 of the s42A Hearing Report¹⁶. I have discussed this matter with Mr Peter Reaburn. Given that the proposed identification of ‘identified historic buildings’ in the precinct plan is to manage their demolition, I accept that their inclusion in this policy goes beyond that intent. With the exception of the Pumphouse, I note that the policy wording proposed in the Appendix A – Addendum Version of the s42A Hearing Report has been amended to remove reference to ‘identified historic buildings’. I support this amendment.

Conclusion

30. For the reasons outlined above, the views expressed in my original review regarding the identification of ‘identified historic buildings’ and the management of their demolition remain unchanged.

31. The amendments to the precinct plan provisions as set out in Appendix A – Evidence Version of the Joint Statement of Evidence of Mr Duthie and Mr Smallburn, largely respond to the recommendations made in my original review and, on balance, have alleviated my initial concerns about the effects of increased height on the historic heritage values of the Oakley Hospital Main Building.

¹⁶ Dated 4 October 2024.

Memorandum to: Peter Reaburn, Reporting Planner
Subject: S42A Addendum Report – Transportation
From: Andrew Temperley, Traffic Planning Consultants
Date: 01 November 2024

1. My full name is Andrew John Temperley.
2. I prepared a specialist review dated 09 September 2024. I refer to my qualifications and experience in my original review and do not repeat those matters here.
3. The purpose of this memorandum is to respond to the evidence of:

Auckland Transport (AT) and Applicant

Joint Statement on Traffic Model Alignment and Predicted Results, dated 03 October 2024

Applicant

Max Robitzsch, Principal Engineer with Stantec

Submitters

Marguerite Pearson, Auckland Transport (Corporate)
Terry Church, on behalf of Auckland Transport (Transport)

4. Summary

- 4.1 As a summary of information contained in this addendum, I consider that there are too many inter-related matters concerning car parking and trip generation yet to be resolved and/or for which sufficient information has been provided for me to support the Proposed Plan Change as currently promulgated.

5. Joint Statement on Traffic Model Alignment and Predicted Results

- 5.1 In paragraph 6.3 of my Section 42A Review, I state that my support towards PC94 is tentative and subject to confirmations of key findings and conclusions from the Joint Transport Modelling Expert Statement (**JTMS**), including confirmation of adopted assumptions and appropriate supporting information for the latest traffic modelling work.
- 5.2 While the emerging findings of the joint traffic modelling to be documented in this statement were relayed to me verbally in a meeting on 30 August 2024, I subsequently

reaffirmed a request for supporting information for the traffic modelling assessment, including:

- I. **Assessment of Parking demand and Localised parking Management Plan** – Confirmation as to whether AT still support this work being undertaken, as per their original submission.
- II. **Trigger for Carrington Road intersection upgrades prior to first 600 dwellings** – Confirmation as to the continued validity of this trigger point.
- III. **Multi-modal trip generation**, including breakdowns of levels of uptake of alternative modes of travel, in addition to vehicle trip rates, i.e., corresponding trip generation rates for public transport, active mode users, working from home, etc.

5.3 Further to reviewing the JTMS and other expert statements on the subject matter of transport, from both the applicant and AT, I remain concerned that matters I and III of the above have not been addressed. I consider this information to be of key importance in order for me to support the transport modelling work and in turn, the acceptability of PC94 in transport terms.

5.4 In relation to item I, the JTMS provides little information in relation to the inter-relationship between trip generation, network performance and parking demand and management. Furthermore, the subsequent evidence provided by both the applicant and AT conveys conflicting views between the two parties in relation to the assessment and management of parking demand. I am particularly concerned that AT's evidence advocates for an alternative approach towards assessing car parking demand, based on future Gross Floor Area (GFA) of residential development, which would result in an increased parking provision on site. However, AT's evidence does not consider the consequent implications of this change on wider elements of the transport assessment, such as network performance, uptake of alternative transport modes and on-street parking.

5.5 For example, if more car parking is provided on the site, this will potentially lead to a higher traffic generation (perhaps as high as 67% more than has been analysed) meaning that the transport effects indicated in the JTMS have been significantly underreported.

5.6 The JTMS is silent on how the effect of off-site parking demand is captured in determining the total traffic generation potential of the development of the site and what this may mean for the traffic modelling reported and from which conclusions on acceptability have been drawn.

5.7 I discuss these matters later in this report, as part of my reviews of evidence provided by the respective parties.

5.8 In relation to item III, the matter of multi-modal trip generation has similarly not been addressed. I elaborate upon my concerns in relation to this below.

5.9 The JTMS sets out the following:

- The process adopted to gain alignment between Auckland Transport and the Ministry of Housing and Urban Development (**MHUD**) in relation to the traffic modelling used to assess transportation effects of the development associated with PC94
- Key trip generation inputs adopted in the modelling associated with the different activities
- Key trip distribution assumptions adopted in the modelling
- Key development scenarios assessed

5.10 Section 4.1 of the JTMS sets out assumptions adopted in the hearing model in relation to trip generation inputs for the residential activities. It refers to reference guidance by the Sydney Roads and Traffic Authority (**RTA**), which includes reference trip rates for *high density residential flat dwellings* per car parking space provided. The guidance in question confirms that the survey data from which these trip rates are derived is based on 10 residential developments, mostly located in the Sydney area which were *close to public transport*.

5.11 The Guidance note does not elaborate on the surveyed sites with regard to their geographical characteristics and transportation provisions, however, by comparison to Auckland, Sydney is known to benefit from a denser rail-based public transport network with higher capacity services. This could thus result in a comparatively higher take up of public transport by residents and a lesser dependence on car travel.

