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

**Date:** Monday 18 to Friday 22 November 2024  
**Time:** 9.30am  
**Meeting room:** TBA  
**Venue:** Level TBA, Auckland Town Hall  
301/317 Queen Street, Auckland

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**PRIVATE PLAN CHANGE 94**  
**APPLICATION MATERIAL VOLUME 1**  
**WAIRAKA PRECINCT IN CARRINGTON ROAD,**  
**MT ALBERT**  
**MINISTRY OF HOUSING AND URBAN**  
**DEVELOPMENT – HANNAH MCGREGOR**

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**COMMISSIONERS**

**Chairperson** Greg Hill (Chairperson)  
**Commissioners** Gavin Lister  
Councillor Chris Darby  
Vicki Morrison-Shaw

**Chayla Walker**  
**KAITOHUTOHU WHAKAWĀTANGA**  
**HEARINGS ADVISOR**  
Telephone: 09 890 2009 or 027 231 5937  
Email: [chayla.walker@aucklandcouncil.govt.nz](mailto:chayla.walker@aucklandcouncil.govt.nz)  
Website: [www.aucklandcouncil.govt.nz](http://www.aucklandcouncil.govt.nz)

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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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# Auckland Unitary Plan

## Extension of time to make submissions

### Proposed Plan Change 94 (Private) – Wairaka Precinct

Auckland Council has made a decision to extend the closing date for making submissions on Proposed Plan Change 94 to the Auckland Unitary Plan (Operative in Part) under Schedule 1 to the Resource Management Act 1991 (RMA).

The closing date for submissions has been extended to **2 February 2024**.

A precinct plan (Precinct Plan 3 - Te Auaunga Additional Height) that is referred to in the Plan Change provisions (Attachment 02) and the Planning Report (Attachment 01) has been amended by identifying Height Area 1 on the plan. In all other respects the plan change is the same. In recognition of this amendment a decision has been made to extend the submissions period from that originally notified. Any submission made on the originally notified plan change remains valid. You are welcome to make another submission.

Proposed Private Plan Change 94 relates to the Wairaka Precinct in Carrington Road, Mount Albert. 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. 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. 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. The precinct is proposed to be renamed Te Auaunga Precinct.

The proposed plan change and background information may be viewed at [www.aucklandcouncil.govt.nz/planchanges](http://www.aucklandcouncil.govt.nz/planchanges) please contact us at [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or on 09 301 0101.

The following persons may make a submission on the proposal:

- The local authority in its own area may make a submission; and
- Any other person may make a submission but, if the person could gain an advantage in trade competition through the submission, then the person may do so only if the person is directly affected by an effect of the proposal that –
  - adversely affects the environment; and
  - does not relate to trade competition or the effects of trade competition.

You may make a submission by sending a written or electronic submission to Auckland Council at:

- Auckland Council, Unitary Plan Private Bag 92300, Auckland 1142, Attention: Planning Technician, or
- By using the online form on the Auckland Council website at [www.aucklandcouncil.govt.nz/planchanges](http://www.aucklandcouncil.govt.nz/planchanges), or
- By email to: [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) ;or
- Lodging your submission in person at Auckland Council, Libraries or offices

The submission must be in form 5 and must state whether or not you wish to be heard in relation to your submission. Copies of this form are available to download on our website [www.aucklandcouncil.govt.nz/planchanges](http://www.aucklandcouncil.govt.nz/planchanges). If you don't have access to a computer, please visit your local library or service centre and they will help you view the plan change on our website.

#### Submissions close on: 2 February 2024

The process for public participation in the consideration of the proposal under the RMA is as follows.

- after the closing date for submission, Auckland Council must prepare a summary of decisions requested by submitters and give public notice of the availability of this summary and where the summary and submissions can be inspected; and
- there must be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
  - any person representing a relevant aspect of the public interest;
  - any person who has an interest in the proposal greater than the general public has;
  - the local authority itself; and
- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- Auckland Council must give its decision on the provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision within 2 years of notifying the proposal and serve it on every person who made a submission at the same time; and
- any person who has made a submission has the right to appeal the decision on the proposed plan modification to the Environment Court if:
  - in relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the proposal; and
  - in the case of a proposal that is a proposed policy statement or plan, the appeal does not seek the withdrawal of the proposal as a whole.

**John Duguid**  
**Manager – Plans & Places**

## **Auckland Unitary Plan Proposed Plan Change 94 (Private) – Wairaka Precinct**

Auckland Council has accepted a private plan change request to the Auckland Unitary Plan (Operative in Part) from Ministry of Housing and Urban Development under Schedule 1 to the Resource Management Act 1991 (RMA).

Proposed Private Plan Change 94 relates to the Wairaka Precinct in Carrington Road, Mount Albert. 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. 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. 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. The precinct is proposed to be renamed Te Auaunga Precinct.

The proposal may be viewed at [www.aucklandcouncil.govt.nz/planchanges](http://www.aucklandcouncil.govt.nz/planchanges). If you have any questions about the application, please contact us at [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) or on 09 301 0101.

The following persons may make a submission on the proposal:

- The local authority in its own area may make a submission; and
- Any other person may make a submission but, if the person could gain an advantage in trade competition through the submission, then the person may do so only if the person is directly affected by an effect of the proposal that –
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- By email to: [unitaryplan@aucklandcouncil.govt.nz](mailto:unitaryplan@aucklandcouncil.govt.nz) ;or
- Lodging your submission in person at Auckland Council, Libraries or offices

The submission must be in form 5 and must state whether or not you wish to be heard in relation to your submission. Copies of this form are available to download at [www.aucklandcouncil.govt.nz/planchanges](http://www.aucklandcouncil.govt.nz/planchanges) or can be collected from any Library or Council office.

### **Submissions close on 14 December 2023**

The process for public participation in the consideration of the proposal under the RMA is as follows.

- after the closing date for submission, Auckland Council must prepare a summary of decisions requested by submitters and give public notice of the availability of this summary and where the summary and submissions can be inspected; and
- there must be an opportunity for the following persons to make a further submission in support of, or in opposition to, the submissions already made:
  - any person representing a relevant aspect of the public interest;
  - any person who has an interest in the proposal greater than the general public has;
  - the local authority itself; and
- if a person making a submission asks to be heard in support of his or her submission, a hearing must be held; and
- Auckland Council must give its decision on the provisions and matters raised in the submissions (including its reasons for accepting or rejecting submissions) and give public notice of its decision within 2 years of notifying the proposal and serve it on every person who made a submission at the same time; and
- any person who has made a submission has the right to appeal the decision on the proposed plan modification to the Environment Court if-
  - in relation to a provision or matter that is the subject of the appeal, the person referred to the provision or matter in the person's submission on the proposal; and
  - in the case of a proposal that is a proposed policy statement or plan, the appeal does not seek the withdrawal of the proposal as a whole.

John Duguid General Manager – Plans & Places  
Notification date: 16 November 2023





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# Wairaka Precinct: Plan Change Request to Auckland Unitary Plan

(including a request to change the precinct  
name to Te Auaunga)

Planning Report

including section 32 assessment

Final

18 October 2023

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## 1 EXECUTIVE SUMMARY

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- 1.1 This is an application by the Ministry of Housing and Urban Development (HUD) for a private plan change to rezone land within the current Wairaka Precinct and to amend the provisions within the existing precinct, including a request to rename the precinct “Te Auaunga” (referred to within this report as the Te Auaunga Plan Change, the plan change, or the proposal).
- 1.2 The existing Wairaka Precinct covers a 64.5ha block of land contained by Carrington Road, the North Western Motorway, Te Auaunga /Oakley Creek and a series of side roads and properties in the Woodward Road corridor in the south.
- 1.3 This Te Auaunga Plan Change request is supported by three Rōpū, representing 13 iwi/hapū: Marutūāhu, Ngāti Whātua and Waiohūa-Tāmaki, who are leading the development of the precinct.
- 1.4 The Te Auaunga Plan Change takes account of, but excludes, the Mason Clinic site. The Mason Clinic site is subject to Plan Change 75 (PC75) which has been notified and hearings held. At the time of writing this report, the Council decision on this plan change was imminent.
- 1.5 The current precinct is characterised by five separate land uses and/ or ownership:
- the 13.39ha Mount Albert Te Pūkenga / Unitec campus, used as a tertiary education institute;
  - the 6ha Mason Clinic forensic mental health hospital operated by Te Whatu Ora – Health New Zealand (subject to PC75);
  - the 2.5ha Taylors Laundry site, being a specialist industrial unit now under leaseback to HUD, and so in the medium term it will be included in the Rōpū housing development;
  - the 4.4ha of land largely vacant but zoned for residential development and owned by the Ngāti Whātua Ōrākei commercial subsidiary, Whai Rawa; and
  - land purchased by the Crown from Unitec under the “Land for Housing” programme, also to be sold to the three Rōpū for them to undertake intensive housing development within the precinct, as part of Treaty settlement, which includes the Taylor’s Laundry site above and in total is 39.6752ha (the HUD land).
- 1.6 The core thrust of the Te Auaunga Precinct is to facilitate the development of an integrated community consistent with central and local government urban consolidation policies, including the National Policy Statement on Urban Development which promotes intensification in suitable locations in tier 1 urban environments and objective B2.2.1(1) and (2) of the operative Auckland

Unitary Plan (AUP) that promotes “A quality compact urban form...” And notes “Urban Growth is primarily accommodated within the urban area 2016...”. It will provide for growth, jobs, education, parks and associated facilities to the benefit of all residents living within the precinct as well as to the broader community.

- 1.7 This proposal is not only consistent with the National Policy Statement on Urban Development but is a key contributor to the objectives of that statement as it applies to the Auckland isthmus.
- 1.8 The Te Auaunga Plan Change is consistent with the Medium Density Residential Standards set out in the “Resource Managing (Enabling Housing Supply and Other Matters) Amendment Act 2021” (Enabling Act) as given effect to through Auckland Council’s Intensification Plan Change 78 (PC78). Medium Density Residential Standards apply to existing residential zoning in the southern and western part of the precinct, which is otherwise unchanged by this plan change request.
- 1.9 This precinct is the largest “brownfields” development site on the Auckland isthmus. It is a critical part of the Council’s growth management strategy and an important opportunity to provide a significant number of new homes adjacent to a town centre on high frequency public transport routes and within 8.5km of the city centre.
- 1.10 The Crown supports the Council’s aspirations in this area and has participated in that process by acquiring land for housing and in partnering with the Rōpū to facilitate the development of the precinct.
- 1.11 This plan change seeks to rename the precinct to “Te Auaunga” following a request from the Rōpū for a name change for the precinct.
- 1.12 The Te Auaunga Plan Change is consistent with the overall strategy and direction of the existing precinct. There are six key elements of the Te Auaunga Plan Change:
- (a) Rezoning of land acquired by HUD from Unitec from ‘Special Purpose: Tertiary Education’ to ‘Business - Mixed Use’ (B-MU) with the land primarily intended for residential development, but enabling a mix of ancillary activities to create an integrated community.
  - (b) Proposed amendments to the precinct provisions to promote Māori economic development as a key objective for the precinct.

- (c) Identification of areas within the precinct where additional height can be accommodated. This will enable the precinct to deliver a higher yield than might otherwise occur in the underlying zone, therefore contributing to the Council's growth strategy, as well as more variety in urban form.
- (d) In areas where higher buildings are allowed, additional development controls around wind, separation of buildings, and the maximum dimension of floor plates are introduced.
- (e) Detailed design criteria to ensure all buildings, and particularly the higher buildings, achieve a high quality of design and functionality.
- (f) Proposed amendments to the precinct provisions to equitably redistribute retail provision within the precinct (excluding Sub-Precinct A – the Mason Clinic) due to the redistribution of land from the Special Purpose: Tertiary Education Zone to zoning that enables housing development. The same overall retail cap is maintained.

1.13 This application comprises:

**Attachment 1** Planning Report and Section 32 Analysis by Tattico (this report);

**Attachment 1.1** Planning Additional Information;

**Attachment 1.2** Economic Development Additional Information;

**Attachment 2** Requested Plan Change;

**Attachment 3** Urban Design Report by Boffa Miskell;

**Attachment 3.2** Shadow Diagrams;

**Attachment 3.3** Urban Design Cl23 Responses;

**Attachment 4** Landscape and Visual Effects Assessment by Boffa Miskell;

**Attachment 5** Open Space Assessment by Tattico / Boffa Miskell

**Attachment 5.1** Open Space Accessibility Plan;

**Attachment 6** Infrastructure Assessment by MPS

**Attachment 7** Integrated Transport Assessment (Te Auaunga Precinct 2022 ITA) by Stantec;

**Attachment 7.1** Transport Additional Information;

**Attachment 8** Ecological Assessment;

**Attachment 8.1** Ecological Additional Information;

**Attachment 8.2** Ecological Additional Information Appendices;

**Attachment 9** Heritage Impact Assessment by DPA Architects;

**Attachment 10** Assessment of Effects on Historic Heritage by Adam Wild;

**Attachment 11** Archaeological Assessment by CFG Heritage;

**Attachment 12** Heritage and Archaeology Additional Information;

1.14 The following document is also included as an attachment to this report for background as referenced below, but do not form part of the application:

**Attachment 13** Contaminated Soils Management Plan by Beca.



## 2 THE APPLICANT

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2.1 This is an application by HUD, administering Crown land held for housing. The Crown owns 39.7 ha of the 64.5ha in the precinct subject to this change. The land in Crown ownership is shown on Diagram 1.

2.2 The Te Auaunga Plan Change has been developed collaboratively with the three Rōpū who will develop the Crown land portion of the precinct. The Rōpū are Marutūāhu, Ngāti Whātua and Waiohua-Tāmaki.

2.3 The iwi comprising the Marutūāhu Rōpū are:

- Ngāti Maru.
- Ngāti Pāoa.
- Ngāti Tamaterā.
- Ngaati Whanaunga.
- Te Patukirikiri.

2.4 The iwi comprising the Ngāti Whātua Rōpū are:

- Ngāti Whātua Ōrākei.
- Te Rūnanga o Ngāti Whātua.
- Ngāti Whātua ki Kaipara.

2.5 The iwi comprising the Waiohua-Tāmaki Rōpū are:

- Ngāi Tai Ki Tāmaki.
- Ngāti Tamaoho.
- Ngāti Te Ata.
- Te Ākitai Waiohua.
- Te Kawerau ā Maki.

- 2.6 While the intention is that each of the Rōpū eventually obtain ownership and development control of a specific portion of the precinct, for the purpose of this plan change, all three Rōpū are collaborating with HUD to ensure the provisions are fit for each of their purposes.
- 2.7 In that respect, an enabling works consent authorising the bulk infrastructure works and key internal road network was recently granted to the Marutūāhu Rōpū and the Waiohua-Tāmaki Rōpū, reference BUN60386270 and EPA ENG60396158 (enabling works consent).
- 2.8 Each of the Rōpū will continue to progress their own masterplan for their respective parts of the site. Each Rōpū will, at the appropriate time, obtain resource consents and advance their development projects, with some of these granted as above, and further consents underway through the COVID Fast-Track process.

### 3 LAND OWNERSHIP

#### 3.1 Land tenure

Diagram 1 shows the land ownership within the precinct.

**Diagram 1: Land Ownership**

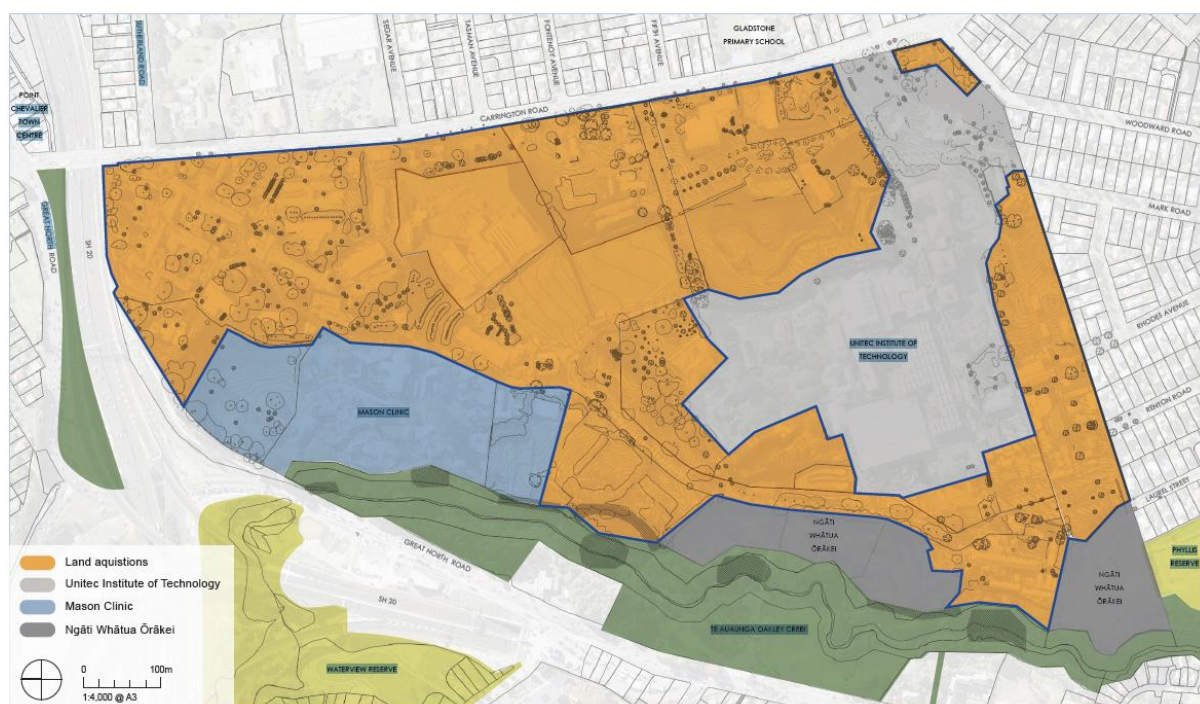


Diagram 2 below is a table showing the titles, land area and ownership of all blocks within the precinct.

**Diagram 2: Schedule of titles and ownership**

Title	Land area (more or less)	Current owner	Future owner	Current occupier
1071371 (being Section 2-5 Survey Office Plan 573867)	10.6452 hectares	Crown	Rōpū	Largely vacant with some casual users
1017462	15.8242 hectares	Crown	Rōpū	Largely vacant

(being Section 3 Survey Office Plan 520006)				
867815 (being Lot 2 Deposited Plan 531494)	9893 square metres	Crown	Rōpū	Vacant
799993 (being Lot 6 Deposited Plan 515012)	2.4753 hectares	Crown	Rōpū	Vacant
799989 (being Lot 2 Deposited Plan 515012)	3.6655 hectares	Crown	Rōpū	Vacant
868264 (being Lot 2 Deposited Plan 531496)	2.1229 hectares	Crown	Rōpū	Vacant
NA93B/540 (being Lot 2 Deposited Plan 156226)	3.939 hectares	Te Whatu Ora	Te Whatu Ora	Mason Clinic
867814 (being Lot 1 Deposited Plan 531494)	1.6351 hectares	Te Whatu Ora	Te Whatu Ora	Vacant
868263 (being Lot 1 Deposited Plan 531496)	1.2053 hectares	Te Whatu Ora	Te Whatu Ora	Vacant
NA93B/541 (being Lot 3 Deposited Plan 156226)	2.5304 hectares	Crown	Rōpū	Tenanted by Taylors Laundry
799990	1.4215 hectares	Crown	Rōpū	Unitec

(being Lot 3 Deposited Plan 515012)				
579605 (being Section 348 Survey Office Plan 434446)	Not specified	Whai Rawa	Whai Rawa	Vacant
58981 (being Lot 3 Deposited Plan 314949)	8604 square metres	Whai Rawa	Whai Rawa	Vacant
58980 (being Lot 2 Deposited Plan 314949)	7718 square metres	Whai Rawa	Whai Rawa	Vacant

### 3.2 Crown land

The Crown land comprises Lot 3 Deposited Plan 156226, Lots 2, 3 and 6 on Deposited Plan 515012, Lot 2 Deposited Plan 531494, Lot 2 Deposited Plan 531496, Section 3 Survey Office Plan 520006 and Sections 2-5 Survey Office Plan 573867. This land was purchased by the Crown and is administered by HUD under the “Land for Housing” programme.

HUD is facilitating the development, including advancing this plan change request. In time, the intention is that the HUD land will transfer to each of the Rōpū. The allocation and transfer will be the subject of a future subdivision consent, as the boundaries of land allocated to each of the Rōpū do not coincide with existing title boundaries. The Rōpū will progressively redevelop the land for housing and ancillary uses necessary to create an integrated community. Those redevelopment proposals are the subject of current and future resource consent applications and are not part of this application.

### 3.3 Mason Clinic

Te Whatu Ora – Health New Zealand owns and administers the Mason Clinic forensic secure unit hospital. In 2019, Te Whatu Ora purchased two additional blocks of land from the Crown, essentially

an approximately 1ha block south of the existing Mason Clinic facility and an approximately 2ha block to the north, totalling 2.8ha.

This land will be progressively redeveloped by Te Whatu Ora for expansion of the Mason Clinic. The existing Mason Clinic land and additional blocks are identified on Diagram 1 above.

Te Whatu Ora has lodged PC75 with the Council to enable expansion of the Mason Clinic into the newly acquired properties. This plan change has been publicly notified with submissions and further submissions now closed.

There has been a collaborative approach between HUD and Te Whatu Ora to their respective plan changes. While these two plan changes will advance separately, they deal with distinct parts of the precinct and have been aligned so as to create an integrated package of controls. Consultation is ongoing between HUD and Te Whatu Ora as the two plan changes progress.

### 3.4 Taylors Laundry

The Crown has purchased the Taylors Laundry site identified on Diagram 1, also through HUD as part of the Land for Housing programme. This land will also eventually transfer to the Rōpū.

Taylors Laundry continues to occupy this property in the interim under a lease to HUD. Consequently, it is appropriate to retain the existing Sub-precinct B provisions which specifically enable the operation of the Taylors Laundry site. However, the proposed amendments clarify the existing intent that in the medium term this sub-precinct will be developed for housing. Sub-precinct B is proposed to be reshaped, in a minor way, to reflect the exact extent of the Taylors Laundry lease.

### 3.5 Additional Unitec land

The Crown has purchased land from Unitec in two tranches. The first tranche was already zoned B-MU and therefore enabled for housing development. The second tranche, of 10.67 hectares, is proposed to be rezoned from Special Purpose: Tertiary Education to B-MU as shown in Attachment 2. This land is not on a discrete title. A future subdivision resource consent, noted above, will create the relevant titles for development.

This land has colloquially been known as the B and F Blocks. The B Blocks comprise land along the Carrington Road frontage, south of Farm Road, and have previously been used for a variety of uses

associated with the Unitec campus including a gym, squash courts and a commercial office, some of which continue for the short to medium-term.

The F Blocks sit on the western side of the campus adjacent to the Whai Rawa land. This land has some vacant tracts, but also included areas and buildings used by Unitec for teaching, and former administrative offices.

The B and F Blocks will form an integrated part of the overall development and will also be ultimately transferred to the Rōpū.

### 3.6 Whai Rawa land

The Whai Rawa land identified on Diagram 1 is land owned by Ngāti Whātua Ōrākei since the 1990s through their commercial subsidiary Whai Rawa. The land is in two blocks. One is vacant and the other is largely vacant but is partly occupied by a residential accommodation block called the 'Oaks'. HUD understands Whai Rawa intend to develop the land for housing.

### 3.7 Unitec land

Following the land transactions noted above, Unitec has consolidated its campus into a core area of 13.4385 hectares (held in record of title 1071326), which is unchanged by this plan change process except for the reallocation of retail provision noted above.

## 4 SITE

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### 4.1 Land contour

The Te Auaunga Precinct comprises some 64.5ha of land on the western side of Carrington Road between the Point Chevalier motorway overbridge and south to the properties accessed off Woodward Avenue. The land falls in a moderate slope from Carrington Road to the west dropping to a mid level terrace, typically some 12m below Carrington Road level before again dropping off towards the boundary with Te Auaunga / Oakley Creek, a significant contour which lends itself to intensive housing typologies.

The land exhibits different characteristics depending on its historic land use as described below.

### 4.2 Built environment

Diagram 3 is an aerial photograph of the precinct.



Diagram 3: Aerial photo with current sub-precincts



The northern portion of the precinct is characterised by the large institutional buildings of the Former Oakley Hospital. The primary feature of the building (the Former Oakley Hospital building) was constructed in the second half of the 1800s and early 1900s. This building is scheduled for heritage

reasons (reference 1618 in the AUP schedule 15) There are no changes to this scheduling as part of this plan change. Other buildings further south date subsequently, ranging through the early 1900s.

The Former Oakley Hospital Building is situated within mature landscaped grounds with a significant number of trees.

The northern forecourt to the Former Oakley Hospital Building in particular exhibits a landscaped character, although its historical form, including entrance driveway, was severed in the 1970s with the construction of the north-western motorway.

In the 1960s-80s, the Polytechnic (now Unitec) established on the site with two major land purchases. The first was of farmland, which has been turned into the core campus now operating in the southern portion of the precinct. The second was the purchase of the northern land, including Oakley Hospital, from the then Auckland Hospital Board. While the southern campus has been developed over the decades for a range of purpose-built tertiary education facilities, the northern block has seen little new construction with Unitec operating out of existing buildings, both the pre-1940s original structures plus some interim buildings.

As a result, the northern part of the precinct has several buildings which are no longer required for tertiary education purposes. There are no changes to the provisions which apply to these buildings.

The Former Oakley Hospital Building is a scheduled building. There is no change to the existing scheduling or the heritage provisions that apply to the scheduled building as part of the Te Auaunga Plan Change request.

The southern part of the precinct has a mix of new purpose-built buildings, which will be retained and form the core Unitec campus, and some temporary buildings, currently used by Unitec but which have been sold to the Crown via HUD. As with the northern portion of the precinct, these buildings are no longer required for tertiary education purposes. There are no changes to the provisions which apply to these buildings.

Unitec's campus consolidation, is being managed by Unitec under the standard consenting regime.

The Mason Clinic land itself is characterised by a reasonably intensive (compared to the rest of the precinct) built environment with buildings from the 1970s, 80s and 90s. Te Whatu Ora is part way through a programme to upgrade the site and buildings of the Clinic.

The built environment of the precinct is therefore characterised by a broad range of institutional purpose-built and temporary buildings in a wide variety of states of repair.

#### 4.3 Natural environment

A full description of the natural environment is set out in the Ecological Assessment (Attachment 8). The key features to note are set out below.

Because the land within the precinct is long-established and has had comparatively little redevelopment, it benefits from having a well-established treed environment. Furthermore, Unitec, for a variety of reasons, has fostered a range of different trees and protected them. The net result is that the treed environment adds a distinct character to the area.

The existing Wairaka Precinct provisions protect 47 trees. No change to the protected trees is proposed as part of this plan change.

The Wairaka Stream and the connection between the precinct and the Tūpuna Maunga through the Ōwairaka / Te Ahi Kā a Rakataura lava flows are a dominant ecological and cultural part of the precinct. This spring fed water is protected through the existing precinct provisions and no change to that is proposed as part of this plan change request.

The precinct also contains a central (artificial) wetland area between the Unitec core campus and Carrington Road, as identified on the plans in attachment 8.1 (being the appendices to the Ecological Assessment at Attachment 8).

The central wetland area was established in the 1970s and 80s by Unitec and the then Auckland Regional Council as an educational and scientific experiment to analyse the benefits of establishing secondary stormwater treatment and polishing through a wetland. While accepted practice now, this was a new concept for testing when established.

The Council channels part of its stormwater off Carrington Road and Woodward Road into this portion of the Unitec site. The wetland was formed in one of the precinct's natural depressions. Unitec students and staff then instituted a programme to monitor water quality over time and identify the beneficial effects of the wetland.

The core of this artificial wetland and its functionality will remain and is contained within the open space area identified on Precinct Plan 1.

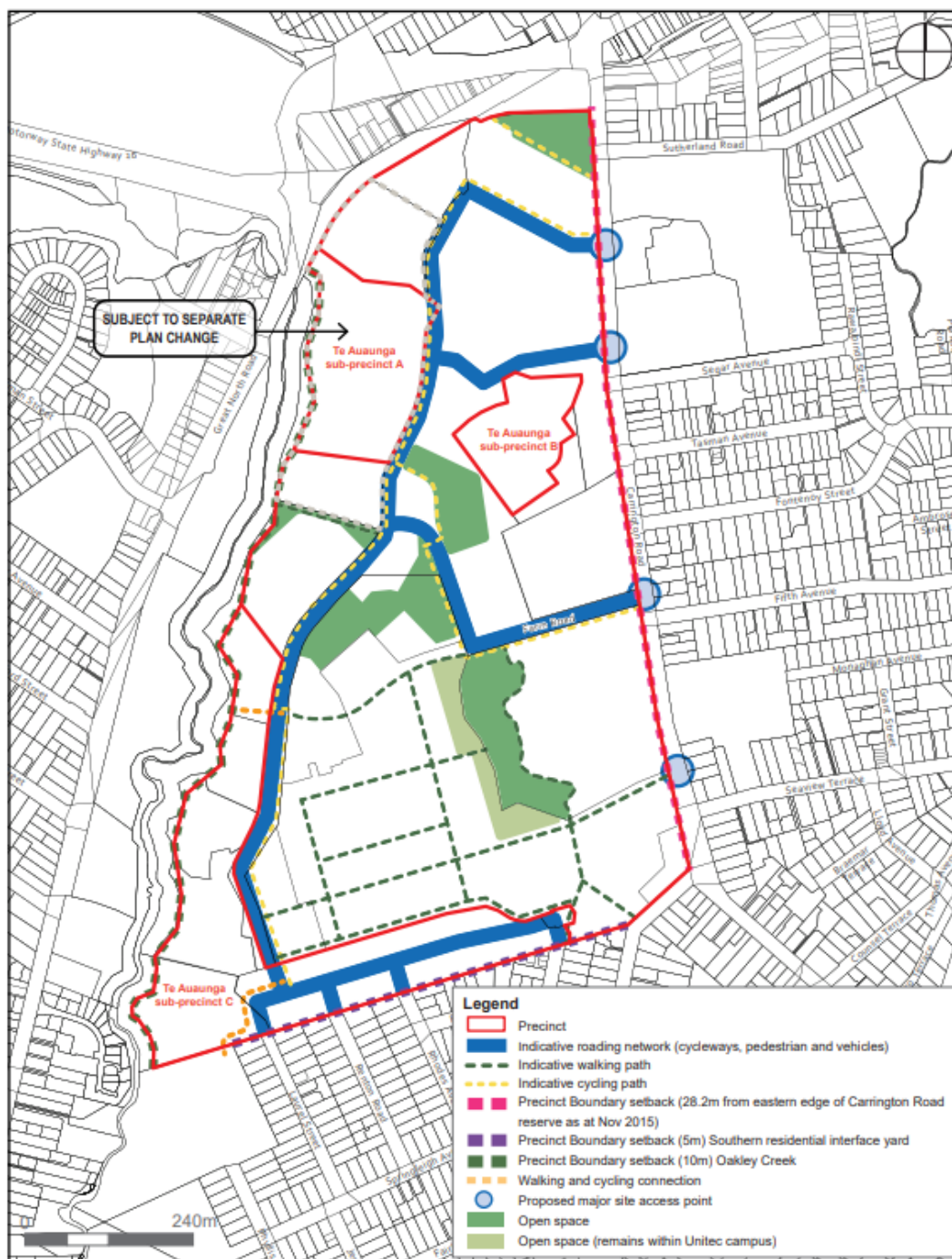
#### 4.4 Transport network

The proposed Precinct Plan 1 shown in Diagram 4 below identifies a key internal road network largely based on the existing roading pattern as consented in the enabling works consent. This new alignment is shown in the Plan Change Precinct Plan 1. This is in Attachment 2 to this application.

In addition Precinct Plan 1:

- Identifies the existing four gates on Carrington Road and sets these as key access points to the precinct. It limits other access points to Carrington Road.
- Sets a spine road that comes down the western side of the precinct connecting up to Gates 1-3. Gate 4 connects to the Unitec campus..
- Sets constraints on the ability for the northern network to connect into the road network to the south, but retains the plan provisions which allow connections between the future southern development and the existing residential neighbourhood.

Diagram 4: Road network



This plan change essentially leaves intact the four key gate locations on Carrington Road with a minor adjustment to Gate 1 to reflect its new location. The roading network is also essentially the same, although there are minor adjustments to take account of the alignment of the spine road network as granted under the recent enabling works consent, noted above.

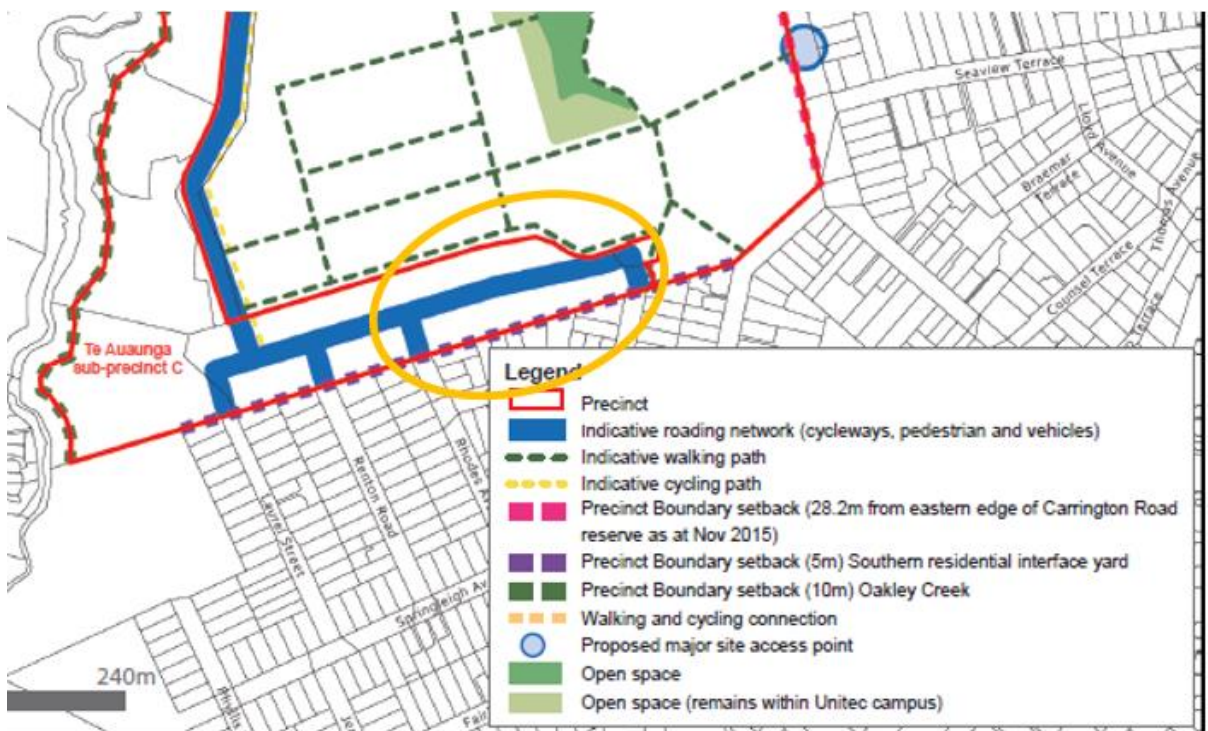
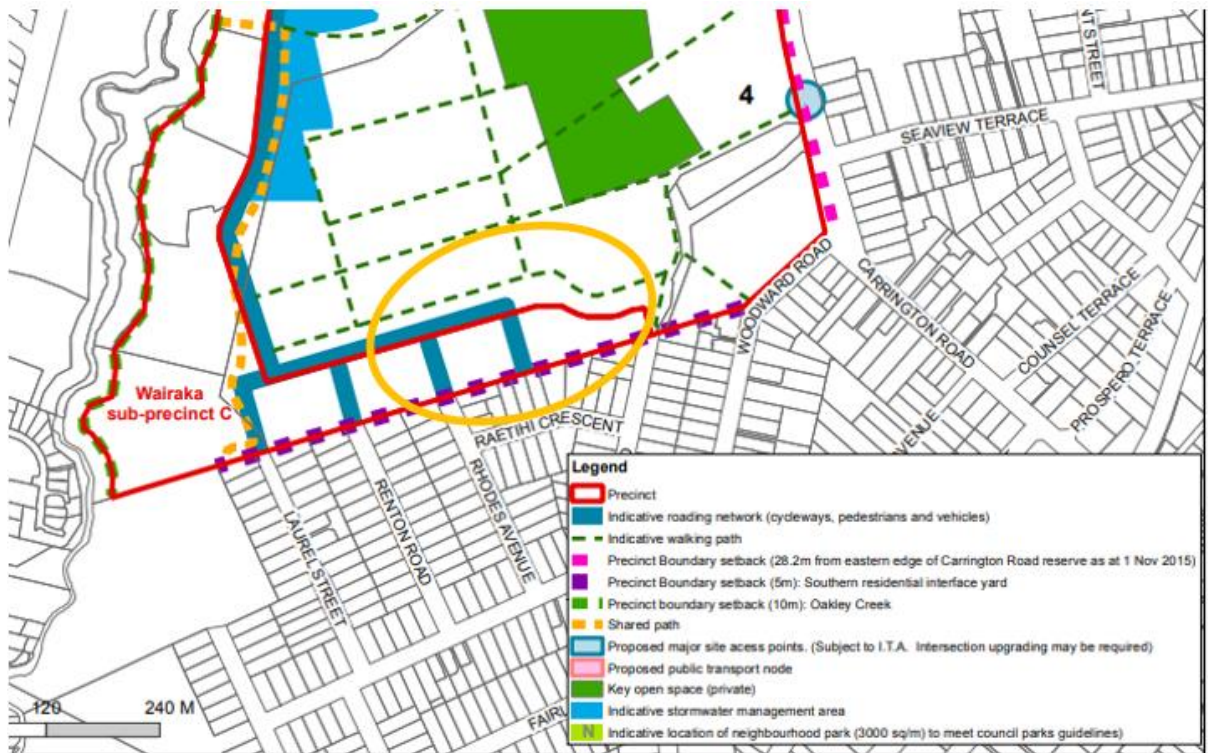
This plan change largely retains those controls on the southern connections but for the requested amendments which would enable Mark Road to join up with the small internal roading network in

the south. The key intent of the control is to minimise these roads from the south being used as a direct route into the campus for Unitec students, thereby encouraging a higher use of student vehicles through these side roads, and rat-running by commuters seeking to avoid Carrington Road. With the change in ownership of the land in the south of the precinct, and the reconfiguration of the southern road network, this additional connection provides good functionality for future residents and further spreads residential cars across the side streets to the benefit of the southern residents. However, it does not enable the direct connection to Unitec, or through to Carrington Road, consistent with the current AUP provisions.

The transport assessment by Stantec states that: *“For clarity, the traffic model assumes that Mark Road is also connected up to the future internal road network in the southern zone (without permitting motor vehicle connections to the Unitec Core or the central and northern areas).”*

There is also the deletion of a minor terminating spur road within the precinct that was located between Rhodes Ave and Mark Road. This road does not connect to anything. The arrangement of access to properties from within the precinct will be addressed through future development applications. This spur is highlighted on the Precinct Plan 1 extract below (see the orange ovals).

Diagram 5: Deleted Spur Road



4.5 Open space

Precinct Plan 1 (forming part of the plan change and shown in Diagram 6) identifies the different open spaces within the Precinct Plan.

One of the larger private open space areas identified on the current Precinct Plan is now part of the Mason Clinic site. Te Whatu Ora provide for open space within their compound for their patients and staff. Given the nature of this hospital, public access to this land is not appropriate. Consequently, this plan change removes the open space from the Mason Clinic site and relocates it to more appropriate locations, central and north in the precinct.

The plan change acknowledges the potential for significant open space in the north in the foregrounds to the Former Oakley Hospital Building. This is the site surrounds for Building and forms part of its 'extent of place'. It is a high amenity area and in a good strategic location for public access, connecting both to the north-western cycleway and into the Point Chevalier township over the motorway bridge. It is a logical and appropriate place for long term open space to be provided.

The other key open space proposed is in the centre of the precinct, in a flat location easily accessed by most areas of the future development, and inter-connected with the open spaces further south and Te Auaunga/ Oakley Creek to the west.

There is also open space complementing the stormwater management area (artificial wetlands) in the south and the surrounding land. This area provides amenity space as well as open space areas around the margins.

The land adjacent to Unitec's Building 48 has a significant area of treed open space. This is also identified through Precinct Plan 1, as part of the network of central open space that is interconnected both north and south-east from this location.

The final aspect of the open space network is the linkage between the Spine Road and the Te Auaunga / Oakley Creek walkway network. This is on the southern boundary of the Mason Clinic land.

Attachment 5 addresses the open spaces forming part of this plan change request.

## 4.6 Zoning



Diagram 6 shows the current zoning of the precinct. Proposed new zonings are addressed in section 6.3 of this report.

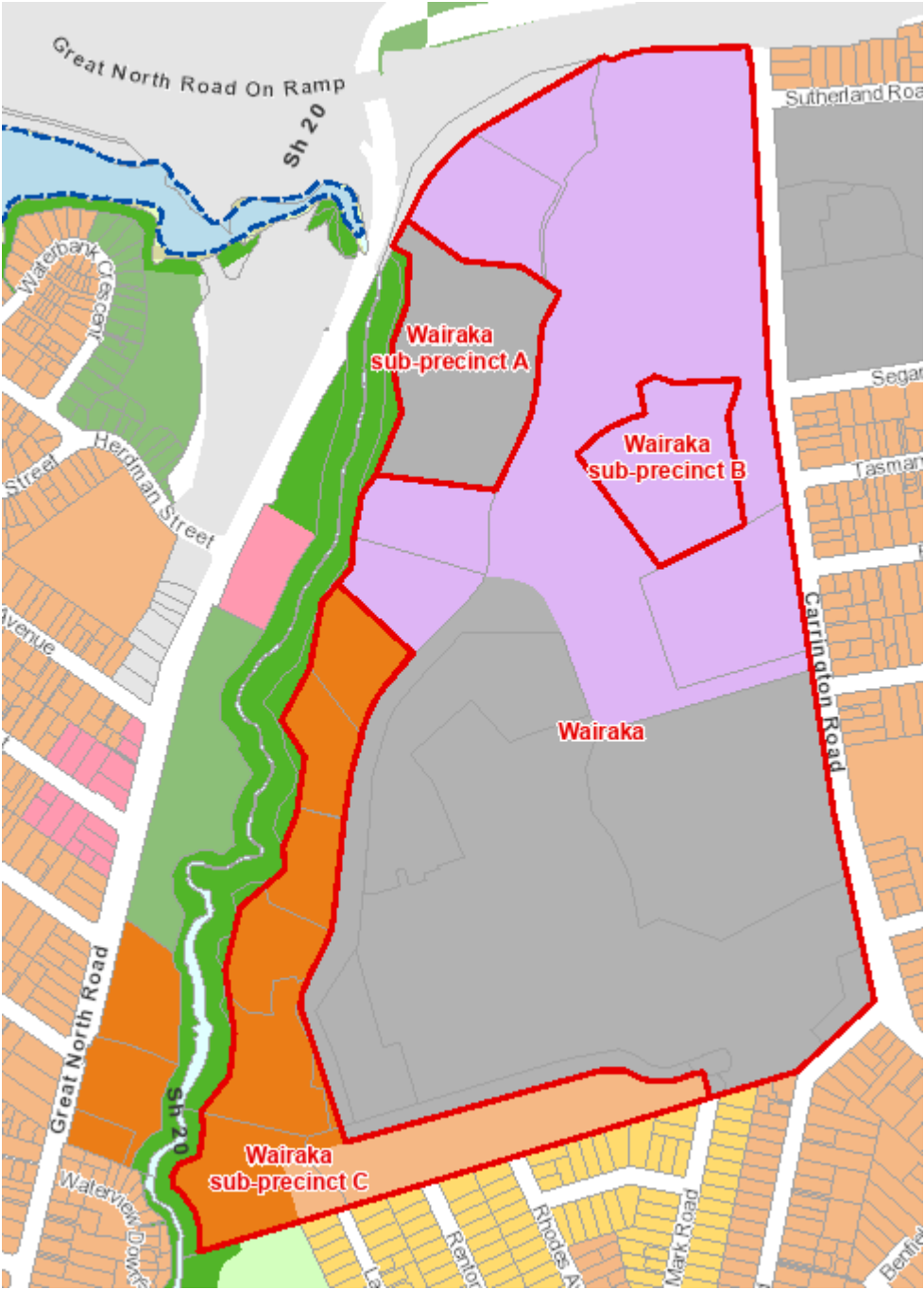
The precinct land comprises land with the following zonings:

- Special Purpose: Tertiary Education Zone;
- Special Purpose: Hospital and Healthcare Facilities Zone;
- Business - Mixed Use Zone (B-MU);
- Residential – Terrace House & Apartment Building (THAB); and
- Residential – Mixed Housing Urban Zone (Mixed Housing Urban).

10.67 hectares of the HUD land is zoned Special Purpose: Tertiary Education reflecting its former Unitec operation.

To the north, the HUD land is zoned B-MU. The remainder of the HUD land comprises a small section of THAB zoning facing Te Auaunga/ Oakley Creek and west, adjacent to the Whai Rawa land also zoned THAB, and the strip of Mixed Housing Urban zoned land along the southern boundary which creates an interface to the existing homes on the streets off Woodward Road.

Diagram 6: Current Zoning



4.7 Overlays, Controls and designations

For completeness, diagram 7 below shows the overlays and controls applying to the precinct. These are:

*Overlays*

- Natural resources: quality sensitive aquifer management area;
- Natural heritage: regionally significant volcanic viewshaft and height sensitive area;
- Natural resources: significant ecological area;
- Historic heritage and special character: historic heritage overlay and extent of place; and
- Natural heritage: notable tree overlay.

*Controls*

- Macroinvertebrate community index.

Diagram 7: Overlays

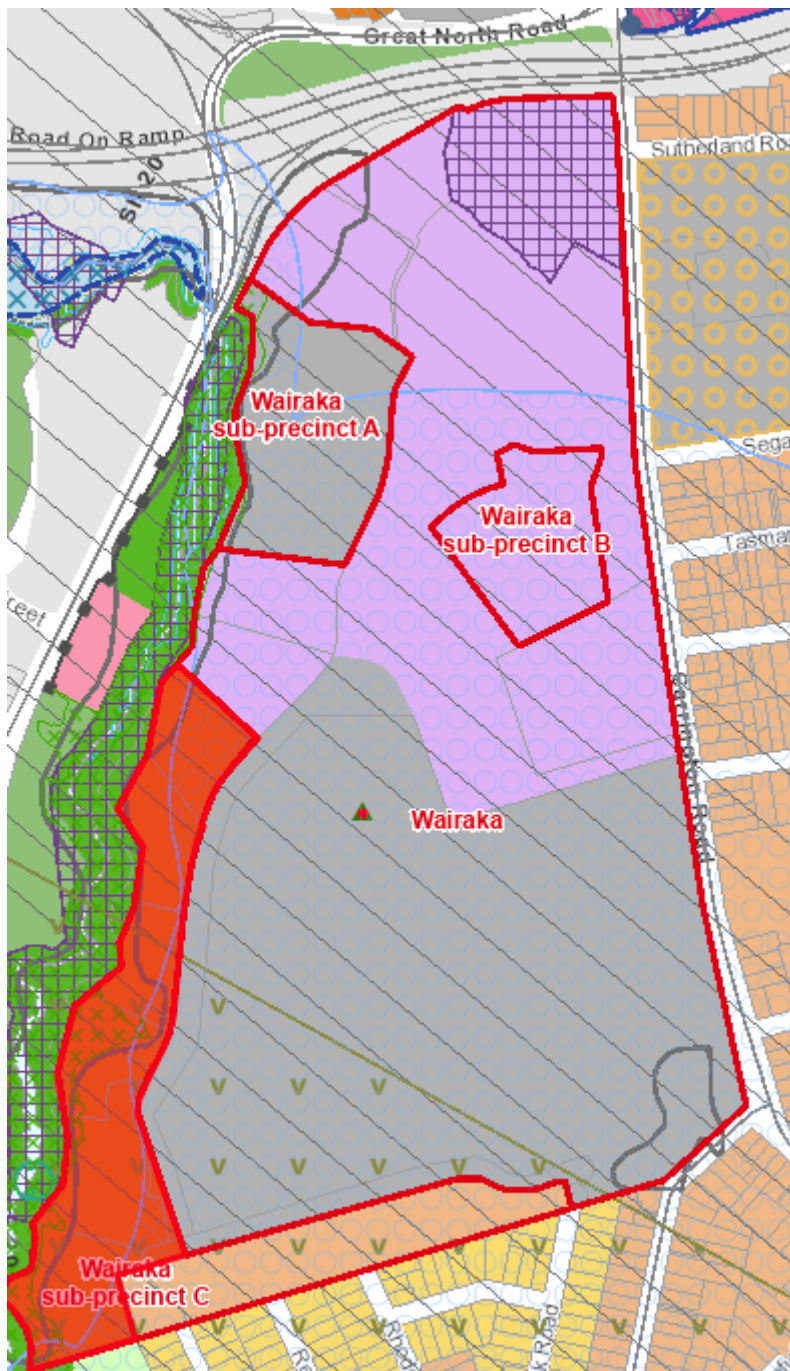
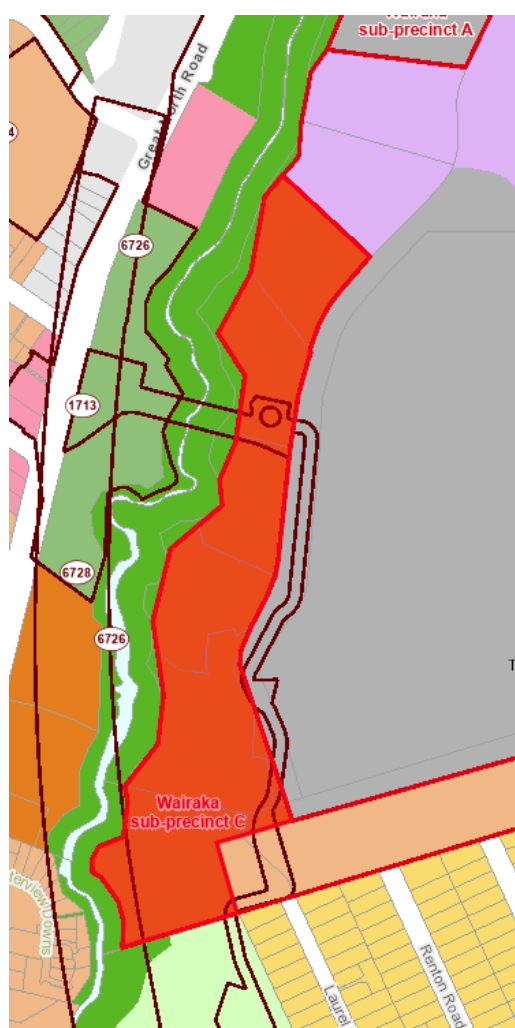


Diagram 8 shows the designations applying to the precinct. The dominant impacting designation is the Auckland Transport Designation 1713 shared path from the south-western quadrant of the precinct. This connects from the southern boundary moving northwards alongside the spine road and then crossing over the Te Auaunga pedestrian / cycling bridge to the suburb of Waterview.

There is a second designation which is the Waterview Tunnel. This designation applies at subsurface level to a small portion of the south-western corner of the precinct, and is at a depth such that it has no practical impact on the precinct.

While not designated, there are controls in the plan which set an 8m building line set back along Carrington Road to provide for the future widening of Carrington Road. This plan change, and the work Rōpū have been doing in preparing for development of the precinct, have all taken account of this road widening set back.

**Diagram 8: Designations**



There is no change sought to designations or overlays as part of this plan change request.

## 5 PURPOSE AND REASON FOR THE PLAN CHANGE

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### 5.1 Strategic overview

This land is strategically important to the Council and government's urban consolidation and growth management strategies for Auckland. The HUD land at approximately 39.7ha is the largest block on the isthmus of effectively vacant residential land held in single ownership and ready for development.

In addition to its size, this land is strategically located on high frequency public transport routes (Carrington Road and Great North Road, which both have high frequency bus services) and within walkable distance of the Mount Albert and Baldwin Avenue Train Stations.

The objectives of the precinct cover a broad range of issues including the opportunities this land offers for materially contributing to managing Auckland's growth and creating an integrated community.

One of the key outcomes from the Te Auaunga Plan Change is to dedicate more land for urban growth and to enable appropriate parts of the precinct to have additional height and therefore additional growth opportunity, and variety of form.

### 5.2 Māori cultural expression and economic development

A significant proportion of land within the Te Auaunga Precinct is currently owned by the Crown. The Crown in turn is advancing the Te Auaunga Plan Change for the land under the Land for Housing programme and will transfer the 39.7ha block to the three Rōpū for development.

The three Rōpū will develop the land for a variety of different housing typologies, which may include papakāinga or kaumātua housing. A significant portion of the housing will be a range of affordable and market housing.

The Land for Housing programme contributes to the government's Māori housing and economic development strategies. The release of land in this way contributes to these strategies in that it (among other things):

- (a) Provides Rōpū with the opportunity to undertake property development in a way that reflects their own aspirations for housing.

- (b) Ensures the development programme can include housing of different typologies, tenures and price-points, including the potential for papakāinga housing, kaumātua housing, and affordable housing and rentals.

There is no difference in the zoning activities or standards that would be applied to the precinct whether this development is driven from a Māori economic development perspective or from a standard urban development perspective. This assessment demonstrates that the proposed land rezoning, modifications to rule activities and standards, and assessment criteria are based on sound planning, urban design, landscape, and visual assessment practice. However, because of the cultural importance of this land adjacent to the Te Auaunga/ Oakley Creek, which historically was one of the routes traversing between the Waitematā and the Manukau, and because of the Treaty obligations underpinning the development opportunity, demonstrably this land also brings significant Māori economic development benefits enabling the three Rōpū, on behalf of their member iwi, to advance their housing aspirations. This will benefit not only the Auckland economy but benefit the Rōpū and members of the respective iwi. This is consistent with section 8 of the Resource Management Act 1991 (RMA).

In terms of the plan change itself, this manifests itself in the objectives and policies of the plan change and in the cultural assessment criteria reflected in the Council’s Urban Design Manual and Te Aranga principles in what will be future design of buildings within the precinct.

### 5.3 Supporting urban intensification

The Te Auaunga Precinct is the single largest “brownfields” block of land on the Auckland isthmus. This land can make a meaningful contribution to the government and Council’s urban consolidation strategies. Maximising land efficiency is therefore a key aspect of the planning controls.

The National Policy Statement on Urban Development identifies the benefit of urban intensification on major public transport routes and adjacent to town centres. The Te Auaunga Precinct is well placed in terms of both these factors, being on high frequency public transport bus routes on Carrington Road itself and Great North Road, and with an easy walking distance to the Mount Albert and Baldwin Avenue Rail Stations. In addition, much of the precinct is within easy walking distance of Point Chevalier and Mount Albert town centres.

On top of this, the topography and planning characteristics of this land lend itself to high density, residential development. In the north-western corner, high rise residential development is appropriate, due to its unique location adjacent to the Waterview interchange which significantly separates this land from the nearest residential neighbours.

The Council's Auckland Plan 2050 and the section 32 justification for the AUP both demonstrate the benefits and importance of urban consolidation if Auckland is to manage the extent of greenfields development. Objective B2.2.1(1) of the AUP states:

*"A quality compact urban form that enables all of the following:*

- (a) A higher-quality urban environment;*
- (b) Greater productivity and economic growth;*
- (c) better use of existing infrastructure and efficient provision of new infrastructure;*
- (d) improved and more effective public transport;*
- (e) greater social and cultural vitality;*
- (f) better maintenance of rural character and rural productivity; and*
- (g) reduced adverse environmental effects."*

Objective (2) states:

*"Urban growth is primarily accommodated within the urban area 2016 (as identified in Attachment 1A)".*

Similarly the Auckland Plan 2050 sought to provide a significant portion of Auckland's growth within the current urban area.

There is therefore an important role for greenfields development, but equally there is a fundamental need to provide for high quality residential opportunity in parts of currently urbanised Auckland where high density development is appropriate. The Te Auaunga Precinct is a key part of this.

#### 5.4 Targeted areas for increased height

This matter is addressed in detail in the Urban Design Report by Boffa Miskell (Attachment 3).

In summary, there are four areas where this plan change proposes additional height:



(a) Carrington Road frontage:

- Currently there is an 18m height limit within 20m of the Carrington Road existing legal boundary. With the future 8m road widening, effectively this height limit applies to a 12m wide strip.
- This plan change seeks to increase this height from 18m to the 27m height that applies to the majority of the remainder of the precinct.
- Carrington Road is a strategic arterial road on a high frequency public transport bus route. This land is in a location which fully meets the criteria for high density development. It is suitable for residential housing and other urban activities.
- The widened Carrington Road will give a 28.2m setback to properties on the eastern side of the road. This land is suitable for 7-8 level development consistent with the height limit effectively 12m back from what will be the new street boundary (20m from the current street boundary).
- This land is eminently suitable for intensive medium rise building typologies. In terms of land efficiency, this height change will allow a more effective use of this land and an enhanced contribution towards providing for residential growth in a key part of the Auckland isthmus.

(b) 35m height limit:

- In key parts of the precinct that are removed from the southern residential properties and, by topography, from Carrington Road, an increased height of 35m is provided for (compared to the current 27m). This will provide for 2-3 additional levels.
- The contour of the subject land sees it drop from Carrington Road relatively steeply to a more central plain which is typically some 12 m below Carrington Road level in the central part of the precinct.
- The effect of the 35m height is to place an additional 2-3 storeys on land which is at a lower level than Carrington Road. These heights, when viewed from Carrington Road, will be completely masked by the future buildings in the foreground. This masking occurs based on

the current height levels of 18m, whether or not the Carrington Road frontage height increase is approved.

- The additional 35m height Area 2 is also kept well north (some 500m) from the residential neighbourhood along the southern boundary of the precinct. When the intervening land is developed it will likely not be visible from this location.
- This additional built form can be effectively subsumed within the bowl of the precinct. As outlined in the section 32 analysis, this height change allows increased land efficiency and an enhanced contribution towards meeting demand for housing within Auckland, that housing being within easy walking distance of high frequency public transport routes, employment, education and amenity.

(c) North-western corner:

- The north-western corner of the precinct is unique because of its location adjacent to the Waterview interchange and the two elevated roading flyovers which provide the logistical connections between State Highway 16 and 20.
- This particular corner of the precinct is well removed from residential neighbours. It is outside the key volcanic view sightlines of Ōwairaka (Mount Albert). This land is eminently suitable for high rise development.
- The plan change provides for 35m high buildings in this location with one building enabled up to 72m, one building to 54m, and one building up to 43.5m. The diagonal dimension of these taller building (floor plate dimension) are limited to ensure they will comprise a slender tower form.
- The upper levels, once clear of the Waterview interchange flyovers, provide significant views and good sun orientation. These buildings have ready access to two high frequency public transport routes and are within easy walking distance of the Point Chevalier Shopping Centre. In addition, when the new rapid transport route along the North-Western Motorway is completed (possibly a busway or bus prioritisation approach), that will provide additional rapid transport access to residents, particularly in the northern portion of the precinct. The location is ideal for higher intensity high rise residential development.

- The Boffa Miskell report undertakes an extensive urban design and visual impact assessment of these proposed taller buildings.
- The combination of a 35m permitted height and specific provision for the 72m / 54m / 43.5m buildings enables good land efficiency in a key location. This in turn will assist in contributing to accommodating Auckland's growth.

(d) Southern boundary:

- A 10m wide strip of land along the southern boundary is currently subject to a height limit of 8m. This land is zoned Mixed Housing Urban. That height control is inconsistent with the new Enabling Act. That Enabling Act sets a height limit of 11m for housing in this location, which is being given effect to through PC78.
- The proposed height limit for the land on this boundary is consistent with the new legislation and PC78.
- The 5m special yard along this interface between the precinct and the residential land to the south is retained. This compares to a standard yard control of 1m.

## 5.5 Ensuring development quality

A key policy initiative of the precinct and of this plan change is to promote high quality development opportunities.

With the increased height on certain buildings, key additional amenity controls are introduced. These include:

- (a) A restriction on the diagonal dimension of any building over 35m in height (Standard I334.6.11). This restriction varies based on building height. That dimension has been identified following a design assessment by Boffa Miskell.
- (b) Wind controls are introduced for buildings over 27m in height (Standard I334.6.12). These controls are the standard controls applying throughout the AUP.

- (c) A 14m building-to-building setback is introduced to ensure good outlook amenity for all apartments and around taller buildings (Standard I334.6.10). This is in addition to the standard outlook controls.
- (d) In addition to these standards, detailed additional assessment criteria are introduced for all buildings (Standard I334.8.2). These assessment criteria draw heavily from other assessment criteria targeting quality design.

The cumulative effective of these standards and the assessment criteria will ensure a high quality of residential development.

## 5.6 Equitable distribution of retail allocation

The precinct currently provides for retail development in four ways:

- (a) Retail associated with the Unitec campus (cafés, bookshops etc) (existing Policy I334.3(29)(a), existing Activity I334.4.1(A5)).
- (b) A retail node at the Farm Road (Gate 3) entrance (existing Policy I334.3(29)(b), existing Activities I334.4.1(A6), (A8), (A9)).
- (c) A small node around what was to be the bus hub (existing Policy I334.3(29)(b), existing Activity I334.4.1(A11)).
- (d) An opportunity for retail development associated with the adaptive reuse of the Former Oakley Hospital Building (existing Policy I334.3(29)(c), existing Activity I334.4.1(A7)).

When the precinct was first established, significant work was carried out to determine the appropriate amount of retail for the location in light of the re-zoning that occurred at that time and, as a result, an overall cap was placed on retail of 6,500m<sup>2</sup> gross floor area (existing Standard I334.6.2(1)(a)).

Additionally, the existing precinct provisions include the following specific caps within various zones/areas of the precinct (Standard I334.6.2):

- 4,500m<sup>2</sup> cap in B-MU.

- 3,000m<sup>2</sup> cap in Special Purpose – Tertiary Education Zone.
- 1,000m<sup>2</sup> cap in Historic Heritage Place.
- 1,200m<sup>2</sup> cap on retail activities within 100m of the supermarket.

Recent land ownership arrangements have had two consequences in terms of the existing retail allocation model embodied within the existing precinct:

- (a) The precinct now has multiple land owners. The original concept that a single land owner could internally manage the distribution of retail allocation no longer applies. If a “first in, best dressed” circumstance is to be avoided, then a more prescribed allocation of retail is necessary.
- (b) The decision by Unitec to consolidate its campus, and to release the additional land for other non-educational purposes, means that there is a decreased demand for retail associated with the campus and an associated increased demand for general community retail.

In addition to these two land ownership matters, the decision by Auckland Transport that, for various reasons, it wishes to retain buses on Carrington Road rather than divert buses off Carrington Road into a bus hub, means that retail associated with the bus hub is no longer needed.

Accordingly, this plan change proposes to adjust the allocation/distribution of retail spaces within the precinct. This plan change does not propose any amendment to the overall cap of 6,500m<sup>2</sup> gross floor area of retail.

The same retail node at Farm Road is maintained.

Due to the change in ownership, and related proposed re-zoning with a larger area of the precinct proposed to be zoned B-MU, the allocation of retail is proposed to be distributed between Unitec and HUD / the Rōpū as follows (proposed Standard I334.6.2):

- 4,700m<sup>2</sup> cap in B-MU (i.e. the HUD land to be transferred to, and developed by, the Rōpū).
- 1,800m<sup>2</sup> cap in Special Purpose – Tertiary Education Zone (within the remaining land owned by Unitec).
- Retention of the 1,000m<sup>2</sup> cap in Historic Heritage Place, but with the ability for that allocation to be used elsewhere within the B-MU within the precinct.
- Increase in cap on activities within 100m of the supermarket to 1,700m<sup>2</sup>, provided that any unutilised gross floor area may be used elsewhere within the B-MU within the precinct and that

the 1,700m<sup>2</sup> may be increased by any transferred gross floor area unutilised in the Historic Heritage Place.

The Rōpū are also interested in adaptive reuse of the Pumphouse building. Retail in this building, e.g. food and beverage, would provide a key opportunity to enable the long-term conservation of the building through adaptive reuse. New proposed policy 30A encourages adaptive reuse of buildings exhibiting heritage qualities and identifies retail as a suitable use.

Mr Heath of Property Economics has addressed the retail provision proposed. This is contained in attachment 1.2

## 6 TE AUAUNGA PRECINCT – REQUESTED CHANGES

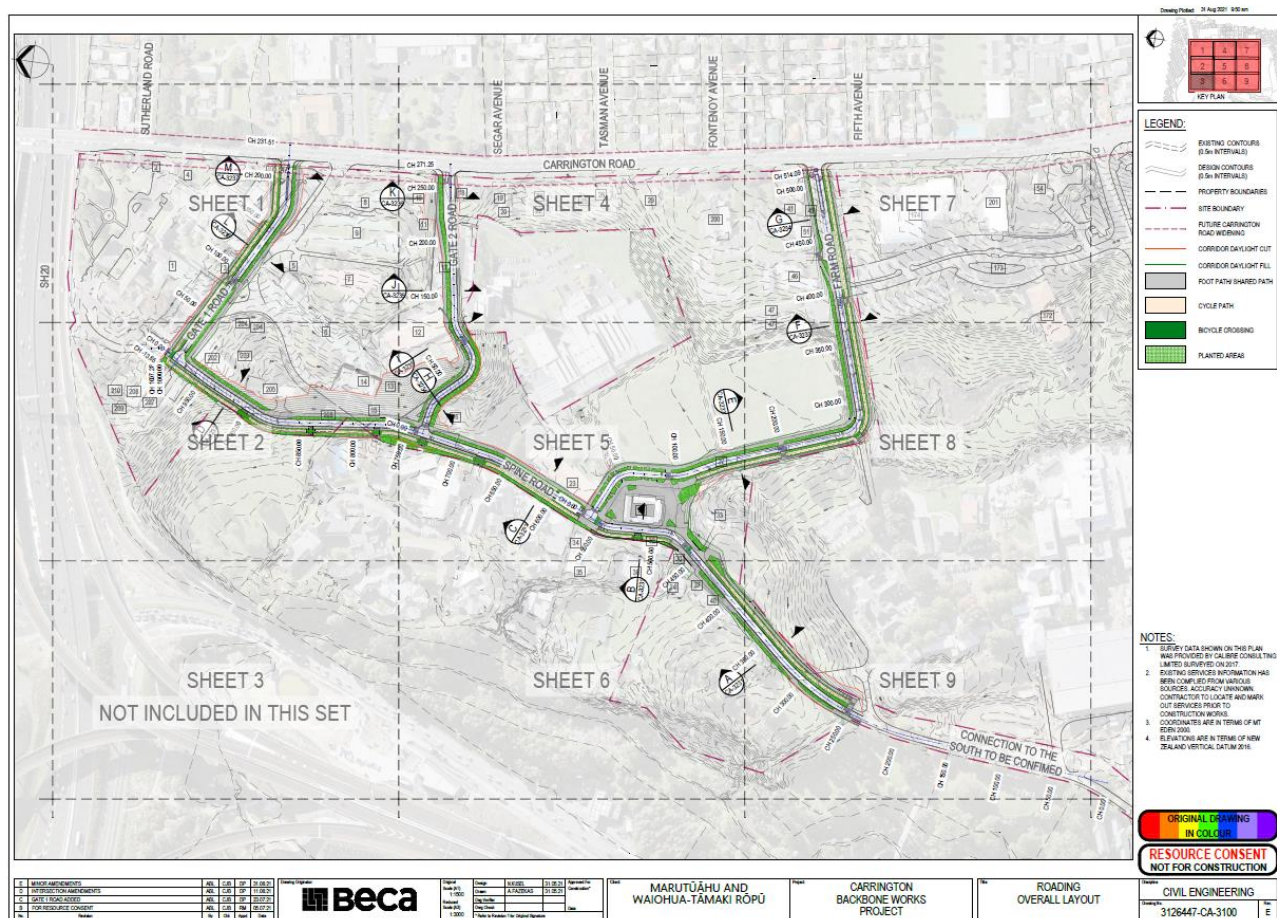
### 6.1 Masterplan

The Rōpū have progressively been working on their masterplanning for how their respective landholdings within the precinct will be developed. Multiple variants/aspects of different parts of the plan change have been tested by Boffa Miskell, as part of developing this Te Auaunga Plan Change as addressed in the Urban Design Report, Landscape Assessment and Visual Assessment.

The new proposed Precinct Plan 1 and amended precinct provisions will act as a high-level framework for development within the precinct.

For completeness, the enabling works consent is attached to this request. Diagram 9 is a copy of the proposed enabling works.

Diagram 9: Backbone works



## 6.2 Plan Change

There are six key elements of the Te Auaunga Plan Change:

- (a) Rezoning of land acquired by HUD from Unitec from 'Special Purpose: Tertiary Education' to B-MU with the land primarily intended for residential development, but enabling a mix of ancillary activities to create an integrated community.
- (b) Proposed amendments to the precinct provisions to promote Māori economic development as a key objective for the precinct.
- (c) Identification of areas within the precinct where additional height can be accommodated. This will enable the precinct to deliver a higher yield than might otherwise occur in the underlying zone, therefore contributing to the Council's growth strategy, as well as more variety in urban form.
- (d) In areas where higher buildings are allowed, additional development controls around wind, separation of buildings, and the maximum dimension of floor plates are introduced.
- (e) Detailed design criteria to ensure all buildings, and particularly the higher buildings, achieve a high quality of design and functionality.
- (f) Proposed amendments to the precinct provisions to equitably redistribute retail provision within the precinct (excluding Sub-Precinct A – the Mason Clinic) due to the redistribution of land from Special Purpose: Tertiary Education to zoning that enables housing development. The same overall retail cap is maintained.

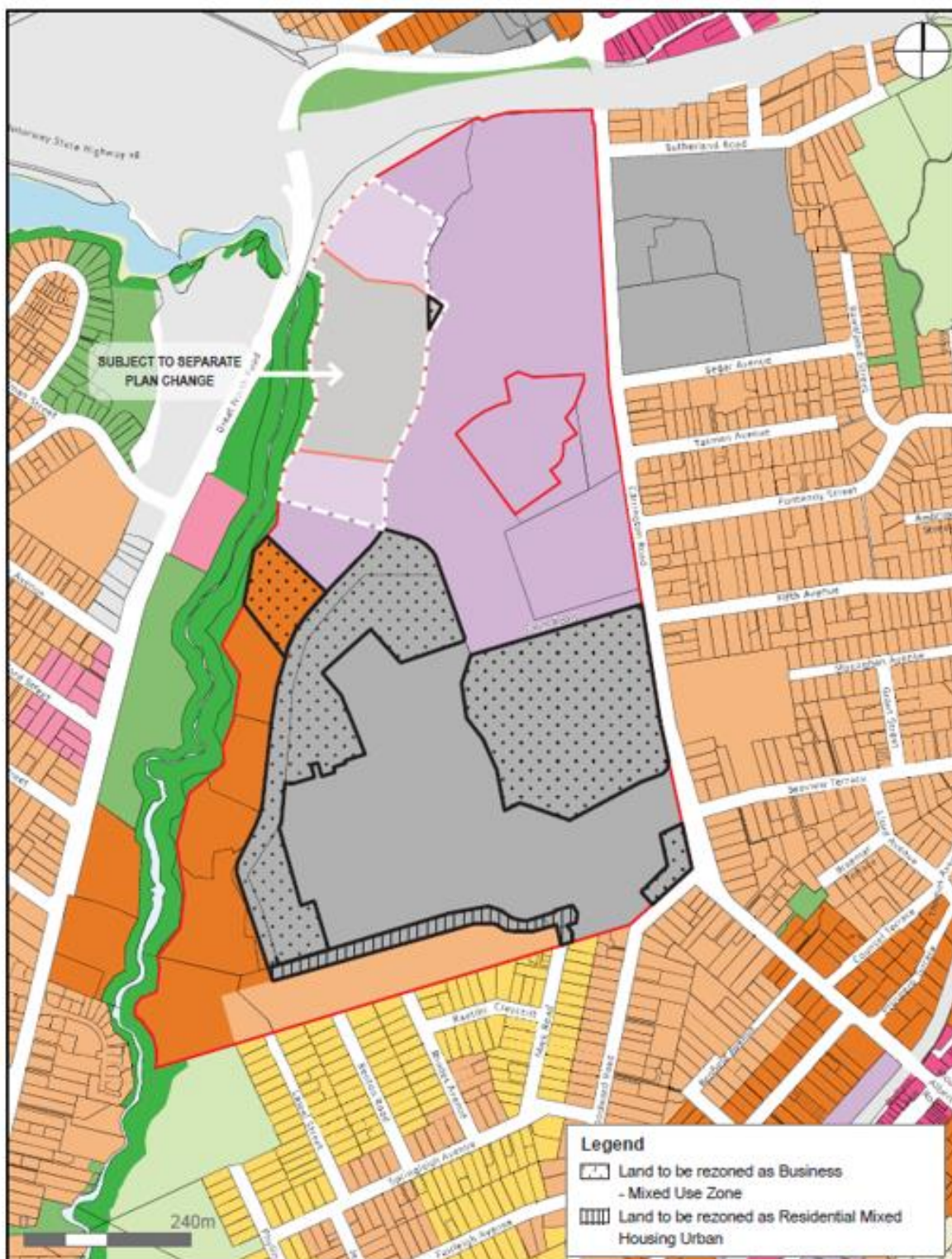
The plan change document in Attachment 2, follows the standard Council convention of showing deleted text as ~~red writing strike-out~~ and new text in underlined red writing.

## 6.3 Zoning changes

Diagram 10 shows the requested zoning changes.



Diagram 10: Requested zoning changes



The key changes are:

(a) The former Unitec land:

- along Carrington Road, at the corner of Carrington Road and Woodward Avenue; and
- on the western side of the core campus,

is proposed to be rezoned from 'Special Purpose - Tertiary Education Zone' to B-MU. This zoning is then consistent with the zoning applied in the northern block of the precinct, also intended for residential development. This will ensure that an appropriate range of future uses can be developed on this former Unitec land which is now no longer held for tertiary education.

- (b) There is a small block of land on the western boundary proposed to be rezoned from THAB to B-MU. This block of land on the western boundary has a split zoning, across the HUD title. It is appropriate that it has a single, consistent zone.
- (c) A small triangle in the north by the Mason Clinic which will be vested from the Mason Clinic to Auckland Council (to be administered by Auckland Transport as road controlling authority) as part of the new spine road, and is proposed to be appropriately re-zoned from 'Special Purpose – Healthcare Facility and Hospital Zone' to B-MU consistent with the rest of the future road through the northern Crown land.
- (d) A strip of land along the southern part of the Unitec site is proposed to be rezoned from 'Special Purpose – Tertiary Education Zone' to 'Mixed Housing Urban' to align with the existing zoning along the southern boundary of the precinct.

#### 6.4 Changes to precinct description

The two key changes to the precinct description are to:

- (a) Identify the range of building heights applied across different parts of the precinct. This plan change recognises that the nature of the topography of the precinct means that a range of heights are appropriate from the existing, more restrictive, height controls in the south to the enabled higher heights in the north-west.
- (b) The recognition of the importance of this precinct in the restoration and enhancement of Māori cultural, social and economic interests including Māori cultural expression and economic development.

#### 6.5 Changes to objectives and policies

The key changes to the precinct objectives are changes to:

- (a) Provide for a variety of housing typologies within the precinct (Objective 3).
- (b) Emphasise the restoration and enhancement of Māori cultural, social and economic interests including Māori cultural expression and economic development (Objectives 10(f) and 12).
- (c) Provide for increased height in appropriate parts of the precinct so as to provide greater housing choice and increase land efficiency (Objective 13).

Key changes to the policies include:

- (a) Support for Māori social and economic interests including Māori cultural expression and economic development (Policy 4(e)).
- (b) Providing for a mix of housing lifestyles and typologies including higher density housing opportunities (Policies 4(d), (6) and (7)).
- (c) Providing for high rise buildings, in the north-western portion of the precinct (Policy 14A).
- (d) Introducing a new policy addressing new high rise buildings adjacent to the former Oakley Hospital heritage building to provide sympathetic contemporary and high quality design. (Policy 14AA).
- (e) Providing for taller buildings to allow for greater intensity and land efficiency in appropriate parts of the precinct (but retaining lower height within the southern part of the precinct) (Policy 14B).
- (f) Amendment to require the Integrated Transport Assessment (ITA) to be updated where new development beyond the previously modelled yield is proposed (Policy 23).
- (g) Amendment to specify that the requirement for graduated building heights applies only along the southern boundary (Policy 27(c)).
- (h) Encourages the adaptive reuse of existing buildings with historic value, by encouraging retail activity (Policy 30A).

## 6.6 Changes to activities

The key changes to the activities are set out below. References are to the numbering in the Activity table:

- (a) Provide for the retail enclave adjacent to the Carrington Road/Farm Road intersection to be located within 150m of, and accessed via, Farm Road (A6, A8, A9).
- (b) Make consequential changes due to the deletion of the southern bus node, to reflect Auckland Transport's decision to keep bus services within the Carrington Road alignment (A11).
- (c) Classifies any light manufacturing repair service or warehousing and storage within 150m of Carrington Road as a non-complying activity. This will ensure that any of these industrial type activities, to the extent they occur in the B-MU zone, are subsumed within the precinct, away from the Carrington Road frontage (A16A, A17, A17A, A18, 18A, A19, A19A).
- (d) Provides for papakāinga and whare manaaki as a permitted activity (A21A, A21B).
- (e) Provides for new buildings other than those required to be permitted activities under the Enabling Act, as restricted discretionary activities (A21C).
- (f) Classifies buildings in the special height areas identified on new Precinct Plan 3 as a restricted discretionary activity (A21D, A21E).
- (g) Clarifies the control over roads extending from the south (Laurel Street, Renton Road, Rhodes Avenue or Mark Road) and connecting to the western road (A29).
- (h) Classifies subdivision for the purpose of construction use of residential units or non-residential buildings is a restricted discretionary activity (A34A, A34B).

## 6.7 Changes to the notification provisions

A new provision is included stating that an application for a resource consent for restricted activity consent that complies with the standards on height will be considered as a non-notified application unless special circumstances apply.

## 6.8 Changes to standards

The key changes to the standards are set out below. References are to the clause reference in the Plan Change (Attachment 2):

- (a) Retail threshold: The retail threshold is modified to allow for up to 4,700m<sup>2</sup> of retail in the B-MU zone and 1,800m<sup>2</sup> of retail in the Special Purpose: Tertiary Education Zone. The provisions continue to provide for a supermarket within 150m of, and accessed via, Farm Road (I334.6.2).
- (b) New height controls: New height controls are provided for as identified on new Precinct Plan 3. For the B-MU zone, this sets a standard height of 27m.

Two areas are created allowing additional height:

- Area 1 in the north-west corner provides for buildings to a height of 35m with three buildings achieving additional height. Three buildings can achieve a height of 43.5m, 54m and 72m respectively.
- Area 2 in the central and western part of the precinct allows development to a height of 35m.

In addition, the height on buildings fronting Carrington Road is set at 27m. This allows building height on the Carrington Road frontage to be consistent with the height limit in the majority of the precinct. It also appropriately reflects the key location of this precinct adjacent to public transport and the town centres of Point Chevalier and Mount Albert.

Additional assessment criteria are introduced to ensure appropriate design of buildings fronting Carrington Road (I334.6.4 and Precinct Plan 3).

- (a) Setbacks: A building-to-building setback of 14m is introduced. This is measured 8.5m above ground level to allow common lobbies and communal facilities in the lower one or two levels of a building (I334.6.10).
- (b) Tower dimensions: A maximum tower dimension is introduced in Height Areas 1 and 2. Buildings above 35m and up to 54m have a maximum tower dimension of 50m. Buildings up to 72m have a maximum tower dimension of 42m.

These dimensions in Height Area 1 apply above a height of 8.5m. In Height Area 2 the control applies above a height of 35m (Standard I334.6.11).

(c) Wind: The wind control provisions used elsewhere in the AUP for tall buildings are introduced for buildings above 27m in height (Standard I334.6.12).

(d) There are some other consequential changes to standards. These include:

- Changes brought about by the deletion of the bus hub.
- Standard underlying zone provisions that do not apply because they are superseded by other precinct controls. These exclusions include building height, height in relation to boundary, building setback at upper floors, tower dimension and separation, yards, landscape and wind controls.

## 6.9 Changes to matters of discretion

The matters of discretion for the assessment of all new residential buildings have been modified to create a more comprehensive set of considerations (proposed Matters of Discretion I334.8.1(1A)). Additional matters of discretion are also introduced for the high-rise buildings (proposed Matters of Discretion I334.8.1(1B)).

The matters of discretion are designed to ensure a good quality of building with:

- strong integration with the street and public places;
- relating assessments to building frontages, given that some buildings within the development may not technically front legal roads;
- sunlight and daylight access to habitable rooms;
- quality of outlook;
- matters of CPTED and street activation;
- protection of privacy;
- avoidance of blank walls through methods such as artwork, articulation, modulation and detailed building design;
- design appearance;
- adequacy of infrastructure; and
- traffic management including travel management plans and response to ITA.

Additional matters apply to buildings fronting Carrington Road (proposed Matters of Discretion 1334.8.1(1A)(i)).

Specifically with respect to the transport assessment criteria, the ITA that is currently provided for within the precinct would see an update to the ITA every two years.

This requirement was set in place at a time when the Waterview Tunnel was still under construction, and the impact of the opening of the tunnel on Carrington Road and the primary east/west route was unknown. The upgrade to Carrington Road itself in terms of design and timing was also unknown, as well as upgrades to the public transport network and ongoing improvements to the north-western cycleway and other cycling connections.

Now there is significantly more certainty over future transport patterns. The Waterview Tunnel is fully operational, travel patterns are now well established, the cycleway network is now well established including direct connections into the city centre and the significant upgrade in public transport services have all been completed. The timetable for the Carrington Road widening is also clear, with the Crown making infrastructure funding available to the Council to fund the widening and having agreed with Auckland Transport that delivery will be staged in time to support the delivery of housing within the precinct.

Consequently, the proposed matters of discretion (in combination with the special information requirements addressed below) set up a process whereby:

- An ITA is prepared (this has been done and is contained within the assessment by Stantec provided as part of this private plan change request, as detailed below).
- That assessment is reviewed when 3,000 dwellings are constructed. If the ITA modelling has proved accurate up to that point, then future development proceeds in accordance with the ITA. If the circumstances have proved different to what has been predicted in the ITA, then a new ITA is required.
- The figure of 3,000 dwellings has been proposed as the trigger for the ITA review because it provides a reasonable timeframe through the development to address traffic matters and expected behavioural changes in travel patterns over time. If predictions are not accurate, there is still capacity within the network and time to adjust development parameters for the remainder of the precinct development.
- When 4,000 dwellings have been constructed on the site, a new ITA is required to support any further development.

The Te Auaunga Precinct 2022 ITA submitted in support of the Te Auaunga Plan Change comprises the following:

- the 2022 Executive Summary including a summary of recommendations and key aspects; setting out specific transport commitments, which supersedes and replaces the previous 2021 Executive Summary;
- the primary June 2022 ITA document prepared by Stantec (2020 ITA) which was accepted by Auckland Council, on the recommendation of Auckland Transport, on 30 March 2021 (reference SUB60223011), and anticipates the development of the precinct for at least 2049 dwellings by Year 2028;
- additional traffic modelling and sensitivity testing by Stantec to support the ITA (October 2020 Memorandum) which included an assessment of the housing yields at which at least one intersection upgrade between the precinct and Carrington Road should be delivered; and
- the updated Transport Assessment and Modelling Report produced in support of the plan change (December 2022 Report) which anticipates the development of the precinct for at least 4,000 dwellings by Year 2031.

The above documents are all included in Attachment 7-7.1 to this report and collectively now comprise the updated ITA for the purposes of this plan change.