5.12 The analysis undertaken in the JTMS similarly does not elaborate on how representative the subject site is in characteristics to sites on which the RTA trip rates are based.

5.13 While the JTMS confirms a strategic approach to limit vehicle trip generation through car parking space provisions, whilst encouraging adoption of alternative modes of travel, it does not elaborate on numbers of trips that would be expected to travel by alternative modes and a breakdown of trip numbers by mode of travel. One particular concern which may serve to limit adoption of alternative modes of travel is the capacity of the public transport networks within reasonable walking distance of the site.

5.14 To illustrate and quantify this concern, I have set out a brief analysis below:

- If we compare the estimated vehicle peak hour trip generation for our subject site with corresponding peak hour generation which may be expected for residential dwellings in a location which offers comparatively limited choices for alternative travel modes, this could provide a closer indication for overall trip numbers generated by any mode of travel. As a starting point, the RTA Guide indicates a peak hour vehicle trip rate of 0.85 trips per dwelling for 'dwelling houses', which offer few other alternative travel choices.
- Applying a trip rate of 0.85 trips per dwelling to 4000 dwellings within the Wairaka Precinct, as a proxy for trips by all modes, would result in some 3,400 peak hour journeys being undertaken across all travel modes.

- The JTMS adopts vehicle trip rates of 0.3 peak hour trip rates per unit (for 3000 dwellings) and 0.25 peak hour trips per unit for the remaining 1000 dwellings). This would result in some 1,150 peak hour vehicle trips being generated by the development.
- However, the question then arises as to what travel modes will be adopted by the remaining 2,250 trips. Whilst some of these trips may take place by means of active modes or working / studying at home, it appears that a high reliance is being placed on public transport, in the event that peak hourly trip demands for public transport in the area are into the 1000s.
- By means of a high-level analysis, a double decker bus has a maximum capacity of around 100 passengers (including people standing), thus an hourly demand of say, 1000 passengers would fill at least 10 double decker buses.
- For comparison, Don McKenzie's statement of evidence refers to future bus service frequencies along Carrington Road of some 4 to 6 buses per hour in either direction. Bearing in mind that these services will additionally cater for passengers who are not travelling to or from the Wairkara Precinct, it is expected that the future Carrington Road bus corridor alone would have insufficient capacity to cater for public transport demand resulting from PC 94.

5.151 consider that the above outline analysis reaffirms the need for further analysis in relation to travel demand associated with non-vehicular travel modes, including in particular public transport trips undertaken by both bus and rail services.

6. Evidence of Max Robitzsch

- 6.1 In paragraphs 7.79 and 7.80 of his evidence, Mr Robitzsch acknowledges the request by Auckland Transport and Auckland Council to assess the potential extent of 'overflow' parking from the Precinct into the surrounding area, however he states that he does not consider such an assessment to be beneficial. His stated reasons are that some overflow parking would align with the vision of a low-car residential development, for the new development enabled by PC94, in addition to which such an assessment would be of limited practical application, on account of a wide variety of assumptions being adopted, many of which would be speculative in nature and subject to change over time.
- 6.2 I remain of the view that an assessment of likely parking demand and effects associated with overflow parking is appropriate, in line with AT's recommendations. While minimum parking requirements for activities have been removed from the Auckland Unitary Plan Transport Chapter, following the National Policy Statement for Urban Development, the Transport Chapter objectives still require parking provisions to be:
- *managed to support urban growth and the quality compact urban form*
 - *commensurate with the character, scale and intensity and alternative transport options of the location*
 - *managed to support functional and operational requirements of activities*

- 6.3 I consider that an upfront assessment of on-street parking demand and effects to be an important tool to fulfil the above Unitary Plan objectives and inform a proactive approach towards managing parking, including overspill parking onto nearby streets. While Mr Robitzsch states that he does not support this approach on account of its adoption of assumptions based on a degree of speculation, I consider that this would be within reasonable limits, based on assessment already undertaken by the applicant to date.
- 6.4 I note that from paragraphs 7.97 to 101 of his evidence, Mr Robitzsch confirms his support towards the implementation of a localised parking management plan, in cooperation with the developers, in anticipation of expected high levels of on-street parking occupancy.
- 6.5 I remain in support of a parking management plan being undertaken, noting expected high levels of on-street parking occupancy and the support of such a plan towards an ongoing Travel Demand management strategy. However, as a measure to manage effects of future development, I consider that it should be a developer-led initiative.

7. Evidence of Marguerite Pearson

- 7.1 In paragraph 9.1 of her evidence, Ms Pearson cites AT's principal outstanding concern as being car parking and management of parking effects on-site and on the surrounding road network. In my Section 42A Report, I have previously confirmed my alignment with AT in relation to requesting further assessment in relation to parking demand and effects outside the precinct.
- 7.2 Ms Pearson reaffirms that AT does not support residents' only parking schemes as being suitable in this location. She further reaffirms a key principle from AT's Parking Strategy, that *car parking provision should be designed and delivered to prevent developers passing on the costs of car parking to ratepayers, and that streets [...] should not be considered as an area for permanent private vehicle storage.*
- 7.3 Ms Pearson goes on to reaffirm existing Precinct Provisions which refer to *managing parking to avoid, remedy, and mitigating adverse effects on the surrounding transport network.* In paragraph 9.5, Ms Pearson sets out AT's preferred approach for establishing car parking provisions under PC94, through implementing a parking provision rate of 1 space per 80 sqm GFA of development, as opposed to a maximum restriction of 2,100 car parks for the new residential development, as proposed by the applicant. The reasons for this approach are discussed in more detail in Terry Church's statement, on which I provide comments below.
- 7.4 In paragraph 9.6 of her evidence, Ms Pearson states her disagreement with the applicant's proposal that AT should undertake a parking management plan to identify potential car parking effects on the surrounding road network, as per Mr Robitzsch's evidence. AT's position on this matter is elaborated upon in Mr Church's Evidence, to which I have provided comments in the following section of this report.