This plan change request also modifies the format of the assessment criteria to adopt the more standard Council format in the AUP.

Particular criteria relating to other structures, e.g. retail or parking buildings, references back and relies on relevant matters identified in the generic building criteria (Matters of discretion I334.8.1(1A)(1A) and Assessment Criteria I334.8.2). This is in preference to extensive repetition within the criteria.

#### 6.10 Changes to the “special information requirement”

The existing special information requirements relating to the requirement for stormwater management plans were drafted prior to a stormwater management plan being prepared for the precinct.



A full Stormwater Management Plan (SMP) has since been developed and approved for the precinct and is provided as part of this plan change request. This special information requirement is therefore no longer required as existing Standard I334.6.3, which is not proposed to be amended through this plan change, requires development of the precinct to proceed in accordance with an approved SMP.

The existing special information requirements for an ITA are proposed to be amended to reflect that an ITA has now been developed for the precinct and to include provisions reflecting the intended review process and checks at 3,000 and 4,000 dwellings as set out in section 6.9 above.

### 6.11 Changes to Precinct Plans

Currently there are two precinct plans within the precinct provisions. This plan change retains these two plans (Precinct Plan 1 is updated) and introduces a third precinct plan addressing height.

#### *Precinct Plan 1*

Diagram 11 below is a copy of existing Precinct Plan 1 for the Wairaka Precinct.

Diagram 11: Existing Precinct Plan 1

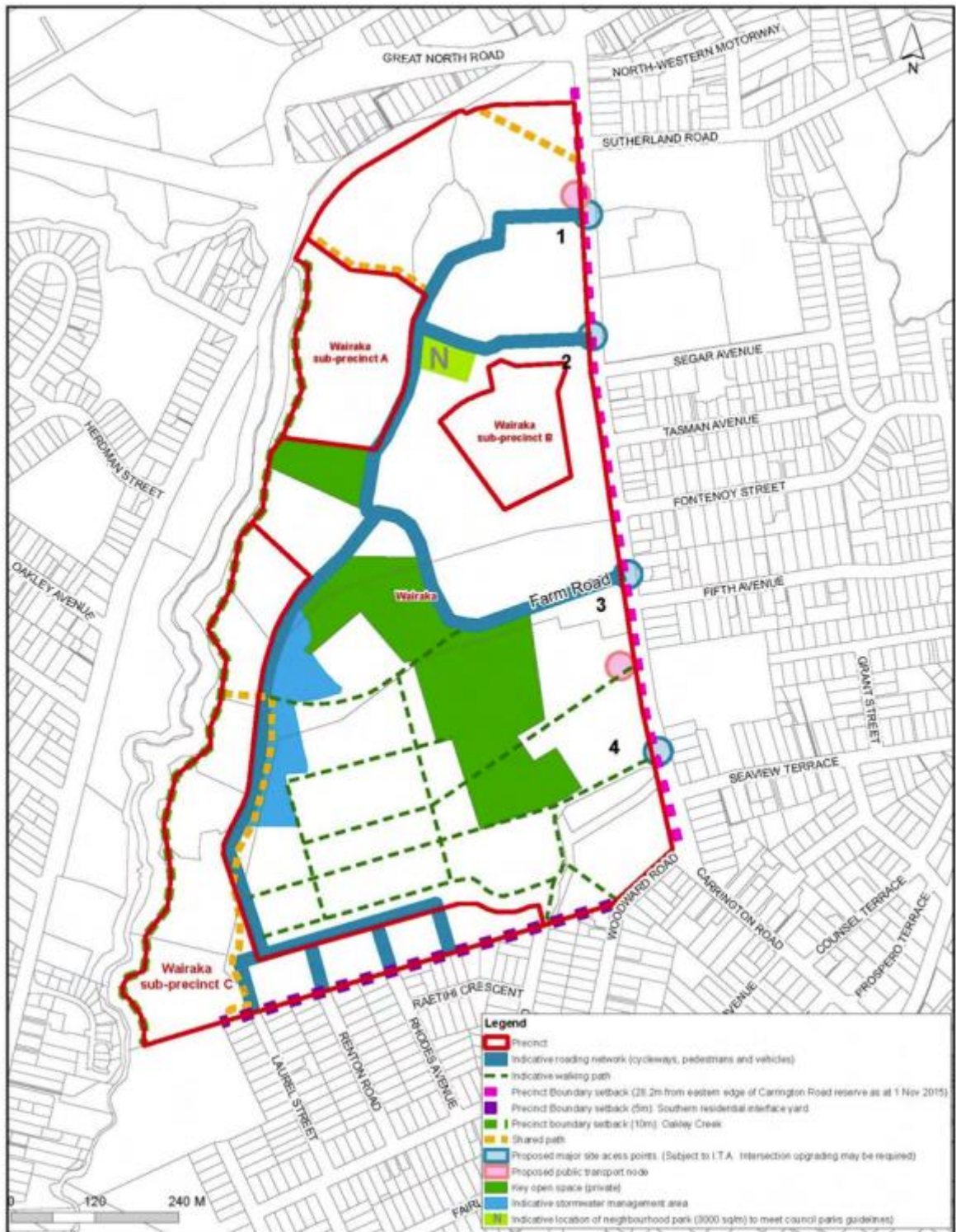
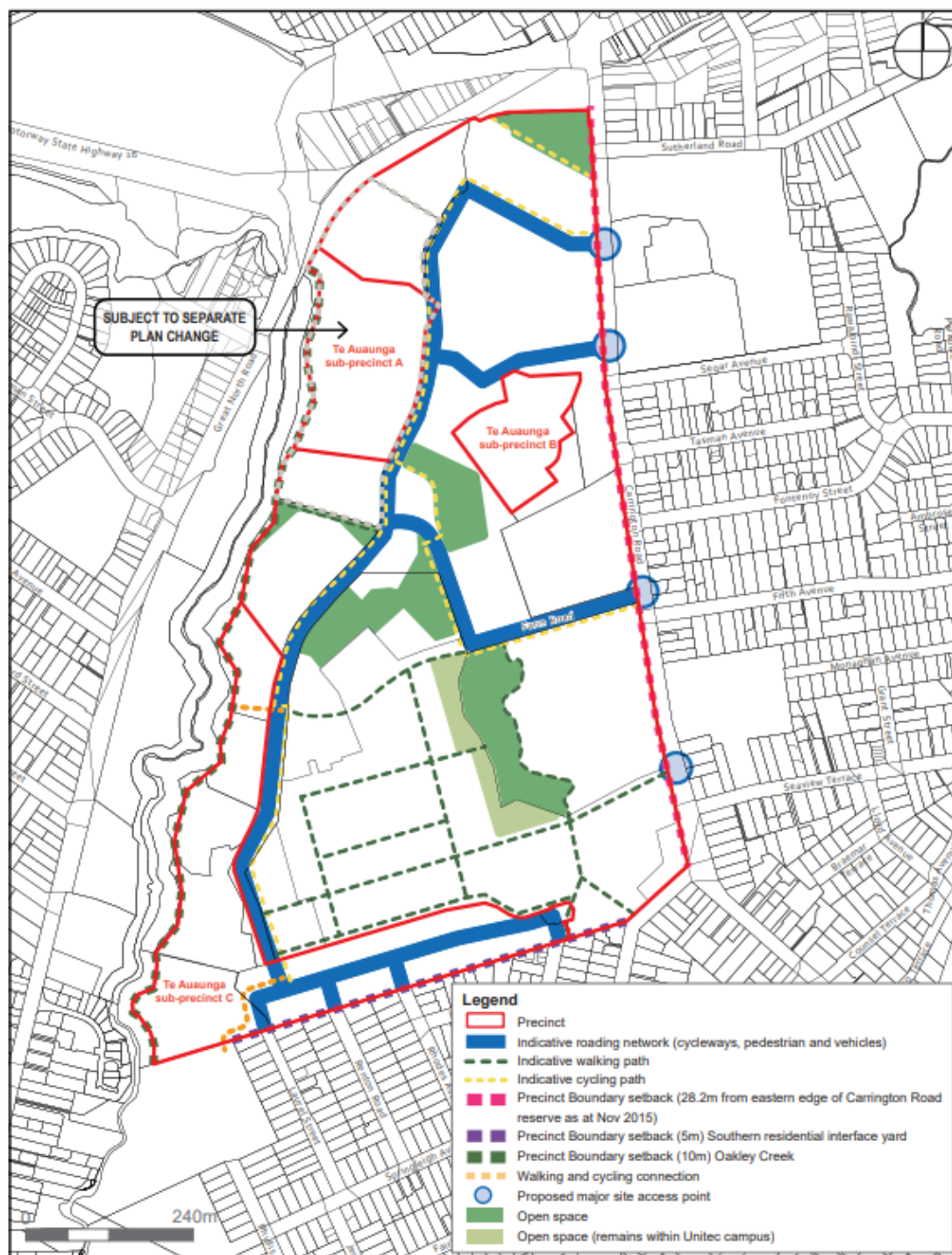


Diagram 12 below is a copy of the new proposed Precinct Plan 1 for visual comparison purposes.

Diagram 12: Proposed Precinct Plan 1



Precinct Plan 1 sets out the key planning parameters for development of the precinct. These key parameters, and how they are proposed to be amended from the existing to proposed Precinct Plan 1, are set out below:

- Key entrances from Carrington Road: This plan change proposes a minor refinement to the location of the Gates to reflect the resource consent noted above. Other locations are unchanged.
- An internal road network: The Te Auaunga Plan Change slightly amends the internal road network and is not wholly consistent with the approved enabling works consent for the 'back bone' road, as it reflects a future proposal. These changes are largely in the norther portion. The road network is changed in the southern precinct to connect to Mark Road.
- The open space network: The need to reflect the expanded scope of the residential development has prompted a reconfiguration of open space. This is set out in this report and shown in the precinct plan. It aligns with the proposals in PC75. The indicative western stormwater management area has also been proposed to be removed to reflect changes in the Auckland Council 'Healthy Waters' department methods for managing stormwater. The core of the central artificial wetland and its functionality will remain and is contained within the open space area identified on proposed Precinct Plan 1.
- Cycleway network: This is proposed to be updated by the Te Auaunga Plan Change request. The existing plan shows one connection to Great North Road in the north-western part of the precinct, which is deleted by PC75, the Te Whatu Ora plan change request. The Te Auaunga Plan Change updates the network, showing the future internal network connecting from the north-western cycleway at the bridge through to Carrington Road.
- Walkway network: The network is proposed to be modified in a minor way, with one walkway realigning to connect Farm Road to the Gate 4 Road within the site.
- Precinct boundary treatment on the southern boundary and on the Te Auaunga / Oakley Creek boundary is unchanged by this application.
- The Carrington Road setback and bus stop are unchanged by the Te Auaunga Plan Change.
- Off-street bus hub: This is proposed to be deleted following Auckland Transport's decision to keep all bus stops on-street.
- Sub-precinct areas: The plan change proposes a reduction in the extent of sub-precinct B to align with the boundaries of the current industrial activity on the site. The vacant land becomes part of the general precinct.

### *Precinct Plan 2*

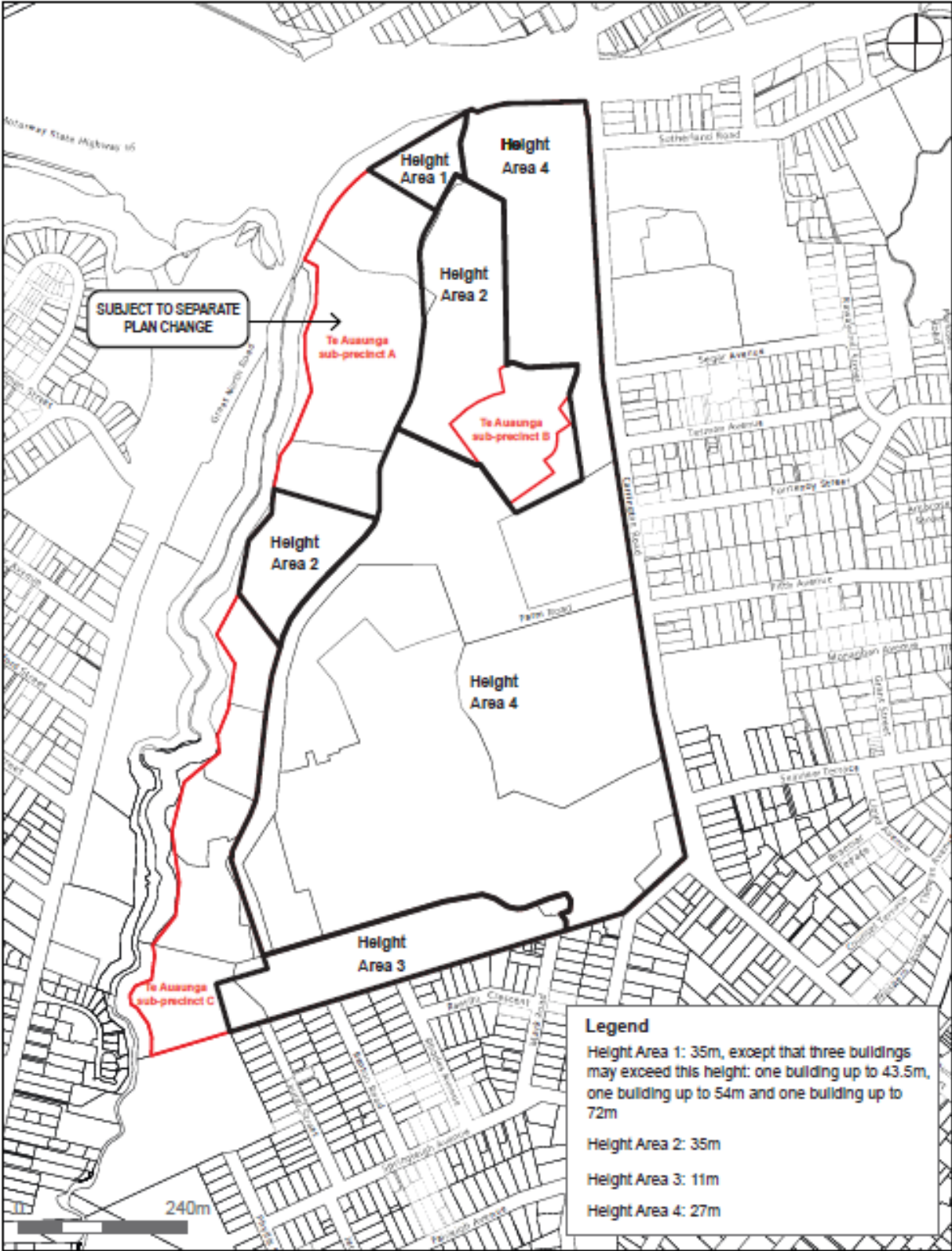
Precinct Plan 2 sets out a series of identified trees. There are no amendments proposed to Precinct Plan 2 in this plan change application.

*Precinct Plan 3*

Precinct Plan 3 introduces the new height controls. It does this through identifying four height areas and setting particular height standards within each of these areas.

Diagram 13 shows the new Precinct Plan 3 proposed to be introduced into the precinct provisions (included in Attachment 2 to this report). This shows the height areas within the precinct.

Diagram 13: Precinct Plan height control



## 7 OUT OF SCOPE OF THIS PLAN CHANGE REQUEST

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This plan change does not seek changes to three key elements of the AUP that apply within the precinct and only minor tidy-up aspects to a fourth. These are:

- (a) Sub-precinct A: The Mason Clinic (previously explained as subject to PC75).
- (b) Trees.
- (c) Heritage Building schedule.

The controls on road access from the south to the Unitec campus are also retained in terms of the core controls, although these are subject to some minor changes in the wording to make it explicit the rule does not apply to new public roads connecting to Carrington Road.

### 7.1 Trees

There are no changes to the tree provisions as part of this plan change.

- (a) The operative AUP identifies six scheduled notable trees within the precinct.  
There is no requested change to any of this scheduling.
- (b) Under Plan Change 83, Auckland Council is seeking to correct the schedule of notable trees to refer to the five, rather than six, notable trees contained within the precinct in this location.
- (c) The Precinct Plan notes 47 identified trees within the precinct.

There is no change to this list of identified trees as part of this plan change. Both the list of trees and the protection provisions that apply to them are outside the scope of this plan change.

### 7.2 Heritage buildings

There is one heritage building within the precinct, being the Former Oakley Hospital Building.

There is no change sought to the heritage schedule proposed as part of this plan change. The building will remain a Category A building with particularly identified primary features. The building is also on the Heritage New Zealand Heritage List as a Historic Place Category 1 building.

### 7.3 Extension of Laurel Street, Renton Road, Rhodes Avenue or Mark Road into the precinct as a public road

The current Wairaka Precinct provides significant limitations on the movement of traffic associated with student travel into the Unitec campus. Entry is restricted from either Laurel Street, Renton Road, Rhodes Avenue or Mark Road to the campus. These provisions and limitations are retained through this plan change.

The precinct provisions also continue to restrict connections between the south of the precinct and any roads in the centre and north that connect to Carrington Road.

The current wording could also be interpreted to apply to access on to Carrington Road. This was not the intention of the precinct. In fact, the primary access to the precinct is via a new vested road network off Carrington Road. The change to the provisions makes it explicit the control refers to the southern roads.



## 8 YIELD AND INFRASTRUCTURE

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### 8.1 Overview

As part of the analysis for the Te Auaunga Plan Change, an assessment of potential yield and existing/planned infrastructure required to service that yield has been undertaken. This is intended to help inform the plan change and to assist in correctly sizing the infrastructure.

This has informed both the Transport Assessment (Attachment 7) and the Infrastructure Assessment (Attachment 6).

The yield analysis has been built around a series of assumptions as follows:

- (a) As is common in suburban high intensity residential developments across the isthmus, the development will include a mix of different housing typologies with a focus in key areas on apartments but also a reasonable proportion of terrace housing.
- (b) Land efficiency of 75% is assumed. Normally a 65% land efficiency would be provided except that this block analysis already takes account of the open space network and the spine road.
- (c) Site efficiency of 50% is achieved with the other 50% being in outlook areas, private open space, communal open space, access and parking.
- (d) Within the building, a terrace house achieves 100% efficiency, and an apartment building 80%. In the apartment building the other 20% is in lobbies, corridors, vertical circulation and plant rooms.
- (e) Terrace house assumed either a two level or three level walk-up, blocks of six terraces, and an average width of 7m -9m.
- (f) For apartments, it is assumed that all apartments would have a complying balcony and that the average apartment size would be 75m<sup>2</sup>.
- (g) The maximum permitted size for a supermarket in the precinct would be constructed with some development above.

- (h) Other retail would be provided with some residential above.
- (i) The Transport Assessment is based on the student numbers for the Unitec campus as previously supplied by Unitec and for the numbers for the Mason Clinic as previously supplied by Te Whatu Ora (as the Waitemata District Health Board).

## 8.2 Yield

Overall, this analysis develops a yield of a minimum of 4,000 dwellings. Depending on the mix of terrace to apartment product and the size of apartments, the yield varies. Based on the assumptions above, a realistic yield of 4,000 to 4,500 was identified. However, under different scenarios, a yield of approximately 6,000 dwellings can be achieved.

This analysis takes account of the open space identified within the Precinct provisions, the roading network, and the infrastructure impact for the site. It also assumes quality development complying with the assessment criteria proposed as part of this plan change.

The Transport Assessment identifies that at about 4,000 dwellings under the current travel behaviour patterns as assumed through the Transport Assessment, that roading capacity does become a potentially limiting factor. However, the model is sensitive to issues such as the level of student accommodation and potential higher forms of densities such as a retirement village. This analysis was used to inform the infrastructure design elements internal to the development.

Given the minimal cost differential, and given that this precinct will develop over some considerable time, the inground infrastructure is intended to be put in place with a capacity to service approximately 6,000 dwellings. This simply offers flexibility in the future.

Any proposal beyond 4,000 will require a new ITA in accordance with proposed special information requirement I334.9(1)(b). Furthermore, any development triggers a restricted discretionary activity. This in turn triggers an assessment of infrastructure capacity as well as urban design and the quality of the built environment.

Attachment 1.1 includes an assessment of yield. It contains the draft indicative model that was used to inform the yield / population analysis. The model is not intended to give precise development

outcomes on each block. Rather it represents an indicative set of assumptions to assist in developing the Precinct provisions.

### 8.3 Three Waters infrastructure

The Infrastructure Assessment is set out in the report of MPS provided as part of this application at Attachment 6.

That analysis identified that:

#### (a) Stormwater:

- Stormwater management will continue to be driven by the hardstand elements of the precinct. This plan change has minimal impact on theoretical hardstand provided within the precinct. Effectively it is the same amount of impermeable surface that is provided for already and there are no significant changes to site coverage proposed.
- The precinct benefits from being located in the lower Te Auaunga / Oakley Creek catchment immediately adjacent to the stream mouth and harbour.
- Here the agreed stormwater approach has been to adopt a treatment train process to progressively treat the water. This includes appropriate roofing material, catchpits, swales, raingardens and wetlands. The objective is to move the water relatively quickly into the Te Auaunga / Oakley Creek so that the peak flows have exited this part of the catchment before the peak flows from the upper portions of the catchment reach this part of the stream system.
- That is explained within the report of MPS and the adopted SMP.

#### (b) Wastewater:

- Development of the precinct will be integrated with the Central Interceptor project. Prior to the Central Interceptor coming on stream, the MPS analysis and subsequent discussions with Watercare Services Limited (Watercare) identified that approximately 1,050 dwellings can be constructed based on the existing network capacity. Watercare has subsequently revised

this to 750 DUEs but with some additional capacity also available as existing buildings are demolished or removed.

- However, once the Central Interceptor is operational, then there are few limits on wastewater connection. Certainly a higher development yield of approximately 6,000 dwellings will be readily serviceable once the Central Interceptor is operational.

(c) Potable water:

- The existing potable water network does need upgrading in order to service the development enabled by this plan change. The trunk-lines to the Carrington Road corridor and the Sutherland Bulk Supply Point also both require upgrading to service approximately 4,000 dwellings. This is addressed within the MPS assessment.

(d) Matters of discretion and assessment criteria:

- The matters of discretion and assessment criteria put forward in this plan change require development to be able to be fully serviced by infrastructure. This will require the implementation of the treatment train process for stormwater, and effectively require development to keep step with wastewater capacity pending the Central Interceptor becoming operational, and the water trunk upgrades being completed (I334.8.1(1A)(d) and I334.8.2(1A)(d)).

## 8.4 Transport

The current precinct provisions were prepared at a time when:

- the Waterview Tunnel had yet to be constructed;
- the Carrington Road widening was uncertain; and
- the public transport links were still in development.

Due to this uncertainty, the precinct provisions were originally framed such that any development had to be supported by an ITA prepared less than two years previously.

The transport context has fundamentally changed since that time:

- (a) The Waterview Tunnel has been fully operational for a number of years and as a result its impact on traffic patterns are now well established.
- (b) The Crown has recently announced significant infrastructure funding to Auckland Council, through Auckland Transport. This was in response to the Council constraints in a post-COVID era where infrastructure funding was at risk. Amongst other things, the funding brings forward the works for the full widening of Carrington Road, a critical east-west link within the regional network. The majority of the uncertainty over the timing and scope of the Carrington Road upgrades is now removed. Auckland Transport has committed to advance the project in the reasonable future, including seeking to start works by October 2025 (recognising that the design work and land acquisition will be the first stage then followed by construction, and so there is some uncertainty around the exact works start date).
- (c) The public transport network, particularly around high frequency train services on the Western Line and high frequency 'outer link' services, as well as core services along Great North Road and through Point Chevalier, offer significant and viable public transport options.
- (d) This plan change identifies for completion (on Precinct Plan 1) the cycleway network coming south from Phyllis reserve connecting either across the now completed pedestrian and cycling bridge to Waterview or continuing north on the recently consented separated cycleway to join with the north-west cycleway at the Carrington Road crossing.

The Te Auaunga Precinct 2022 ITA by Stantec (and specifically the December 2022 Report) models these new assumptions and their impact for development of the entire precinct (in this case including Unitec and the Mason Clinic). It finds that the precinct can accommodate 4,000 dwellings alongside the planned and funded transport upgrades and based on key assumptions about mode shift.

The precinct provisions set a trigger for review of the ITA at 3,000 dwellings (1334.9(1)(a)). At that point, the actual performance in terms of transport utilisation within the precinct is tested. If the assumptions in the existing Te Auaunga Precinct 2022 ITA prove to be valid, then development to 4,000 dwellings proceeds. If the assumptions prove to be incorrect in that more private vehicle trips are generated, then a new ITA is required. That gives time to respond over the 3,001-4,000 dwellings construction timeframe.

At 4,000 dwellings, at some time in the future, then a new analysis and ITA will need to be undertaken to determine whether or not the precinct has any additional capacity for generated private vehicle trips, and hence development (I334.9(1)(b)).

Attachment 7, and 7.1 address transportation matters including the current ITA for the Precinct.

## 8.5 Power and telecommunications

Power and telecommunications will be a key factor as the precinct is developed. The assessment by MPS is that these infrastructure requirements are able to be accommodated.

These matters can all be assessed at resource consent stage, as has been happening with the consents lodged to date. Appropriate assessment criteria apply within the existing Auckland-wide subdivision controls.

## 8.6 Other uses

The assumptions in the infrastructure reports by Stantec and MPS take account of the expected generation by Unitec, the Mason Clinic and non-residential activity within the current HUD landholdings.

The transport assumptions for Unitec and Mason Clinic derive from earlier work with those respective organisations, and the traffic analysis Mason Clinic produced for its PC75. That work remains valid with projections remaining the same or similar.

The retail assessment within the current HUD land is based on the retail cap within the plan change, which reflects the existing precinct provisions.

The other non-residential activity assumes the continuation of the existing office building (part of the former Unitec land on Carrington Road between gates 3 and 4), and some activity in the rest of the precinct consistent with the B-MU zone which provides, as a permitted activity, for small office operations of up to 500m<sup>2</sup>.

In terms of water and wastewater, limited account is taken for office development because residential uses have a higher water and wastewater demand. An allocation that would satisfy residential development would therefore satisfy normal office development.

In terms of transport, these alternative uses reduce the impact of development in the precinct on the transport network, as they generate trips in the reverse direction, i.e. inbound in the morning into the precinct and outbound in the afternoon – the opposite of typical residential/commuter activity for vehicle trips.

## 8.7 Overall assessment

The amendments to the Te Auaunga Precinct proposed through this plan change will enable at least 4,000 units to be provided, reflecting the government’s commitment to enabling development of a minimum of 4,000 units within the precinct. It is likely that transport will be the key governing factor as to whether any further development can be accommodated in the precinct and surrounding transport environment – as reflected in the analysis set out within the Te Auaunga Precinct 2022 ITA (and more specifically the December 2022 Report). However, in order to futureproof at the lowest cost the in-ground infrastructure, water and wastewater services, these have been designed and consented to provide capacity for approximately 6,000 dwellings through the enabling works consent.

Stormwater is unimpacted by this plan change as the difference in impermeable surface is minimal between the current and proposed plan change.

## 9 STATUTORY REQUIREMENTS

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### 9.1 Statutory Context

The RMA sets out the statutory framework, within which resources are managed in New Zealand. The following section analyses the relevant statutory provisions that apply to private plan change requests to change district plans.

Section 74 of the RMA sets out the matters to be considered by a territorial authority in preparing or changing its district plan. These matters include considering the purpose of the RMA under Part 2 and the evaluation of the proposal in accordance with section 32.

Section 75 of the RMA outlines the relevant matters to be considered for the preparation of a private plan change request. It requires that a district plan must give effect to any national policy statement, any New Zealand Coastal Policy Statement, and any regional policy statement. In addition any request must not be inconsistent with a regional plan. Section 75 states that:

*“75 Contents of district plans*

*(1) A district plan must state—*

- (a) the objectives for the district; and*
- (b) the policies to implement the objectives; and*
- (c) the rules (if any) to implement the policies.*

*(2) A district plan may state—*

- (a) the significant resource management issues for the district; and*
- (b) the methods, other than rules, for implementing the policies for the district; and*
- (c) the principal reasons for adopting the policies and methods; and*
- (d) the environmental results expected from the policies and methods; and*
- (e) the procedures for monitoring the efficiency and effectiveness of the policies and methods; and*
- (f) the processes for dealing with issues that cross territorial authority boundaries; and*
- (g) the information to be included with an application for a resource consent; and*
- (h) any other information required for the purpose of the territorial authority’s functions, powers, and duties under this Act.*

*(3) A district plan must give effect to—*

- (a) any national policy statement; and*
- (b) any New Zealand coastal policy statement; and*



- (c) *(ba) a national planning standard; and*
- (d) *any regional policy statement.*
- (4) *A district plan must not be inconsistent with—*
  - (a) *a water conservation order; or*
  - (b) *a regional plan for any matter specified in section 30(1).*
  - (c) *A district plan may incorporate material by reference under Part 3 of Schedule 1.*

This plan change request relates to Operative District Plan zoning and precinct provisions. The relevant part of the AUP is fully operative.

The AUP sets out the significant resource management issues for the Auckland region, methods for implementing the policies, principal reasons for adopting the proper policies, environmental results expected and the process for monitoring the efficiency and effect of policy.

With reference to the Te Auaunga Precinct there are no cross-territorial authority boundary issues.

There is no other relevant information to this particular application.

There are relevant National Policy Statements relating to urban growth capacity. There are relevant Regional Policy Statement matters and regional plans. These are addressed below.

There are no water conservation orders applying to the area.

This private plan change request complements the existing provisions and satisfies the requirements of section 75 of the RMA.

## 9.2 Contents of a Private Plan Change Request

Clause 22 of Schedule 1 of the RMA identifies the assessment requirements of a proposed plan change. Clause 22 states that:

*“(1) A request made under clause 21 shall be made to the appropriate local authority in writing and shall explain the purpose of, and reasons for, the proposed plan or change to a policy statement or plan and contain an evaluation report prepared in accordance with section 32 for the proposed plan or change.*

*(2) Where environmental effects are anticipated, the request shall describe those effects, taking into account clauses 6 and 7 of Schedule 4, in such detail as corresponds with the scale and significance of the actual or potential environmental effects anticipated from the implementation of the change, policy statement, or plan.”*

In terms of the requirements of clause 21:

- (i) the purpose and reason for the proposed plan change is set out in this planning report;
- (ii) this report includes an evaluation in accordance with section 32;
- (iii) this report and the other technical assessments forming part of this application provide a detailed assessment of effects;

### 9.3 Part 2 of the Resource Management Act

Section 5 seeks to promote “sustainable management of the natural and physical resources”.

Section 5(2) states:

*“In this Act, sustainable management means managing the use, development, and protection of natural and physical resources in a way, or at a rate, which enables people and communities to provide for their social, economic, and cultural well-being and for their health and safety while—*

*(a) sustaining the potential of natural and physical resources (excluding minerals) to meet the reasonably foreseeable needs of future generations; and*

*(b) safeguarding the life-supporting capacity of air, water, soil, and ecosystems; and*

*(c) avoiding, remedying, or mitigating any adverse effects of activities on the environment.”*

The core thrust of this plan change is:

- To provide sustainable management of the natural and physical resources of the precinct to enable Auckland to provide for appropriate residential growth and economic development within the precinct.
- To do this in a way that advances the social wellbeing of the community and the wellbeing of iwi.
- To manage the potential adverse effects of development on the environment through appropriate controls within the precinct to complement those within the AUP.

These issues are fully addressed in the section 32 analysis.

Section 6 sets out the matters of national importance. Section 6 states:

*“In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall recognise and provide for the following matters of national importance:*

- (a) the preservation of the natural character of the coastal environment (including the coastal marine area), wetlands, and lakes and rivers and their margins, and the protection of them from inappropriate subdivision, use, and development:*
- (b) the protection of outstanding natural features and landscapes from inappropriate subdivision, use, and development:*
- (c) the protection of areas of significant indigenous vegetation and significant habitats of indigenous fauna:*
- (d) the maintenance and enhancement of public access to and along the coastal marine area, lakes, and rivers:*
- (e) the relationship of Maori and their culture and traditions with their ancestral lands, water, sites, waahi tapu, and other taonga:*
- (f) the protection of historic heritage from inappropriate subdivision, use, and development:*
- (g) the protection of protected customary rights:*
- (h) the management of significant risks from natural hazards.”*

Of particular relevance to the precinct are:

- This plan change retains full protection of Te Auaunga / Oakley Creek, and the Wairaka Stream including the puna.
- The constructed wetland within the precinct is retained.
- There is no change to the scheduling or identification of noteworthy trees.
- Public access through the precinct and to Te Auaunga / Oakley Creek is protected.
- The cultural traditions and associations of Māori with this land are enhanced through this plan change.

These matters are fully addressed in the section 32 analysis.

Section 7 sets out “other matters” that need to be considered as part of this plan change. This includes:

- (a) *kaitiakitanga:*
- (aa) *the ethic of stewardship:*
- (b) *the efficient use and development of natural and physical resources:*
- (ba) *the efficiency of the end use of energy:*
- (c) *the maintenance and enhancement of amenity values:*
- (d) *intrinsic values of ecosystems:*
- (f) *maintenance and enhancement of the quality of the environment:*
- (g) *any finite characteristics of natural and physical resources:*
- (h) *the protection of the habitat of trout and salmon:*
- (i) *the effects of climate change:*
- (j) *the benefits to be derived from the use and development of renewable energy.”*

In this case:

- Kaitiakitanga is protected through the cultural stewardship aspects of both the AUP and this plan change. This cumulatively provides protection of the natural environment and the added cultural protection through the focus of the precinct objectives and policies.
- This plan change has a significant focus on the efficient use of the scarce resource of development land on the Auckland isthmus, minimising resource use in a location appropriate for development, adjacent to high frequency public transport routes and within good walking distance of two town centres.
- The plan change includes a number of provisions targeted at enhancing amenity value particularly for medium and high rise development.
- Provisions which protect the values of the ecosystem and the quality of environment are retained. Where open space is lost due to expansion of the Mason Clinic, alternate quality open space of high environmental quality (and amenity) is provided in strategic locations.

These matters are fully addressed in the section 32 analysis.

Section 8 requires all persons exercising functions and powers under the Act to take into account the principles of the Treaty of Waitangi.

In this case:

- Particular objectives and policies are included to recognise Māori cultural, social and economic interests including Māori economic development and cultural expression within the precinct.
- The Crown accepts an obligation under the Treaty of Waitangi to provide redress where there have been Treaty breaches. The site is subject to Treaty settlement provisions that provide for redress, which will be given effect to through its development.
- HUD's Land for Housing programme will facilitate iwi advancing their social, economic development and cultural expression concurrently with the site's development meeting the broader Council objectives of providing for quality housing in appropriately located parts of Auckland, particularly focused around high frequency public transport routes and town centres.

The conclusion of this analysis is that the Te Auaunga Plan Change is the most appropriate way to achieve the purpose and principles of the Act for the reasons set out above. It is the plan change package as a whole which cumulatively delivers these planning, environmental, urban design and cultural outcomes.

#### 9.4 National Policy Statement – Urban Development

The National Policy Statement on Urban Development requires tier 1 councils (which includes Auckland) to provide for 30 years of planned growth in a manner which provides for residential and economic development. It particularly encourages development focused on growth around high frequency public transport routes and town centres.

This precinct is fully consistent with the National Policy Statement. Essentially the rezoning of land from Special Purpose: Tertiary Education to B-MU is because of the change in use of the land at the campus. Consolidation of the campus releases this land for housing and other appropriate mixed use development. It is essential to make this land available for development, rather than remaining undeveloped and zoned for a use for which it is no longer available. Such development appropriately allows Auckland to achieve both its residential objectives but to complement this with enabling the creation of a new, intensive, mixed use community. The B-MU zone allows the opportunity to create a core residential neighbourhood but compliment that with services such as retail and some employment opportunity embedded within the community. This 'whole community' concept enhances liveability and assists with transport behaviours. There are benefits if local shops, community facilities and some jobs are within a walkable catchment.

The following provisions are particularly relevant:

(a) Objective 2:

*“Planning decisions improve housing affordability by supporting competitive land and development markets.”*

This plan change meets this objective as it will provide for a variety of housing typologies which will include market affordable housing.

(b) Objective 3:

*“Regional policy statements and district plans enable more people to live in, and more businesses and community services to be located in, areas of an urban environment in which one or more of the following apply:*

*(a) the area is in or near a centre zone or other area with many employment opportunities*

*(b) the area is well-serviced by existing or planned public transport*

*(c) there is high demand for housing or for business land in the area, relative to other areas within the urban environment.”*

This plan change meets this objective as:

- The site is ideally located in close proximity to the Point Chevalier and Mount Albert town centre zones.
- The site is well serviced by public transport both on Carrington Road itself but also rail at the Mount Albert station, and high frequency bus services on the Great North Road.
- There remains a strong demand for housing within the Auckland isthmus.

(c) Objective 4:

*“New Zealand’s urban environments, including their amenity values, develop and change over time in response to the diverse and changing needs of people, communities, and future generations.”*

This plan change meets this objective as:

- This development and plan change will achieve a high amenity for the area. The Precinct Plan identifies core open space areas. The heritage building in the north and its extent of place contributes to this amenity.

The development adjacent to the Te Auaunga walkway network and the Phyllis Reserve contributes further open space amenity adjacent to the precinct.

(d) Objective 5:

*“Planning decisions relating to urban environments, and FDSs, take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).”*

This plan change meets this objective as:

- This plan change is supported by the three Rōpū. While the intention is that each of the Rōpū will eventually obtain ownership and development control of a specific portion of the precinct, for the purpose of this plan change, all three Rōpū are collaborating with HUD to ensure the provisions are fit for each of their purposes. It involves a collaborative approach between iwi and the Crown.

(e) Objective 6:

*“Local authority decisions on urban development that affect urban environments are:*

*(a) integrated with infrastructure planning and funding decisions; and*

*(b) strategic over the medium term and long term; and*

*(c) responsive, particularly in relation to proposals that would supply significant development capacity.”*

This plan change meets this objective as:

- This development is integrated with the necessary infrastructure funding.
- It benefits from the construction of the central interceptor wastewater network.
- The Crown, through infrastructure funding provision, has enabled Auckland Council and its CCO Auckland Transport to upgrade key transport infrastructure in Auckland including Carrington Road.
- The precinct is ideally suited in terms of public transport infrastructure, both existing and future, particularly rail and the existing bus network in the Great North Road corridor and future rapid transport bus facility in the north-west.
- The upgrade of the cycleway network, particularly the north-western cycleway is enabled.

(a) Policy 1:

*“Planning decisions contribute to well-functioning urban environments, which are urban environments that, as a minimum:*

*(a) have or enable a variety of homes that:*

*(i) meet the needs, in terms of type, price, and location, of different households; and*

*(ii) enable Māori to express their cultural traditions and norms; and*

*(b) have or enable a variety of sites that are suitable for different business sectors in terms of location and site size; and*

*(c) have good accessibility for all people between housing, jobs, community services, natural spaces, and open spaces, including by way of public or active transport; and*

*(d) support, and limit as much as possible adverse impacts on, the competitive operation of land and development markets; and*

*(e) support reductions in greenhouse gas emissions; and*

*(f) are resilient to the likely current and future effects of climate change.”*

This plan change gives effect to this policy as:

- The zoning and precinct provisions provide a wide variety of different housing typologies.
- Māori economic development and cultural expression is a critical part of the objectives and policies of the plan.
- The land is well serviced in terms of public transport but also walking and cycling network.
- The development is based on alternative transport modes including high use of walking and cycling as a result of work from home opportunities.
- The precinct is well serviced in terms of open space, adjacent retail and public transport to support an urban form which in turn supports reduction in greenhouse gas emissions.

There are no known natural hazards within the precinct. Overland flow paths are managed through the backbone resource consents.

(b) Policy 8:

*“Local authority decisions affecting urban environments are responsive to plan changes that would add significantly to development capacity and contribute to well-functioning urban environments, even if the development capacity is:*

*(a) unanticipated by RMA planning documents; or*



*(b) out-of-sequence with planned land release.”*

This plan change gives effect to this policy as:

- It will result in increased capacity for housing within the western part of the isthmus.
- The location for further intensification in this precinct is contemplated by the existing AUP.  
The level of development is increased due to the additional residential land area added.

(c) Policy 9:

*“Local authorities, in taking account of the principles of the Treaty of Waitangi (Te Tiriti o Waitangi) in relation to urban environments, must:*

- (a) involve hapū and iwi in the preparation of RMA planning documents and any FDSs by undertaking effective consultation that is early, meaningful and, as far as practicable, in accordance with tikanga Māori; and*
- (b) when preparing RMA planning documents and FDSs, take into account the values and aspirations of hapū and iwi for urban development; and*
- (c) provide opportunities in appropriate circumstances for Māori involvement in decision-making on resource consents, designations, heritage orders, and water conservation orders, including in relation to sites of significance to Māori and issues of cultural significance; and*
- (d) operate in a way that is consistent with iwi participation legislation.*

This plan change gives effect to this policy as:

- The iwi authorities comprising the three rōpū have been heavily involved in the development of this plan change.
- The plan change promotes Māori economic development as a key objective and policy for the precinct.

The precinct is appropriate for high intensity development, and the plan change meets the criteria of the National Policy Statement on Urban Development.

## 9.5 National Policy Statement – Freshwater Management and New Zealand Coastal Policy Statement

This proposal is consistent with the National Policy Statement on Freshwater Management (NES:FW).  
In particular:

- (a) The core of the central artificial wetland and its functionality will remain and is contained within the open space area identified Precinct Plan 1.
- (b) The Wairaka Stream and its environs are protected. The underlying zoning continues to provide for appropriate riparian yard setbacks.

Part of the Wairaka Stream has been daylighted pursuant to existing resource consents.

The current precinct plan does envisage a new stormwater pond / treatment area on the western side of the Unitec campus. That pond is no longer proceeding due to changes in Council best practice for dealing with stormwater management, and this notation has therefore been removed from Precinct Plan 1 proposed through this plan change. However, that pond was not associated with any stream or wetland and so it not impacted by the NES:FW.

There is minimal difference in the provisions between the current and proposed plan change as concerns the NES:FW. The existing precinct protects the key areas of fresh water. There is no alteration to that through this plan change request.