- 7.5 As noted under my response to Max Robitzsch's evidence, I maintain a position of support towards the implementation of a Parking Management Plan, but as a developer-led initiative.
- 7.6 In paragraphs 11.1 and 11.2 of her evidence, Ms Pearson identifies additional amendments to the Precinct Provisions to fully address AT's submission points. These include:
- a) The addition of a standard in the General Provisions of the Precinct Provisions to manage car parking effects, which sets an average car parking rate to be based on area (1 parking space per 80m² GFA) across the Precinct
 - b) A trigger to require two intersection upgrades on Carrington Road prior to the completion of 600 dwellings
 - c) Amendment to the Precinct Plan 1 to show an active mode connection between Access Road 1 and the Northwestern Shared Path
- 7.7 While I support the latter two of these amendments, I elaborate on my position in relation to AT's proposed approach to managing car parking and effects in my review of Terry Church's evidence below.

8. Evidence of Terry Church

- 8.1 The Executive Summary of Mr Church's evidence summarises key areas where he does not support the position of HUD or their approach towards addressing key transportation issues. The principal of these concerns relates to analysis around parking provisions for the expected development and consequent effects on neighbouring streets. Aligned with this concern, Mr Church's evidence opposes the applicant's proposed provision of only 2,100 parking spaces for the new residential development, however he opposes the implementation of a Parking Management Plan. I discuss each of these points in the paragraphs below.
- 8.2 In paragraphs 7.1 to 7.25 of his evidence, Mr Church discusses parking effects associated with PC94 and considers the 2,100 spaces proposed by the applicant to serve 4,000 dwellings represents a significant shortfall. His subsequent analyses and evidence include case studies of other Auckland-based residential developments and reference sources to support the case for increased on-site parking, based on a parking rate of 1 space per 80 sqm Gross Floor Area (GFA) of residential development.
- 8.3 While Mr Church's evidence does contain some relevant analyses in relation to parking demand and car ownership, to inform likely outcomes associated with development resulting from PC94, these differ from underlying analyses and adopted assumptions underpinning the recently completed joint traffic modelling exercise between AT and HUD. Mr Church's statement does not clarify what impact the revised approach to car parking provision would be expected have on trip generation rates adopted in the JTMS. Noting that the JTMS refers to car parking provision as a basis of its analysis of residential trip rates, I consider that it is important to understand how this impacts on wider elements of the transport assessment for PC94, including the network performance assessment.

- 8.4 I additionally consider that this further highlights my previously raised concern in relation to multi-modal trip generation, as noted in paragraph 4.1 of this report, noting the expected inter-relationship between parking provision, car ownership and adoption of more sustainable modes of travel.
- 8.5 To quantify the degree of difference resulting from Mr Church's proposed parking provision rate of 1 space per 80 sqm GFA, Mr Church's analyses in paragraph 7.18 of his evidence estimate a shortfall of between 1000 and 1,500 spaces. Relative to the currently proposed car parking provision of 2,100 spaces, this represents an increase of between 43% and 67%. Based on reference trip rates from the RTA Guidance for residential trip generation per number of car parking spaces, as referenced by Mr Church in the JTMS, this could result in a corresponding increase of 43% to 67% in the number of trips generated within the precinct.
- 8.6 To put this quantum of additional car parking demand into perspective, if it all occurred on the street, it would equate to a kerb space length of between 8km and 12km (allowing for vehicle crossings but no other parking demand from other activities). This is approximately the length of Dominion Road (from View Road in the north to the Roskill South shops in the south) with cars parked on both sides of the road.
- 8.7 Based on the above, while I consider that, Mr Church's proposed parking rate may serve to alleviate my level of concern with regard to car parking impacts in the wider area, I consider that further work would be required to understand wider potential changes to the Transport Assessment for PC94. I am therefore not in a position to confirm support towards Mr Church's proposed new parking rate at the time of writing.
- 8.8 From paragraph 11.1 of his evidence onwards, Mr Church discusses concerns shared by both AT and myself in relation to potential for parking pressures in neighbouring residential streets, as a result of development enabled by the Plan Change. I have previously reaffirmed my position on this matter in sections 5 and 6 of this report. However, as a further observation, I note that the effect of overflow parking on network performance has not been subject to particular discussion in the JTMS. I would deem this to be a key element of future analysis in relation to overflow parking.
- 8.9 In paragraph 11.4, I note that Mr Church conveys a contrary view of that presented by AT in their original submission of 19 January 2024 in relation to the recommended provision of a Parking Management Plan. While AT's original submission supported the provision of a Parking Management Plan, Mr Church states that he does not support this, citing potential difficulties in determining which development a parking issue may be attributed towards and limited methods to mitigate the issue of a specific development once constructed.
- 8.10As noted under my response to Max Robitzsch's evidence, I maintain a position of support towards the implementation of a Parking Management Plan as a tool to manage on-street parking pressures, in view of potentially high parking demands and to support a travel demand management strategy.

9. Conclusion

9.1 Following my review of the expert evidence provided by the applicant and Auckland Transport, I consider that I am unable to support PC94 as being acceptable in transport terms.

9.2 As outlined in this report, I consider that further work is required in relation to the following key areas, in order to be able to determine the acceptability of transport effects associated with PC94:

- **Re-assessment of transport effects resulting from AT's proposed increase in on-site Car Parking Provision** – AT's proposed new parking rate of 1 space per 80 sqm GFA would potentially result in wider changes to transport assessment work undertaken to date, including the findings documented in AT's recently provided JTMS. At the time of writing, I am not in a position to support the alternative approach to parking without understanding the scope of change to other elements of the Transport Assessment.
- **Multi-modal trip generation analysis**, to confirm expected indicative mode shares for non-vehicular modes of travel and that expected public transport demand can be accommodated on the adjoining transport network.
- **Assessment of Car Parking Demand and Effects** resulting from the proposed new residential development, which I note is similarly supported by AT. While I note AT's change in position with regards to no longer supporting the provision of a Parking Management Plan, I maintain my position of support towards this measure, as a means of managing long-term transport effects and supporting a travel demand management strategy.

9.3 I recommend the following addition to the Wairaka Precinct Provisions in relation to Parking Management:

Parking Management Plan

(i) As part of land use applications for development within the precinct a Parking Management Plan is to be provided. The Parking Management Plan must:

- Outline the basis for the amount of on-site carparking proposed (including number and type of dwelling units and details of alternative travel modes available to provide for occupants' travel needs)
- Assess the potential for adverse effects that may arise from insufficient provision for on-site parking, including:
 - Insufficient on-street parking capacity within walking distance of the subject site to cater for demand
 - Potential locations which may be prone to competing on-street parking demands

- Any illegal parking activity or parking activity which serves to compromise the safe operation of the transport network (e.g. potential for increased conflict involving vehicles and pedestrians as a result of parking reducing on-road visibility)
- Adverse effects on network performance as a result of displaced parking demand across the wider road network
- Implement appropriate measures to mitigate any identified adverse effects.

Memorandum to: Peter Reaburn, Reporting Planner
Subject: s42A Addendum Report – Freshwater Ecology
From: Treffery Barnett
Date: 29 October 2023

1. My full name is Treffery Jean Barnett
2. I prepared a specialist review dated (29 September). I refer to my qualifications and experience in my original review and do not repeat those matters here.
3. The purpose of this memorandum is to respond to the evidence of:

Jason Smith - Ecology

4. Mr Smith states that PC94 will result in a Net Gain in level of effect on freshwater [paragraph 4.15], based on increased shading and stormwater. This is contradicted and not supported by the statements made in the body of Mr Smith's evidence. At the very best the level of effect could be neutral, not a net gain.
 - a) In paragraph 4.8, Mr Smith states that '*The increased height provided for in the northern part of the Site **could** increase shading on the northern extent of Te Auaunga / Oakley Creek; however, this **is considered unlikely to be noticeable given the shading provided by the existing mature, dense and wide riparian vegetation***'. [Paragraph 4.8]. The bold is my emphasis.
 - b) In paragraph 4.12, Mr Smith states that the Stormwater Management Plant (SMP) that has been prepared under the operative Precinct provisions, including the works already underway, is appropriately managing stormwater, and that '*no changes to that SMP (and its approach to managing ecological values) are required to accommodate the additional capacity provided for by PC94 from an ecological perspective*'.
 - c) In addition, Mr Smith states that the net gain in freshwater values resulting from the SMP which is required for the operative Precinct, is not directly attributable to PC94 [paragraph 4.18].
 - d) Therefore, I cannot see any evidence of freshwater ecological benefits of the proposed PC94 over the operative Precinct, and the argument that increased shading by higher buildings that could remotely have a positive effect on Te Auaunga, will more probably result in an adverse effect on the riparian vegetation of Te Auaunga .
5. Mr Smith agrees that riparian planting can improve ecological functions [paragraph 6.15], but does not provide for any requirement for planting of the riparian yard with PC94. He considers that the inclusion of assessment criteria relating to riparian margins along the Wairaka Stream may be appropriate, but his recommended edits to I334.8.1.(1A)(j) do not have any *requirements* for planting, only that the development is designed to recognise and

contribute to the values of the stream. Where Wairaka Stream is currently shaded by riparian planting in the upper and lower reaches, the water is clear, running over rocky substrates, providing excellent quality habitat for aquatic fauna. Where Wairaka Stream has no riparian planting (i.e. adjacent to the unnamed northern road off Farm Road) the stream is dominated by silt, clogged with exotic macrophytes and providing poor quality aquatic habitat. I maintain my position that riparian planting of Wairaka Stream, and it's additional daylighted tributary, should be a requirement of PC94.

Memorandum to: Peter Reaburn, Reporting Planner
Subject: s42A Addendum Report – Terrestrial Ecology
From: Chris Wedding
Date: 25 October 2023

1. My full name is Christopher James Wedding
2. I prepared a specialist review dated (date). I refer to my qualifications and experience in my original review and do not repeat those matters here.
3. The purpose of this memorandum is to respond to the evidence of:

Jason Smith - Ecology

4. Appendix 1 of the AUP (OP), Section 1.4.2, states that the plan change must demonstrate how the development will protect, maintain and enhance indigenous biodiversity values. Mr Smith both acknowledges and then dismisses significant indigenous biodiversity values that are recorded within the proposed plan change area, including the presence of Threatened and At-Risk species. These features are ecologically significant and I do not consider Mr Smith's assessment to be accurate in this regard. I respond to Mr Smith's assessment with respect to two identified areas below:
5. Additional Significant Ecological Area ('Mature Mixed Canopy')
 - a. Mr Smith states that the area identified as 'mature mixed canopy' is within an area owned by Unitec and where changes are not proposed. The mature mixed canopy area is within the proposed plan change area and should be subject to Appendix 1 of the AUP (OP), Section 1.4.2, as identified in point 4, above.
 - b. Mr Smith contends that this area should not necessarily be identified as a Significant Ecological Area (SEA), despite acknowledging that it supports an obvious trigger for SEA status in accordance with factor 2, Schedule 3 (AUP): - it supports the occurrence of a plant, animal or fungi that has been assessed by the Department of Conservation and determined to have a national conservation status of threatened or at risk: this species is kauri, *Agathis australis*- which is assessed as nationally 'At Risk- declining'¹. Kauri presence is also a trigger for SNA status under Appendix 1 of the NPS-IB: Criteria for identifying areas that qualify as significant natural areas- specifically, - rarity and distinctiveness C(6a)).