Attachment 8.1 includes an assessment of the NES:FW

The precinct does not adjoin the coast being separated by the Waterview interchange and Great North Road. However an assessment was undertaken under the objectives of the NZCPS. This is set out in attachment 8.1.

## 9.6 Regional Policy Statement

This proposal also gives effect to the Regional Policy Statement, as required by s 75(3). In particular, the following provisions are relevant:

- (i) B2.1 Issues:

The Regional Policy Statement identifies key issues for Auckland. In B2.1 the Regional Policy Statement states:

*“Auckland’s growing population increases demand for housing, employment, business, infrastructure, social facilities and services.*

*Growth needs to be provided for in a way that does all of the following:*

- (1) enhances the quality of life for individuals and communities;*
- (2) supports integrated planning of land use, infrastructure and development;*
- (3) optimises the efficient use of the existing urban area;*
- (4) encourages the efficient use of existing social facilities and provides for new social facilities;*
- (5) enables provision and use of infrastructure in a way that is efficient, effective and timely;*
- (6) maintains and enhances the quality of the environment, both natural and built;*
- (7) maintains opportunities for rural production; and*
- (8) enables Mana Whenua to participate and their culture and values to be recognised and provided for.”*

In terms of the issues, this proposal:

- will provide for additional housing with some local employment opportunities;
- provides full physical infrastructure, and makes provision for appropriate community and neighbourhood infrastructure;
- reflects an integrated approach to planning and land use for the development;
- optimises the efficient use of the existing urban area;
- provides a core residential population in an area well serviced by public transport, the open space network and in good proximity to educational facilities;
- sets standards and assessment criteria to ensure a high quality of environment that protects the natural areas, particularly streams and trees, and promotes a quality built environment;
- indirectly supports rural production by creating more efficient land use within the existing urban area; and
- enables mana whenua to participate in the precinct.

(ii) Objective B2.2.1(1):

*“A quality compact urban form that enables all of the following:*

- (a) a higher-quality urban environment;*
- (b) greater productivity and economic growth;*
- (c) better use of existing infrastructure and efficient provision of new infrastructure;*
- (d) improved and more effective public transport;*
- (e) greater social and cultural vitality;*
- (f) better maintenance of rural character and rural productivity; and*
- (g) reduced adverse environmental effects.”*

This proposal meets this objective by:

- providing for the efficient utilisation of the precinct, and ensuring that land no longer required for tertiary education purposes is not left undeveloped in a part of the city where development land is needed;
- contributing to providing a quality compact urban form on the Auckland isthmus, which reduces the adverse environmental effects associated with a less compact form;
- creating an opportunity for greater productivity and economic growth through the efficient utilisation of the land;
- making use of existing infrastructure, and in fact expanding the cycle network. It will also increase the catchment for public transport which in turn assists in the long-term sustainability of the high frequency public transport routes; it also leverages existing investment in future infrastructure, including the Central Interceptor, City Rail Link and the committed upgrade to Carrington Road; and
- contributing to greater cultural vitality through the Rōpū leadership of development within the precinct.

(iii) Objective B2.2.1(3):

*“Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.”*

This proposal meets this objective as:

- it increases the amount of land available for residential and business development; and
- the increased height allows more intensive development in a location ideal for high intensity development.

(iv) Policy 2.2.2(4):

*“Promote urban growth and intensification within the urban area 2016 (as identified in Attachment 1A), enable urban growth and intensification within the Rural Urban Boundary, towns, and rural and coastal towns and villages, and avoid urbanisation outside these areas.”*

This plan change gives effect to this policy as it seeks to create additional growth opportunities and higher intensification on the subject land, which is well embedded within the 2016 Urban Boundary and in fact is well placed within the isthmus in terms of connectivity.

(v) Policy 2.2.2(5):

*“Enable higher residential intensification:*

*(a) in and around centres;*

*(b) along identified corridors; and*

*(c) close to public transport, social facilities (including open space) and employment opportunities.”*

This proposal gives effect to this policy as:

- this precinct land is located close to and between the town centres of Point Chevalier and Mount Albert;
- this is a key public transport corridor serviced by the outer link bus service and other cross town services; and
- it is in easy walking distance of the Mount Albert train station or the Great North Road corridor with its high frequency bus services.

(vi) Policy 2.2.2(7):

*“Enable rezoning of land within the Rural Urban Boundary or other land zoned future urban to accommodate urban growth in ways that do all of the following:*

- (a) support a quality compact urban form;*
- (b) provide for a range of housing types and employment choices for the area;*
- (c) integrate with the provision of infrastructure; and*
- (d) N/A.”*

This proposal gives effect to this policy as:

- this precinct land is well within the Rural Urban Boundary;
- it achieves a compact urban form;
- it provides the opportunity for a broad range of housing typologies; and
- it is fully serviced and can be future-proofed in terms of infrastructure.

(vii) Objective B2.3.1(1):

*“A quality built environment where subdivision, use and development do all of the following:*

- (a) respond to the intrinsic qualities and physical characteristics of the site and area, including its setting;*
- (b) reinforce the hierarchy of centres and corridors;*
- (c) contribute to a diverse mix of choice and opportunity for people and communities;*
- (d) maximise resource and infrastructure efficiency;*
- (e) are capable of adapting to changing needs; and*
- (f) respond and adapt to the effects of climate change.”*

This proposal meets this objective by:

- responding to the intrinsic qualities of this particular environment, particularly Te Auaunga waterway and the extensive treed area within the site;
- providing for retail services for the residential neighbourhood and for Unitec. However it caps the level of retail so as to maintain the primacy of the Point Chevalier and Mount Albert town centres;
- providing intensive residential development on Carrington Road – a major public transport corridor;

- enabling a diverse range of housing which will create opportunities for a broader range for the community;
- providing all necessary infrastructure to service the enabled development. The key area here is the opportunity for utilisation of the wastewater services once the Central Interceptor is complete; and
- responding to climate change by creating housing close to town centres on good public transport connections and close to key employment areas including the CBD.

(viii) Objectives B2.4.1(1)-(5) and supporting Policies B2.4.2(1) & (2):

*“B2.4.1 Objectives*

- (1) Residential intensification supports a quality compact urban form.*
- (2) Residential areas are attractive, healthy and safe with quality development that is in keeping with the planned built character of the area.*
- (3) Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for residential intensification.*
- (4) An increase in housing capacity and the range of housing choice which meets the varied needs and lifestyles of Auckland’s diverse and growing population.*
- (5) Non-residential activities are provided in residential areas to support the needs of people and communities.*

*B2.4.2 Policies*

- (1) Provide a range of residential zones that enable different housing types and intensity that are appropriate to the residential character of the area.*
- (2) Enable higher residential intensities in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space.”*

This proposal gives effect to the above objective and policies:

- by providing for a range of different housing opportunities;
- by providing for higher density housing close to the Point Chevalier and Mount Albert town centres;
- as it is on the public transport connection;
- as is adjacent to the tertiary educational facility of Unitec and close to schools; and
- as it has extensive access to public open space.

In addition attachment 1.1 further addresses matters relating to the RPS.

### 9.7 Auckland Unitary Plan

This precinct continues the primary approach to precincts within the AUP, i.e:

- (a) Regional policies and standards take precedence. The Te Auaunga Precinct does not change or override these regional provisions.
- (b) The Auckland-wide provisions apply in full. Again, the Te Auaunga Precinct does not override these provisions.
- (c) The zone provisions apply unless specifically exempted within the Te Auaunga Precinct. In this case, the significant majority of standard zone objectives, policies, activity standards and assessment criteria also apply within the precinct. These exceptions are set out at the beginning of the Activity Table, notification issues, standards and assessment criteria. These include:
  - precinct specific provisions relating to retail;
  - limits on industrial activity, warehousing and servicing in the B-MU zone as it applies within 150m of Carrington Road; and
  - substitute standards around height, height in relation to boundary, maximum tower dimension, yards and wind.

### 9.8 Any other applicable documents

The other applicable statutory document is the Hauraki Gulf Marine Park Act. This legislation is designed to protect the Hauraki Gulf Marine Park from inappropriate development and to maintain the ecology of the Gulf.



The Te Auaunga Precinct is at the mouth of the Te Auaunga / Oakley Creek which drains into a marine reserve and the Waitematā Harbour. The Waitematā Harbour (and the marine reserve) is part of the Hauraki Gulf. The Te Auaunga waterway is one of the tributaries.

The Act itself relies on the instruments of the RMA to give effect to the key issues of water quality, stormwater management, wastewater management and the management of erosion and sediment. These are covered in the NES:FW and in the AUP. Management of earthworks, stormwater, and wastewater and the protection of biodiversity along streams are addressed through the AUP Auckland-wide provisions. There is no change as a result of the Te Auaunga Plan Change.

This plan change is consistent with the Hauraki Gulf Marine Park Act in that the AUP already provides the planning provisions to ensure environmental protection of the Gulf. This proposed precinct effectively adopts all the Auckland-wide objectives, policies and standards for stormwater management, water quality, land disturbance and wastewater. All development would be subject to the NES:FW.

## 10 SECTION 32 EVALUATION

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### 10.1 Legislative tests

Section 32 of the Act requires any proposed plan change to provide an assessment of the appropriateness, effectiveness, efficiency, costs, benefits and risks of the requested plan change including alternative options. Section 32 states:

*“32 Requirements for preparing and publishing evaluation reports*

*(1) An evaluation report required under this Act must—*

*(a) examine the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of this Act; and*

*(b) examine whether the provisions in the proposal are the most appropriate way to achieve the objectives by—*

*(i) identifying other reasonably practicable options for achieving the objectives; and*

*(ii) assessing the efficiency and effectiveness of the provisions in achieving the objectives; and*

*(iii) summarising the reasons for deciding on the provisions; and*

*(c) contain a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the proposal.*

*(2) An assessment under subsection (1)(b)(ii) must –*

*(a) identify and assess the benefits and costs of the environmental, economic, social, and cultural effects that are anticipated from the implementation of the provisions, including the opportunities for –*

*(i) economic growth that are anticipated to be provided or reduced; and*

*(ii) employment that are anticipated to be provided or reduced; and*

*(b) if practicable, quantify the benefits and costs referred to in paragraph (a); and*

*(c) assess the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the provisions.*

*(3) If the proposal (an **amending proposal**) will amend a standard, statement, national planning standard, regulation, plan, or change that is already proposed or that already exists (and **existing proposal**) the examination under subsection (1)(b) must relate to –*

*(a) the provisions and objectives of the amending proposal; and*

*(b) the objectives of the existing proposal to the extent that those objectives –*

- (i) are relevant to the objectives of the amending proposal; and*
- (ii) would remain if the amending proposal were to take effect.”*

This will be an amendment to an existing Unitary Plan. The provisions of section 32(3) apply.

This entire planning report and the technical reports forming part of this application are all part of the section 32 analysis in support of this plan change request.

## 10.2 Objectives the Most Appropriate Way to Achieve Part 2 of the RMA

The inclusion of the precinct specific objectives is the most appropriate way to meet the purpose and principles of the RMA, set out in Part 2.

There are two key changes to the objectives. The first deals with Māori cultural, social and economic interests (proposed Objective 12). The second deals with providing for increased height and a broader range of housing typologies (proposed Objective 13).

These are addressed in turn:

- (a) Māori cultural, social and economic interests, including, cultural expression and economic development:
  - These proposed objectives directly relate to section 8 of the RMA: *“In achieving the purpose of this Act, all persons exercising functions and powers under it, in relation to managing the use, development, and protection of natural and physical resources, shall take into account the principles of the Treaty of Waitangi (Te Tiriti o Waitangi).”*
  - The objective of Māori economic development is delivered through a combination of RMA and non-RMA processes. The Crown intends to transfer this land to the three Rōpū to enable them to develop the precinct for housing and associated retail and recreational uses to create a new community at Te Auaunga. This has the direct benefit of enabling the Rōpū to manage directly the natural and physical resources of the precinct. It will also create opportunities for economic and social development of the three Rōpū both in terms of the benefits it will bring the Rōpū from the development itself, as well as the opportunity to provide particular housing opportunities including papakāinga housing if desired.

- This plan change provides for papakāinga housing and for whare manaaki. These provisions flow from this objective of cultural expression and economic development.
- The opportunity for the Rōpū to house iwi members is also a key cultural, social and economic benefit.
- The whare manaaki can be reflected in a variety of different forms and accommodate a range of activities, such as providing a common base for the area, enabling community facilities, education, environmental programmes and other initiatives that support the broader cultural initiatives of mana whenua. These objectives also reflect section 8 and help deliver on a plan which is consistent with, and helps give effect to, the principles of the Treaty of Waitangi.
- Additionally, it will create an opportunity for the Rōpū to showcase development which responds to and reflects their cultural aspirations. These objectives are seen by the Rōpū as an effective way to achieve the requirements of section 8 of the RMA in terms of this precinct.

(b) Greater diversity of housing choice and increased land efficiency through increased height:

- These objectives directly relate to section 5 of the RMA.
- The strategic purchase of this land from Unitec was in part to secure land for intensive residential development to assist in managing Auckland’s significant growth.
- The purpose of section 5 is to provide for the sustainable management of the natural and physical resources. This includes creating housing to meet the “reasonably foreseeable needs of future generations”. Section 7(b) requires that: *“All persons exercising functions and powers under it (the Act) in relation to managing the use, development, and protection of natural and physical resources shall have particular regard to – (b) the efficient use and development of the natural and physical resources.”*
- The subject land is uniquely placed, because of its topography, to provide for additional height. This in turn will allow a broader range of housing typologies and increased density. The geography of the site, being effectively a west-facing bowl, that has a northern part significantly removed from the nearest residential neighbours by virtue of the State Highway

16/20 interchange, creates the opportunity to provide significant additional height with minimal effect on the surrounding areas.

- The National Policy Statement on Urban Development has signalled the importance of creating high density housing around town centres and along major transport corridors. The subject land is the largest block of undeveloped land on the isthmus and well suited to the urban consolidation policies of the Council and government.
- Enabling greater intensification on this land, and doing that through a combination of development opportunities, including additional height, is the best way to give effect to the provisions of sections 5 and 7(b).
- The Te Auaunga Plan Change objectives ensure the maintenance and enhancement of amenities as per section 7(c) and the maintenance and enhancement of the quality of the environment which is important for the Te Auaunga Precinct (section 7(f)).
- The objectives are carefully crafted to achieve this appropriate balance.

These objectives are those additional to the underlying objectives of the relevant zones and Auckland-wide provisions which also apply. Those objectives have been well tested under section 32 as part of their inclusion within the AUP. That analysis is not repeated here but it is still relevant to this plan change.

### 10.3 Provisions Most Appropriate Way to Meet the Objectives

Section 32(1)(b) requires this analysis to “examine whether the provisions in the proposal are the most appropriate way to achieve the objective” and then sets out the matters that must be addressed in this analysis. This is elaborated on by section 32(2).

The following sections 11.4 -11.9. set out the analysis undertaken. The first step is to examine the policies followed by the examination of rules and assessment criteria.

Interrelated policies, rules and assessment criteria are assessed as a group. The groups of interrelated provisions are:

- Providing for Māori cultural promotion and economic development.

- Re-zoning of Special Purpose: Tertiary Education Land to B-MU and other minor re-zonings.
- Providing for additional height in key parts of the precinct.
- Retail allocation within the precinct.
- Open space.

For each group of interrelated provisions, the analysis comprises, as required by s 32:

- Description of the proposed amendment.
- Analysis of how the provisions are the most appropriate way to achieve the objectives set out in the preceding section.
- The options considered.
- Efficiency and effectiveness of the options.
- Effects associated with the options.
- Benefits and costs.
- Associated risk.
- The reasons for the proposal chosen.

The following paragraphs set out this analysis.

#### 10.4 Providing for Māori Cultural Promotion and Economic Development

##### (a) Proposed amendment

Policy 4(e) provides for “*economic development and employment, including supporting Māori cultural promotion and economic development*”.

Policy 5 states “*promote economic activity and provide for employment growth that will create opportunities for students, graduates and residents of the precinct and Auckland, including Māori*”.

The activity table provides for papakāinga and whare manaaki as a permitted activity.

##### (b) Provisions most appropriate way to achieve the objective

The policies give effect to the objectives which are about providing the opportunity to Māori to develop to meet their social, economic and cultural interests, and to allow them to reflect the cultural representation of this critical place adjacent to Te Auaunga / Oakley Creek which was a portage between the Waitematā and Manukau harbours.

With the exception of the two elements identified below, there are no standards or assessment criteria which seek to allow a form of Māori cultural housing or expression beyond that which would apply to all housing. Rather, the objectives are a recognition that in the assessment of development and the application of features such as the Te Aranga urban design principles adopted by Auckland Council, or in other expressions in the built form, this precinct will have a particular emphasis on cultural elements as identified and expressed by Māori, rather than on their behalf as is common in other projects.

The additional factor added is the opportunity for papakāinga housing and for whare manaaki. The papakāinga housing is to be at the same density and design standards as other housing within the development. It does, however, provide for this specialist housing typology within the precinct if iwi wish to provide for it on the land they are developing.

The whare manaaki provides the opportunity for community facilities to support the neighbourhood within the precinct. The whare manaaki brings with it a particular cultural expression appropriate to this place and community. It is designed to embody and reflect the cultural dimension of the project.

(c) **Options considered**

Essentially there were three options:

- (i) the one adopted in this plan change;
- (ii) to not have any policies relating to Māori cultural, social and economic development, and not provide for papakāinga housing and whare manaaki; or
- (iii) to provide different development standards which in some form gave less restrictive development standards for culturally driven projects.

(d) **Efficiency and effectiveness**

The option adopted through this plan change is efficient in that it provides a direct linkage to these important cultural elements and enables them to become an integral part of the development of the precinct. The significant iwi involvement in the precinct enables the project to be an exemplar of Māori development. The provisions are also effective.

The option of reduced standards for culturally driven projects could lead to higher yield, and therefore increased efficiency, was rejected, due to the intention to achieve a cohesive and integrated development across the precinct. In addition, cultural elements will manifest themselves in the detailed design and cultural representation that will form part of all aspects of the development.

Where effectiveness can manifest itself is in housing forms such as papakāinga, multi-generational housing, and kaumātua housing.

(e) **Effects**

The effects of this policy and the two additional activities are significantly beneficial.

It recognises the cultural importance of this land adjacent to the Te Auaunga / Oakley Creek and, as stated, its portage functions in pre-Treaty times. It provides for community facilities and the opportunity to create buildings that will enable future residents to meet and celebrate a range of activities including the cultural dimensions of this place. It also provides for papakāinga housing, albeit with the same yield and development controls as other apartments but potentially with different ownership models or management arrangements more appropriate to its inter-generational cultural function.

It also recognises the opportunity for iwi to participate in responding to managing the growth within the region.

(f) **Benefit and cost**

The benefit of this development is that:



- it creates the opportunity for the Rōpū to achieve their cultural, social and economic objectives, through the development of the HUD portion of this precinct (under the Land for Housing programme);
- it provides specifically for cultural facilities through the whare manaaki which places a particular emphasis on the cultural importance of this site; and
- it provides for different housing structures through the provision of papakāinga, albeit applying the same standards as to the balance of the precinct.

Because these developments are subject to the same standards and infrastructure requirements as all other housing development and other development in the precinct, the costs are no different than the standard urban development which this precinct is targeted for.

(g) **Risk**

There is no risk to the inclusion of these provisions. It will have no impact on either the built form or environmental standards to be achieved for the area but will have a significant benefit to iwi.

(h) **Reasons for proposal**

These proposals reinforce the Crown's objectives through the Land for Housing programme to give effect to its Treaty settlement commitments, while providing for much needed housing, particularly centrally located in Auckland. It does this in an area that is suitable for residential development and targeted through the AUP for such. The precinct policies are consistent with other national and regional policy statements promoting urban consolidation in suitable areas.

It achieves this in a manner which enables iwi to expand their footprint in this area. The cultural dimensions will add to the variety and richness of the urban design of this place. It will also enable iwi to express their culture in the built form.

## 10.5 Rezoning of Special Purpose: Tertiary Education Land to Mixed Use and other minor re-zonings

### (a) Proposed amendment

This proposal fundamentally rezones two main blocks of land from Special Purpose: Tertiary Education to B-MU.

The first block is adjacent to the Carrington Road frontage between Gate 3 and Woodward Road.

The second block of land is on the lower central portion west of the former campus area.

Together these blocks, with a portion of the spine road, comprise 122,329m<sup>2</sup> of Special Purpose: Tertiary Education zoned land to be rezoned to B-MU.

In addition, there are the following minor zoning corrections:

- (i) 10,093m<sup>2</sup> of land on the western boundary is rezoned from THAB to B-MU to avoid a split zoning within the one superlot.
- (ii) A small approximately 300m<sup>2</sup> block of Special Purpose: Healthcare Facility and Hospital Zone is rezoned B-MU.
- (iii) 9,898m<sup>2</sup> of land in the south is rezoned from Special Purpose: Tertiary Education Zone to Mixed Housing Urban.

The extent of sub-precinct B is reduced to reflect the land currently used for industrial purposes.

### (b) Provisions most appropriate way to achieve the objective

The two large blocks of rezoned land and the strip in the south are no longer held by Unitec. The Special Purpose: Tertiary Education Zone is a specialist zone, as the name identifies, for educational purposes. It does not enable an appropriate range of non-educational uses. It would be an underutilisation of a scarce resource being available development land in

Auckland if this land was to be left in its current zoning, now that it is held by the Crown for housing purposes.

Similarly, the small triangle of Special Purpose: Healthcare Facility and Hospital Zone is within the design of the new spine road that is being built through the development. It is logical to rezone this land to the adjacent zoning.

The shrinking of sub-precinct B more accurately reflects the usage of the land.

(c) **Options considered**

There were three options considered:

- (i) The proposed rezoning to B-MU.
- (ii) Retention of the land under its existing zoning.
- (iii) Rezoning of the land to THAB.

Option (i) was adopted for the reasons set out in this plan change request. In summary:

- This zoning is consistent with the dominant zoning of the precinct.
- The B-MU better enables a mix of different uses important to supporting a residential neighbourhood. While B-MU land within the precinct will be predominantly developed for residential, it does provide opportunities for local employment and for the services and community facilities necessary to support a residential neighbourhood.
- The B-MU does retain some options for non-residential activities to collocate with Unitec. The controls setting industrial type uses within 150m of Carrington Road as a non-complying activity ensure that any industrial or service type uses are pushed away from residential properties.

Option (ii) was rejected because:

- The current specialist zoning clearly identifies the land as being used and intended for tertiary educational institutions and, in the minor case of the triangle, for healthcare

activities. That is not the current or intended use of this land. The land is no longer owned by Unitec, or required for educational purposes.

- The land is suitable for residential development. It is also suitable for a range of commercial uses.
- If the land retains its existing zoning it will effectively be moribund. It will remain undeveloped because there is no requirement for additional educational activity in this location or, in the case of the healthcare zoning, the land is not of sufficient size for any practical use.
- In terms of the efficient use of natural and physical resources and in terms of land efficiency, particularly in this part of the Auckland isthmus, it is important that this land is appropriately zoned to make an effective contribution to Auckland's Growth Strategy.

On balance, the B-MU zoning was favoured over the THAB zoning (option (iii)) for the following reasons:

- (i) The two large blocks of land proposed to be rezoned B-MU adjoin the substantial B-MU zoning within the existing precinct. Maintaining a consistency of zoning is appropriate and ensures integrated planning outcomes as similar controls and assessment provisions apply on similar blocks of land contributing to the cohesiveness of the precinct.
- (ii) The land is also suitable for a range of office and low scale business activity. The B Block in particular already has general office and related activity that better reflect a B-MU zone activity than a THAB zoning. A THAB zoning would render a number of these activities non-complying and force them to rely on existing use rights.
- (iii) The THAB zone does have the advantage over the B-MU zone in that certain core industrial activities are permitted under the B-MU zone but not provided for under the THAB zone.

For this reason, the plan change places a restriction on industrial, warehouse and storage activities and other associated industrial activity within 150m of the Carrington Road frontage. This will ensure that these activities are not located along Carrington Road, and – if any such activities are developed in the B-MU

zone – will be closer to the Unitec core and its activity, to which they are likely to be complementary.

(d) **Efficiency and effectiveness**

Retaining the land under its existing zoning (option (ii)), is a substantially inefficient use of land and ineffective in promoting urban consolidation.

This land is no longer required by Unitec for tertiary education. It is located in the heart of the isthmus close to town centres and on high frequency public transport routes. If left zoned for tertiary education, it would be a significantly more inefficient use of urban land at a time when Auckland is needing to foster growth and where there are significant costs in some peripheral expansion in terms of impacts on high productive soils, infrastructure cost and in the social cost of an expanded, less connected, urban area. Rather, this plan change proposal brings efficiency by a good use of land in a critical location which will contribute to Auckland's balanced growth strategy with its significant focus on urban consolidation.

The efficiency of the B-MU zone is that it provides for a range of supporting uses for the existing and new community. It can provide for some employment activity, and important retail and other community services necessary to assist in supporting neighbourhoods that will deliver a range of services within a walkable distance of the future community at this location, reducing the need for private transport connections.

The B-MU zone better provides for this range of uses than does the THAB zone.

With reference to the reduced size of the sub precinct B land, this maximises the efficiency of the land for alternative uses especially housing.

(e) **Effects**

The potential effects of the plan change proposal are clearly to shift a significant portion of the land from a future of tertiary education (which is now no longer required) to housing and related support services. There is therefore a change in the nature and form of activity on the land.

The land is demonstrably suitable for housing:

- The precinct is a large block of land providing significant opportunity for residential and non-residential development. The topography is not a constraint on a logical efficient subdivision pattern.
- The land generally orientates to the west with the contour falling from Carrington Road down to Te Auaunga waterway. This provides good westerly outlook and the ability for apartments to align in a north/south direction with east and west outlook.
- The contour of the land provides a significant opportunity for good westerly outlook across the treed valley of Te Auaunga waterway and to the Waitakere Ranges. Other sites provide good orientation and outlook.
- There are no geotechnical, natural hazard, or land contamination constraints which would compromise residential development.

Consideration was given to the B-MU zone and the effects that some of the more industrial type uses could have on the adjacent residential properties.

Some of these activities may be desirable to Unitec and can become adjunct complementary uses, e.g. services supporting the trades school and Unitec programmes. These have been used historically enabled at Unitec and this option should be retained.

To manage the effects of these types of development, industrial activities within 150m of Carrington Road are made a non-complying activity. This pushes any of that type of activity away from adjacent residential neighbours.

The other effects of the development can be appropriately managed through the standard development controls within the plan.

There are no effects from the reduction to sub precinct B.

(f) **Benefit and cost**

The cost of leaving the zoning as is (option (ii)) is significant. It means strategically located and underutilised land within the urban Auckland isthmus remains moribund. Land inefficiency represents a critical cost to the community.

The benefits of the B-MU zone is that it provides for the same intensity of residential activity as the THAB zone but does allow for complementary uses. The land is particularly suited for complementary uses given its topography and its adjacency to the Unitec location.

It is also the dominant zone within the precinct. There is planning logic in extending the zone to the other portions. The primary benefit is that it provides an efficient use of this land to deliver on the Council's Urban Intensification and compact city form primary objectives. It is a large block of land centrally located within urban Auckland. It is close to town centres, public transport and well located for urban intensification purposes.

The costs are carefully managed particularly through the non-complying activity status for industrial activity within 150m of the adjacent residential properties to the east on Carrington Road. This ensures those activities are not introduced to adjacent residents.

The more accurate reflection of sub-precinct B has the benefit of enabling the public to get a better understanding of the likely future use of the sub-precinct. The more substantial industrial use of the laundry site no longer requires the more extensive land. It is appropriate to reduce this land to the required size.

(g) **Risk**

The risk of option (ii) is significant in that the land will remain unutilised and moribund. That has a cost to the community and a knock-on effect of needing to provide for growth elsewhere within the Auckland region to address demand.

The risk to the existing community is essentially in the potential for industrial type development to locate adjacent to established residential areas which, for these residents, could create some level of uncertainty. The control on the 150m setback prevents this. For new residents, they obviously purchase into a master-planned development where, if there are to be these non-residential activities, they can be successfully planned into the overall development and people purchase knowing the type and form of development.

Furthermore the B-MU zone has amenity controls to ensure successful residential communities.

(h) **Reasons for proposal**

The application of the zones as set out above provide the best fit for the area. The Mixed Housing Urban Zone in the south reflects the MDRS provisions. The B-MU zone of the former Special Purpose: Tertiary Education zoned areas continues the current zoning of the central and northern parts of the precinct and provides a suitable range and best fit of form of development for this location.

## 10.6 Providing for additional height in key parts of the precinct

(a) **Proposed amendment:**

- (i) Particular objectives are proposed which provide for additional height in the central and northern portions of the precinct with taller buildings in the north-western corner.
- (ii) While not technically part of this plan change, the effect of the MDRS provisions is to require the Mixed Housing Urban zone along the southern boundary to achieve an 11m height.
- (iii) The height along Carrington Road frontage is lifted from 18m to 27m.
- (iv) New height areas are located in the central and northern parts of the precinct which allow 35m height.
- (v) Three taller buildings are provided for in the north-western corner at 43.5m, 54m and 72m.
- (vi) Additional standards are introduced into the plan to control tower dimension, wind and building to building setback on taller buildings.
- (vii) Additional assessment criteria are introduced to deal with all buildings with additional controls on buildings on Carrington Road frontage and taller buildings.



(b) **Provisions most appropriate way to achieve the objective**

The policies, standards and assessment criteria provide a package of provisions which deliver on the objectives of the plan.

This precinct is unique in its location within the isthmus and its appropriateness for higher densities, and its availability, particularly because of the under-utilisation of the land and recent reconfiguration of the Unitec campus.

When these items are considered against the unique topography of the precinct, including the contour which creates a lower level in the central portion of the precinct with a 12m drop from Carrington Road level, and in the north-west corner where the configuration of the motorway, its flyovers and interchange that remove this portion of the site from other adjacent residential properties, means this precinct is well located to accommodate additional density reflected through increased height beyond the current standard 27m precinct control.

It is the cumulative impact of the policies, standards and assessment criteria which ensures high quality urban design elements are retained on the site and the land is capable and appropriate for these taller built forms.

These issues in particular are set out within the Urban Design Report (Attachment 3) and Landscape Assessment (Attachment 4). The findings of those reports are set out below.

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

*The Landscape Assessment concludes "...The proposed plan change, and updated precinct provisions seek to increase the development potential of the site, enabling greater development height in some parts of the site, whilst avoiding adverse effects on neighbours."*

*In this respect the site has the benefit of good separation from adjoining residential neighbours, except in the south where the proposed provisions retain the lesser scaled residential interface already established.*

*“Whilst development of greater height will have the potential to be seen as part of the urban environment the viewing distances, the proposed controls and assessment criteria will ensure that quality urban development will contribute to the emerging urban character of this part of inner Auckland.*

*“The redevelopment of the large site will progress over many years such that change will also occur in the surrounding area including intensification in Point Chevalier and Mt Albert as well as under the MDRS provisions across the wider suburban surrounds. In this changing context the masterplanned nature of this large site will enable appropriate off site interfaces and enable a node of urban intensification to assist in delivery of the quality, compact urban form aspirations of the Auckland Plan and Auckland Unitary Plan.*

*“The precinct provisions include control and assessment criteria to secure quality outcomes whilst enabling development. Proposed open space will enable connectivity and provide for residents as well as the wider community’s use of the area.*

*“The plan change will therefore achieve urban intensification in an appropriate way, making use of the opportunity of the large brownfield site and contributing to the overall character of the inner urban area of Auckland.”*

(c) **Options considered:**

- (i) Retaining the existing height which would essentially see a 27m height limit apply to the majority of the precinct (except in the south) with an 18m height along Carrington Road.
- (ii) This proposal, which sees an increase in the height along Carrington Road and an increase in the central portion and northern portion to 35m, with the opportunity for taller buildings in the north-west.
- (iii) Retaining the Carrington Road frontage at 18m but implementing the other proposed changes of option (ii).

(iv) Implementing option (ii) but retaining the north-western height at 35m.

(d) **Efficiency and effectiveness**

The proposed option maximises the efficiency of the precinct. The Carrington Road frontage would enable an additional two storeys on the front 12m of the site. The central lower portion of the precinct would also facilitate an additional two storeys. The north-western corner creates the opportunity for a significantly increased number of storeys, albeit that the floor plate of the taller buildings is confined through the maximum diagonal dimension standard, i.e. it enables tall thin towers.

The cumulative effect of this is to enable increased land efficiency on a site and location which is suitable for more intensive built forms.

(e) **Effects**

Carrington Road Frontage

The effects of providing increased height on the Carrington Road frontage have been assessed compared to the existing zoning.

The nature of Carrington Road is changing. It will be widened to provide dedicated bus lanes and cycle lanes. The Outer Link service has a 15 minute frequency through most of the day.

Parts of the land opposite the precinct will be rezoned to THAB under PC78 (if adopted as notified). Other parts are already zoned for a 26m height limit. A portion will be Mixed Housing Urban zone as proposed under PC78, with several submissions seeking that this area also be rezoned to THAB.

While the plan change provides for increased height, it also proposes additional assessment criteria to ensure the quality of development.

The effect of the plan change proposal, as opposed to the option of the existing AUP provisions, is to enable buildings which, for the first 12m setback, are two levels higher.

Building height will match the 27m which applies beyond the 12m set back from the road widening. The effects of this are to provide increased opportunity for housing or other permitted activities. The assessment criteria ensure that the effects of the increased height will be successfully mitigated through control on the quality of the buildings. These criteria prevent, for example, large flat facades along the Carrington Road frontage.

In addition, with the 8m road widening setback on Carrington Road, this will become a particularly wide urban street with buildings a minimum of 28m from the front boundary of properties on the eastern side of Carrington Road. The Urban Design Assessment by Boffa Miskell finds that the combination of the 28m width on Carrington Road, the assessment criteria for new buildings and, given the street's north/south orientation, the increased height along the Carrington Road frontage is appropriate.

#### Central Part of the Precinct

The effects of the development in the lower central portion of the precinct can be fully mitigated. This is set out within the Urban Design Report (Attachment 3). The additional height will allow further residential development and more efficient use of the land. Importantly, the topography of the precinct means that these higher built forms will not be seen from the other side of Carrington Road or in fact from the residential community to the south. Instead, they will be successfully nestled in the 'valley' within the precinct.

The taller buildings will be seen from the Waterview area, but that is across land on the eastern side of the Waterview Strait and then across the dense treed valley of the Te Auaunga / Oakley Creek.

This area is also subject to enhanced design controls to ensure the quality of development.

#### North Western Part of the Precinct

The effects of additional height in the north-western corner have also been carefully assessed. This is partly a planning analysis, partly a landscape and visual assessment and partly an urban design analysis by Boffa Miskell. The landscape and visual assessment is set out in their report. In summary, they find that:

*“...The future built form of the precinct will reflect the brownfield urban intensification opportunity of the site and create a distinctive medium density urban community that will read as a defined place or community within the wider landscape. ...*

*“The inclusion of the opportunity for the introduction of three landmark towers into the precinct will give the urban re-development of this key brownfield site greater legibility within the urban landscape and announce the presence of the new residential and mixed-use community...*

*“Whilst prominent in the landscape, the selected location of the taller buildings adjacent to the Waterview SH16 to SH20 interchange avoids them being dominant in respect of any residential neighbours. The height of the buildings also lifts their outlook above the elevated fly-over structures of the motorway interchange. That said, this portion of the site adjoins the northern boundary of the Mason Clinic. The current precinct provisions*

From a planning perspective, it is notable that:

- This part of the site is somewhat unique in that it is beside the Waterview interchange and the significant land area and bridge connections which constitute this interchange. That means the site is well removed from adjacent residential homes outside the precinct.
- Development enabled by the precinct provisions would not impact the volcanic viewshafts of Ōwairaka / Te Ahi Kā a Rakataura (Mount Albert).
- The introduction of maximum building dimension controls on the tower footprints- is a method used elsewhere within the AUP to manage the effects of tall buildings. This precinct standard sets a significantly tighter control with a smaller footprint and that standard applies to all built form above 8.5m. This ensures any tower will achieve a relatively thin built form.

Consideration was also given to the juxtaposition of the Former Oakley Hospital Building and the north-western height control. This consideration is in part an urban design and landscape visual assessment analysis, and in part a planning analysis. The visual assessment and urban design effects are addressed in the reports of Boffa Miskell.

New policy 14AA was introduced to further address these planning and related heritage matters. *“14AA)Require proposals for new high rise buildings adjacent to the former*

*Oakley Hospital scheduled historic heritage building to provide sympathetic contemporary and high quality design which enhances the precinct's built form."* Assessment criteria reference back to this policy.

In terms of the planning effects:

- The Former Oakley Hospital Building is identified as a single building. It is not within a conservation area.
- The Former Oakley Hospital Building has extensive 'extent of place'. This is the method the AUP uses to control other activity or structure within the proximity to the heritage building. No part of the north western height area is within the 'extent of place'.
- The primary visibility of the building is across the significant forecourt area looking from Great North Road. This forecourt is in the protected 'extent of place'. It comprises the original layout of formal gardens for what were the previous hospital building (i.e. those that were not removed by the motorway). Secondary views are from the eastern or Carrington Road side. The views from the west are substantially compromised by the motorway interchange with the significant retaining walls. They are also heavily screened by the belt of protected trees. There are minimal public views of the building which are directly impacted by the new height zone.
- The new height zone is set to the south-west of the Former Oakley Hospital Building. Consequently, in terms of the site surrounds, views from the north, east and west are still protected, as in fact are views from the south. The new height zone sits diagonally off the south-western corner of the existing former hospital building.
- The intent of section 6 of the RMA is to find the balance between competing matters. Efficient use of the natural and physical resources including land is a key component, as is heritage. In many urban locations, there is a juxtaposition between heritage buildings (typically low rise) and taller built forms. The AUP has already worked through that balance in terms of identifying the Former Oakley Hospital Building as a protected building and establishing the 'extent of place'. As stated, that balance is not compromised by this plan change which ensures that the new higher built forms are outside the 'extent of place'.
- The effect of the proposed change, in a heritage sense, will be to enable three tall buildings adjacent to a heritage building. However that is successfully mitigated so that the effects are significantly reduced by the locational factors identified above, and through the assessment criteria which ensure the quality of the building in this location.

- Boffa Miskell makes the following comments in their Landscape Assessment regarding the relationship between the towers and the former Oakley Hospital Building:

*“The interface of the three taller buildings with the scheduled heritage building, the Former Oakley Hospital Building is addressed in the assessment of heritage architect David Pearson. In landscape terms the increased urban scale of development in this portion of the site, at 35m as opposed to 27m and incorporating three landmark buildings will reinforce the disjunct in the nature and scale of historical to contemporary development. ...*

*“The more detailed design of this interface will be addressed at the time of any future resource consent but there is nothing inherently inappropriate, in urban landscape terms, about the additional height sought above that already enabled. Such relationships are not uncommon in the urban landscape particularly where precincts involve heritage protection, restoration and adaptive re-use alongside the introduction of larger scaled contemporary development. In the Auckland context the Britomart precinct is a useful example of situations where new buildings, such as the EY Building on Takutai Square has interfaces to the north and south across the relatively narrow street corridors of Tyler and Galway Streets with a successful urban outcome.*

This analysis demonstrates that the effects of height can be successfully managed with the new proposed height limits (as in fact it can be successfully managed with the option of lower height limit). The difference is that the higher height limit supports a greater land efficiency and provides for increased housing in a location within Auckland eminently suitable for intensive housing development and ideally located in terms of access to the city centre, employment and public transport.

Mr Wild has undertaken a review of the impact of this height on the heritage former Oakley Hospital Building. That is contained at attachment 10. Attachment 12 further addresses heritage issues including a planning analysis.

(f) **Benefit and cost**

Benefits of the additional height are:

- It provides for additional housing in an area of the city identified for intensive housing typologies.
- It helps reinforce the National Policy Statement on Urban Development supporting more intensive development in established parts of cities well serviced by public transport.
- It provides a range of housing typologies with high rise residential development in a part of the isthmus, because of the motorway interchange, that is well suited for more intensive forms of development.

The costs are:

- The visual impact of the taller buildings and potentially shading.
- Shading on the Carrington Road frontage is managed through the particularly wide 28m width of the road corridor.
- Shading on the Area 2 central portions of the site is all contained within the Precinct.
- Shading from Area 3 has been analysed through the Boffa Miskell work and demonstrate the unique location of the site results in low impact from shading.

In terms of visual impact, this is assessed in the Boffa Miskell report. With regard to the additional height sought, Boffa Miskell states that while development of greater height will have the potential to be seen as part of the urban environment the viewing distances, the proposed controls and assessment criteria will ensure that quality urban development will contribute to the emerging urban character of this part of inner Auckland. Boffa Miskell has also assessed the interface between the taller towers and the adjoining interfaces with the Mason Clinic and the scheduled Former Oakley Hospital Building, noting that in each instance that the potential visual effects are acceptable and able to be mitigated through detailed design via the proposed planning provisions.

The costs can be mitigated through the design assessment approach for buildings to ensure the quality of built form outcomes. In this regard Boffa Miskell identified that *“...any potential privacy or sunlight access effects on residentially zoned properties oppose the precinct from the increase in height along the Carrington Road frontage are considered to be low due to the width of the road and the short duration of additional shadow on those properties.*

(g) **Risk**



There are no risks in terms of natural hazards, or building integrity.

To the extent it could be described as risk, the risk is the impact of tall buildings on adjacent properties, and the risk of under-utilisation of land that can make a meaningful contribution towards Auckland's growth. The risk in terms of under-utilisation of land is the potential loss of opportunity to maximise the efficient use of the land.

In terms of the taller built form, risks are managed in the same way that effects are managed. All buildings trigger a resource consent. That resource consent will be subject to detailed assessment criteria strengthened through this plan change. That will lead to quality buildings in an urban environment context.

(h) **Reasons for proposal**

This height change effectively enables greater efficiency of use of the land. It provides for a higher opportunity for housing development on a block of land ideally suited for that activity, together with supporting community services and some local employment.

The height location in Area 2 is nestled into the topography of the precinct. The effects can be successfully managed.

The height of Area 1 in the north-west corner is a unique location because of the motorway interchange. The effects can be successfully managed through the precinct standards and assessment criteria. The height on Carrington Road simply reflects the expanded width of the street and the high public transport connection. The 12m step in the built form is not warranted.

Importantly the assessment criteria proposed in the plan change have been carefully crafted so as to ensure the quality of the built form.

## 10.7 Retail allocation within the precinct

(a) **Proposed amendment**

This plan change:

- Introduces a new policy identifying the appropriateness of retail opportunities as part of adaptive reuse of heritage and character buildings.
- Redistributes the allocation of retail between the tertiary education campus and the rest of the site.
- Gives greater clarity around the location of the retail core at the Gate 3 “Farm Road” entrance.

(b) **Provisions most appropriate way to achieve the objective**

The key retail provision that ensures an appropriate level of retail activity within the precinct without negatively impacting the Mount Albert and Point Chevalier town centres is the overall cap of 6,500m<sup>2</sup> gross floor area as a permitted activity. This is to ensure the role of the Point Chevalier and Mount Albert centres is not adversely impacted. Any retail above this cap triggers consent requirements. Typically that would be accompanied by an economic development analysis depending on the magnitude of the exceedance.

This measure is unchanged in this process. The primary control remains.

In terms of the reallocation of retail space within the precinct, with the shrinking of the Unitec campus, the demand for retail will also reduce. Furthermore, students within the campus are able to use any of the food and beverage / shops throughout the precinct. What this change does is enable a more targeted level of retail for the increased residential community. These provisions are the most appropriate way to achieve the objective.

(c) **Options considered**

- Remove retail cap altogether.
- Retain retail cap as currently applied.
- Retain the retail cap between Unitec and the rest of the precinct as currently applied.
- Reallocate retail cap as per proposed plan change.

(d) **Efficiency and effectiveness**

Removal of the retail cap would obviously allow for significantly increased retail. While that might be efficient for the residents of the precinct in that they would likely be able to gain more retail services within their precinct, that could have unintended consequences and material economic impact on the adjacent town centres. That in itself would lead to inefficiency in the broader business land resources within the area. Obviously retail caps are not about protecting individual businesses – that would be trade competition. It is however about managing the physical resources to ensure a robust economic strategy for the city and inner western suburbs. Consequently this option of removing the caps altogether was rejected.

In terms of the option of retaining the caps on the individual portions of the site as current, that would mean that there would be an over-provision of retail opportunity within the Unitec campus and an under-provision within the broader neighbourhood. That leads to inefficient use of land. It also means some increased external travel for residents needing to source services outside the precinct.

By achieving an equitable distribution based on level of activity, that clearly assists in efficiency and effectiveness because the level of retail activity is related to the likely intensity of the activity, be it housing and supporting business serves, or tertiary education.

(e) **Effects**

The removal of the overall retail cap has been rejected as an option for effective and efficiency reasons. No economic development analysis has been done on the effects of removing the cap. That analysis formed part of the original precinct development and is relied on.

The provisions do increase flexibility over the location of retail within the precinct. This allows for retail services to be located at different locations, or alternatively some increase in the size of the retail hub. However, the reallocation is all within the overall cap. The flexibility enables a more flexible response to the new neighbourhood needs.

The effect of keeping the retail cap in terms of the allocation of retail within the precinct, means that there is potentially insufficient retail to service the needs of the residentially community. That will force people to travel further for some services.

The plan change enables a retail hub within the campus on a site and location identified by Unitec. The effects of adjusting the retail cap as per the plan change are beneficial to future residents of the precinct.

The effects of increasing flexibility for retail location within 150m of the Farm Road area are beneficial. A tight control on sites needing to adjoin Farm Road constrains design flexibility and potentially quality. The intent is to create a node midway between the two town centres. The small degree of flexibility in location keeps this intent but allows better design outcomes. The overall effect of keeping the retail node in this location is achieved.

(f) **Benefit and cost**

The costs of removing the retail cap are unknown. This could allow an inappropriate scale of retail into the precinct. It could also have a detrimental effect on Point Chevalier and Mount Albert town centres if developed at scale.

The benefit of retaining the current retail cap is to ensure that the status quo remains for the Unitec students, notwithstanding the reduced size of the campus. The cost is the inability to create the appropriate level of retail to service the residents within the precinct.

The benefit of the reallocation of the individual retail area caps as proposed by the plan change is to create an appropriate level of retail for both the residents within the precinct and the students within Unitec. Unitec students will be able to use the retail within the precinct generally, whereas retail within the campus is more likely to have limited general access, particularly outside teaching times. Demonstrably the benefits outweigh the cost.

(g) **Risk**

The main risk is with the first option of removing retail caps altogether. That would create an economic risk in terms of the impact on the adjacent town centres. That is a key reason why this option is rejected.

There is minimal risk with the other two options, although if the current retail allocation within the Precinct is not adjusted, residents will likely have reduced retail services.

(h) **Reasons for proposal**

This plan change proposal provides the appropriate balance between providing a cap on retail services to ensure the integrity of the Point Chevalier and Mount Albert town centres as the precinct is developed over time. It provides an appropriate distribution of retail services between Unitec and the rest of the precinct.

## 10.8 Open space

### (a) Proposed amendment

Diagrams 10 and 11 show the open space network between the existing Precinct Plan and this plan change.

The current Precinct Plan 1 is characterised by one area of public open space, being a neighbourhood park of 3,000-5,000m<sup>2</sup>; and four private communal open space areas.

The plan change seeks to expand the size of the neighbourhood park from 3,000m<sup>2</sup>-5,000m<sup>2</sup>, to approximately 9,000m<sup>2</sup>. The park also relocates from the corner of Road 2 and the Mason Clinic block to more centrally within the precinct. It has a rectangular shape factor and a connection through to the spine road and other open space.

The future ownership of the remaining parkland will be worked through as the precinct is developed. It is the Crown's intention that this land become public open space as part of the broader precinct and to the benefit of residents and the wider Mount Albert community. That will remain a Council decision as to whether the land is accepted as public open space.

While the western private open space area shown on the existing Precinct Plan 1 has now transferred to Te Whatu Ora – Health New Zealand, access to the Te Auaunga / Oakley Creek walkway will be enabled through this plan change. This retains one of the key functions of the originally mapped space, namely to improve connectivity to the Creek. On subdivision this will be offered to Council to be vested as reserve. This will help form the network that will also connect to the cycleway and to the major neighbourhood park.

The existing Unitec campus had two other areas of private open space, being a large treed knoll between Farm Road and the spine road and parkland around the wetlands in the southern portion of the site.

The Crown has purchased both these areas. Part of this land is identified as open space and has the potential to be vested as public open space.

One additional element of open space is introduced in the north, in front of the Former Oakley Hospital Building. It is in a significant location, in terms of supporting both the precinct and the adjacent Point Chevalier township, and will improve connectivity to and from the precinct. It also enables the heritage values of the scheduled building to be protected and enhanced.

**(c) Provisions most appropriate way to achieve the objective**

The objective of the precinct is to provide a network of open space suitable for the area. This is addressed in the report by Boffa Miskell. In this regard:

- (i) This will see the vested open space network increase from 3,000-5,000m<sup>2</sup>- to up to 49,382m<sup>2</sup>.
- (ii) All open space identified on Precinct Plan 1 has the potential to be fully available to the public rather than private and/or communal open space.
- (iii) The open space creates a network of formal gardens in the north as part of the forecourt to the Former Oakley Hospital Building, active playground and recreational facilities in the central park, amenity and passive recreation areas associated with the mature tree stand in the central portion, through to informal passive open space and wetlands in the southern portion of the site, able to support an extensive ecological regeneration exercise.
- (iv) All open space is connected through a dedicated walking and cycleway network. The standard Council approach, in accordance with its Open Space Provision Policy 2016, is to try and create a neighbourhood park or open space within 400m of dwellings. This plan change achieves this. The central park is 400m from the rear

of the Former Oakley Hospital Building. The land in front of the Hospital Building creates a further open space which is more accessible, including in terms of topography, to development in the north.

- (v) The open space network provides for a variety of functions to meet a diverse community within this precinct.

The cumulative effect of these initiatives and the open space strategy demonstrate that this is the most appropriate way to achieve the objective.

(c) **Options considered**

The options considered were:

- (i) Leave the neighbourhood park in its current location on Precinct Plan 1.
- (ii) Retain the public open space network as private/communal open space.
- (iii) Add another park to the north.

In terms of these options:

- (i) The first option to keep the neighbourhood park where it is was not preferred due to its proximity to the Mason Clinic.
- (ii) The option of retaining land in private or communal open space was considered. This will be the option progressed if the Council does not want to accept vesting of some or all of the offered land. However, the analysis by Boffa Miskell demonstrates that all these different open space areas contribute a specific amenity to the benefit of the precinct and together make a cohesive open space network to the benefit of the public (refer section 4.1 of Landscape Assessment by Boffa Miskell (Attachment 4). Hence retaining this land in private ownership (unless the Council does not want vesting) was rejected as an option.
- (iii) The third option of a sole neighbourhood park in the north, on its existing location, was also not progressed. The neighbourhood park in the centre provides good

access to the majority of the precinct, which extends over 1500m. The existing northern park is a long distance from the balance of the precinct. The forecourt of the hospital building provides the opportunity for additional open space in the northern area. It has the potential to provide places for outdoor seating, picnicking and to have a restful character. It creates a high amenity when juxtaposed to the heritage building. The existing northern park in the north is therefore neither in a good location, nor warranted alongside the open space associated with the Former Oakley Hospital building.

(d) **Efficiency and effectiveness**

This open space network, in terms of the Boffa Miskell analysis, provides an effective network throughout the precinct to the benefit of existing precinct users (mainly Unitec students and staff) and future residents.

The Mason Clinic itself, by the nature of its function within the health system, is self-contained in terms of its open space requirements. Staff may use the broader network, but patients utilise open space within the clinic boundaries.

Unitec also provides extensive recreational facilities and an open space network within its campus to meet the needs of its students, although obviously they may also use the open space network within the precinct.

The effectiveness of this open space network is in the variety of different opportunities and recreational experiences which the land offers. The sites are efficiently located in terms of location and internal connectivity, but also in terms of their purpose. The core neighbourhood park is flat ground and centrally located. The other parklands relate to the nature of their development, e.g. the open space associated with the heritage building, the open space associated with the tree knoll, the open space and amenity around the wetlands, and the open space connecting through to Te Auaunga / Oakley Creek.

(e) **Effects**

Boffa Miskell again outlines the benefits the open space network will bring to future residents (at section 4.1 of the Landscape Assessment by Boffa Miskell (Attachment 4)).



The effects of keeping the open space (or large parts of it) as private or communal open space obviously benefits those residents who have access to that open space. However, in terms of access for both other residents within the precinct generally and the broader public, there is a demonstrable benefit in allowing general public access to these areas.

In terms of the effects of another park further to the north, that would create another opportunity for open space access. However, it would have the effect of displacing residential activity and the overall core benefit of this community to help Auckland manage its growth.

(f) **Benefit and cost**

The general benefit from the network as proposed is set out within the Boffa Miskell report.

The current proposal provides an appropriate balance between providing a robust network with a variety of different open space experiences. The spread of the network geographically through the precinct and the different functions also create a significant benefit.

The costs of open space are essentially two-fold.

The first is the cost of committing land to open space. This does reduce the available land for residential development. However open space is an essential community element. The benefits outweigh the costs.

The second is the cost of forming the open space. This is also a benefit to the new residential community and the wider area.

(g) **Risk**

There is minimal risk in terms of this open space network other than if the neighbourhood park is retained in its existing location.

The risks of the neighbourhood park adjacent to the Mason Clinic are explained above. The current proposal takes on board the benefits, avoids risk and creates the most suitable location to give an efficient and effective open space network.

(h) **Reasons for proposal**

The open space proposal:

- creates a variety of open space areas spread throughout the precinct;
- identifies a core neighbourhood park with the normal functions;
- creates other spaces for amenity and informal recreation areas;
- connects these open spaces through a dedicated walkway and cycleway network through the precinct.

## 10.9 Transport

(a) **Proposed amendment**

- (i) The triggers for updating the changes to an ITA are amended.
- (ii) The Te Auaunga Precinct 2022 ITA, including an updated assessment of transport matters (the December 2022 Report) is submitted as part of this plan change process. The Te Auaunga Precinct 2022 ITA is based on 4,000 dwellings and other related activity within the precinct.
- (iii) There is a review at 3,000 dwellings to validate the assumptions within the Te Auaunga Precinct 2022 ITA. If the assumptions prove correct, then development proceeds to 4,000 dwellings. If the ITA assumptions prove to have underestimated the vehicle trip generation, then a new ITA is triggered.
- (iv) A further ITA is required to support any development over 4,000 dwellings within the precinct.
- (v) Amendment to the Precinct Plan 1 indicative road network with minor adjustments to the primary spine road network within the precinct. Access points on to Carrington Road are essentially in the same location but with minor realignments.
- (vi) The provision to limit traffic from the south moving through the precinct inadvertently applies to traffic entering off Carrington Road when public roads are

vested. This error is rectified. The principle of not providing a direct link to Unitec carparks from the southern roads is retained. The intent is to make the gate 4 access the route for students coming from the south west.

- (vii) Deletion of the bus hub and a previous intention (now no longer the intention of Auckland Transport) to bring buses off Carrington Road into a dedicated hub.

(b) **Provisions most appropriate way to achieve the objective**

The key purpose of the objectives is to provide a transport network that puts an emphasis on alternate modes, particularly walking, cycling and public transport, and ensures these networks operate efficiently, and complement each other.

- This precinct benefits from significant changes in transport infrastructure since the inception of the original Precinct Plan 1. This includes a major investment in the Waterview Tunnel and State Highway 20 connection. This relocates significant east-west traffic off Carrington Road.
- The investment of the Crown, through the Infrastructure Acceleration Fund, creates the funding stream for the Council to upgrade Carrington Road fully from Great North Road at the Point Chevalier town centre to New North Road at the Mount Albert town centre.

In addition, there have been significant improvements in the frequencies on the railway network and in the bus network on the key corridors.

That means that the previous requirement of a continuously upgraded ITA is no longer appropriate or required.

(c) **Options considered**

Effectively there are two options.

- That set out in the Te Auaunga Plan Change and supported by the Te Auaunga Precinct 2022 ITA appended to this application at Attachment 7.

- The existing requirement of a new ITA every effectively two years.

(d) **Efficiency and effectiveness**

The current provisions are highly inefficient and of marginal effectiveness compared to the Te Auaunga Plan Change proposal. In particular:

- Needing to do an ITA every two years, apart from the transactional cost of the preparation and assessment of the ITA, fails to give any certainty or confidence to the development of the precinct. To plan and develop a residential community within the precinct needs a higher level of certainty than a two-yearly transport review can deliver.
- While the original uncertainty may have meant this method of repetitive ITAs an effective way to keep pace with the expected rapid changes in the transport performance (following opening of the Waterview Tunnel), that uncertainty is now largely resolved. The tunnel is constructed and traffic patterns are now known. The Infrastructure Acceleration Fund creates certainty as to funding and timing for the Carrington Road widening, with works anticipated to start by October 2025, and the upgraded transport rail and bus frequencies are known.
- Preserving the bus hub in its current location when Auckland Transport has made the decision to avoid off-corridor hub locations and retain buses on Carrington Road is not appropriate. Furthermore, it would distort, for no reason, the design and layout of this portion of the Carrington Road frontage.

(e) **Effects**

The effects of this plan change are all managed to ensure the transport network operates successfully.

The work by Stantec and the Te Auaunga Precinct 2022 ITA they have prepared demonstrates how transport matters will operate successfully within the development enabled by the precinct provisions as proposed in the plan change. They have outlined in their December 2022 Report the effects of this development on the transport network and how the ITA manages this. The conclusion by Stantec is:

*“If [the assumptions within the report] are given effect to, then, combined with the good existing transport accessibility and the central location that the Te Auaunga Plan Change location enjoys, the transport effects of the rezoning and intensification sought by the Te Auaunga Plan Change are considered acceptable, and will place a much-reduced burden on Auckland’s transport networks compared to a development of similar size located further outside the Auckland Isthmus”.*

Any modelling and the underlying assumptions will be impacted if trends change over time or if assumptions are not comprehensive. This plan change builds in a validation process at 75% of the assumed development potential. That gives appropriate time to respond to any emerging effects or invalid assumptions.

(f) **Benefit and cost**

The benefit of setting a more certain medium term ITA is that there is a comprehensive approach set now which enables all property owners and developers to respond to the transport requirements of the precinct. It enables development decisions to promote the medium term transport outcomes identified through the Te Auaunga Precinct 2022 ITA. It is the most cost efficient method, because it identifies works to be done and creates the framework under which all parties need to manage their development aspirations.

There will be significant cost in the transport infrastructure development for the precinct. However, the key transport infrastructure provision beyond the immediate site boundary, being the widening of Carrington Road, is effectively funded through the Infrastructure Acceleration Fund. Furthermore the opening of the City Rail Link will bring significantly improved connections to the City Centre on the western line. This will benefit the precinct with its proximity to the Mount Albert Station.

It is appropriate for Precinct Plan 1 to be aligned with the internal road network and connections on to Carrington Road now agreed and consented. This gives an accurate portrayal of the transport network within the precinct which is an advantage to landowners, developers and the general public who can gain a realistic expectation of the development potential of the precinct.

There is no cost in correcting this aspect of the plan.

(g) **Risk**

The risk with this development is relatively low.

There is some, but limited, risk in setting the ITA as proposed within the plan change, in that its underlying assumptions may not bear out. The risk is significantly mitigated by the validation review at 75% of the build out under the ITA assumptions, i.e. the trigger at 3,000 dwellings.

There is no risk in removing the bus hub given that Auckland Transport has made the decision to keep buses on Carrington Road.

There is no risk in updating Precinct Plan 1 to the approved road alignment, because that road layout is now consented and moving now to construction.

(h) **Reasons for proposal**

The proposal for the ITA review creates the appropriate balance between providing a robust ITA with a validation process part way through the anticipated build out, and yet providing certainty and confidence to the development of the precinct. The increased ability to model the future transport state is brought about by the completion of the Waterview Tunnel and the known effects of that major connection, and the Infrastructure Acceleration Fund enabling the widening of Carrington Road, and formalising its timing alongside progress on the development.

The proposal is advanced to accurately reflect the situation with the bus hub and the realigned spine road network.

## 11 CONSULTATION

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### 11.1 Overview

HUD has consulted on this application with key stakeholders.

### 11.2 Auckland Council

The technical experts for HUD have met with the Council to work through the various provisions and aspects relating to the plan change.

This included the planning, urban design, stormwater, parks and transport specialists.

Some of this consultation has been in context, including, as discussed further below:

- Discussions with Council and Te Whatu Ora over open space within the precinct and the substitution of open space lost through the expansion of the Mason Clinic.
- Engagement with Council on the open space opportunities within the precinct, including its potential functions.
- The completion of the Stormwater Management Plan for the precinct, which has now been adopted by Council as part of its network discharge consent.
- Discussions relating to the preparation and acceptance of the previously prepared 2020 ITA which established a baseline of assumptions for the precinct which have subsequently been updated in the Te Auaunga Precinct 2022 ITA appended to this report at Attachment 7.
- The resource consent for the spine road, and associated walking and cycling networks, which establishes a framework for the future internal networks.

In response to the various consultation:

- (a) The plan change promotes a network of open space which fully addresses the replacement open space from the Mason Clinic, and provides a high quality open space network that will service existing users of the precinct and future residents.
- (b) A stormwater management approach has been developed which provides a sophisticated treatment train process. The existing Precinct Plan 1 identifies the existing central stormwater pond, and a new proposed western stormwater pond. This plan change deletes the proposed

western pond. It has been replaced with other stormwater management methods in line with current “Healthy Waters” practice. However, the core of the existing central stormwater pond and its functionality is retained and contained within the open space area identified on the proposed Precinct Plan 1. The detail of how this is reflected is set out in criteria within the existing precinct provisions and discussed in section 4.3 of this report.

- (c) For the reasons outlined in this report, height has been carefully assessed in terms of the existing topography of the site and the extent to which it will be visible to existing residents.
- (d) The transport response has been developed in accordance with an ITA. The site has an existing ITA which was approved by the Council in 2020 (the 2020 ITA). This application includes an updated ITA – the Te Auaunga Precinct 2022 ITA.

### 11.3 Local Board

Engagement with the Albert Eden Local Board on the open space opportunities within the precinct, including their potential functions, and the proposed plan change generally.

HUD and the Rōpū have presented to the Local Board on infrastructure resource consents, the open space proposals, and this plan change.

### 11.4 Auckland Transport

HUD has completed an ITA to be prepared to address all aspects of this development including this plan change. As addressed in the Te Auaunga Precinct ITA 2022 Executive Summary, and discussed above in section 6.9, the Te Auaunga Precinct 2022 ITA appended as Attachment 7 to this report comprises the 2022 Executive Summary, primary June 2020 ITA document, additional traffic modelling sensitivity testing by Stantec carried out in October 2020 and the updated Transport Assessment and Modelling Report dated December 2022. The primary 2020 ITA document was accepted by Auckland Council on the recommendation of Auckland Transport.

Discussions with Auckland Transport have been ongoing since that time in respect of the additional assessment undertaken.



One of the primary concerns for Auckland Transport has been uncertainty over the timing and extent of the Carrington Road upgrade. The Crown grant to upgrade Carrington Road substantially reduces this uncertainty.

## 11.5 Watercare

HUD, through its consultant MPS, has been engaging with Watercare in respect of wastewater and potable water infrastructure provision to service the development that will be enabled by the plan change and with respect to the recently lodged resource consents.

### *Wastewater*

The completion of the Central Interceptor and associated works will significantly improve overall wastewater capacity. The existing precinct provisions already require that new development demonstrate it has adequate infrastructure to service proposals. No changes are suggested to these requirements. The level of intensity and timing is consistent with the general upgrade in the system already planned through the Central Interceptor given that the project itself is physically underway at present and intended to complete by 2026.

### *Potable water*

HUD, through its consultant MPS, has engaged with Watercare on potable water. Once new connections to the Sutherland Bulk Supply Point are made, and the Bulk Supply Point is upgraded, the precinct will have capacity for around 4,000 dwellings (adopting a conservative assumption of average occupancy of three people per unit, as addressed further in the Infrastructure Assessment by MPS and Attachment 6).

The Sutherland Bulk Supply Point upgrade is included in Watercare's Asset Management Plan, and works are programmed to start in 2023, which will ensure that there is an increase in potable water capacity to meet the development as it progresses.

The current assessment criteria already require that new development demonstrate it has adequate infrastructure to service proposals. No changes are suggested to these requirements.

## 11.6 Tangata whenua

This plan change has been developed in collaboration with the three Rōpū, who together represent 13 iwi/hapū.<sup>1</sup>

There has also been letters sent to the only other two iwi authorities who have identified the land within their area of interest, and who are not part of the three Rōpū, namely Waikato-Tainui and Makaurau Marae. At the time of completing this report no responses from these iwi authorities had been received.

## 11.7 Whai Rawa

Ngāti Whātua Ōrākei are a key member of one of the three Rōpū supporting this application, and their commercial subsidiary Whai Rawa has been leading engagement with HUD on behalf of the Ngāti Whātua Rōpū. Whai Rawa has, therefore, been consulted on this plan change. Their feedback is incorporated within this plan change request.

## 11.8 Te Whatu Ora – Health New Zealand

Te Whatu Ora and HUD have had various discussions over the two plan changes..

As it was first in terms of timing, the two parties worked through the provisions of the Te Whatu Ora plan change request, PC75. Detailed interface provisions have been agreed.

This plan change has been prepared so as not to duplicate those provisions but to equally ensure it does not undermine those provisions.

## 11.9 Heritage New Zealand Pouhere Taonga

There have been discussion with Heritage New Zealand Pouhere Taonga over the former Oakley Hospital Building. These have been related to the development allowed under this plan change request, and resource consents for the main backbone road and associated infrastructure.

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<sup>11</sup> As noted above, Ngāi Tai ki Tāmaki, Ngāti Tamaoho, Ngāti Te Ata, Te Ākitai Waiohua, Te Kawerau ā Maki, Ngāti Whātua Ōrākei, Te Rūnanga o Ngāti Whātua, Ngāti Whātua ki Kaipara, Ngāti Maru, Ngāti Paoa, Ngaati Whanaunga, Ngāti Tamaterā and Te Patukirikiri.

## 12 NOTIFICATION

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12.1 The RMA allows private plan change requests to be either non-notified, limited notified or fully notified depending on the circumstances.

12.2 HUD is seeking that this plan change be dealt with on a notified basis.

## 13 CONCLUSION

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13.1 The effect of this plan change will be to:

- a. Provide for appropriate additional residential and mixed use development within the Auckland isthmus.
- b. Rezone land that is no longer required for tertiary education purposes, to residential development ensuring the efficiency of the land and to the benefit of housing in the Auckland isthmus.
- c. Enable additional height which provides additional opportunity for housing and a broader range of typologies.

13.2 This precinct has unique attributes which make it suitable for intensive development. It is adjacent location of the Te Auaunga waterway and the ecological and recreational facilities that enables, the land topography is suitable for additional height, and the precinct uniquely connected to public transport and the Auckland broader cycle network.

13.3 The precinct benefits from being close to existing town centres and on good public transport connections. It has good access to all modes of transport.

13.4 It is the largest undeveloped block of land on the isthmus and suitable for development for housing purposes.

13.5 The technical reports forming part of this plan change request demonstrate that the objectives of the Te Auaunga Precinct are consistent with the purpose of the Resource Management Act. The zoning, activities, standards, assessment criteria and specific precinct provisions meet the tests of section 32 of the RMA.

## ATTACHMENT 1A

### ADDITIONAL INFORMATION REQUEST

#### PLANNING

This attachment sets out the questions and responses to the clause 23 request (request for additional information) from the Council on the original plan change. This addresses the matters related to planning. .

This attachment sets out the topic, Council's question, the technical expert who prepared the response and the additional information sought by the Council.

#### TOPIC: YIELD

##### **Specific request**

Please clarify the calculation made for potential yield.

##### **Reasons for request**

Assumed yield enabled by the plan change is important as a basis to then analyse potential effects arising from future development. This includes effects on infrastructure, including transport, open space and community facilities, as well as other community needs such as access to retail and employment. While assumptions for calculating yield have been given (8.1 of the AEE) there is uncertainty about how those assumptions have then been used to arrive at assumed yield.

Please include details of:

1. Total site area over which the analysis has been undertaken
2. What areas have been excluded (m2 of spine roading, m2 of open space, anything else)
3. Define "land efficiency" – what, comprises the 25% excluded.
4. Detail what housing typology mix has been used for the assumptions.
5. Describe, using the areas enabled for housing and the heights proposed, where the assumed housing typology numbers could be applied across the precinct (i.e. breakdown of possible numbers around the precinct).

We would like to see the assessment clearly showing the geographic areas over which the calculations have been applied, ideally corresponding to some sort of table that shows the different ratios and assumptions that have been applied to each stage of the calculation to produce the final dwelling yield. Sufficient information is required to be able to replicate the same calculations on the identified mapped areas and therefore be able to test the sensitivity of the final dwelling yields to the assumptions applied.

An example table is below (containing dummy information) that demonstrates the type of information sought. It should contain a

separate row for each area within the precinct which has a different height limit or built height and dwelling typology assumed so that the calculations can be replicated. For example, block A has been split into two areas developed at different densities. Therefore, there it is shown as two separate rows in the table to be able to demonstrate the different densities and yields within each sub-area. I note that this information may be provided slightly differently for horizontally-attached dwellings (e.g. 2-3 level walk-up terraced housing) where individual sections may be first established and then dwellings constructed. This is fine, as long as it contains all of the information to be able to replicate and test the assumptions applied.

Map Area Reference	Typology	Gross Zoned Area (ha)	Developable Area (1) (ha)	Ratio to Parcelled Area (2)	Net Parcelled Area (ha)	Site Cover Ratio (3)	Site Cover (m2)	Height Limit (storeys)	Built Height (storeys)	Total Floorspace (m2)	Av. Dwelling Size (m2)	Est. Dwellings	Av. Land Per Dwelling (net) (m2)
A	Terraced	100	75	80%	60	50%	300,000	3	2	600,000	120	5,000	120
A	Vertically-Attached	20	18	75%	13.5	60%	81,000	6	6	486,000	80	6,075	22
B	Terraced	25	15	80%	12	50%	60,000	3	3	180,000	110	1,636	73
B	Vertically-Attached	30	15	75%	11.25	60%	67,500	8	6	405,000	80	5,062	22
B	Vertically-Attached	35	25	75%	18.75	60%	112,500	8	8	900,000	75	12,000	16

(1) This is the area which has undevelopable areas removed such as larger areas of open space (i.e. those areas that would often have an Open Space zoning in other situations), wetlands, etc.

(2) This is a separate ratio, applied subsequently to (1). It is the ratio applied to estimate the share of the developable area that would result in actual privately-owned parcelled area once public roads, reserves, etc have been removed. It is the usual 68%-70% ratio applied to greenfield areas, but realise this will be lower in this case due to the existence of main roads, etc.

(3) This is the % of the final parcelled area that is covered by floorspace.

**Applicant response provided by**

John Duthie of Tattico

**Applicant response**

- 1 This question effectively seeks a copy of the model used to calculate likely residential yield within the precinct.
- 2 The model is attached to this response. This model has been generated as a planning tool to obtain an overview of possible yield on the site, alongside this plan change. In this regard the following needs to be understood:
  - (a) The model does not reflect the intentions or plans of any of the site developers (the Rōpū of Ngā Mana Whenua o Tāmaki Makaurau). As discussed below, it extrapolates its results from a series of assumptions about potential yield based on land area, the existing and proposed zoning and height areas, typologies and urban form.
  - (b) Each of the site developers are preparing their own development plans which will vary from the model (except to the extent the model incorporates the existing resource consents).
  - (c) The model is not intended to give precise information on any one block. Rather its value is to provide an average development scenario that encompasses the entire development. Specifically, the block layout is for the purpose of assessing yield, and does not represent any proposed subdivision plan, including as the zoning changes

proposed through this plan change will influence the future layout, if confirmed. As land is developed subdivision will occur.

- (d) Each future development proposal will trigger resource consent. At that stage the Council will be able to assess the effects of a specific development, including the impact on infrastructure.
- 3 The basis of the calculations are set out below. The model and index map is attached to this reply. The model follows a similar approach to Council's example, but at a finer grained level.
- 4 The Crown land within the precinct has been broken down into different blocks based on a possible subdivision pattern and topography, solely for the purpose of generating yield assumptions.
- 5 The blocks relate to the attached map. Each block is ascribed a number which corresponds to the left-hand column within the model.
- 6 The model demonstrates a theoretical capacity of 4,618 dwellings. We have then run a density assessment based on each of these blocks.
- 7 The following key assumptions apply to the model:
- (a) For the proposed open space areas identified within proposed Precinct plan 1, there is no residential yield.
  - (b) The Former Oakley Hospital Building is a heritage building. The assessment assumes the conversion of a portion of this building to residential development (the other parts of the building being assumed for other adaptive reuse such as retail and professional offices). However, these assumptions, as with the model as a whole, involve the adoption of generic assumptions that do not represent actual plans.
  - (c) No account is being taken in this calculation of the Mason Clinic. This is a specialist health care facility and is being dealt with through Plan Change 75.
  - (d) No account has been taken of Unitec. This is a specialist tertiary education institute.
  - (e) Both the Crown land and the privately held Ngāti Whātua Whai Rawa blocks are included in the model. These holdings represent the land available for residential and mixed use development within the precinct, according to the current and proposed zoning. As with the rest of the model, the analysis of the Ngāti Whātua Whai Rawa land is a desktop assessment. The Crown has no particular knowledge of the intentions for this land.
  - (f) Three consents under the fast-track system have been granted for this area. The model has been updated to assume the yield as approved under these consents.
  - (g) The model assumes an averaging approach.
  - (h) The model includes the Taylors Laundry site (Sub-precinct B) and assumes this will be developed for residential purposes. This is a likely outcome but only in the longer term, given the property is leased for the medium term.
  - (i) Terrace Housing is based on an average site of 250m<sup>2</sup> gross land area. Assuming a double loaded road / access provision, which delivers about an average 180m<sup>2</sup> net for

end and mid-block sites. These assumptions reflect the yield in the granted fast-track consent for terrace housing within the south of the precinct.

- (j) Land efficiency takes account of the local roading network, infrastructure and potential open space that will be part of the overall subdivision and land development of the land. This is land that will not be part of a private development title.
  - (k) Site efficiency is the percentage of a site that will be developed for building footprint. The remainder of the land is in access, at grade parking, private open space, outlook areas and general landscaping.
  - (l) Building efficiency in apartment buildings is set at 80%. The other 20% is in corridors, vertical circulation space (lifts and stairwells) and services.
- 8 The model assumes 4059 apartments (including walkups) and 559 terrace houses. As discussed above, this does not represent the exact number of dwellings, or proportion of these typologies, that will be developed within the precinct. It provides an approximate measure which has informed the development of the precinct provisions that we propose be created through the plan change.
- 9 The tabulated form of the model is set out below.



Block No.	Land Area (ha)	Land Efficiency		Typology	Average Site Size Terrace (m <sup>2</sup> )	No. Terrace	Site Efficiency		No. Storeys	Building Footprint GFA	Bldg Efficiency		Average Apartment Size (m <sup>2</sup> )	No. Apartments
		%	Land (ha)				%	Area (m <sup>2</sup> )			%	Net GFA (m <sup>2</sup> )		
1*	1.83	-	-	Adaptive Use	-	-	-	7979	2	15958	50%	7979	100	80
2* BLDG 1	0.88	-	-	Apartment	-	-	-	764	19	14516	80%	11613	100	116
2* BLDG 2	-	-	-	Apartment	-	-	-	953	14	13341	80%	10672	100	107
2* BLDG 3	-	-	-	Apartment	-	-	-	953	11	10482	80%	8386	100	84
3A*	0.65	-	-	Apartment	-	-	-	-	-	-	-	-	-	266
3B - 1	1.00	75%	0.75	Apartment	-	-	50%	3750	9	33750	85%	28688	100	287
3B - 2	1.00	75%	0.75	Walkup	-	-	55%	4125	4	16500	85%	14025	100	140
3C	1.27	-	-	Terrace	250	51	-	-	-	-	-	-	-	-
4 - 1	0.40	80%	0.32	Apartment	-	-	50%	1600	7	11200	85%	9520	90	106
4 - 2	0.50	80%	0.40	Walkup	-	-	55%	2200	4	8800	85%	7480	90	83
5* - 1	0.80	75%	0.60	Apartment	-	-	50%	3000	7	21000	85%	17850	100	179
5* - 2	0.82	80%	0.66	Walkup	-	-	55%	3608	4	14432	85%	12267	90	136
6A*	1.13	-	-	Apartment	-	-	-	-	-	-	-	-	-	381
6B - 1	0.55	75%	0.41	Apartment	-	-	50%	2063	6	12375	85%	10519	90	117
6B - 2	0.55	75%	0.41	Apartment	-	-	50%	2063	5	10313	85%	8766	90	97
7*	0.33	100%	0.33	Walkup	-	-	50%	1650	4	6600	85%	5610	90	62
8*	0.39	85%	0.33	Apartment	-	-	50%	1661	7.5	12460	85%	10591	90	118
9A	1.38	-	-	Terrace	250	55	-	-	-	-	-	-	-	-
9C	0.60	85%	0.51	Walkup	-	-	50%	2550	4	10200	85%	8670	90	96
9B	0.60	85%	0.51	Apartment	-	-	55%	2805	7	19635	85%	16690	80	209
10A - 1	0.25	85%	0.21	Apartment	-	-	50%	1063	9.5	10094	85%	8580	90	95
10A - 2	0.28	85%	0.24	Apartment	-	-	50%	1190	7.5	8925	85%	7586	90	84
10B	0.63	85%	0.54	Walkup	-	-	55%	2945	4	11781	85%	10014	80	125
10C	0.62	-	-	Terrace	250	25	-	-	2	-	-	-	-	-
11*	0.48	-	-	Terrace	250	19	-	-	-	-	-	-	-	-
12	0.86	-	-	Terrace	250	34	-	-	-	-	-	-	-	-
13	0.77	-	-	Terrace	250	31	-	-	-	-	-	-	-	-
14	0.95	-	-	Terrace	250	38	-	-	-	-	-	-	-	-
15A	0.60	80%	0.48	Walkup	-	-	55%	2640	4	10560	85%	8976	80	112
15B	0.61	-	-	Terrace	250	24	-	-	-	-	-	-	-	-
16	0.35	100%	0.35	Walkup	-	-	55%	1934	4	7735	85%	6575	100	66
17A - 1	0.75	75%	0.56	Apartment	-	-	50%	2813	7.5	21094	85%	17930	90	199
17A - 2	0.75	75%	0.56	Apartment	-	-	50%	2813	5.5	15469	85%	13148	90	146
17B	1.60	-	-	Terrace	250	64	-	-	-	-	-	-	-	-
17C*	1.40	-	-	Office	-	-	-	-	-	-	-	-	-	-
18	1.42	85%	1.21	Walkup	-	-	55%	6646	4	26582	85%	22595	80	282
19	1.04	75%	0.78	Walkup	-	-	55%	4306	4	17223	85%	14639	80	183
20	1.78	-	-	Terrace	250	71	-	-	-	-	-	-	-	-
21*	3.67	-	-	Terrace	250	147	-	-	-	-	-	-	-	-
22	0.34	85%	0.29	Walkup	-	-	55%	1600	6	9599	85%	8159	80	102
<b>Subtotal</b>	<b>33.83</b>	-	-	-	-	<b>559</b>	-	-	-	-	-	<b>307526</b>	-	<b>4059</b>
23	0.69	-	-	Open Space	-	-	-	-	-	-	-	-	-	-
24	0.98	-	-	Open Space	-	-	-	-	-	-	-	-	-	-
25	0.32	-	-	Open Space	-	-	-	-	-	-	-	-	-	-
26	1.47	-	-	Open Space	-	-	-	-	-	-	-	-	-	-
27	1.64	-	-	Open Space	-	-	-	-	-	-	-	-	-	-
<b>Subtotal</b>	<b>5.10</b>	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total</b>	<b>38.93</b>	-	-	-	-	-	-	-	-	-	-	-	-	-

KEY
ADAPTIVE USE
APARTMENT
WALKUP
TERRACE
OFFICE
OPEN SPACE

**NOTE:**

**1\*** Height & GFA reflects existing heritage building. Assumes mixed use building  
**2\*** Due to the narrower footprint, it is assumed the equivalent of 1 floor is lost in lobbies, service rooms and communal amenity spaces  
**3A\*** Adopts existing FTCA consent  
**5\*** Site limitation by contour  
**6A\*** Adopts existing FTCA consent  
**7\*** Assumes business or community use of building  
**8\*** Blocks 8 and 9 treated as one development site  
**11\*** Assumes retention and adaptive reuse of pump house for business use  
**17C\*** Assumes continuation of office use and conference centre  
**21\*** Adopts existing FTCA consent and tabled architectural plans  
**22\*** Assumes retention of Penman House

For apartments it is assumed half a floor is lost in lobbies, service rooms (infrastructure, waste management bike parking and plant)

Typically, walkups have a higher efficiency at 55% due to factors including reduced parking

Premium apartments offering enhanced outlook have a average GFA of 100sqm

Where in the model different sub numbers are used in the block number e.g. 3B-1, 15B, they refer to a change in typology within the block. They are not bound to a geographic

## TOPIC: TYPOLOGIES AND POPULATION

### Specific request

Household types and expected population

*P(F)1 Please provide further clarification of the mix of household types that could logically be expected to establish in the precinct, as revised. Please also provide an estimate of the total population that may be expected as a result of this housing mix.*

### Reasons for request

Information has been provided on the possible number of apartments and terrace houses. However, without further information, such as bedroom numbers, it is difficult to assess what population may be expected to establish, including how that may compare to what is enabled in the current precinct provisions. For instance, a simple dwelling number analysis does not enable a good comparison where the composition of the current dwelling mix includes 1,000 student units – which it is assumed would be only one person units.

### Applicant response provided by

John Duthie of Tattico

### Applicant response

This response addresses first, housing typologies, and second, likely population. These are based on general planning assessments. The Ministry of Housing and Urban Development (HUD) will not be the actual developer of the land. Developments will be undertaken by others, as detailed in the plan change application. However, a general assessment can be made and is attached to the application at xx. Furthermore, it is informed by the three applications which have already been granted within the precinct, being two resource consents for Marutūāhu and a resource consent for Ngāti Whātua, which demonstrate potential future typologies.

#### 1. Typologies

The precinct is likely to be developed for a combination of social, affordable, and full market housing.

Response P1 sets out the Applicant's yield model, which has been developed for HUD to assess likely yield and density across the precinct.

This model identifies the likely development for a range of typologies including:

- Two and three level terrace house development.
- Walk-up apartments.
- Apartment buildings.

In addition, some sites are being considered for specialist housing including kaumātua housing or some form of specialist housing for the elderly.

In terms of dwelling size, it is also anticipated that there will be a range of different product focused in the two and three bedroom typology, but with a range from one to four bedroom.

However, as is typical across the region and particularly within other large residential and B-MU zoned brownfield sites, individual projects will be advanced and developed depending on different needs and requirements and owner aspirations at the time. Nevertheless, the mix of properties and the range of planning controls is likely to lead to a reasonably diverse range of typologies across the precinct.

## 2. Population

The existing precinct anticipated development of approximately 2,500 dwellings and 1,000 specialist accommodation units, which were originally associated with the Unitec campus and were intended to comprise a mix of student, staff and PhD/tutor accommodation.

Typical densities were applied to the existing precinct, i.e. based on 2.8 person average occupancy per dwelling and 1.2 person occupancy for the Unitec accommodation. The 1.2 ratio identified that the majority of those units would be student accommodation with the likelihood of single person occupancy. The staff and PhD/tutor accommodation was more likely to be in the 2.0-2.8 range.

Based on these assumptions, the development enabled by the existing precinct was assessed at 8,200 anticipated population.

The development enabled by the proposed precinct provisions has been assessed at between 4,000-4,500 dwellings across the range of typologies.