¹ de Lange, P.J.; Gosden, J.; Courtney, S.P.; Fergus, A.J.; Barkla, J.W.; Beadel, S.M.; Champion, P.D.; Hindmarsh-Walls, R.; Makan, T.; Michel, P. 2024: Conservation status of vascular plants in Aotearoa New Zealand, 2023. New Zealand Threat Classification Series 43. Department of Conservation, Wellington. 105 p.

- c. Mr Smith suggests that the composition and value of indigenous and naturally regenerating vegetation that comprise the canopy and understory of this ecosystem do not align with an indigenous ecosystem, on the basis that:
- i. Pōhutukawa *are not a podocarp* [para 6.9]- this statement appears to suggest that this species does not align with the kauri, podocarp, broadleaved forest type because it is not a podocarp species. If this is what Mr Smith is suggesting, it is misleading- pōhutukawa are a broadleaved forest tree, and the WF11 forest type supports a mixture of both podocarp **and** broadleaved forest trees. Pōhutukawa are an important component of indigenous coastal forests in the Auckland Region, and are also present where such coastal forests (e.g. pōhutukawa, pūriri, broadleaved forest (WF4, Singers et al. 2017² - Regionally Endangered) transition to WF11 forest. With groves of mature pōhutukawa and kahikatea present within the fragment [para 6.7], as well as a diversity of other indigenous podocarp and broadleaved forest trees in the canopy and understory, as Mr Smith acknowledges (whilst also acknowledging a similarly strong presence of exotic species), then this small forest fragment comprises a relatively moderate indigenous diversity with clear signatures of an ecotone between two threatened ecosystem types (WF4 and WF11). On this basis it would also trigger SEA status in accordance with factor 3, Schedule 3 (AUP): Diversity (AUP)- It is any indigenous vegetation that extends across at least one environmental gradient resulting in a sequence that supports more than one indigenous habitat, community or ecosystem type (being a transition between WF4 and WF11). It would also trigger SNA status (NPS-IB) in accordance with criterion B: Diversity and Pattern, on the basis that (a) it has moderate diversity of indigenous species, and (b) there is a presence of indigenous ecotones, complete or partial gradients or sequences (WF4 and WF11).
 - ii. Pōhutukawa are now considered to be ‘Not Threatened’ [para 6.9]. Mr Smith appears to suggest that his value assessment of the mature mixed canopy is accurate because the threat status of pōhutukawa has since been downgraded by the Department of Conservation. The publication date of the DOC report that Mr Smith refers to is October 2024- which was released approximately two weeks before the date of his primary evidence. However, as acknowledged by Mr Smith, ‘At-Risk’ kauri occur within the forest fragment and therefore the mixed native and exotic canopy fragment should still be recognised as a significant feature.
 - iii. Exotic species that equally comprise canopy and privet dominates in the understory [para 6.8]. This description differs from Mr Smith’s earlier description (Clause 23 response 3, and which I concur with, based on my site observations), that: “*The understory is comprised of self-seeded natives, largely karamu (Coprosma robusta), karo (Pittosporum crassifolium), tarata (Pittosporum eugenioides), and less commonly, juvenile nikau (Rhopalostylis sapida), karaka (Corynocarpus laevigatus)*

² Singers, N., Osborne, B.; Lovegrove, T.; Jamieson, A.; Boow, J.; Sawyer, J.; Hill, K.; Andrews, J.; Hill, S. and Webb, C. (2017). Indigenous Terrestrial and Freshwater Ecosystems of Auckland. Auckland Council.

and kawakawa (Piper excelsum)". These species are all characteristic of both WF4 and coastal WF11 forest ecosystem types.

- d. I maintain my position that the area identified as 'mature mixed canopy' meets criteria for SEA status under Schedule 3 (AUP) in accordance with factors 2 and 3. It also qualifies as SNA in accordance with Appendix 1 of the NPS-IB, meeting criteria B (5) and C (6a). This feature should be recognised as significant in the Plan Change as per Appendix 1 of the AUP (OP), Section 1.4.2.

6. Lichens

- a. Multiple submissions were received with respect to the presence of the lichens *Cladia blanchonii*- a threatened species, and *Porpidia albocaerulescens*, an At-Risk species. In my specialist review, I suggested that recognition and protection could be achieved through open space zoning- the rationale for this being that open space could offer additional stability of the surrounding environment. However, I concede that Open Space is not the appropriate mechanism to protect, maintain and enhance indigenous biodiversity values under the AUP, but SEA is and I would therefore recommend that the submitter identify the location of these lichens on a map so that they can be appropriately assessed.
- b. Mr Smith considers that lichens are not regulated in the AUP. I assume he is referring to the wording in Schedule 3 (2(b)) of the AUP that recognises the occurrence of a plant, animal or fungi. Lichen represent a unique plant-fungi relationship and therefore I consider that both components are recognised by the AUP. Irrespective, the NPS-IB recognises all indigenous species and as such their habitats would be recognised as significant under this framework (Appendix 1 of the NPS-IB).
- c. All indigenous species with threat assessments are classified by relevant experts using the standardised New Zealand Threat Classification System³. The value of threatened lichens within the PC, should be recognised in accordance with Appendix 1 (Section 1.4.2) and Schedule 3 of the AUP, and Appendix 1 (NPS-IB).