Applying an average of 2.8 person occupancy per dwelling, this would give a range of 11,200-12,600 population.

If housing for the elderly or kaumātua housing is introduced, this would have a typical occupancy rate of 1.5 persons per dwelling. This would reduce the overall population.

The expectation is that the population will eventually be in the range of 10,000-12,500 people when the precinct is fully developed.

## TOPIC: COMMUNITY CONSULTATION

<b>Specific request</b>	Summary of community consultation outcomes
<b>Reasons for request</b>	It is understood the Applicant is undertaking local community consultation. It will be helpful to have information on the outcomes of that consultation.
<b>Applicant response provided by</b>	John Duthie of Tattico
<b>Applicant response</b>	

In addition to the Albert-Eden Local Board and stakeholder consultation outlined in the application, HUD has undertaken the following community consultation.

## Public Drop in Sessions

- 1 Drop-in sessions were held in February 2023. Two sessions were held two weeks apart with a 3pm to 7pm timeframe. The time spread was intended to provide an afternoon and / or evening opportunity for people to visit the precinct, to question the HUD's consultant team, and to view a summary of the plan change material, including the Precinct plans. This also included information in respect of the existing precinct provisions and plans for comparison.
- 2 Approximately 25-30 members of the community attended on the first drop-in session, with around 50-60 attending the second session.
- 3 A broad range of the community attended including:
  - (a) residents;
  - (b) people who worked in the area;
  - (c) people studying in the area;
  - (d) people with children at primary schools in the area;
  - (e) local business owners;
  - (f) people coming on behalf of public interest groups; and
  - (g) Local Board members.
- 4 The key themes raised are set out below.
- 5 *Transport:*
  - (a) Traffic to and from the south and how this would be controlled to prevent through traffic in residential streets / the maintenance of the existing cul-de-sacs in the southern section of the development.
  - (b) Volumes of cars and the effects of increased traffic in surrounding streets.
  - (c) Integration with Auckland Transport's (AT) Carrington Road upgrade.
  - (d) Related upgrades and whether these were planned, including the Woodward Road Railway Crossing.
  - (e) Roading connectivity to and from the east, i.e. integration between the precinct and Mount Albert streets on the other side of Carrington Road.
  - (f) The feasibility of extending the Carrington Road upgrade east of Woodward Road (narrower corridor, steeper land adjacent) and how the rail and motorway overbridge pinch points would be dealt with.
  - (g) Concern about parking in surrounding suburbs by residents of the new "low car" development and whether a residents' parking scheme would be supported by AT.

- (h) Support for the alternative expanded cycleway network and connections to the Northwestern and Southern Cycleway to Mount Albert. Higher density considered to be supported by this network.
- (i) Support for the cycling initiatives in the plan change.
- (j) Questions about the new connection to the Northwestern Cycleway in light of the proposed connection, as shown on the operative Wairaka Precinct plans, being removed through the Mason Clinic plan change.
- (k) Support for provision of public walking through the precinct and connectivity to the surrounding neighbourhoods.

6 *Business – Mixed Use zone:*

- (a) The type of expected development e.g. housing typologies, the anticipated mix between public, affordable and market housing, the potential for a large number of apartments.
- (b) Provision of a masterplan.
- (c) Questions regarding whether there would be enough retail and hospitality provision for the local community, or would the future residents need to drive to services. Members of the community supported walkable opportunities for base convenience retail e.g. supermarket, dairy, hairdresser etc. without having to get in a car.
- (d) Interest by residents in the surrounding community in respect of accessing – via walking / non-car based mobility – retail and hospitality venues provided within the new community BMU. Noted loss of recent access to local dairy / walkable retail amenity.
- (e) Questions about the future of Taylor’s Laundry.

7 *Stormwater:*

- (a) Retention, detention and attenuation including how much on-site management of stormwater was anticipated.
- (b) January storm events and impacts across the precinct.
- (c) Effects on the neighbouring area including to the eastern side of Carrington Road (noting this is a different catchment).
- (d) Whether there are sufficient pervious areas planned within the precinct.

8 *Open Space and Community Facilities:*

- (a) Type and extent of open space.
- (b) Whether public or private.
- (c) Interest in any plans around community facilities.
- (d) Sanctuary gardens – what will happen to them.

9 *Trees:*

- (a) Protection for trees in the plan.
- 10 *Height:*
- (1) Permitted heights across the precinct, particularly along the Carrington Road frontage.
  - (2) Impact of Plan Change 78 and nature of change / further development opportunity in the surrounding residential area.
- 11 *Timing of the development:*
- (a) Timing of development, including interest in seeing development progress to help bring a future community to support the Point Chevalier town centre and its retailers.
  - (b) Timing of Carrington Road upgrades.
  - (c) Interest in opportunities to buy dwellings for themselves or family members.
- 12 *Former Oakley Hospital Building and Heritage:*
- (a) Interest in Building 1 (the Former Oakley Hospital Building) and its future.
  - (b) Request for the Pumphouse to be returned to a publicly accessible operating café / bar / restaurant.
- 13 *School:*
- (a) Whether a primary school is planned within the precinct and whether it could be added later if not included now.
- 14 *Housing tenures:*
- (a) Future home ownership tenures i.e. who will own the land, will it be leasehold, will there be public housing, will there be many rentals.
  - (b) Support for “rent to buy” possibilities.
- 15 HUD considers that the relevant matters raised at these sessions have been comprehensively addressed in the plan change application materials and clause 23 responses.

### **The Tree Council**

- 16 HUD met separately with The Tree Council and a copy of the relevant parts of the plan change (i.e. the protected tree schedule) were provided. The Tree Council wanted assurance that the plan change was not altering the level of protection in the Auckland Unitary Plan (Operative in Part) (AUP) for either the identified trees in the precinct or the notable trees in the AUP. This assurance was given.
- 17 The Tree Council was also keen for future public space areas to encompass significant trees (as is the case with the notable trees, a proposal which they were supportive of).

### **Unitec’s Ngā Kaitiaki Committee**

- 18 Discussions were held with Unitec’s Ngā Kaitiaki Committee, which comprises a mix of Unitec staff and student representatives – primarily those associated with Unitec’s Te Noho Kotahitanga Marae, as well as some community representatives.
- 19 Discussions were had about the precinct name (with support for leaving it as “Wairaka”), the future of the Former Oakley Hospital Building, height controls, and biodiversity. The group requested the opportunity to walk around the precinct and discuss key locations identified in the plan change locations, which was agreed by HUD and occurred on 25 May 2023.

**TOPIC: REGIONAL POLICY STATEMENT**

**Specific request**                      Please provide an analysis of the proposed plan change in relation to AUP RPS chapters B3 – Infrastructure, Transport and Energy; B4 - Natural heritage; B5 – Built heritage and character; B6 Mana Whenua; B7 Natural Resources; B8 Coastal Environment and B10 Environmental Risk.

**Reasons for request**                Required for a full understanding of the proposed plan change under the RPS.

**Applicant response provided by**      John Duthie of Tattico

**Applicant response**

20 As stated in the plan change application, the plan change will give effect to the Regional Policy Statement, as required by s 75(3).

21 The attached table sets out the requested assessment of the plan change against chapters B3-B8 and B10 of the Regional Policy Statement.



RPS Chapter and provisions	Assessment in respect of plan change
<b>B3 Ngā pūnaha hanganga, kawekawe me ngā pūngao – Infrastructure, transport and energy</b>	
<p><b>B3.2 Infrastructure</b></p> <p><b>B3.2.1 Objectives</b></p> <ol style="list-style-type: none"> <li>(1) Infrastructure is resilient, efficient and effective.</li> <li>(2) The benefits of infrastructure are recognised, including: <ol style="list-style-type: none"> <li>(a) providing essential services for the functioning of communities, businesses and industries within and beyond Auckland;</li> <li>(b) enabling economic growth;</li> <li>(c) contributing to the economy of Auckland and New Zealand;</li> <li>(d) providing for public health, safety and the well-being of people and communities;</li> <li>(e) protecting the quality of the natural environment; and</li> <li>(f) enabling interaction and communication, including national and international links for trade and tourism.</li> </ol> </li> <li>(3) Development, operation, maintenance, and upgrading of infrastructure is enabled, while managing adverse effects on: <ol style="list-style-type: none"> <li>(a) the quality of the environment and, in particular, natural and physical resources that have been scheduled in the Unitary Plan in relation to natural heritage, Mana Whenua, natural resources, coastal environment, historic heritage and special character;</li> <li>(b) the health and safety of communities and amenity values.</li> </ol> </li> <li>(4) The functional and operational needs of infrastructure are recognised.</li> <li>(5) Infrastructure planning and land use planning are integrated to service growth efficiently.</li> <li>(6) Infrastructure is protected from reverse sensitivity effects caused by incompatible subdivision, use and development.</li> <li>(7) The national significance of the National Grid is recognised and provided for and its effective development, operation, maintenance and upgrading are enabled.</li> </ol>	<ol style="list-style-type: none"> <li>1. Development enabled by the plan change will be integrated, as far as possible, with the network infrastructure upgrades planned in this part of the city. However, as there was originally the possibility for some misalignment in the timing of the Carrington Road upgrades, the Crown has funded Auckland Transport to complete this upgrade for dedicated walking, cycling and public transport connections, which will now be delivered in good time (between 2025 and 2027) to ensure public transport and alternative modes are available as the new community is establishing.</li> <li>2. The current major wastewater upgrade Watercare is undertaking, through building of the Central Interceptor, and the effect of this in terms of wastewater infrastructure capacity effectively provides a resilient wastewater network on its forecast completion in 2026.</li> <li>3. Other network infrastructure upgrades will also benefit this development, particularly Watercare’s Sutherland Bulk Supply Point (potable water), and the City Rail Link. The Sutherland bulk water supply is within the Watercare AMP and budgeted for completion within the next few years (currently 2024, but not critical to this project until later). The City Rail Link will enhance public transport options particularly for residents in the southern part of the precinct.</li> <li>4. There is no impact on regional infrastructure. The primary regional infrastructure through the precinct is the Ōrākei Main which is not impacted by this plan change.</li> <li>5. The key natural resource is the Te Auaunga stream (Oakley Creek) and the protected trees with in the precinct. This plan change retains the additional yard setback of 10m to Oakley Creek as required under the current Precinct provisions. This is designed to enhance protection of the Te Auaunga stream environs. The plan change also retains the same list of protected trees.</li> </ol>

RPS Chapter and provisions	Assessment in respect of plan change
(8) The adverse effects of infrastructure are avoided, remedied or mitigated.	
<p><b>B3.3 Transport</b>  <b>B3.3.1 Objectives</b></p> <p>(1) Effective, efficient and safe transport that:</p> <ul style="list-style-type: none"> <li>(a) supports the movement of people, goods and services;</li> <li>(b) integrates with and supports a quality compact urban form;</li> <li>(c) enables growth;</li> <li>(d) avoids, remedies or mitigates adverse effects on the quality of the environment and amenity values and the health and safety of people and communities; and</li> <li>(e) facilitates transport choices, recognises different trip characteristics and enables accessibility and mobility for all sectors of the community.</li> </ul>	<ol style="list-style-type: none"> <li>1. Consistent with the above response in relation to infrastructure, effective, efficient and safe transport will be provided in an integrated manner, in accordance with the precinct provisions proposed in the plan change.</li> <li>2. The precinct is uniquely located in terms of the walkway and cycleway network, bus network, and, particularly for the southern portion of the precinct, access to trains.</li> <li>3. The transport links, across several modes and improving with the planned upgrades, between the Mount Albert and Point Chevalier town centres assists in the integration between these two growth nodes.</li> <li>4. As a result, the plan change, and development enabled by it, will provide significant transport choices.</li> </ol>
<b>B4 Te tiaki taonga tuku iho - Natural heritage</b>	
<b>B4.2 Outstanding natural features and landscapes</b>	<ol style="list-style-type: none"> <li>1. There are no outstanding natural features or landscapes within the precinct.</li> </ol>
<p><b>B4.3 Viewshafts</b>  <b>B4.3.1 Objectives</b></p> <p>(1) Significant public views to and between Auckland's maunga are protected from inappropriate subdivision, use and development.</p> <p>(2) Significant views from public places to the coastal environment, ridgelines and other landscapes are protected from inappropriate subdivision, use and development.</p>	<ol style="list-style-type: none"> <li>1. Existing viewshafts over the precinct are protected by the Auckland Unitary Plan (Operative in Part) (AUP) overlay provisions.</li> <li>2. There is no change to these provisions through this plan change.</li> <li>3. No height standard proposed through the plan change will impinge on any existing viewshaft.</li> <li>4. This plan change fully protects the volcanic viewshaft that crosses the southern part of the precinct.</li> </ol>
<p><b>B4.5 Notable trees</b>  <b>B4.5.1 Objectives</b></p> <p>(1) Notable trees and groups of trees with significant historical, botanical or amenity values are protected and retained.</p>	<ol style="list-style-type: none"> <li>1. There are no changes to notable trees as part of this plan change.</li> <li>2. The Council has recently reviewed the tree schedule within the region. This culminated in Proposed Plan Change 83 (PC83) looking at notable trees.</li> </ol>

RPS Chapter and provisions	Assessment in respect of plan change
	<ol style="list-style-type: none"> <li>3. PC83 proposed to amend the description of the only notable group of trees in the precinct (ID 173) from 6 to 5 trees. HUD has made no comment on this plan change as it accepted the Councils changes.</li> <li>4. However, due to a notification error, this amendment has been withdrawn from PC83 and we understand will be included in a subsequent Council plan change.</li> <li>5. The withdrawal of the proposed amendment has no effect on the plan change.</li> <li>6. In addition to the notable trees, the precinct provides a schedule of specifically protected trees. Again there is no change to those provisions as part of this plan change.</li> <li>7. This plan change is consistent with the regional policies on notable trees.</li> </ol>
<b>B5 Ngā rawa tuku iho me te āhua – Historic heritage and special character</b>	
<p><b>B5.2 Historic heritage</b></p> <p><b>B5.2.1 Objectives</b></p> <ol style="list-style-type: none"> <li>(1) Significant historic heritage places are identified and protected from inappropriate subdivision, use and development.</li> <li>(2) Significant historic heritage places are used appropriately and their protection, management and conservation are encouraged, including retention, maintenance and adaptation.</li> </ol>	<ol style="list-style-type: none"> <li>1. Heritage protection is provided through the overlay provisions within the AUP. In particular, these provisions identify the Former Oakley Hospital Building as a protected heritage building.</li> <li>2. There is no change to the protection of this building or its extent of place as part of this plan change.</li> <li>3. There are no changes to any of the heritage or character provisions or operative precinct provisions that encourage the retention and adaptation of the Former Oakley Hospital Building.</li> <li>4. In addition, a new policy is proposed in the precinct provisions through the plan change to encourage adaptive re-use of existing buildings with historic value for retail activities.</li> </ol>
<b>B6 Mana Whenua</b>	

RPS Chapter and provisions	Assessment in respect of plan change
<b>B6.2 Recognition of Treaty of Waitangi/Te Tiriti o Waitangi partnerships and participation</b>	<ol style="list-style-type: none"> <li>1. This chapter of the Regional Policy Statement sets out a series of objectives and policies relating to partnership with mana whenua.</li> <li>2. Fundamentally, this plan change is supporting the provision of Treaty redress in part settlement of historical Treaty of Waitangi grievances by the Crown, as set out in the provisions of the Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Deed and Act which contain the terms which underpin this plan change proposal. It, therefore recognises Treaty of Waitangi/ te Tiriti o Waitangi partnerships and participation.</li> <li>3. As the development will be undertaken by the iwi collectives (Rōpū), its outcomes will reflect their participation in urban development, in partnership with the Crown.</li> </ol>
<b>B6.3 Recognising Mana Whenua values</b> <b>B6.4 Māori economic, social and cultural development</b> <b>B6.5 Protection of Mana Whenua cultural heritage</b>	<ol style="list-style-type: none"> <li>1. These objectives are all directly related and relevant to this plan change.</li> <li>2. Particular objectives and policies are introduced into the plan change which promote Māori economic development and the cultural values of this land.</li> <li>3. This plan change enables the three Rōpū comprising 13 iwi to advance their own economic development aspirations and to do this in a manner which protects and enhances their cultural values for this place.</li> <li>4. This plan change is fully consistent with, and gives effect to, these regional objectives. In particular, it has been drafted to support Rōpū aspirations for the precinct, and the proposed provisions have been agreed with them.</li> </ol>
<b>B7 Toitū te whenua, toitū te taiao – Natural resources</b>	
<b>B7.2 Indigenous biodiversity</b> <b>B7.3 Freshwater systems</b>	<ol style="list-style-type: none"> <li>1. The natural resource provisions are reflected in the Auckland-wide provisions of the AUP. This plan change does not seek any changes to these Auckland-wide provisions.</li> </ol>

RPS Chapter and provisions	Assessment in respect of plan change
	<ol style="list-style-type: none"> <li data-bbox="1093 247 2051 347">2. The operative precinct adopts in full all the objectives, policies, rules and assessment criteria of the Auckland-wide provisions, and this is not proposed to be changed through this plan change.</li> <li data-bbox="1093 387 2051 448">3. In that regard, this plan change is fully consistent with the Regional Policy Statement by virtue of adopting the Auckland-wide provisions of the AUP.</li> </ol>
<b>B8 Toitū te taihenua – Coastal environment</b>	
	<ol style="list-style-type: none"> <li data-bbox="1093 517 2051 719">1. The precinct is not on the coast and therefore does not directly relate to these policies. The regional and Auckland wide policies on Water quality and land disturbance provide appropriate methods to manage the effects of development and the impact on the coastal environment. These policies and related provisions are all applicable with in the precinct. This plan change does not seek to alter any of those provisions.</li> </ol>
<b>B10 Ngā tūpono ki te taiao - Environmental risk</b>	
<b>B10.2 Natural hazards and climate change</b> <b>B10.3 Land – hazardous substances</b> <b>B10.4 Land – contaminated</b>	<ol style="list-style-type: none"> <li data-bbox="1093 892 2051 992">1. The Regional Policy Statement addresses natural hazards and climate change, land hazardous substances, land contaminated, and genetically modified organisms.</li> <li data-bbox="1093 1032 2051 1093">2. The provisions which flow from these objectives are set out in the Auckland-wide objectives, policies and rules of the AUP.</li> <li data-bbox="1093 1133 2051 1233">3. The precinct fully adopts those Auckland-wide provisions. It does not seek to delete or change any objective, policy, method or assessment criteria relating to environmental risk.</li> <li data-bbox="1093 1273 2051 1303">4. There are no known natural hazards that apply to the precinct.</li> </ol>

RPS Chapter and provisions	Assessment in respect of plan change
	<p>5. There are overland flow paths that traverse through the precinct. These are fully addressed in the Stormwater Management Plan for the precinct which has been adopted by Council. This demonstrates how stormwater management and localised flooding and overland flow is to be managed on site.</p> <p>6. Significant portions of this work are well advanced. This includes works consented and delivered including the daylighting of the Wairaka Stream, and Outfall 6.</p> <p>7. In addition, the Mason Clinic development is advancing the management of certain overland flows and stormwater in the northern portion of the precinct.</p> <p>8. The land does have isolated pockets of historical land contamination.</p> <p>9. For the central and northern portion of the precinct, a global land contamination consent has already been obtained. This sets up the process to monitor and manage these effects. The process for investigation and management of any contaminants is set out within that consent.</p> <p>10. Areas of land not covered by this global land contamination consent, are subject to separate applications under the Auckland-wide provisions as addressed in clause 23 response P7.</p> <p>11. Any hazardous substances stored on site within the precinct would be subject to the objectives, policies, rules and standards of the relevant Auckland-wide provisions.</p> <p>12. In terms of environmental risk, the regional objectives and policies are embodied in the Auckland wide provisions. These provisions are adopted in full within this precinct. There are no environmental risk features inherent to this precinct that warrant provisions beyond the Auckland wide controls.</p>



## TOPIC: IWI MANAGEMENT

<b>Specific request</b>	Please provide an analysis of the proposed plan change in relation to any applicable iwi management plan.
<b>Reasons for request</b>	Required for a full understanding of the proposed plan change in relation to any relevant iwi management plan.
<b>Applicant response provided by</b>	John Duthie, Tattico

### Applicant response

- 1 While iwi management plans have been produced, at various times, for the Wairaka Precinct there are no iwi management plans that apply specifically to this plan change.
- 2 While this plan change has been put forward by HUD, it is in the context of Treaty settlement obligations that apply to the Crown over the site, which were agreed as part of the Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Deed arrangements. As part of those arrangements, the Crown is working closely with the three Rōpū parties to the Collective Redress Deed: Marutūāhu, Ngāti Whatua and Waiohua-Tāmaki who will take ownership of the land and undertake development, in partnership with HUD. The thirteen iwi constituting those three Rōpū are:

#### *Marutūāhu Rōpū:*

- (a) Ngāti Maru.
- (b) Ngāti Pāoa.
- (c) Ngāti Tamaterā.
- (d) Ngaati Whanaunga.
- (e) Te Patukirikiri.

#### *Ngāti Whātua Rōpū:*

- (f) Ngāti Whātua Ōrākei.
- (g) Te Rūnanga o Ngāti Whātua.
- (h) Ngāti Whātua ki Kaipara.

#### *Waiohua-Tāmaki Rōpū:*

- (i) Ngāi Tai Ki Tāmaki.
- (j) Ngāti Tamaoho.
- (k) Ngāti Te Ata.
- (l) Te Ākitai Waiohua.



(m) Te Kawerau ā Maki.

- 3 Two other groups are identified in the Auckland Council database as having an interest in this land, Te Ahiwaru (Makaurau Marae) and Waikato-Tainui. Both those additional groups have been written to but, given the Treaty settlement context noted above, comments have not been received and are not expected.
- 4 The HUD consultation has been with the three Rōpū and the representatives of the iwi.
- 5 All of the Rōpū have been consulted over the details of the plan change and have supported it. All cultural elements have been built into this plan change with their support. Each will bring their individual cultural perspectives to the development.

## TOPIC: RELATIONSHIP TO LONG TERM PLAN

**Specific request** Please provide an analysis of the proposed plan change in relation to the Auckland Council Ten Year Budget / Long Term Plan 2018-2028

**Reason for request** Required for a full understanding of the proposed plan change in relation to the demands of development enabled by the plan change and what is / what is not provided for in Council's LTP.

**Applicant response provided by** John Duthie, Tattico

### Applicant response

- 1 The question relates to funding of infrastructure and how this plan change relates to Council's planned expenditure.
- 2 While the question is confined to the Council's Long Term Plan (*LTP*) (noting that the current LTP is for 2021-2031), Auckland Transport's (*AT*) funding plan (Regional Land Transport Plan 2021-2031) and Watercare's funding plan 2021-2031 are also relevant to funding of infrastructure required to service the precinct.
- 3 The LTP's most significant budget centre is for the funding of transport functions into AT.
- 4 Watercare are self-funding necessary infrastructure through its user-pays regime.
- 5 The Crown's funding of the Carrington Road upgrades and the funding of the cycle lane extensions within the precinct means that this development will have some, but a proportionally low, regional impact on transport funding through the existing LTP. Rather, the proposed development has facilitated a funding stream to pay for a major regional project that will help enable intensification within this part of the city - being the Carrington Road upgrade.
- 6 An assessment of the different types of network infrastructure required to service the precinct and relevant funding streams is set out in the table below.

Network infrastructure	Funding scenario	Relevant services
<p><b>Transport</b></p> <p>Core regional transport infrastructure relating to public transport, funded through Council's LTP</p>	<p>To the best of HUD's knowledge, the bus and train services the plan change relies upon are either already funded, with that funding due to continue, or in some cases service levels are due to be enhanced. This is particularly the case for the rail corridor with the opening of the City Rail Link (CRL).</p> <p>The Crown has provided \$113.2 million for the Carrington Road upgrade, which AT nominated as the budget for an upgrade for its full length (Great North Road to New North Road).</p> <p>Presumably when the Council and AT next update the LTP and AT funding plans, it will factor in both the funding, and timing of the works, for the Carrington Road upgrade. However, regardless of what appears in the plans, the Crown has funded the work to AT's estimates on budget and it is for the Council to now manage and deliver the project. Funding is no impediment to delivery.</p>	<p>Development of the precinct as enabled by the plan change will rely on a high quality public transport system. The Carrington Road corridor is well serviced by the Link service at good frequency. Other bus services in the Great North Road corridor, and the train services through the Mt Albert and Baldwin Road stations, provide important public transport connections for the northern, central, and southern parts of the precinct. These include northern services to Great North Road and Point Chevalier, western services (and some southern) across the Waterview overbridge to Great North Road, central, eastern and some southern services to the Carrington Road services and the train stations).</p> <p>Carrington Road widening for public transport and alternative modes is a major upgrade which for some time has been in the Regional Land Transport Strategy but deferred due to budgetary constraints. \$55 million was allocated in the previous Regional Land Transport Strategy.</p>
<p><b>Transport</b></p> <p>Core regional transport infrastructure relating to walking and cycling funded through Council's LTP</p>	<p>The plan change will deliver an additional, separated, dedicated cycling link between Mount Albert / the Waterview Shared Path and the Northwestern Cycleway, through the precinct, as well as dedicated cycling links East/West between the Oakley Creek overbridge and Carrington Road. There is no cost to either the AT or Auckland Council funding plans from these works.</p>	<p>The land benefits from being close to the junction of the Northwestern Cycleway and the Waterview Shared Path which connects to the Mount Albert cycleway.</p>

Network infrastructure	Funding scenario	Relevant services
<p><b>Wastewater</b></p> <p>Funded through Watercare’s budget and Infrastructure Growth Charges (<i>IGC</i>)</p>	<p>The Central Interceptor is fully funded through Watercare budgets and well into construction (due to complete in 2026).</p> <p>IGCs will be paid by the development, part of which will be a contribution towards the cost of that work.</p> <p>Wastewater requirements will have no impact on the Council LTP and, in terms of Watercare’s network, the project will be a contributor through IGCs to the upgrade of wastewater and water supplies.</p>	<p>The wastewater servicing of the precinct in the middle and latter stages relies on the completion of the Central Interceptor that is forecast to be complete by the end of 2026.</p> <p>The assessment criteria within the Auckland Unitary Plan (Operative in Part) make it clear that each subdivision must be capable of being serviced by wastewater infrastructure.</p>
<p><b>Water</b></p> <p>Funded through Watercare’s budget and IGCs</p>	<p>Water infrastructure upgrade costs are within the Watercare budget and so are available to fund the Sutherland Bulk Supply Point (<i>BSP</i>) upgrade.</p> <p>The proposed works by Watercare will change the location of the main water supply to the precinct to free up demand for other developments outside the precinct.</p> <p>The necessary extension and upgrade to public water mains connecting the project to the Sutherland BSP will be funded through the development enabled by the plan change.</p> <p>IGCs from the development enabled by the plan change will also contribute to the funding for the BSP infrastructure.</p> <p>This will have no impact on the Council’s LTP.</p>	<p>Water servicing of the precinct is subject to an upgrade to the Sutherland BSP.</p>

<b>Network infrastructure</b>	<b>Funding scenario</b>	<b>Relevant services</b>
<p><b>Open space</b></p> <p>Funded through the LTP</p>	<p>HUD has been in discussions with Council officers in relation to the funding of open space and understands from these discussions that:</p> <p>There is no particular allowance within the LTP for open space purchases within the precinct. However, there are general budget allocations that could be used to fund the neighbourhood park acquisition.</p> <p>There is a significant uplift in housing yield that will generate additional income into the development contributions open space budget, and should therefore enable Council to complete the open space purchases.</p>	<p>This development provides 5.1ha of open space or 15% of the HUD land area.</p> <p>The Mason Clinic provides for its own open space internally given the nature of their facility.</p> <p>Unitec has its facilities within its own campus area.</p>
<p><b>Community facilities</b></p> <p>Funded through the LTP</p>	<p>There is a significant uplift in housing yield that will generate additional income into the community facilities budget, and should therefore enable Council to invest in community facilities either within the precinct or in the vicinity.</p>	<p>There are no public community facilities provided as part of this development directly. The plan change and underlying zoning enables community facilities. Facilities necessary to serve the community may develop within the precinct over time given the enabling framework.</p>

**TOPIC: RELATIONSHIP TO ALBERT-EDEN LOCAL BOARD PLAN**

<b>Specific request</b>	Please provide an analysis of the proposed plan change in relation to the Albert-Eden Local Board Plan 2020.
<b>Reasons for request</b>	Required for a full understanding of the proposed plan change in relation to the Albert-Eden Local Board Plan 2020.
<b>Applicant response provided by</b>	John Duthie, Tattico

## **Applicant response**

- 1 The Local Board Plan 2020 (*Local Board Plan*) has six key outcomes. The response below explains how the plan change makes a contribution to each of these outcomes.

### **Outcome 1: resilient connected and empowered communities who value diversity**

- 2 Spatially, and in its objectives, the plan change is intended to ensure that the future community is connected into the adjacent neighbourhoods of Mount Albert, Point Chevalier and Waterview. This is realised both practically through the roads, walking and cycling paths that are updated through the plan change to reflect the extended network being built, and in provisions that recognise the need for a variety of community facilities and opportunities for the community to socialise, work, undertake learning, and recreate within the precinct, as well as acknowledging the hierarchy of the Mount Albert and Point Chevalier town centres as hubs for the wider suburban area.
- 3 The range of housing typologies, and mix of social, affordable, and market housing that will be delivered through the development that will be enabled by the plan change will contribute to creating a diverse community.

### **Outcome 2: neighbourhoods that reflect and value our heritage and unique identity now and into the future**

- 4 The plan change increases the emphasis given to the priorities of the Rōpū, who together represent 13 iwi/hapu of Tāmaki Makaurau, including through amendments to the objectives and policies to provide for contributing to Māori cultural promotion (I334.2(10)(f) and I334.3(4)(e)).
- 5 The plan change also includes a specific policy seeking to encourage the adaptive reuse of the existing buildings with heritage values for retail activities (I334.3(30A)), which is intended to assist in their preservation. The plan change is intended to enable a future community with a higher density urban form but also seeks to minimise the impact of additional development height on the existing neighbouring suburbs by focusing provision for this height away from these areas. (Refer also the planning report and clause 23 responses on heritage.)

### **Outcome 3: high-quality natural environments and sustainable lifestyles**

- 6 The plan change provides for a network of ~9.5 hectares of inter-connected open space and road reserve that will provide scope for extensive native planting, and reinforce existing natural corridors between the precinct, the Wairaka Stream and Te Auaunga/Oakley Creek. The increase in height proposed in the plan change enables additional housing without amending the current standards relating to impervious surfaces. It reinforces the extended walking and cycling networks being built, providing the future community with choices in transport mode and excellent options for accessibility.

### **Outcome 4: a strong local economy with thriving town centres**

- 7 The plan change continues the strategy in the operative precinct provisions of supporting the Mount Albert and Point Chevalier town centres, by providing for a supporting level of retail activity within the precinct.
- 8 It will also assist to enhance the local economy by providing additional housing, and therefore population to support the existing town centres, being well-located for accessibility to both

Mount Albert and Point Chevalier, as well as generating supporting commercial and retail activity and employment within the precinct.

**Outcome 5: parks and community facilities meet a wide range of needs**

- 9 The Local Board Plan states that the Albert-Eden Local Board “will advocate for adequate open space and community services where there will be large scale developments at the ex-Unitec Institute of Technology site in Mount Albert”. The plan change contains a significant public open space proposal, and discussions with Council and the Albert Eden Local Board on this proposal have been regular and are ongoing.

**Outcome 6: safe, easy and sustainable options for moving around**

- 10 As noted above, the plan change updates the walking and cycling networks within the precinct, including to reflect the more extensive provision proposed. Alongside the open space networks, which will also connect pedestrians within and through the precinct, the plan change supports and enables alternative transport modes.

**TOPIC: NATIONAL ENVIRONMENTAL STANDARDS FOR ASSESSING AND MANAGING CONTAMINANTS IN SOIL TO PROTECT HUMAN HEALTH**

**Specific request** Please provide an analysis of the proposed plan change in relation to the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

**Reasons for request** Required for a full understanding of the proposed plan change in relation to the National Environmental Standards for Assessing and Managing Contaminants in Soil to Protect Human Health 2011

**Applicant response provided by** John Duthie, Tattico

**Applicant response**

- 1 The information request is for an analysis of the proposed plan change in relation to the National Policy Statement on National Environmental Standards for Assessing and Managing Contaminants in Soils to Protect Human Health 2011 (NESCS).
- 2 The purpose of the NESCS is to provide a nationally consistent approach to the assessment and management of contaminants in soil for the protection of human health.
- 3 The NESCS identifies the matters that will be taken into account when consent is required under the NESCS.
- 4 In relation to the precinct, extensive assessment of site investigation and soil sampling has already taken place over the central and northern parts of the precinct, as set out below. The applicant accepts that future consenting will be required in some areas to undertake reporting and testing prior to development of the land where that land is not already the subject of approved consents under the NESCS. At this stage, no further assessment under the NESCS is required.

*Global land contamination consent*

- 5 The Marutūāhu and Waiohua-Tāmaki Rōpū have obtained a global land contamination consent for the entire HUD properties. This does not include the Whai Rawa, Unitec or Mason Clinic land, but those land owners may have previously undertaken a Preliminary Site Investigation (PSI). (It is understood at least Unitec has.) This plan change does not seek any rezoning of those sites (Unitec, Whai Rawa, Mason Clinic).
- 6 The global land contamination consent application was supported by a Detailed Site Investigation (DSI) by Beca, including a Contaminated Site Management Plan (CSMP) and Remediation Action Plan (RAP).
- 7 That consent included a detailed assessment under both the NESCS and the Auckland Unitary Plan (Operative in Part) (AUP).
- 8 The DSI identified there were substantial portions of the HUD properties that had no discernible contaminants above trigger levels. There were a number of buildings which had asbestos. There were some locations of potential future contaminants, e.g. coal bunkers on the Taylors Laundry site.
- 9 The existing consent sets out an approved process for the management of land contamination in various parts of the precinct. In certain identified areas it also requires additional investigative work.
- 10 That consent is relied on as part of this plan change request. It provides a comprehensive management regime for all land contamination issues on-site.
- 11 That consent forms part of Council's records, including the consent itself, assessment under the NESCS, CSMP, and RAP.
- 12 To assist reporting officers in their consideration, I reference the consent number, which is BUN 60388418.
- 13 In summary, the Council, in determining the global consent, found that the land contamination matters on the property were appropriately managed through the conditions of consent and the process outlined within the consent such that the effects would all be less than minor.

*Balance of precinct land*

- 14 For the area of the precinct not subject to the global contamination consent, and for which consents are not already held, individual resource consents will be sought at the time of development in accordance with the NESCS and AUP provisions, which are not proposed to be amended through this plan change.
- 15 That approach has been adopted by Ngāti Whātua in seeking consent under the NESCS as a component of its fast-track consent application for development in the south of the precinct. A PSI and DSI were carried out to inform that application, and a CSMP and RAP prepared and provided as part of the application.<sup>1</sup>

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<sup>1</sup> Unitec Residential Development – Wairaka Stage 1, Application materials available here: <https://www.epa.govt.nz/fast-track-consenting/listed-projects/wairaka-stage-1/the-application/>.

## TOPIC: HEIGHT VARIATION CONTROL

**Specific request** Please explain why the applicant has elected not to use the height variation control in the B-MU zone in conjunction with the precinct provisions.

**Reasons for request** Council's preference is not to introduce bespoke provisions in precincts when other tools are already available.

**Applicant response provided by** John Duthie, Tattico

### Applicant response

- 1 This question relates to the appropriate method for setting height controls within the precinct.
- 2 The question states that the Council's preference is not to introduce bespoke provisions in precincts when other tools are already available.
- 3 The question is asked as to why the applicant has elected not to use the Height Variation Control in the Business – Mixed Use zone in conjunction with the precinct provisions.
- 4 The applicant considered the available Auckland Unitary Plan (Operative in Part) (AUP) methods for providing for alternate height within the precinct before deciding to propose Precinct plan 3 – Te Auaunga Additional Height and associated precinct provisions. Of relevance:

#### *AUP tools*

- (a) The Height Variation Control in the AUP is designed to work alongside zonings:<sup>2</sup>

Zones are identified on the planning maps. In addition, zone rules which have a spatial component such as the Height Variation Control are identified on the planning maps.
- (b) The Height Variation Control is therefore used to identify where a variation to the standard zone provisions, i.e. regarding height, applies.
- (c) In contrast, where a precinct is applied, that already acts as an indicator that bespoke provisions apply to that area of land:<sup>3</sup>

Precincts enable local differences to be recognised by providing detailed place-based provisions which can vary the outcomes sought by the zone or Auckland-wide provisions and can be more restrictive or more enabling.
- (d) Different methods are used within precincts to set alternative height standards. Some achieve this by reference to sub-precincts,<sup>4</sup> whereas others include a separate precinct plan identifying the different height standards that apply in different areas within the precinct.<sup>5</sup> While there are some limited instances where the Height Variation Control has been applied within a precinct, the applicant understands the

<sup>2</sup> AUP, Chapter A Introduction: A1.6.4. Zones.

<sup>3</sup> AUP, Chapter A Introduction: A1.6.5. Precincts.

<sup>4</sup> For example, the sub-precincts within the Albany 10 and Hobsonville Point Precincts.

<sup>5</sup> For example, Precinct Plan 2 in the Three Kings Precinct.



above approaches to be the more common method of providing for alternate height within a precinct under the AUP; as additional height provided for within a precinct is necessarily linked to the outcomes sought to be achieved, and activities that are provided for, in that particular precinct; together with the particular assessment criteria contained in the relevant precinct to assist in achieving the stated outcomes.

*Plan change approach adopted*

- (e) When considering what approach to apply within the existing Wairaka Precinct, it was relevant to consider the existing precinct provisions alongside the outcomes sought to be achieved to provide for the future community within the precinct.
- (f) In the operative Wairaka Precinct, sub-precincts are used for a specific purpose – to identify areas within the precinct where particular objectives apply to enable activities specific to that area within the precinct. Height is addressed separately in the operative precinct provisions.<sup>6</sup>
- (g) It would therefore not be suitable to use the sub-precinct mechanism to set the different height standards sought to be provided for within this plan change.
- (h) Accordingly, the applicant has elected to adopt the approach of providing a separate precinct plan to identify the height sought to be enabled within the precinct in different areas to provide for its future community, recognising that this is a tool that has been used elsewhere within the AUP precinct framework, as set out above.
- (i) Precinct provisions enabling the assessment of development in these areas are proposed with reference to proposed Precinct plan 3.
- (j) That approach is of particular relevance in Height Area 1, where a flexible height arrangement is allowed with three towers enabled up to varying heights. This is not a case of a single set height across this entire part of the precinct. Rather, heights can vary by building in different locations.
- (k) Critical to the workability of the maximum height control in Height Area 1, is the combination of maximum height and maximum diagonal dimension controls. The two standards work together to achieve the desired planning outcome. It is more logical and operationally significantly easier to collocate these provisions within the precinct standards.

*How Height Variation Control could be used*

- (l) While it could be possible to manage height in other areas of the precinct through the application of the Height Variation Control, that would result in two separate frameworks applying within the precinct, which the applicant considers would be an unnecessarily confusing outcome, given that other established tools exist within the AUP. The applicant considers the approach taken in this plan change to be a more straightforward method of identifying the height standards that apply to different areas within the precinct, and the particular provisions that apply to the assessment of building of this height in the different areas.
- (m) The alternative would be applying the Height Variation Control, including with a cross reference to the Wairaka Precinct provisions with respect to Height Area 1, given the particular provisions that apply in this area. However, that would be the first time

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<sup>6</sup> AUP, I334 Wairaka Precinct: I334.6.4. Height.

that approach is used in the AUP. Hence the applicant's preference to manage all height controls through the precinct provisions as proposed in the plan change.

- 5 In summary, the applicant considers the approach it has taken in this plan change to identifying the various height standards sought to be applied within the precinct to be the most appropriate AUP tool to enable development to provide for the future community within the precinct.

## **TOPIC: YIELD COMPARISON**

### **Specific request**

In relation to residential yield it would be helpful to have a comparison with a calculation of what yield is considered reasonably enabled by the current precinct provisions. This will better enable a comparison between current and future assumed needs for, for instance, retail and open space. In that respect it is of concern that the plan change appears to propose maintenance of current levels of retail and open space which may not address the extra demands arising from a significantly higher population. This is not included as an RFI, as it relates to the current rather than proposed provisions. However the applicant is encouraged to provide this information.

### **Applicant response provided by**

John Duthie, Tattico

### **Applicant response**

- 1 This is a non-clause 23 response.
- 2 The Council has requested a comparison of yield between the existing operative Wairaka Precinct and new requested precinct provisions. The request particularly asks for an assessment of whether the proposed open space area and retail provision are adequate in light of the proposed increase in density that will be enabled by the plan change.
- 3 The author was directly involved in the development of the Wairaka Precinct and advancing those provisions through the Auckland Unitary Plan (Operative in Part) (AUP) process, working initially for Unitec and subsequently for the Wairaka Land Company. This included securing all resource consents for the core campus development, developing the draft Wairaka Precinct provisions and appearances through the Proposed AUP submission process.
- 4 The information set out in this response relating to the historical development of the precinct is drawn only from reports, evidence and summary material tabled through the Proposed AUP hearing process or related publicly available information.

### **Original yield: Wairaka Precinct**

- 5 The original Wairaka Precinct comprised the following components:
  - (a) The Mason Clinic and Taylors Laundry site were included within sub-precincts with yield treated on a "status quo" basis.

- (b) The provisions applicable to the core Unitec campus provided for the expansion of the educational facilities with no residential development enabled on the land zoned Special Purpose - Tertiary Education zone under the former Wairaka Precinct. Unitec did envisage extensive student accommodation on the western part of the campus on the land now proposed to be rezoned from Special Purpose - Tertiary Education to Business - Mixed Use (*BMU*) as part of its plan change request.
- (c) The provisions applicable to the Ngāti Whatua Whai Rawa Limited land were intended to enable redevelopment comprising terrace house and apartment buildings, but to be led by Whai Rawa independent of the Wairaka Land Company initiatives. (Note, there is no change to the intention that Ngāti Whatua Whai Rawa Limited will make the decisions for their land, independent of this plan change.)
- (d) Provisions applicable to the Former Oakley Hospital Building were intended to enable a mix of community facilities, professional offices and residential apartments. This mix was envisaged as part of the adaptive reuse and conservation of this building. The significant majority of the floor space was intended to be residential, but obviously limited to the two / three levels of the existing building.
- (e) The provisions applicable to the northern and central lands were intended to enable redevelopment for residential activities (and a retail node on the Carrington Road frontage adjacent to Gate 3).
- (f) Rezoning of the land along the southern boundary between the tertiary institution and the neighbourhood to the south were intended to enable terrace house development.
- (g) The 'B blocks' adjacent to the Carrington Road frontage between Gate 3 and Woodward (part of the land requested to be rezoned *BMU* under this plan change) were intended to be used for business development in support of the Unitec programme. Unitec, as an applied learning institution, sought to co-locate critical businesses that could provide work experience, and accordingly leverage off their location adjacent to a technical tertiary institution for academic purposes.
- (h) The 'F block' land adjacent to the Spine Road (the other part of the former Unitec land subject to this plan change request) was intended as a location for student accommodation associated with Unitec. Unitec was targeting between 1,000 and 1,500 student apartments: with a combination of local students and international students, which was a growing opportunity at that time.
- (i) Consequently, the yield in the Wairaka Plan Change as placed before the Hearings Panel comprised:
  - (i) an expectation of ~ 2,500 dwellings on the Wairaka Land Company area;
  - (ii) an expectation of ~ 1,000-1,500 student accommodation on the F blocks;
  - (iii) Whai Rawa developing as per their current entitlement; and
  - (iv) the Mason Clinic being a specialist self-contained area.
- (j) This gave a yield of between 3,500 and 4,000 dwellings if fully developed, plus the Whai Rawa land.

### **Yield comparison**

- 6 As noted above, the original proposal gave a yield of between 3,500 and 4,000 if fully developed. This proposal, over the same land area for the purposes of direct comparison, is for 4,000-4,500 dwellings. This represents an increase of up to 500 dwellings in a comparison between the high scenario of Wairaka Land Company versus the high scenario now (with the same difference in the low versus low scenarios), or an increase of 1,000 dwellings if one compares the low range under the Wairaka Precinct with the high range under the Te Auaunga Precinct.

### **Context**

- 7 Under this plan change request:
- (a) The Crown has purchased the B and F blocks off Unitec to repurpose them for residential housing. These are shown on the attached plan to assist in understanding the location of this land.
  - (b) The B blocks will retain a mixed use function but the reality is that a higher percentage of residential uses will occur, when contrasted against the full business future envisaged under the original Wairaka Precinct.
  - (c) The Taylor's Laundry site has been purchased by the Crown. This will remain in its current industrial uses until the lease is relinquished or expires in the medium term, but at that time it will transition to residential.
  - (d) The F blocks will retain their residential function. The assumption is that a stormwater pond originally envisaged in this location is no longer required (due to changes in the Council's approach to stormwater management). Instead of being a very high percentage of one bedroom apartments with a small number of family accommodation targeted at PHD students; the F blocks have been modelled for a range of different housing typologies including one, two and three bedroom apartments.
  - (e) The increase in height has obviously provided for additional yield.
- 8 In addition it should be noted the Crown transferred approximately 3ha of land to Te Whatu Ora – Waitematā (previously the Waitematā District Health Board), for additional mental health service facilities at the Mason Clinic. That land would otherwise be available for housing and related private open space. Effectively the 1.7ha block in the north was land previously available for residential development. The 1.3ha in the south was originally intended to be private open space, as shown on Wairaka Precinct plan 1. HUD has agreed to exchange this private open space land for indicative public open space within the Crown land holdings. The net effect is that 3ha of land which was previously available for housing is now committed to mental health services and/or indicative public open space. The 3ha lost to residential is the 1.7ha of land in the northern part of the Mason Clinic and need to substitute 1.3 ha of otherwise residential land to offset the private open space lost from the Mason Clinic site
- 9 The Mason Clinic planning controls are subject to Plan Change 75.

### **Land area comparison**

- 10 In respect of the current and plan change land areas proposed:

- (a) The operative Wairaka Precinct provides:
- (i) 19.9ha of residential land able to be built for apartment typologies to 27m as a permitted height;
  - (ii) 0.9ha of land in the north-western corner;
  - (iii) 1.1ha at an 18m height (excluding the 8m road widening on Carrington Road from this calculation under both scenarios);
  - (iv) 4.4ha of Residential – Terrace Housing and Apartment Building (*THAB*) land on the Whai Rawa site; and
  - (v) 5.1ha of terrace house product in the Residential – Mixed Housing Urban zone along the southern boundary.
- (b) By contrast, the proposed Te Auaunga Precinct provides for:
- (i) 15.4ha of residential land able to be built for apartment typologies to 27m as a permitted height;
  - (ii) 5.6ha of land zoned with a 35m permitted height;
  - (iii) 0.9ha of land intended to accommodate three high rise apartment buildings.
  - (iv) 4.4ha of THAB land on the Whai Rawa site;
  - (v) 5.1ha of terrace house product along the southern boundary.

11 The table below sets out a direct comparison:

	<b>Wairaka Precinct</b>	<b>Te Auaunga Precinct</b>
18m Height Limit	1.1 ha	-
Height Area 4	19.9 ha	15.37 ha
Height Area 2	-	4.36 ha
Height Area 1	-	0.88 ha
Height Area 3	-	2.0 ha
Former Oakley Hospital Building	1.8 ha	1.83 ha
Residential – Terrace Housing and Apartment Building zone	1.4 ha	1.42 ha
Residential – Mixed Housing Urban zone	3.6 ha	3.67 ha

Whai Rawa	4.4 ha	4.36 ha
<b>Total</b>	32.2	33.8

12 With respect to the land area comparison above, the following points are of particular relevance:

- (a) The Taylors Laundry site lease (which provides for an industrial activity on that site) is due to expire in the medium term. HUD has purchased the land. Post this lease being relinquished or expiring, it is assumed that it will be developed for housing. This analysis assumes that the owner of that property would also have developed it for its best commercial return at that stage, which would be housing.
- (b) The 35m height limit is an area of approximately 6.6ha allowing a theoretical additional two storeys of development within this area. The yield analysis under clause 23 response P1 shows how only part of this land will be available for actual housing and not all will likely be an apartment typology. Even if it were all developed as an apartment typology, this would add an extra approximately 62 dwellings above existing heights (applying the assumptions in clause 23 response P1).
- (c) The diagonal dimension controls and restrictions on the high rise give a comparator in this location under the current precinct of 280 dwellings versus the new precinct of 307 dwellings. (Based on the yield assumptions and calculations, refer clause 23 response P1.)
- (d) The most significant land area change is the inclusion of the B blocks for housing, although this is partially offset by the loss of 3ha of land to the Mason Clinic.

### **Open space**

13 This element of the request seeks comment on whether the yield enabled by the plan change will result in an appropriate provision of open space.

14 The open space responses are fully addressed at **Attachment 5**. That is not repeated here. In summary:

- (a) The operative Wairaka Precinct provisions provide for 2,500 dwellings within the Wairaka Land Company area based on the provision of a 3,000-5,000m<sup>2</sup> (or 0.3 – 0.5ha) public neighbourhood park (but recognising Phyllis Reserve was immediately on the southern boundary and provided good functionality to that part of the precinct).
- (b) The plan change provides for 5.1ha (or 51,000m<sup>2</sup>) of open space all of which is proposed to vest in the Council as either public open space or stormwater management area. The specific areas and function of open space is addressed in clause 23 response OS8. The stormwater management areas are the artificial ponds within the precinct. These are not counted as public open space but contribute to the landscape amenity of the area (recognising Phyllis Reserve remains on the southern boundary and continues to provide good functionality to that part of the precinct)
- (c) The open space areas are distributed between the north, central and southern part of the precinct. When the Phyllis Reserve is taken into account, all dwellings are within 400m of a public park (subject to the outcome of negotiations with Council).

(d) The open space provides a wide variety of functionality as set out in the response to clause 23 requests as set out in **Attachment 5**.

15 Whether the yield uplift is considered at 500 or 1,000, the increase in public open space as part of this plan change is considerable.

### **Retail**

16 The question has been raised as to whether there is sufficient retail in the precinct. Mr Heath has addressed this issue from an economic perspective at clause 23 response EA1.

17 This plan change does not seek to amend the overall cap on retail floor space. This follows the Council's key focus at the Proposed AUP hearings that it wanted to support the Point Chevalier and Mount Albert town centres by limiting the gross floor area of permitted retail development within the precinct to 6,500m<sup>2</sup>. Furthermore, retail was distributed between:

(a) that associated with the campus;

(b) a core retail node around Gate 3; and

(c) the provision for retail within the Former Oakley Hospital Building to assist in the adaptive reuse of this building and to assist with the connection to Point Chevalier.

18 From a planning perspective, I make the following observations:

(a) The northern portion of the precinct is within the walkable catchment of the Point Chevalier town centre. For the first time, Point Chevalier town centre will have a residential population in its southwestern quadrant. This will increase its catchment. A walkable catchment to a town centre helps reinforce the economic sustainability of the centre.

(b) The new retail hub adjacent to Gate 3 provides a good service area to the central part of the precinct and to the properties on the eastern side of Carrington Road. It creates retail services within a good walkable catchment of this part of the precinct. It is also the prime access to the central part of the precinct for vehicles. It sits on the major public transport corridor of Carrington Road. There will also be a dedicated cycleway that connects through the precinct to this retail area.

(c) While further away, the southern end of the precinct is within a reasonable walking distance of the Mount Albert shopping centre.

(d) The BMU zone does provide for small dairy and food and beverage type operations within the zoning. Immediate top-up shopping provision can be made elsewhere in the precinct if there is a demand.

## TOPIC: SPATIAL DISTRIBUTION OF FUTURE LAND USE ACTIVITIES

### Specific request P9

Spatial Distribution of future land use activities. It will be noted that a number of the Council's specialists (including under UD9 and EA1) have raised concern that the plan change, while identifying the location of some activities (e.g. open space on the precinct plan and retail in the provisions) and limitations on where industrial activities may be located) does not provide clarity on whether the location of non-residential activities in particular may be located in respect of the needs of the future community, and effects on the residential community. It is also difficult to appreciate how various land use activities may be connected to each other and to places beyond the precinct. Further, the retail activity locations are similar to those in the current precinct and may not be best located for the nodes of new development enabled by the proposed provisions. The Applicant is invited to reconsider whether what is proposed provides sufficient clarity in relation to these concerns. In that respect, while a master plan may not be a requirement of the plan change itself, it can nevertheless illustrate the vision sought for the site. There has clearly been much consideration of this already, and perhaps further planning that is underway. The Applicant is invited to share as much of that planning as possible, as it may alleviate some of the concerns that are and could still be expressed about how the Precinct could develop, particularly in a way that does not address context and the needs of the community as a whole.

### Specific request P10

The approach that has been taken in the plan change is to amend the current precinct provisions, rather than take a fresh look at how it is intended this future community will look (the vision) and what better way there may be to plan, through the AUP, for that future community. As an example, Objective 1 still refers to provision of a tertiary institution. While that will still be a major presence in the future community, what is intended to be enabled is more a higher density residential community – of 10,000 or more residents. Whether that ultimate urban outcome is adequately portrayed in the objectives and policy framework proposed is questionable. The Applicant is invited to reconsider whether the proposed provisions provide sufficient clarity in relation to these concerns.

### Applicant response provided by

John Duthie, Tattico

### Applicant response

- 1 These are non-clause 23 matters.

#### Modification to an existing precinct

- 2 As noted in the comments, this plan change is a modification to an existing precinct. It is not a new precinct.
- 3 The existing precinct has been through an extensive process of assessment and scrutiny as part of the introduction of the Auckland Unitary Plan (Operative in Part) (AUP) provisions.



- 4 Generally, the precinct provisions are working well and the applicant considers, with some amendments, they will deliver the outcomes all parties seek for the precinct. There are however some identified provisions where changes are warranted in order to deliver the overall strategy and direction for the precinct. This plan change provides for those key elements as set out in paragraph 1.12 of the Planning Report including section 32 assessment dated 21 December 2022.
- 5 The AUP Independent Hearings Panel recommended, and the Council adopted, the operative Wairaka Precinct provisions. It is not necessary or appropriate to revisit all aspects of the original precinct through this plan change. Rather, the section 32 analysis and these clause 23 responses focus on the impact of the changes proposed and how these meet the tests of section 32.
- 6 Clause 23 request P10 raises the example of objective 1 referring to Unitec and the view that the precinct is now largely residential. While there are changes to the respective proportions of land allocated to tertiary and residential uses, Unitec remains a major part of the precinct and an important tertiary educational institution for Auckland, and needs and warrants particular precinct provisions. The HUD and consultant team view is that the precinct provisions not proposed to be modified by this plan change remain appropriate and fit for purpose.

#### **Spatial distribution**

- 7 The clause 23 request raises issues of spatial distribution on the precinct. In that regard:
  - (a) The tertiary institution at the Unitec core campus is retained, remains on its existing site and will be progressively developed in accordance with the long-term plan for that institute (now part of Te Pūkenu). The only effect of this plan change is to change the zoning of land purchased by the Crown from Unitec.
  - (b) The Mason Clinic remains on its existing site but is expanded. That is subject to a separate Plan Change 75 process.
  - (c) The retail hub remains in its current location. That location was identified and supported by assessments during the AUP process. That process:
    - (i) identified the gross floor area cap for retail;
    - (ii) allocated a core retail area as part of the campus (food and beverage, bookshop opportunities etc);
    - (iii) allocated the core location for the hub to service the precinct and local community;
    - (iv) identified the importance of locating this retail hub between the Mount Albert town centre and Point Chevalier town centre so as to reduce the impact on those two centres and maximise convenience for the precinct (as it is approximately at the precinct's midpoint);
    - (v) identified the importance of locating the retail hub on the public transport route giving it the ability to service both the new Te Auaunga neighbourhoods, the tertiary staff and students, and the neighbourhoods east of Carrington Road; and

- (vi) located the retail hub adjacent to the Farm Road intersection, at the top of the future public shared exit / entrance for both the residential neighbourhood and Unitec, because this provides good connections to both the Unitec campus and the residential neighbourhood.
- (d) Notwithstanding the changes proposed to distribution of land uses through the plan change and increase in overall dwelling scale that will be enabled, Mr Tim Heath has confirmed his response to the economic clause 23 requests that the above factors continue to apply to, and support, the proposed retail distribution within the precinct.
- (e) Unitec is an applied learnings tertiary institution. A significant component of the facility is practical training. During the AUP process Unitec sought a range of semi-industry or service type activities within its zone to assist in that learning process. Major IT service centres, veterinary clinics, electronics and construction activities are examples of what has been used currently or in the past to complement the Unitec courses.

This plan change preserves that opportunity. However, while that opportunity currently exists through the majority of the precinct (excluding the southern interface), this plan change ensures these uses are located away from the Carrington Road frontage. The combination of the new control, and the existing control, ensures that these types of activities are removed from existing established residential areas. New residents moving into the precinct understand that they are living within a mixed-use area.

- (f) Community facilities are enabled within the residential neighbourhoods. The level of community facilities is expected to be relatively modest but it is not practical to predetermine the extent or location. The intention is to embed these within the precinct. The Pumphouse is an example of what could either be a retail food and beverage facility or a community facility, or both.
- (g) The vast majority of the HUD land is intended for residential development. To the extent practical, the spatial distribution on the precinct is known and established. The precinct plan, through the sub-precincts, identifies the location of:
  - (i) the Unitec campus;
  - (ii) the Mason Clinic;
  - (iii) Taylors Laundry and the industrial activity associated with that leasehold land, while this activity remains;
  - (iv) the low rise development along the southern boundary;
  - (v) the heritage precinct in the north (identified through the overlays within the AUP);
  - (vi) the area of protected trees;
  - (vii) the open space; and
  - (viii) the areas of increased height.
- (h) In a land use spatial distribution sense these key elements are defined to the extent appropriate through Precinct plan 1.

## **Masterplan**

- 8 This question again raises the issue of the masterplan. That is addressed in clause 23 response UD9. In summary:
- (a) The two previous masterplans for the precinct have been major informers of the Precinct plans and the form of development enabled within the precinct. The Reference Masterplan and Strategic Framework in particular is expected to continue to inform the development as it progresses.
  - (b) However, it is the precinct provisions which set the regulatory controls and mechanisms.
  - (c) Every new development is a restricted discretionary activity and is subject to an extensive assessment.
  - (d) The tests of section 32 and the level of analysis required under that legislation, should not be conflated with the assessment for a resource consent.
  - (e) The current masterplans for the precinct have performed the required functions necessary to inform this plan change.

## ATTACHMENT 1.2

### ADDITIONAL INFORMATION REQUEST

#### ECONOMIC DEVELOPMENT

This attachment sets out the questions and responses to the clause 23 request (request for additional information) from the Council on the original plan change. This addresses the matters related to economic development.

This attachment sets out the topic, Council's question, the technical expert who prepared the response and the additional information sought by the Council.

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

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

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

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

<b>Question</b>	<b>EA1</b>
<b>Specific request</b>	<p>Please provide an expert's assessment of the appropriate level of retail space and distribution within the precinct, including the proposed supermarket.</p> <p>NB: The response to this question may be combined with the RFI in UD6.</p>
<b>Reasons for request</b>	<p>There has been a sizeable increase in the proposed number of dwellings (and their location) since the earlier retail assessment that informs the existing retail caps. It is important to understand what level of retail activity would adequately serve the likely future residents (and other retail demand arising within the precinct) and be appropriate within the context of the surrounding urban centres hierarchy. It is important this takes account of any updated yield information. Changes to the appropriate spatial distribution of retail within the precinct (from the previous assessment) may occur as a result of both changes to the proposed distribution of land uses within the precinct as well as increases to the overall dwelling scale (and consequent retail demand).</p>
<b>Applicant response provided by</b>	<p>Tim Heath, Property Economics and John Duthie of Tattico</p>
<b>Applicant response</b>	<p>1 This proposed plan change is advanced on the basis of adopting without change, the current retail cap and core retail location within the existing Wairaka Precinct.</p>

- 2 The retail issues were extensively worked through at the time that the precinct was introduced into the Auckland Unitary Plan (Operative in Part). Here the appropriate balance between providing for local servicing for the new Te Auaunga community, Unitec and the residential dwellings east of Carrington Road, while retaining the economic viability of Point Chevalier and Mount Albert town centres, was carefully worked through.
- 3 That resulted in establishing a retail cap within the precinct as a permitted activity of 6,500m<sup>2</sup> gross floor area and a supermarket cap inclusive within the 6,500m<sup>2</sup> of 1,500m<sup>2</sup> gross floor area (GFA).
- 4 Property Economics have undertaken a high level analysis of the current provisions to determine the validity or otherwise of those standards. Their professional opinion, summarised below, is that the level of retail opportunity remains appropriate and the location of a retail hub at the Farm Road Gate 3 area is the preferred location.
- 5 This plan change request effectively keeps the same cap on retail, the same limit on a supermarket and the same core location.
- 6 The plan change request does involve a reallocation between the campus use and general retail use due to the change in type and location of development within the precinct, i.e. a reduction in the campus and an increase in general residential.
- 7 To assist determining the appropriateness of the proposed retail floorspace cap (up to 6,500sqm, including supermarket of up to 1,500sqm) within the Te Auaunga Precinct, Property Economics has forecast the level of convenience retail spend and sustainable GFA utilising its Retail Growth Model.
- 8 The retail cap of 6,500sqm is small in retail market terms and would predominantly provide convenience retail store types and commercial service activities. These store types in practise would not be able to draw customers from a wide catchment due to superior offers in close proximity (Point Chevalier, Mount Albert, St Lukes and Stoddard Road). Therefore, the stores would primarily be servicing local Te Auaunga Precinct residents, workers, and visitors.
- 9 The supermarket potential within the Te Auaunga Precinct is limited given the surrounding supermarket network.
- 10 As such, a smaller 1,500sqm GFA supermarket (i.e., the operative supermarket cap) is considered appropriate to cater for the day-to-day, frequently required 'top-up' food requirements of residents within the precinct.
- 11 The location of the supermarket, specifically accessible through the Farm Road intersection, is considered suitable due to the presence of Te Auaunga / Oakley Creek to the precinct's west side. This natural barrier would hinder the accessibility and visibility of the supermarket. By locating it adjacent to the Farm Road intersection, a relatively central position within the precinct, it would enable a more efficient functioning of the supermarket and enhance its integration with the neighbouring residential areas and the existing Unitec campus.
- 12 The Property Economics analysis indicates the operative retail floorspace cap of 6,500sqm GFA would be more than sufficient to cater for the convenience retail and commercial service requirements of an 'at capacity' residential yield of 4,000 – 4,500 dwellings within the Te Auaunga Precinct, and there is likely to be flexibility in the 6,500sqm provision for non-commercial tenancies such as community facilities and other amenity and social based activities.

- 13 The analysis shows the operative 6,500sqm retail floorspace cap is appropriate to cater to the local demand, without affecting the growth potential, role, and function of the adjacent commercial centres, particularly given the 1,500sqm supermarket cap.
- 14 Under I334.8.1 the Council will restrict its discretion to several matters when assessing a restricted discretionary activity resource consent application within the precinct. This includes restricting its discretion to "the effects on the needs of the Campus and servicing the local demand within the precinct, the role, function and amenity of the Point Chevalier and Mount Albert town centres" (5(d).ii). This means that the potential detrimental impact (if any) of retail activities within the precinct on the campus and other centres can be assessed at that time.
- 15 Additionally, considering economic efficiency, Property Economics considers that a majority of the GFA (circa +70%) should be concentrated within the core location for the retail hub. Any remaining retail floorspace in other locations should be limited in scale and primarily focused on providing convenience-based offerings. Therefore, Property Economics considers that the proposed allocation of retail space, as outlined in the Retail threshold standard I334.6.2 (i.e., a GFA cap of 4,700sqm within the Business - Mixed Use Zone and a cap of 1,800sqm within the Special Purpose - Tertiary Education Zone), is appropriate.

**Question****EA2****Specific request**

Please provide an expert's assessment of the likely level and take up of other commercial activity within the precinct and its alignment with Auckland's intended pattern of business growth.

**Reasons for request**

This is important to understand the likely level of other (non-retail) business development within the precinct and how this aligns with Auckland's intended patterns of business growth. This includes understanding the projected uptake of business capacity provided within the precinct. Other business activity enabled within the precinct may also overlap with the types of activities locating within the surrounding urban centres hierarchy. Employees and businesses within the other (non-retail) business activity will also generate additional demand for retail, hospitality and services within the precinct.

**Applicant response provided by**

Tim Heath, Property Economics

**Applicant response**

- 1 In Property Economics view, considering the consented 4,000 – 4,500 dwellings, the sustainable non-retail commercial development within the precinct would be circa 1,400 – 1,700sqm, depending on the scenario used. This is similar to the non-supermarket convenience retail provision as these are typically of similar proportion in local convenience centres.
- 2 The uptake of this 'business' provision, like the retail provision, is likely to be commensurate with population and dwelling growth within the Te Auaunga Precinct. This growth will occur as the wider local catchment also grows to support the other centres in the surrounding catchment. As identified earlier, this level of business provision is commensurate with the 'at capacity' future market requirements and can be realised without compromising the growth potential, role and function of any other centre in the network.
- 3 In respect of whether this aligns with the intended patterns of business growth across Auckland, these business growth patterns need to reflect where residential development occurs, or is planned, to ensure an economically efficient distribution of business activity is provided across Auckland.
- 4 Providing business opportunities (employment, convenience retail and commercial services activities) is more efficiently delivered to the market closest to the source of that demand. In this instance this is within the Te Auaunga Precinct.
- 5 The higher the level of employment internalisation in a growth node, the more efficient the growth is from a business and retail perspective. The Te Auaunga Precinct provision is more than sufficient to accommodate this demand without compromising the surrounding centre or their growth.





## **MHUD PRIVATE PLAN CHANGE 94: 10 NOVEMBER 2023**

Amendments requested by the Applicant shown in **red text**. Deletions are shown in **red strike-out**.

NOTE : 1.This private plan change request applies to the existing Wairaka Precinct. This plan change seeks to rename this precinct the Te Auaunga Precinct.

2.The Council is currently processing Private Plan Change 75. This relates to the Mason Clinic in sub precinct A of the current Wairaka Precinct. The provisions relating to Private Plan Change 75 are out of scope of this plan change.

Once Private Plan Change 75 is finally made operative, the Te Auaunga Precinct provisions will be updated to incorporate that decision. The decision on submissions to Plan Change 75 was made by Independent Hearing Commissioners on 19 September 2023. At the time of notification of this Plan Change, the appeal period on Plan Change 75 had not yet expired.

To assist in understanding how the Plan Change 75 decision version integrates with this Plan Change this composite draft of the Plan Change has been prepared. It is intended as an aid to understanding the impact of the two plan changes.

- The black text is the unchanged provisions of the existing Operative Precinct provisions.
- The **red text** and **red strike out** are the requested changes (additions and deletions) proposed as part of this plan change application.
- The **blue text** and **blue strike out** are the changes (additions and deletions) made by Plan Change 75 to the Operative Precinct Provisions, as determined by the Hearing Commissioners in their decision (noting these provisions are not yet operative.)
- The **orange strike out** with the **wavey underlining** are changes proposed by the Hearing Commissioners in their decision on Plan Change 75 which are opposed by the applicant and hence are proposed to be deleted as part of this plan change process.

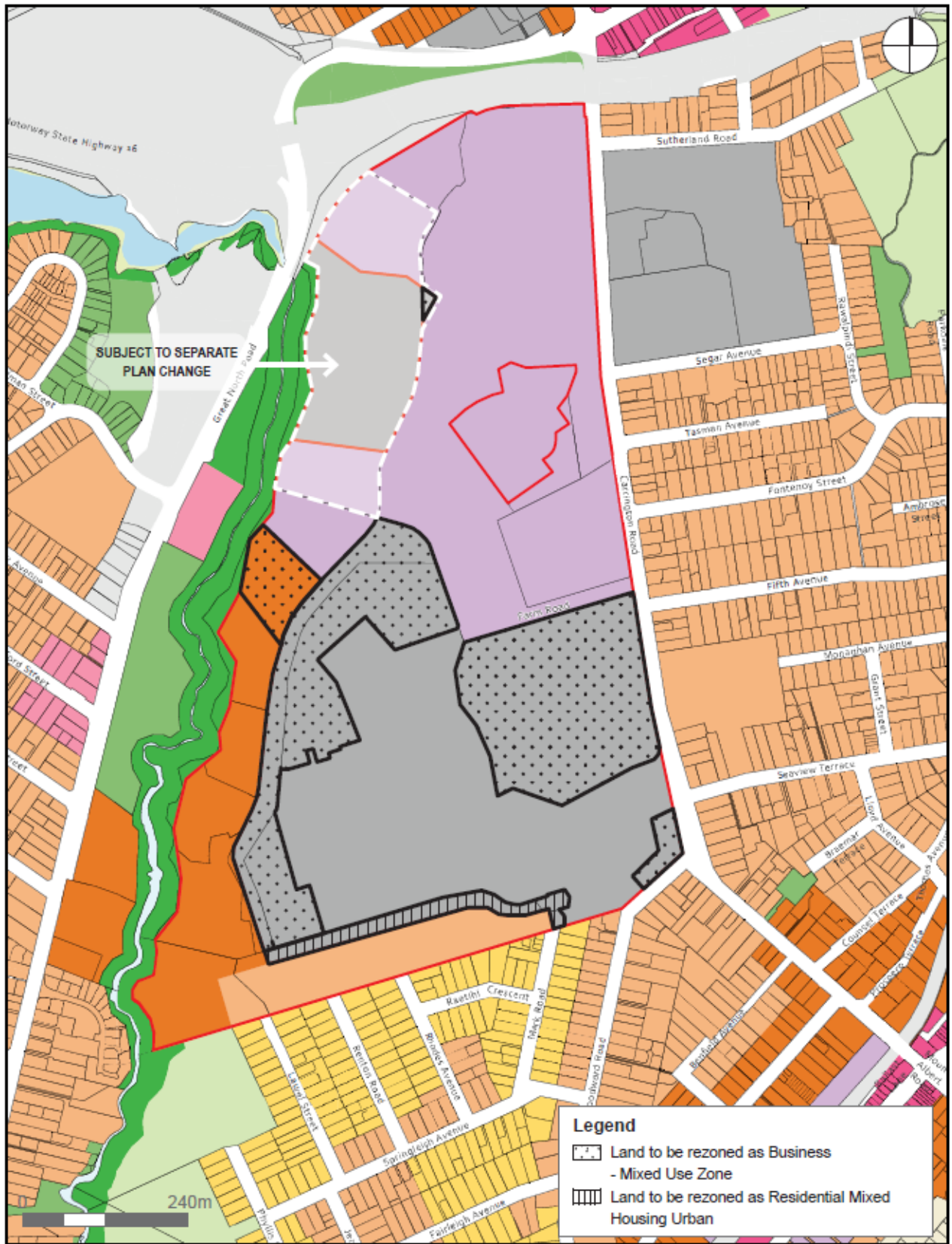
**PRIVATE PLAN CHANGE XX:**

**PART A AMENDMENT TO THE MAPS**

**ZONING**

That the land currently zoned Special purpose - Tertiary Education and Special purpose – Healthcare Facility and Hospital be rezoned Business: Mixed Use and Residential: Mixed Housing Urban as shown on the following zoning plan.

Map 1 – Zoning



## PART B AMENDMENT TO I334 TE AUAUNGA PRECINCT

Insert the following new precinct provisions:

### I334. WairakaTe Auaunga Precinct

#### I334.1. Precinct Description

The WairakaTe Auaunga Precinct extends from the north western motorway at Point Chevalier in the north, through to Woodward Road in the south, and from Oakley CreekTe 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 Ngaāti Whaātua ORaākei own contiguous blocks of land that make up the site.

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

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.

The WairakaTe Auaunga 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 Wairakathe Te Auaunga Precinct is significant to the region. The precinct is 64.5ha, and comprises ~~twelve land titles and four ownersland currently held by a small number of landowners. Unitec owns 83 per cent of the total land.~~ In addition, medical and light industrial activities also occur on the site.

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

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

- Sub-precinct A provides for healthcare/hospital related ~~purposes~~ 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~~ 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 WairakaTe Auaunga 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 ~~Oakley CreekTe Auaunga~~;
- An open space network linking areas within the WairakaTe Auaunga 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 WairakaTe Auaunga 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 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 ~~requires~~ a series of works. These works focus on the provision of open space and a roading network giving including access from the east to the important ~~Oakley CreekTe Auaunga~~ public open space, ~~and the~~ walking and cycling connections linking east to west to Waterview and areas further west to Point Chevalier/Mount Albert, ~~and~~ north to south to Mount Albert ~~and~~ to Point Chevalier, ~~and~~ . This precinct plan also provides key linkages on to the western regional cycle network.

The precinct provides for stormwater treatment for all land within the precinct, prior to entering [Oakley Creek Te Auaunga](#). 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](#) 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, and expansion of the public transport network through the precinct](#);
- Managing vehicular movements through the connections to the south of the site;
- Managing parking to avoid, remedy, and mitigate [adverse effects on the surrounding transport network](#); or
- Staging land use and development with any necessary infrastructure investment.

To reduce the potential of new development occurring in an uncoordinated manner, the precinct encourages the land owner/s to develop the land in accordance with [the Precinct plan 1 and relevant policies](#). This method provides for integrated development of the area and ensures high quality outcomes are achieved.

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

### **I334.2. Objectives**

- (1) The provision for a high quality [of](#)-tertiary education institution and accessory activities in the precinct is continued, while also providing for growth, change and diversification of activities.
- (2) Comprehensive planning and integrated development of all sites within the precinct is achieved.
- (3) A mix of residential, business, tertiary education, [social facilities](#) and community activities is provided, 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 facility activity, accessory activities and associated buildings, structures and infrastructure in Sub-precinct A (Mason Clinic) are provided for.
- (5) The commercial laundry service and accessory activities and associated buildings, structures and infrastructure in Sub-precinct B are provided for, 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 the adaptation of the scheduled buildings and retention of identified trees, together with the management of the historic heritage, and Māori sites of significance on Oakley Creek Te Auaunga land, and the contribution they make to the precinct's character and landscape, are recognised, protected and enhanced in the precinct.
- (7) Open spaces, cycling and pedestrian linkages from the Ppprecinct to the wider area and neighbouring suburbs, including linkages between activities and open spaces s-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 Ppprecinct must be subject to specific resource consent processes to ensure that any private or public road connections must:
  - (a) Avoid these southern connections becoming a direct vehicle entrance for the Special Purpose - Tertiary Education Zone; and
  - (b) Be designed to minimise the amenity effects on existing residents.
- (10) An integrated urban environment is created, which:
  - (a) Incorporates high quality built form and urban design;
  - (b) Recognises, protects and enhances the environmental attributes of Wairakathe precinct in its planning and development of the Precinct;
  - (c) Avoids, mitigates and remedies adverse effects on the environment and existing stormwater, wastewater and road/s infrastructure, recognising that the precinct stormwater system services areas beyond Wairakathe 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 and commercial services in identified locations to serve local demand within the WairakaTe Auaunga 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 increased heights in appropriate parts of the precinct so as to provide greater housing choice, increase 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.

### **I334.3. Policies**

#### **WairakaTe Auaunga Precinct - General**

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

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

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

(3A) Recognise the social and health related benefits that the Mason Clinic provides for.

(4) Promote comprehensive planning by enabling integrated development in accordance with ~~the p~~precinct plan 1 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 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 WairakaTe Auaunga Precinct receives stormwater from an upstream sub-catchment;
  - (g) Integrated transport and land use planning through the development of the precinct;
  - (h) Traffic management, including provision of pedestrian and cycle facilities, integration with public transport, parking provision and management;
  - (i) Identification and protection of significant landscape features, the adaptation of the scheduled historic buildings, identified trees and integrated open space network;
  - (j) Public road and open space access to ~~the Oakley Creek reserve~~ Te Auaunga; or
  - (k) Pedestrian and cycle connections to Point Chevalier, Waterview and Mt Albert.
- (5) Promote economic activity and provide for employment growth that will create opportunities for students, graduates and residents of the precinct and Auckland, including Māori.
- (6) Encourage a mix of residential lifestyles and housing typologies to cater for a diverse and high density residential community at WairakaTe Auaunga.
- (7) Provide for a mix of residential and business activities which will enable development of an intensive residential core to the WairakaTe Auaunga 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 WairakaTe Auaunga, including those which benefit from the co-location with a tertiary education institution.
- (10) Enable subdivision and development that is compatible with and sensitive to the ecological qualities of ~~the Oakley Creek~~ Te Auaunga and the Motu Manawa Marine Reserve.

### **Built Form and Character**

- (11) Encourage the retention and adaptation of the heritage and character buildings, and elements identified within the precinct.
- (12) Provide for the adaptation of the scheduled part of the heritage building for economically viable activities which ensure ongoing economic sustainability for this building and its integration into the WairakaTe Auaunga Precinct.
- (13) Require new buildings to be designed in a manner that provides for a high standard of amenity, recognises landscape values and, where appropriate, enhances the streetscape and gateway locations of the precinct.
- (14) Require proposals for new buildings, structures and infrastructure or additions to existing buildings, structures and infrastructure adjoining or adjacent to ~~the scheduled historic heritage buildings, and/or~~ the significant ecological area of Oakely CreekTe Auaunga 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.
- (14A) Provide for taller buildings in the north western part of the precinct in this landmark location with enhanced outlook across the Waitemata Harbour and Waitakere Ranges, but in a location removed from residential neighbourhoods outside the precinct.
- (14AA) Require proposals for new high rise buildings adjacent to the former Oakley Hospital scheduled historic heritage building to provide sympathetic contemporary and high quality design which enhances the precinct's built form.
- (14B) Provide for additional height in the central and northern parts of the precinct, recognising 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.
- (16) Provide public connections to Oakely CreekTe Auaunga from Carrington Road through public roads and open space, giving quality public access to this ecological area.

### **Pedestrian and cycle access, street quality and safety**

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

- (18) Require the key pedestrian and cycle linkages through the precinct to be direct and convenient, well designed, safe and improve connectivity for all users.
- (19) Establish a network of roads which give public access through the precinct and ~~the~~ pedestrian and cycling connections to ~~the Oakley Creek~~Te Auaunga and Waterview pedestrian/cycle bridge.

### Transport Planning

- (20) Require subdivision and development to be integrated with transport planning and infrastructure in a way that:
  - (a) Avoids, remedies or mitigates the adverse effects of the development on the transport network;
  - (b) Integrates with rail, bus, pedestrian and cycle connections;
  - (c) Implements as a minimum the transport elements within ~~the~~ Precinct Pplan 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.
- (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 Pprecinct'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 ~~Oakley Creek~~Te Auaunga.
- (23) Require an integrated transport assessment for the precinct for any new development greater than ~~2,500m<sup>2</sup> gross floor area in the Business—Mixed Use Zone or greater than 1,000m<sup>2</sup> 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~~4,000 dwellings 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.

(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 2,500m<sup>2</sup> gross floor area in the Business—Mixed Use Zone or greater than 1,000m<sup>2</sup> 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).

### Integrated development

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

PC78 (see [modifications](#))

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

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

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

(30A) Encourage the adaptive re-use of the existing buildings with historic value for retail and other activities.

### **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 ~~the a~~ range of healthcare, hospital, community facilities, and related accessory activities ~~of~~ for the Mason Clinic.

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

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

(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 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 Precinct and be of a quality design that contributes to the planning outcomes of the Precinct.

(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 ~~the Oakley CreekTe~~ Auaunga and residential neighbourhoods to the south of the precinct.
- (40) Provide quality dwellings which face west across ~~Oakley CreekTe~~ Auaunga, providing passive surveillance of the public lands within ~~Oakley CreekTe~~ Auaunga Valley.

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

### I334.4. Activity tables

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

- The activities listed in Table [H13.4.1](#) Activity table for [H13 Business - Mixed Use Zone](#) at line items: (A20), (A21), (A23), (A24), ~~and~~(A25) 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 listing 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, ~~and~~ I334.4.3 and I334.4.4 Activity table specify the activity status of land use, development and subdivision activities in the WairakaTe Auaunga Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of all these sections where relevant.