Conclusion

1. The values that Mr Smith has assigned to indigenous biodiversity within the Plan Change are not consistent with EIANZ guidelines that require acknowledgement of 'At-Risk' and 'Threatened' species as 'High' and 'Very-High' value, respectively (Appendix 2 of Appendix 6: Ecological Impact Assessment). This resulted in significant indigenous biodiversity (AUP, NPS-IB) being dismissed due to a focus on exotic composition.
2. I maintain my opinion, that the mature mixed canopy and lichen areas should be mapped and protected as per the AUP (OP), Section 1.4.2.

³ Molloy, J.; Bell, B.; Clout, M.; de Lange, P.; Gibbs, G.; Given, D.; Norton, D.; Smith, N.; Stephens, T. 2002: Classifying species according to threat of extinction. A system for New Zealand. Threatened species occasional publication 22, 26 p.

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3. I concede that my former suggestion that Open Space Zoning could achieve recognition and protection of the lichens has changed. I consider that further information is required before this matter can be properly assessed.

Memorandum to: Peter Reaburn, Reporting Planner
Subject: s42A Addendum Report – (Economic assessment)
From: Susan Fairgray (Economics)
Date: 05.11.2024

My full name is Susan Michelle Fairgray.

I prepared a specialist review dated 28 September 2024. I refer to my qualifications and experience in my original review and do not repeat those matters here.

I have been asked by Council's reporting planner Mr Reaburn to consider discrete matters that may have an effect on development potential within the precinct.

The following areas are covered in this addendum:

- i. Potential impact of additional heritage buildings on development potential and likely dwelling yield.
- ii. Potential impact of Ockham proposed height increases on potential dwelling yield and development patterns.
- iii. Potential impact of additional open space on development potential and likely dwelling yield.

I assess these matters below. In the limited time I have had available this review is necessarily high level.

Heritage Building Protection

Four additional heritage buildings have been recommended by Council's heritage building specialist Carolyn O'Neil.

HB1	No. 1 Auxiliary Building (Building 48)
HB2	Pumphouse (Building 33)
HB3	Medical Superintendent's Residence / Penman House (Building 55)
HB4	Farm Building/Stables (Building 28)

The proposal is to protect these buildings from demolition. I understand that the proposed provisions do not limit adaptive use within the buildings.

I have been requested to undertake a high-level examination of the potential impact of the proposal (for the additional four buildings) on likely dwelling development yields and patterns within the precinct. In undertaking this assessment, I have assumed that residential development could not occur on land areas occupied by each building or on immediately surrounding areas that may hold heritage value from their association with the building. In the absence of the building, these areas may be able to be developed.

My assessment is limited to considering the potential impact on the eventual residential development pattern of the precinct with and without development on the areas covered by

the identified buildings. This high level review does not consider the likely timing of residential development.

This high level review does not include an economic assessment of the potential benefits of protecting these buildings from demolition. The benefits and heritage value are instead covered in the Heritage Specialist and Planning Reports.

I have met with Ms O'Neil to obtain information on location and status of the buildings within the PPC and the approximate surrounding area related to the buildings.

Based on this discussion, I summarise my understanding of the potential for assessment of each building on development opportunity as follows:

- i. HB1 is located on an area not identified for residential development within the PPC. The surrounding areas related to the building are currently identified as open space in the PPC. Consequently, I consider that the protection of HB1 is unlikely to have any impact on the residential development potential of the precinct.
- ii. I understand that HB2 is also subject to a restricted covenant. Therefore, I consider that the proposed provisions will not have any additional effect on development potential beyond that existing within the baseline position.
- iii. The protection of HB3 and HB4 may have some impact on the potential yield or configuration of development on these sites. These are discussed further below.

HB4 (Stables – Building 28)

HB4 occupies a minor portion (6%) of the land area within the middle part of a block proposed for residential development. I understand that buildings have previously been constructed (now demolished) immediately adjacent to HB4, with the area of the site likely to be unable to be developed limited to the building footprint of HB4.

I consider that the protection of HB4 may only have a limited impact on the potential dwelling yield within its surrounding block area, and it is likely that the site is able to be developed to achieve a dwelling yield of at least the same level as that suggested by the applicant. The Clause 23 responses suggests the development of a 4-storey walk-up apartment block that covers 50% of the site area and contains 62 dwellings.

Based on a high-level analysis, buildings of the same height (as suggested in the applicant's indicative yield) could either be configured to occur on areas not covered by the building (noting that building coverage of 50% has been assumed), or constructed to contain a greater number of storeys (noting that the indicative yield is based on 4 storeys, with up to 7 storeys enabled). While HB4 is located towards the centre of the site, I note that buildings have previously been developed immediately adjacent to the building.

HB3 (Penman House – Building 55)

I have examined the location and scale of HB3 within its proposed residential development area. In summary, I consider that protection of HB3 will reduce the potential dwelling yield on this site, but is unlikely to have a significant impact on the overall dwelling yield of the PPC, with sizeable opportunity to alternatively achieve the same level of development in other parts of the PPC.

HB3 is located in the southeastern corner of the precinct (block 22 within the applicant's Clause 23 P1 response). Together, with its surrounding yard area, it occupies a sizeable portion of this site. If development of this site were limited to the area not covered by the

building or yard area, then it would be likely to achieve a lower dwelling yield than that currently suggested by the applicant (102 apartment dwellings within a 6-storey building) for the site.

I have examined the potential dwelling yield by location, typology and height across the PPC in relation to the proposed provisions. I have considered the dwelling yield suggested by the applicant as part of the P1 Clause 23 response as well as an indicative¹ maximum potential dwelling yield that I have calculated on each site through applying the same development assumptions² (as the P1 response) up to the maximum proposed heights. This is indicatively summarised in the tables below. The first table shows the yield by location and dwelling typology, while the second table shows how the difference in yield occurs between each scenario in relation to either changes in dwelling typologies or increased levels of development within a typology.

I consider that there is a sizeable difference between the estimated likely dwelling yield of the PPC based on the pattern of development suggested by the application and the potential maximum yield if all sites were able to be developed up to their maximum permitted heights ("Potential Full Build Out" scenario). While I consider that the full build out scenario is unlikely to occur (and that the precinct is likely to develop with a yield closer to that indicated by the applicant), it indicates that there is significant potential for increased development to occur in other parts of the precinct beyond the level of development that would produce the indicated yield of 4,600 dwellings.

The second table (column 1) shows the increases in yield that could potentially occur with changes in development patterns. The indicative potential increases are large in comparison to the level of development (102 dwellings) that is indicated for the site that contains HB3. This suggests that the same level of development for the PPC overall could theoretically occur through changes in development elsewhere, including through constructing additional storeys within sites indicated as apartment developments.

¹ I consider that this is an indicative theoretical maximum only to consider the approximate level of development opportunity. Further information on any site constraints may result in a lower level of development than estimated within the same parameters applied in the applicant's indicative assessment. I note that this indicative assessment does not include any impact of view shafts that may apply on areas within the proposed height limits in height precincts 2 to 4.

² This includes site efficiency within each block, site coverage and building efficiency.

Table 8-1: Indicative Estimated Potential Dwelling Yield Scenarios by Location and Typology within PPC94

Height Area Precinct	PPC Zone	Dwelling Typology	Estimated Dwelling Yield Scenarios		
			Applicant Suggested ¹	Potential Full Build Out ²	Yield with Development Potential from Ockham Suggested Change ³
Height Area 1	BMUZ	Apartment	307	307	307
Sub-Total			307	307	307
Height Area 2	BMUZ	Apartment	1,135	1,750	1,135
Height Area 2	BMUZ	Walkup	219	-	219
Height Area 2	THAB	Apartment	-	449	-
Height Area 2	THAB	Walkup	125	-	125
Height Area 2	THAB	Terrace	25	-	25
Sub-Total			1,504	2,199	1,504
Height Area 3	MHU	Terrace	147	147	147
Sub-Total			147	147	147
Height Area 4	BMUZ	Adaptive Use	80	80	80
Height Area 4	BMUZ	Apartment	804	1,942	2,388
Height Area 4	BMUZ	Walkup	298	-	-
Height Area 4	BMUZ	Terrace	106	-	-
Height Area 4	Special Purpose	Office	-	-	-
Height Area 4	Special Purpose	Apartment	345	1,994	623
Height Area 4	Special Purpose	Walkup	463	-	397
Height Area 4	Special Purpose	Terrace	107	-	88
Sub-Total			2,203	4,016	3,576
None	THAB	Apartment	-	601	-
None	THAB	Walkup	282	282	282
None	THAB	Terrace	174	-	174
Sub-Total			456	883	456
TOTAL PPC			4,617	7,552	5,990

¹ Dwelling yields are from the suggested yield table supplied in P1 as part of the applicant's Clause 23 response.

² Estimated by applying same development parameters in applicant suggested yields to typologies enabled under max height provisions.

³ Combination of applicant-suggested yields (Height Areas 1, 2, 3 and remainder) with estimated yields portion of Height Area 4 with Ockham-suggested increase.

Table 8-2: Indicative Change in Dwelling Yield Between Scenarios by Type of Change in Development Pattern

Type of Change	Difference Potential Full Build Out vs. Applicant Suggested	Ockham Difference to Applicant Suggested	Portion of Ockham Difference Above Enabled Full Build Out
Increased Storeys on Midrise	219	195	508
Increased Storeys - Walkup to Midrise	944	457	-
Terraced to Apartments	1,478	721	-
Office to Apartments	294	-	-
Total Difference	2,935	1,373	508

Indicative Change in Dwelling Yields and Development Patterns with Ockham Suggested Height Changes

I have conducted a high-level indicative assessment (within the limited time available) to understand the potential impact of the proposed additional heights in Height Area 4 that are detailed within the Ockham evidence. I have assumed that the proposed height increase from 27m to 35m would enable the construction of an additional 2 storeys within this area, increasing development potential from 7 to 9 storeys. The yield scenario presented in the tables has not been produced by Ockham. It is instead produced by applying the additional height sought in the Ockham submission and evidence to the indicative yield tables provided by the applicant.

My high-level indicative assessment is contained as the final columns in the above tables where I have estimated the dwelling yield that could be achieved in the parts of Height Precinct 4 with the proposed height increase. Within this scenario, I have assumed the applicant-suggested yield across all other areas.

The tables indicate that the proposed height increase may produce a significantly higher yield in Height Area 4 than indicated by the applicants suggested yield. If this area were fully developed to the maximum potential 9 storeys, then the yield may be around 1,300 to 1,400 dwellings higher than with the dwelling mix and level of development indicated by the applicant's scenario. However, it is important to note that most of this difference in yield is already able to occur within the existing proposed provisions (up to 27m) where the applicant's suggested yield is at lower levels of development than enabled by the proposed provisions. The final column in the table shows the additional yield (around 500 dwellings) that may be enabled by the proposed further increase beyond that already enabled by the originally proposed provisions.

Table 8-2 shows that around half of the difference in yield between the Ockham change scenario and the applicant-suggested yield could occur through the construction of additional storeys on sites already suggested for apartment development. I consider that the further height increase proposed by Ockham may incentivise some other sites to develop as apartment buildings due to the improved feasibility from the additional enabled yield as well as the increased relativities to other alternative development options. While most of the difference in yield (to that of the applicant's suggested yield) shown in Table 8-2 can already occur under the PPC, the greater returns may increase the propensity for this to occur.

Any changes to the development pattern across this area may result in a change in dwelling mix. The table below summarises the dwellings by typology within each scenario. The construction of additional storeys on apartment buildings is likely to increase the contribution of these sites to dwelling supply. Any changes in development patterns on sites from terraced dwellings to apartment buildings in response to additional height will increase the total dwellings, but also reduce the number of terraced dwellings. This may have implications for the alignment of future dwelling supply with patterns of housing demand, with terraced housing likely to be more suitable for larger households.

Table 8-3: Indicative Difference in Dwelling Mix by Potential Development Scenarios

Dwelling Typology	Applicant Suggested Yield ¹	Potential Full Build Out Yield ²	Difference Potential Full Build Out vs. Applicant Suggested	Yield with Development Potential from Ockham Suggested Change ³	Ockham Difference to Applicant Suggested	Portion of Ockham Difference Above Enabled Full Build Out
Estimated Dwelling Yields by Scenario and Difference						
Apartment	2,591	7,043	4,452	4,453	1,862	508
Walkup	1,387	282	1,105	1,023	364	-
Terrace	559	147	412	434	125	-
Adaptive Use	80	80	-	80	-	-
Total PPC	4,617	7,552	2,935	5,990	1,373	508
Share of Estimated Dwelling Yield by Typology						
Apartment	56%	93%		74%		
Walkup	30%	4%		17%		
Terrace	12%	2%		7%		
Adaptive Use	2%	1%		1%		
Total PPC	100%	100%		100%		

¹ Dwelling yields are from the suggested yield table supplied in P1 as part of the applicant's Clause 23 response.

² Estimated by applying same development parameters in applicant suggested yields to typologies enabled under max height provisions.

³ Combination of applicant-suggested yields (Height Areas 1, 2, 3 and remainder) with estimated yields portion of Height Area 4 with Ockham-suggested increase.

Additional Open Space

Council's reporting planner has asked that I assess the impact of extra open space being provided within the precinct. The assumed figure I have been asked to use is 3ha (additional space), as explained in Mr Reaburn's Addendum Report.

This would increase the applicant-proposed open space from 5ha to 8ha across the precinct in total.

I understand that a further provision is proposed for open space to be able to be provided outside of sub-precincts A and C in contiguous areas of at least 1,000m² that could contribute to the suggested increased total open space requirement. I understand that open space provided in this way within sites developed for residential dwellings has not currently been included within the applicant-proposed 5ha open space provision. Any open space provided through this provision has therefore been considered as net additional to the existing proposed 5ha.

I have undertaken a high-level indicative assessment of the land areas proposed for residential development by suggested typology across the PPC. This is summarised in the table below and is based off the land areas provided in the indicative suggested yield provided by the applicant in the P1 Table as part of the Clause 23 response.

As with the other matters assessed, I have not undertaken an economic assessment of the potential benefits of additional provision for open space. The benefits and value of different types of open space are instead covered in the Open Space Specialist and Planning Reports.

I understand that apartment developments (walk-ups and apartments) have the greatest potential to be developed to contain contiguous areas of communal open space greater than 1,000m². The land areas indicated for development into these typologies are shown in the first three rows of the table.

Overall, nearly half (15.2 ha) of the precinct land area developed for residential uses is indicated as likely to contain apartment buildings. Taking into account the land efficiency (generally ranging from 75% to 100%), a net area of 12.66 ha is likely to be developed into apartment dwellings. Within this area, the yield assessment has generally assumed a building site coverage of 50%, meaning that 6.39 ha of this area is likely to be covered by buildings, with a remaining 6.27 ha of the net site areas not covered by buildings.

I consider that some of the additional open space area is likely to be able to occur within the areas of sites developed for apartments that are not covered by buildings. Any additional open space provision that is met within these areas would therefore not reduce the likely dwelling yield of the PPC.

Table 8-4: Residential Development Land Areas by Typology and Precinct Location

	Gross Raw Land Area	Land Area for Development with Typology	Building Cover	Implied Development Area Not Covered by Buildings
Land Areas (Ha) of PPC excl. Sub-Precincts A and C				
Apartment	8.98	7.57	3.64	3.93
Walkup	6.22	5.09	2.76	2.33
Sub-Total Apartment Areas	15.20	12.66	6.39	6.27
Terrace	5.96	5.96	n/a	
Adaptive Use	1.83	1.83	0.80	
Total	22.99	20.45	7.19	
Land Areas (Ha) of PPC Sub-Precincts A and C				
Walkup	1.42	1.21	0.66	
Terrace	8.03	8.03	-	
Total Sub-Precincts A and C	9.45	9.24	0.66	
Total PPC94	32.44	29.69	7.86	

My indicative analysis of dwelling yields by typology and location has indicated increased dwelling yields are likely to be able to be achieved on sites through increasing the level of development on sites to that closer to the enabled maximum heights. This could occur through either additional storeys constructed on sites already indicated for apartment development or through alternatively developing sites into apartment dwellings that were initially indicated for terraced dwellings (Table 8-2). I consider that this suggests that some of the additional open space is likely to potentially be able to be achieved within the precinct (within the initially proposed residential development areas) without a proportional reduction in dwelling yield.