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

Activity		Activity status
<b>Use</b>		
Accommodation		
(A1)	Dwellings in the Special Purpose - Tertiary Education Zone up to a maximum gross floor area of 7,500m <sup>2</sup>	P

Activity		Activity status
(A2)	Student accommodation, boarding houses and visitor accommodation in the underlying Special Purpose – Tertiary Education Zone accessory to tertiary education facilities	P
Commerce		
(A3)	Food and beverage, offices, commercial services, conference facilities, visitor accommodation, residential, community facilities, recreation and leisure activities within the Historic Heritage Overlay	P
(A4)	Offices in the underlying Special Purpose – Tertiary Education Zone accessory to tertiary education facilities	P
(A5)	Retail (including food and beverage) up to 200m <sup>2</sup> gross floor area per tenancy	P
(A6)	Retail (including food and beverage) comprising up to one tenancy between 201m <sup>2</sup> and 300m <sup>2</sup> gross floor area <del>adjacent to</del> <u>within 150m of</u> , and accessed <del>from</del> <u>via</u> , Farm Road	RD
(A7)	Retail (including food and beverage) comprising up to one tenancy between 201m <sup>2</sup> and 300m <sup>2</sup> gross floor area adjacent to the Historic Heritage Overlay	RD
(A8)	Retail (including food and beverage but excluding one supermarket) up to 1,200-m <sup>2</sup> <del>adjacent to</del> <u>within 150m of</u> , and accessed <del>from</del> <u>via</u> , Farm Road	P
(A9)	One supermarket of up to 1500m <sup>2</sup> <u>of retail floor space adjacent to</u> <del>within 150m of</del> , and accessed <del>from</del> <u>via</u> , Farm Road	P
(A10)	Commercial services within 100m of a supermarket	D
(A11)	Retail (including food and beverage) adjoining <del>the southern</del> -Carrington Road <del>bus node</del> between gate access 3 and 4 shown on <del>the</del> -Precinct plan <u>1</u> , up to 500m <sup>2</sup> gross floor area or 5 tenancies	P
(A12)	Retail (including food and beverage) within 100- <del>metres</del> 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
<u>(A17A)</u>	<u>Light manufacturing and servicing within 150m of Carrington Road</u>	<u>NC</u>
(A18)	Repair and maintenance services <u>greater than 150m from Carrington Road</u>	D
<u>(A18A)</u>	<u>Repair and maintenance services within 150m of Carrington Road</u>	<u>NC</u>

Activity		Activity status
(A19)	Warehousing and storage <u>greater than 150m from Carrington Road</u>	D
<u>(A19A)</u>	<u>Warehousing and storage within 150m of Carrington Road</u>	<u>NC</u>
(A20)	Waste management facilities in the underlying Special Purpose – Tertiary Education Zone accessory to tertiary education facilities	D
<b>Mana Whenua</b>		
(A21)	Marae	P
<u>(A21A)</u>	<u>Papakāinga</u>	<u>P</u>
<u>(A21B)</u>	<u>Whare Manaaki</u>	<u>P</u>
<b>Development</b>		
<u>(A21C)</u>	<u>New buildings</u>	<u>RD</u>
<u>(A21D)</u>	<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>RD</u>
<u>(A21E)</u>	<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, <del>or</del> Rhodes Avenue, <u>or Mark Road</u> into the <u>P</u> 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 <u>P</u> precinct with a private road (non-gated)	C
(A29)	<del>Connection of any roads to the Precinct with a public road</del> <u>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 <del>or</del> Rhodes Avenue <u>or Mark Road</u> , 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 <del>the <u>P</u>precinct plan 1</del> <u>and Policy I334.3(15A)</u>	RD
(A32)	Any development not otherwise listed in Table I334.4.1 that is not generally in accordance with <del>the <u>P</u>precinct plan 1</del> <u>and Policy I334.3(15A)</u>	D
(A33)	<del>Buildings that exceed Standard I334.6.4 Height</del> <u>[deleted]</u>	<u>D</u>



Activity		Activity status
<b>Subdivision</b>		
(A34)	Any vacant lot subdivision proceeding in accordance with <del>the p</del> Precinct plan <u>1</u> and <del>Policy I334.3(15A)</del> and which creates lots consistent with the zone boundaries	C
<del>(A34A)</del>	<del>Subdivision of land for the purpose of construction and use of residential units</del>	<del>RD</del>
<del>(A34B)</del>	<del>Subdivision of land for the purpose of construction and for uses other than residential units</del>	<del>RD</del>
(A35)	Any vacant lot subdivision that is not generally in accordance with <del>the p</del> Precinct plan <u>1</u> and <del>Policy I334.3(15A)</del>	D

Table I334.4.2 WairakaTe Auaunga Precinct sub-precinct B

Activity		Activity status
(A36)	Light manufacturing and servicing associated with the commercial laundry services	P
(A37)	<del>Buildings that exceed the Standard I1334.6.4 Height[deleted]</del>	<del>D</del>

Table I334.4.3 WairakaTe Auaunga Precinct sub-precinct C

Activity		Activity status
(A38)	Informal recreation	P
(A39)	Public amenity structures	P
(A40)	Student accommodation, boarding houses and visitor accommodation accessory to tertiary education facilities	P
(A41)	Tertiary education and ancillary activities existing in the Mixed Housing Urban and <del>Residential</del> Terrace Housing and Apartment Buildings zones at 1 November 2015	P
(A42)	Any development not otherwise listed in Table I334.4.3 that is generally in accordance with <del>the p</del> Precinct plan <u>1</u> and <del>Policy I334.3(15A)</del>	RD
(A43)	Any development not otherwise listed in Table I334.4.3 that is not generally in accordance with <del>the p</del> Precinct plan <u>1</u> and <del>Policy I334.3(15A)</del>	D
(A44)	Any vacant lot subdivision proceeding in accordance with <del>the p</del> Precinct plan <u>1</u> and <del>Policy I334.3(15A)</del> and which creates lots consistent with the zone boundaries	C
(A45)	Any vacant lot subdivision that is not generally in accordance with <del>the p</del> Precinct plan <u>1</u> and <del>Policy I334.3(15A)</del>	D
(A46)	Parking buildings within <del>the Residential</del> –Mixed Housing Urban Zone	NC
(A47)	Parking buildings within the <del>Residential</del> –Terrace Housing	NC

	and Apartment Buildings Zone for any uses other than serving the residents of that zone	
(A48)	Buildings that exceed the Standard I334.6.4 Height	D

**Table I334.4.4 Wairaka-Precinct sub-precinct A**

<u>Activity</u>	<u>Activity status</u>	
<b>Development</b>		
(A49)	All new buildings, and additions to existing buildings unless otherwise specified below	<u>C</u>
(A50)	Demolition	<u>P</u>
(A51)	Internal alterations to buildings	<u>P</u>
(A52)	Additions to buildings that are less than: (a) 25 per cent of the existing gross floor area of the building; or (b) 250m <sup>2</sup> GFA whichever is the lesser	<u>P</u>
(A53)	New buildings or additions to existing buildings that increase the building footprint by more than 20 per cent or 200m <sup>2</sup> GFA (whichever is the lesser), that are located within 10m of the eastern boundary	<u>RD</u>
(A54)	New buildings or additions to buildings not complying with I334.6.14 (2)	<u>NC</u>
(A55)	Any development not otherwise listed in Table 1334.4.4 that is generally in accordance with the precinct plan <del>and Policy I334.3(15A)</del>	<u>RD</u>
(A56)	Any development not otherwise listed in Table 1334.4.4 that is not generally in accordance with the precinct plan <del>and Policy I334.3(15A)</del>	<u>D</u>
(A57)	Justice Facilities	<u>D</u>
(A58)	Justice Facilities ancillary to forensic psychiatric services provided at the Mason Clinic	<u>P</u>

**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(4) 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 200m<sup>2</sup> 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(4) 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(4) of the Resource Management Act 1991.

(2) Any other application for resource consent for an activity listed in Tables I334.4.1, I334.4.2, and I334.4.3, and I334.4.4 Activity table 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\(4\)](#).

### **I334.6. Standards**

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

(1) Unless specified in Standard I334.6(2) below, all relevant overlay, Auckland-wide and zone standards apply to all activities listed in Activity Tables I334.4.1 to I334.4.3 above.

(2) The following Auckland-wide and zone standards do not apply to the activities listed in activity tables above:

(a) H13 Business – Mixed Use zone:

(i) Standards 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 and H13.6.8 Wind.

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

#### **I334.6.1. Floodlights**

(1) Where floodlights are located adjacent to a residential zone, the hours of operation must not extend beyond:

(a) 10pm Monday to Saturday; and

(b) 7.30pm Sunday and Public Holidays.

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

### I334.6.2. Retail thresholds

- (1) The following thresholds apply in this precinct:
  - (a) ~~The~~ the total gross floor area of retail (including food and beverage and supermarket) must not exceed ~~6,500m<sup>2</sup>~~ 4,700m<sup>2</sup> 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 ~~4500m<sup>2</sup>~~ 4,700m<sup>2</sup>; and
  - (c) ~~The~~ the total gross floor area of retail (including food and beverage) within the Special Purpose - Tertiary Education Zone must not exceed ~~3000m<sup>2</sup>~~ 1,800m<sup>2</sup>.
- (2) The total gross floor area of retail (including food and beverage) in the Historic Heritage Place must not exceed 1,000-m<sup>2</sup> 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 ~~to~~ the supermarket must not exceed ~~4200m<sup>2</sup>~~ 1,700m<sup>2</sup> 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 1,700m<sup>2</sup> 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: The maximum permitted height standard of the underlying zone applies, unless otherwise specified in the 'Additional Height' control, including the Mixed Use zone and Areas 1 – 4, identified on Precinct plan 3: Te Auaunga Height.

<u>Building location</u>	<u>Maximum height (m)</u>
<u>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)</u>	<u>18m</u>
<u>Greater than or equal to 20m from a boundary with Carrington Road (as at 1 November 2015) or Open Space: Conservation Zone (excluding the Residential – Mixed Housing Urban, Residential – Terrace Housing and</u>	<u>27m</u>

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

PC78 (see  
modifications)

#### **I334.6.5. Landscaping**

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

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

PC78 (see  
modifications)

#### **I334.6.7. Tree protection**

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

**Table I334.6.7.1 - Identified Trees**

<b>ID</b>	<b>Common name</b>	<b>Auckland district</b>	<b>Numbers of trees</b>	<b>Location/ Street address</b>	<b>Legal description</b>
1	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
2	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
3	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
5	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
7	Karaka	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
9	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
10	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
11	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
13	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
14	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
15	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
16	Swaine's Gold, Italian cypress	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
17	Michelia	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
18	Sky Flower	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
19	New Zealand Ngaio	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
20	Mediterranean Cypress	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
22	Mediterranean Fan Palm	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
23	Mountain Coconut, Coco	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
24	Chinquapin	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
25	White Mulberry	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
26	Totara	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
27	Australian Frangipani	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949

ID	Common name	Auckland district	Numbers of trees	Location/ Street address	Legal description
28	Kauri	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
29	Three Kings Climber	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
30	Norfolk Pine	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
31	Pepper Tree, Peruvian	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
32	Golden Ash	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
33	Jacaranda	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
34	Golden Ash	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
35	Variegated Five Finger	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
36	Maidenhair Tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
37	Brazilian Coral Tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
38	Dogwood	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
39	Houpara	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
40	Oleander	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
41	Taupata	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 2 DP 406935
42	Camphor Tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
43	Plum Pine	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
44	Camellia	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
45	Kohuhu	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
46	Silver Poplar	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 2 DP 406935
47	Liquidambar	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 2 DP 406935

### I334.6.8. Access

- (1) The primary traffic access to the precinct must be from Carrington Road at locations shown on ~~the~~ Precinct plan 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 other than for the provision of loading requirements.

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

### **I334.6.10. 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.

### **I334.6.11 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 I334.6.11.1 below.

**Table I334.6.11.1: Maximum tower dimensions**

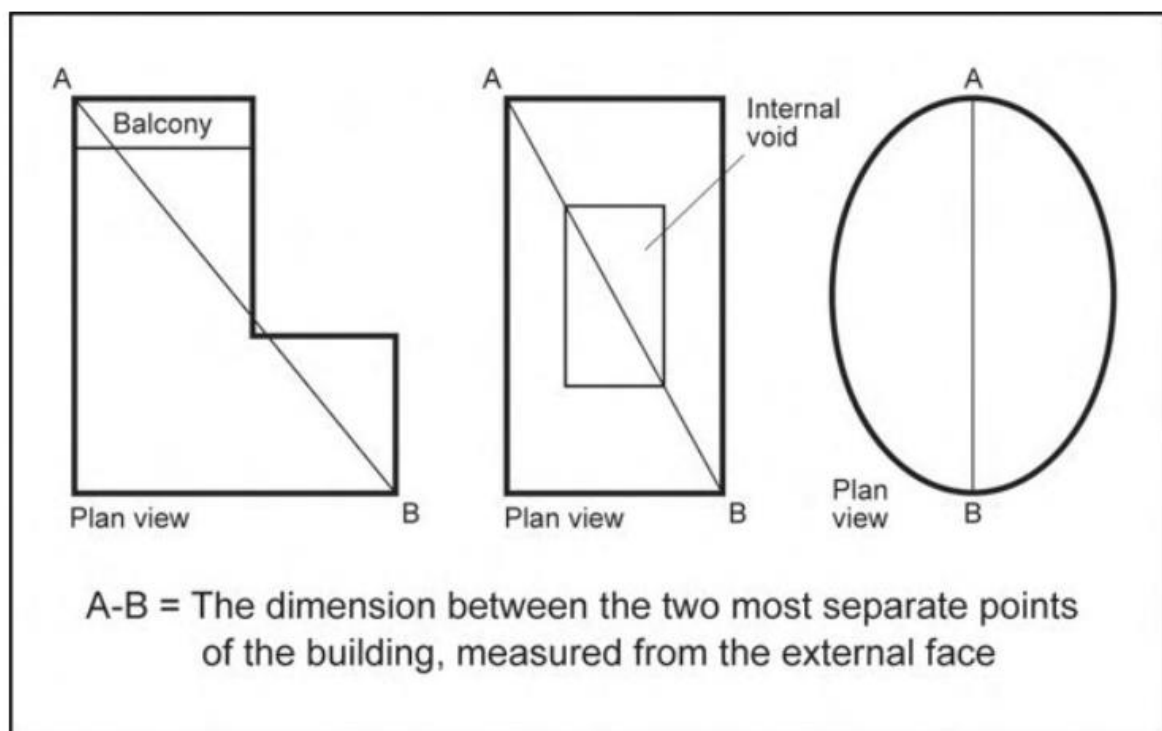
	<u>Maximum Tower Dimension</u>
<u>Buildings up to 35m</u>	<u>No tower dimension applies</u>
<u>Building with height up to 43.5m</u>	<u>50m max. tower dimension</u>



<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 I334.6.11.2 below. This control shall be measured 8.5m above ground level.

**Figure I334.6.11.2 Maximum tower dimension plan view**



**I334.6.12. Wind**

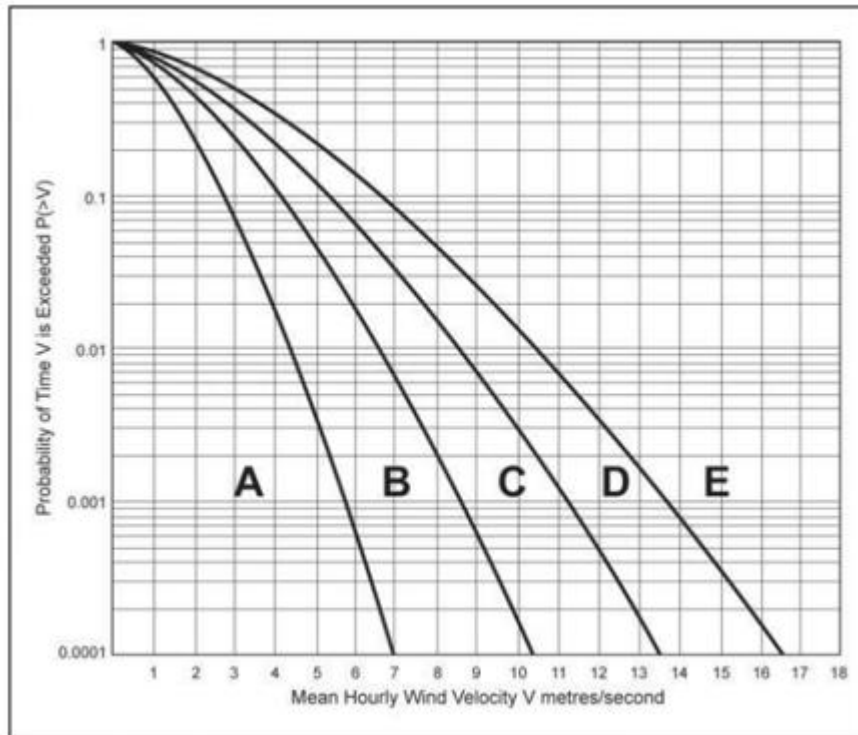
Purpose: to mitigate the adverse wind effects generated by tall buildings.

- (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 I334.6.12.1 and Figure I334.6.12.2 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 I334.6.12.(1)(a) or Standard I334.6.12.(1)(b) above to increase.
- (2) A report and certification from a suitably qualified and experienced person, showing that the building complies with Standard I334.6.12.(1) above, will demonstrate compliance with this standard.
- (3) If the information in Standard I334.6.12.(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 I334.6.12.1 Categories**

<b><u>Category</u></b>	<b><u>Description</u></b>
<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 I334.6.12.2 Wind Environment Control**

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 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.

### **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.

### **I334.6.14. 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.

### **I334.6.15. Height**

(1) I334.6.4 applies.

### **I334.6.16. Landscaping**

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

### **I334.6.17. Tree Protection**

(1) I334.6.7 applies

### **I334.6.18. 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.

(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.

#### **I334.6.19. Stormwater**

(1) I334.6.3 applies.

#### **I334.6.20. Parking**

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

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

(b) Compliance with existing resource consent (if applicable).

(c) Site size, shape, design, contour, and location.

(d) Infrastructure.

(e) Historic and cultural heritage.

(3) 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;

(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 inge creates:
    - (i) access consistent with the local road function; and
    - (ii) street trees, planting and other landscaping inge 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

~~(4)~~(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 resource consent.

(c) The effect of the site design, size, shape, contour, and location, including existing buildings, manoeuvring areas and outdoor living space.

(d) The adequate provision of infrastructure provisions.

(e) 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**

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 201m<sup>2</sup> and 300m<sup>2</sup> 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 201m<sup>2</sup> and 300m<sup>2</sup> gross floor area adjacent to the Historic Heritage Overlay (A7):
  - ~~(a) building interface with any public place~~



- ~~(b) safety;~~
- ~~(c) services;~~
- ~~(d) traffic;~~
- ~~(e) travel plans and integrated transport assessments;~~
- ~~(f) design of parking and access; and~~
- (a) matters of discretion I334.8.1(1A)(d) - I334.8.1(1A)(h); and
- ~~(g)(b)~~ degree of integration with other centres.

(1A) New buildings which comply with Standard I334.6.4 Height:

(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
- (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 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 located within or abutting buildings which are 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;
  - (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; and
- (d) Services including infrastructure 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; and

- (iii) the effects of potential contamination of stormwater and ground water arising from discharges from roofing materials.

(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 Te Auaunga 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:

- (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 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 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 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.

(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:

(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 relates to the Tāmaki Makaurau cityscape and contributes to making a visual landmark, either in isolation or as part of a composition of taller buildings such as through the architectural expression of its upper levels and rooftop;
- (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 to which the location and design of buildings ensures a reasonable level of sunlight access (measured at the Equinox) to residential units 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;~~
  - ~~(b) building interface with public places;~~
  - ~~(c) safety;~~
  - ~~(d) services including infrastructure and stormwater management;~~
  - ~~(e) traffic;~~
  - ~~(f) travel plans and integrated transport assessments; and~~
  - ~~(g) design of parking and access.~~
- (a) matters of discretion I334.8.1(1A)(a), and I334.8.1(1A)(d) - I334.8.1(1A)(i).
- (3) Connection of any road 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 (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.
- (4) Any development not otherwise listed in Tables I334.4.1, and I334.4.3, and I334.4.4 that is generally in accordance with ~~the p~~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) ~~T~~he 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:
- (i) open spaces which are prominent and accessible by pedestrians;
  - (ii) the number and size of open spaces in proportion to the future intensity of the precinct and surrounding area; ~~and~~
  - (iii) effective and safe pedestrian and/or cycle linkages;
- ~~(ad)~~ ~~T~~he location, physical extent and design of open space;
- ~~(be)~~ ~~T~~he location of anticipated land use activities within the development;
- ~~(ef)~~ ~~T~~he location and physical extent of parking areas; ~~and~~

- (eg) ~~T~~he staging of development and the associated resource consent lapse period;
- (eh) ~~T~~he location and form of building footprints and envelopes; ~~and~~
- (fi) ~~B~~uilding 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; I334.6.13 Height in relation to Boundary; I334.6.17(3) 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; ~~and~~
- (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)(c) above;
- (iv) height – the effects on the amenity values of open spaces and adjoining residential areas;
- (v) ~~landscaping – the street edge, the delineation of pedestrian routes, the visual and pedestrian amenity effects caused by access ways, parking and service areas; [deleted]~~
- (vi) precinct boundary set back - ~~I~~interface with the public realm and effects on neighbouring sites, building scale and dominance (bulk and location), and ~~O~~utlook 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 main building; ~~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 200m<sup>2</sup> 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).

### **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 201m<sup>2</sup> and 300m<sup>2</sup> 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 201m<sup>2</sup> and 300m<sup>2</sup> gross floor area adjacent to the Historic Heritage Overlay (A7):
  - ~~(a) Building interface with any public places;~~~~



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

~~(b) Safety:~~

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

~~(c) Services:~~

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

~~(d) Traffic:~~

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

~~(e) Traffic plans and integrated transport assessments:~~

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

~~(f) Design of parking and access:~~

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

~~(g)(b) 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(A21C) that comply with Standard I334.6.4 Height:

(a) Ground contours:

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

(b) Building form and character:

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

(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.(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).

(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).

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

~~(a) Ground contours:~~

- ~~(i) the extent to which the proposed finished contour levels across the subject land area avoid variations between the ground floor level of~~

~~future buildings and adjoining existing and proposed public open space (where information is available); and~~

- ~~(ii) The extent to which where ground floor dwellings or 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:~~

- ~~(i) the extent to which buildings have clearly defined public fronts that address the street and public open spaces to positively contribute to those public spaces and pedestrian safety;~~
- ~~(ii) the extent to which pedestrian entrances are located on the street frontage and be clearly identifiable and conveniently accessible from the street;~~
- ~~(iii) the extent to which buildings provide legible entrances and 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:~~

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

~~(iii) the adequacy of safety measures to the Mason Clinic site and the design of the interface between the Mason Clinic and the adjacent public spaces and sites to provide for sensitive design in a high quality urban village and environmentally sensitive area, while meeting security requirements.~~

~~(d) Services including infrastructure and stormwater management:~~

~~(i) the extent to which stormwater, wastewater, water supply, and electricity and telecommunication infrastructure are provided to adequately service the nature and staging of anticipated development within the subject land area; and~~

~~(ii) the extent to which the location of built form, public open space and stormwater management infrastructure provide for the establishment of future stormwater management features, which incorporate low impact stormwater design principles and improved water quality systems.~~

~~(e) Traffic:~~

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

~~(f) Travel plans and integrated transport assessments:~~

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

~~(g) Design of parking and access~~

~~(i) the extent to which parking buildings avoid fronting Carrington Road or Oakley Creek or 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.~~

(a) 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 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 (A30):

(a) Traffic:

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

(b) Amenity and safety:

(i) whether the design of the road and associated landscaping inge creates:

- access consistent with the local road function;
- street trees, planting and other landscaping inge features that ensure a good standard of amenity; and

(ii) the extent to which the introduction of appropriate traffic calming measures discourages non-local traffic and manages speed. Methods could include, but are not limited to, one lane sections, narrow carriageways, intersections designed to slow traffic and interrupt flow, avoidance of roundabouts which facilitate speedy movement through the precinct, and designing the carriageway as shared space with a meandering route.

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

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

(d) provision of walkway and cycle access:

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

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

(i) the extent to which turning restrictions within the precinct are needed to reduce the likelihood of traffic entering the precinct through the southern

roads to access car parking buildings within the Special Purpose – Tertiary Education Zone.

- (4) Any development not otherwise listed in Tables I334.4.1, and I334.4.3, and I334.4.4 that is generally in accordance with ~~the p~~ 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:
- (i) ~~T~~he extent to which the design demonstrates the staging of wider network improvements to public open space, including covered plaza, open spaces, pedestrian walkways and cycleway linkages including:
    - the layout and design of open space and connections with neighbouring streets and open spaces;
    - integration with cultural landmarks, scheduled buildings, scheduled/identified trees and historic heritage in and adjacent to the precinct; and
  - ~~(d)~~(ii) 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)~~(d) 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)~~(e) The location and physical extent of parking areas and vehicle access:

- (i) ~~T~~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)~~(f) The staging of development and the associated resource consent lapse period:

- (i) ~~W~~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)~~(g) 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~~the p Precinct plan 1 and Policy I334.3(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:
  - 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) Building scale and dominance (bulk and location):
- (i) the extent to which buildings that exceed the building height, ~~height in relation to boundary, and maximum building coverage~~ demonstrate that the height, location and design of the building allows reasonable sunlight and daylight access to:
    - streets and public open spaces;
    - adjoining sites, particularly those with residential uses; and
    - the proposed building;
  - (ii) the extent to which such buildings meet policies in the Special Purpose - Tertiary Education Zone and Wairaka Te Auaunga 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) ~~F~~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
  - ~~(vii)~~(vi) 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.

(6) New buildings or additions to existing buildings within Sub-precinct A that increase the building footprint by more than 20 per cent or 200m<sup>2</sup> 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).

### **I334.9. Special information requirements**

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

Integrated Transport Assessment

- (1) Prior to any developments which would result in more 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.
- (2) 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 2,500m<sup>2</sup> gross floor area in the Business—Mixed Use Zone or greater than 1,000m<sup>2</sup> in the residential zones, development that will result in the precinct exceeding 4,000 dwellings, the applicant is required to

produce an integrated transport assessment for the precinct. ~~An updated integrated transport assessment for the precinct will be required for all further development in excess of 2,500m<sup>2</sup> gross floor area in the Business—Mixed Use Zone or greater than 1,000m<sup>2</sup> gross floor area in the residential zones, unless that additional development was assessed as part of an Integrated Transport Assessment that is not more than two years old.~~

#### Stormwater Management Plan

- ~~(1) The following applies to land use consent applications for the land in the precinct:~~
- ~~(a) as part of the first land use consent application (excluding developments of less than 1,000m<sup>2</sup> gross floor area in the Special Purpose—Tertiary Education Zone; and developments less than 2,500m<sup>2</sup> in the Business—Mixed Use and Terrace Housing and Apartment Buildings zones), a comprehensive stormwater management plan which considers the appropriateness of any identified stormwater quality and quantity management devices to service the development must be prepared for all the land in the precinct.~~
  - ~~(b) the comprehensive stormwater management plan must be prepared in accordance with the information requirements in Requirement I334.9(3) below.~~
  - ~~(c) this standard does not apply where the land use application is in accordance with a subdivision consent previously approved on the basis of a previously approved comprehensive stormwater management plan~~
- ~~(2) A stormwater management plan that:~~
- ~~(a) demonstrates how stormwater management will be managed across the precinct or development to avoid, remedy or mitigate adverse effects;~~
  - ~~(b) applies an integrated stormwater management approach, consistent with Policy E1.3.(10);~~
  - ~~(c) identifies any areas of on-site stormwater management and provides for these in development and subdivision;~~
  - ~~(d) identifies the location, extent and of any infrastructure, including communal stormwater management devices and any proposed new or upgrades to infrastructure;~~
  - ~~(e) integrates/interfaces with the wider stormwater network, including that outside of the precinct; and~~
  - ~~(f) demonstrates compliance with the Council's relevant codes of practise and infrastructure standards; OR~~

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

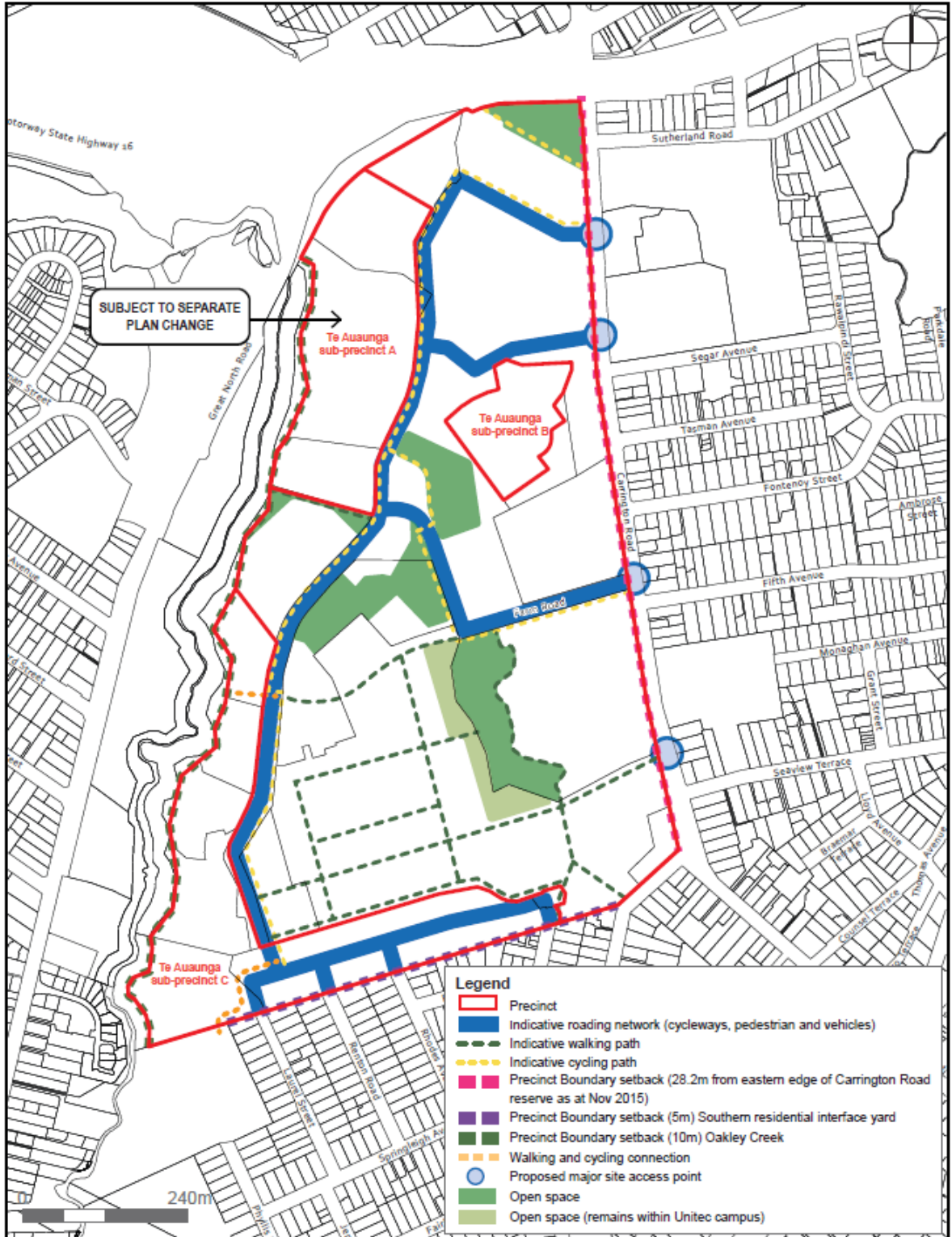
An application for development ~~that is or is not generally in accordance with the precinct plan and Policy I334.3(15A).~~ must include the following:

- (1) Plans showing:
  - (a) the overall context of the subject land area relative to existing buildings, public open space and transport connections and any approved buildings and approved framework plans generally;
  - (b) where changes are intended, the relationship of site contours to existing and proposed streets, lanes, any public open space shown;
  - (c) building footprints, profiles and height relative to existing and proposed streets, lanes and any existing or proposed public open space;
  - (d) the location and layout of public open space areas (within the control of the landowner or leaseholder), including the general location of soft and hard landscaping areas, such as pocket parks, plazas, pedestrian linkages, walkways, covered plazas and linking spaces that complement the existing public open space network;
  - (e) the location and layout of vehicle access, entries, exits, parking areas including number of spaces and loading and storage areas;
  - (f) the location and layout of services and infrastructure;
  - (g) the location and function of pedestrian, cycling and vehicle routes to and within the precinct, and their relationship to other areas. This must include representative street and lane cross sections showing the width of footpaths, cycle paths and traffic lanes;
  - (h) the general location and function of existing and proposed streets and lanes, including cross-sections where applicable; and
  - (i) indicative location and layout of proposed sites, including their site areas and buildings types.
- (2) Proposed building profile and height as viewed from all existing and proposed street frontages, existing and proposed public open spaces. For the purpose of this requirement, building profile means two--dimensional and three--dimensional building block elevations and building cross- sections showing:
  - (a) overall building form and height (as opposed to detailed design);
  - (b) indicative proposed floor to ceiling heights of each building storey;
  - (c) areas at ground level adjoining public open space intended to be available for active uses; and

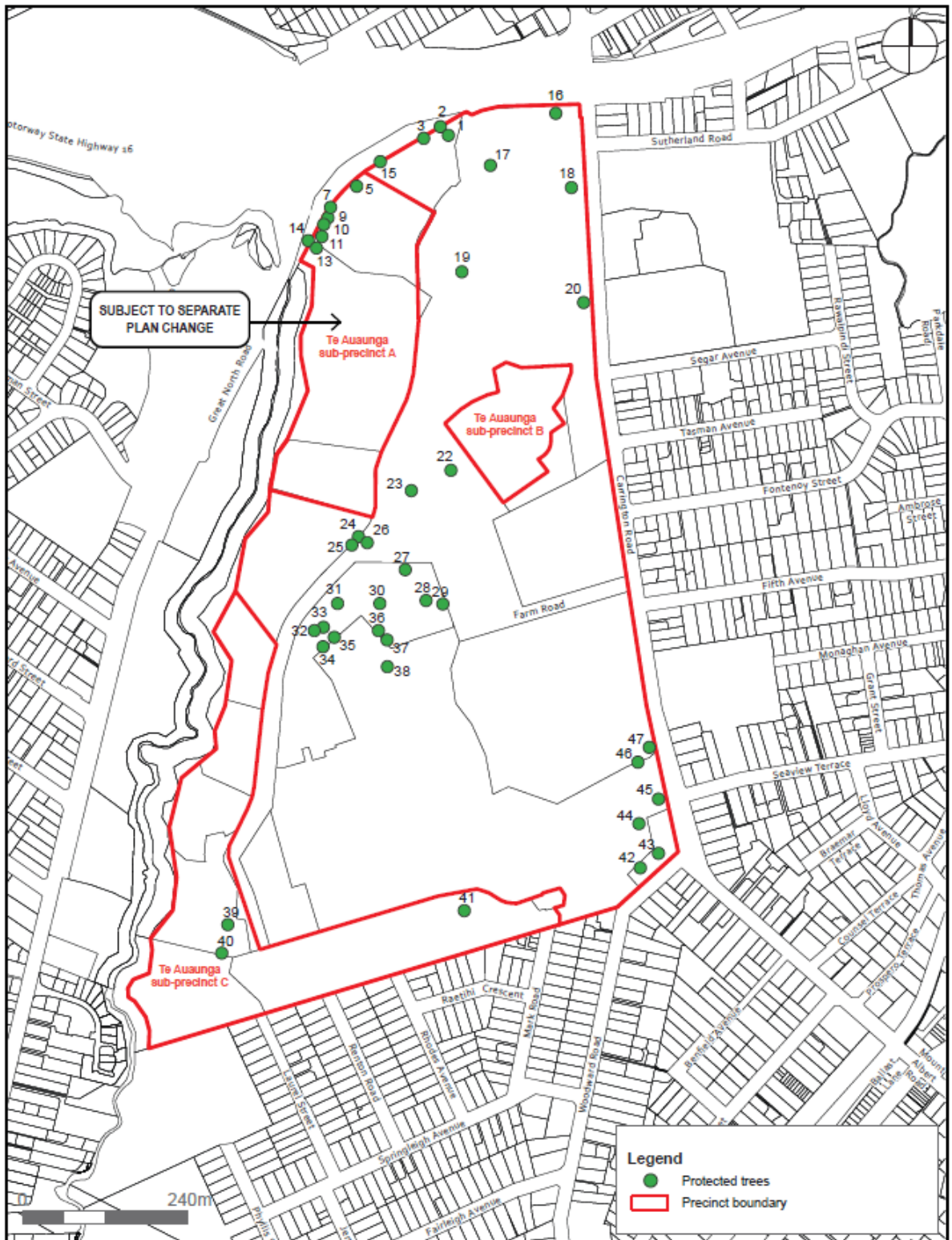
- (d) areas of walls likely to contain windows for principal living areas of accommodation units to demonstrate how the outlook space development control will be met.
- (3) A landscape management plan for any landscaped areas to be covenanted, public open space landscaping, roads and streetscapes and walkways. The plan must provide details on:
- (a) range of appropriate plant species ~~schedules~~;
  - ~~(b) planting specifications including individual tree planting locations;~~
  - ~~(e)(b)~~ weed control and management;
  - ~~(e)(c)~~ implementation; and
  - ~~(e)(d)~~ the location and design of public seating, vehicle barriers, signage, pedestrian lighting, litter receptacles, and other amenity features in line with crime prevention through environmental design principles.
- ~~(4) An infrastructure and stormwater management plan that demonstrates how the development will meet the controls and assessment criteria in this precinct regarding infrastructure and servicing, including:~~
- ~~(a) location and extent of infrastructure, including areas of on-site stormwater management (if applicable) and integration/interface with the wider precinct;~~
  - ~~(b) any proposed new or upgrade to infrastructure;~~
  - ~~(c) staging of development; and~~
  - ~~(d) compliance with the Council's relevant codes of 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:~~
- ~~(a) a traffic management assessment demonstrating how the precinct will manage traffic demand, alternate transport options, connections to public transport and key connections to and within the precinct; and~~
  - ~~(b) be prepared in accordance with current best practise guidelines adopted by Auckland Transport.~~
- ~~(6)(4)~~ The general location of activity types with potential to influence the staging and design of development across the subject land area including:
- (a) general proposed activity types at activity interfaces, including activity types to be established adjacent to existing lawful activities (including industrial activities); and
  - (b) proposed staging of demolition, earthworks and building development, and where information is available, the staging of public open space.

I334.10. Precinct plans

I334.10.1 WairakaTe Auaunga: Precinct plan 1

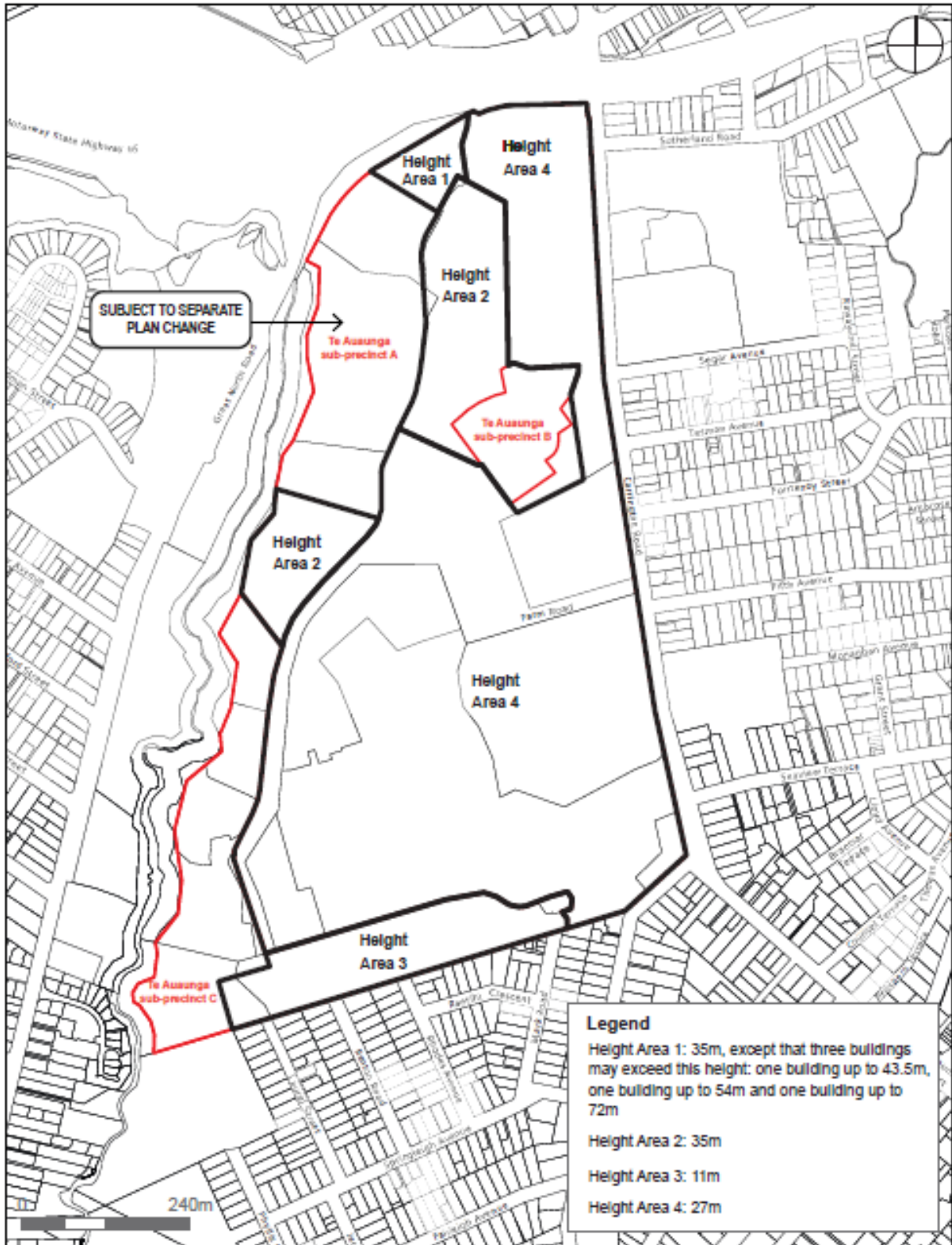


I334.10.2 Wairaka Te Auaunga: Precinct plan 2 – Protected Trees





**I334.10.3 Te Auaunga: Precinct plan 3 – Te Auaunga Additional Height**





# Te Auaunga / Private Plan Change

Urban Design Assessment

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



4 October 2023





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## Document Quality Assurance

<i>Te Auaunga / Private Plan Change</i>		
Prepared by:	Matt Riley Senior Principal / Urban Designer Boffa Miskell Limited	
Reviewed by:	Rachel de Lambert Partner / Landscape Architect Boffa Miskell Limited	
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# Executive Summary

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

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

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

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

Key findings of the assessment are:

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

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

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

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

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## Appendices

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# 1.0 Introduction

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

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

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

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

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

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

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

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

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

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

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

## 2.0 Methodology

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

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

## 3.0 Precinct and surrounding urban context

### 3.1 The Precinct

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

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

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

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



Figure 1: Precinct location and context.

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

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

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



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

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

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

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



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

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

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

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

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

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



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



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

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

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

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

The precinct is close to the services of Point Chevalier town centre, directly to the north over the motorway bridge, and Great North Road bus stops which provide a frequent service route between the city centre and New Lynn.<sup>2</sup> Mount Albert town centre and train station is within a five minute walk / 400m to the south-east. Baldwin Avenue train station is just over a ten minute walk (one kilometre) to the east. There are also frequent service bus routes (the Outer Link and a Point Chevalier to Sylvia Park route<sup>3</sup>) along Carrington Road.

### 3.2 Surrounding area

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

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

#### Carrington Road Upgrade

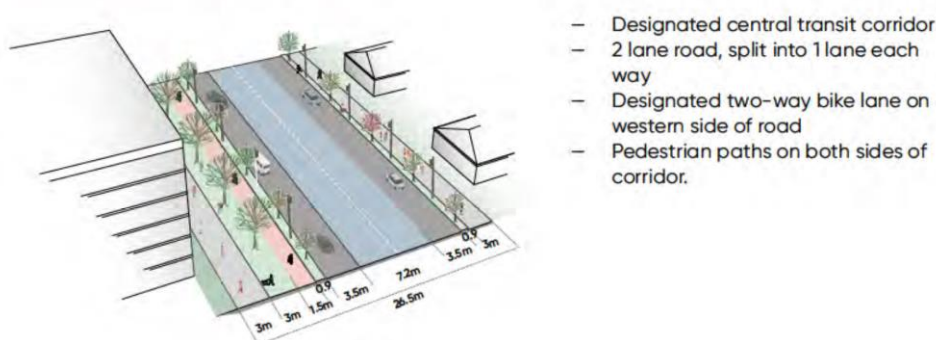


Figure 6: Potential future upgraded spatial allocation of movement/amenity spaces along Carrington Road, within a wider road corridor. Image source: Ngā Mana Whenua o Tāmaki Makaurau & Crown – A Reference Masterplan & Strategic Framework, Grimshaw, February 2019.

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

<sup>2</sup> Bus Route 18.

<sup>3</sup> Bus Route 66.

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

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



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



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

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



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

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

### 3.3 Planning context

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

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

#### 3.3.1 Regional Policy Statement

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

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

##### **B2.2 Urban growth and form**

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

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

##### **B2.3 A quality built environment**

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

###### *B2.3.1. Objectives*

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

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

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

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

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

#### *B2.3.2. Policies*

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

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

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

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

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

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

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

### 3.3.2 Wairaka Precinct

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

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

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

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

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

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

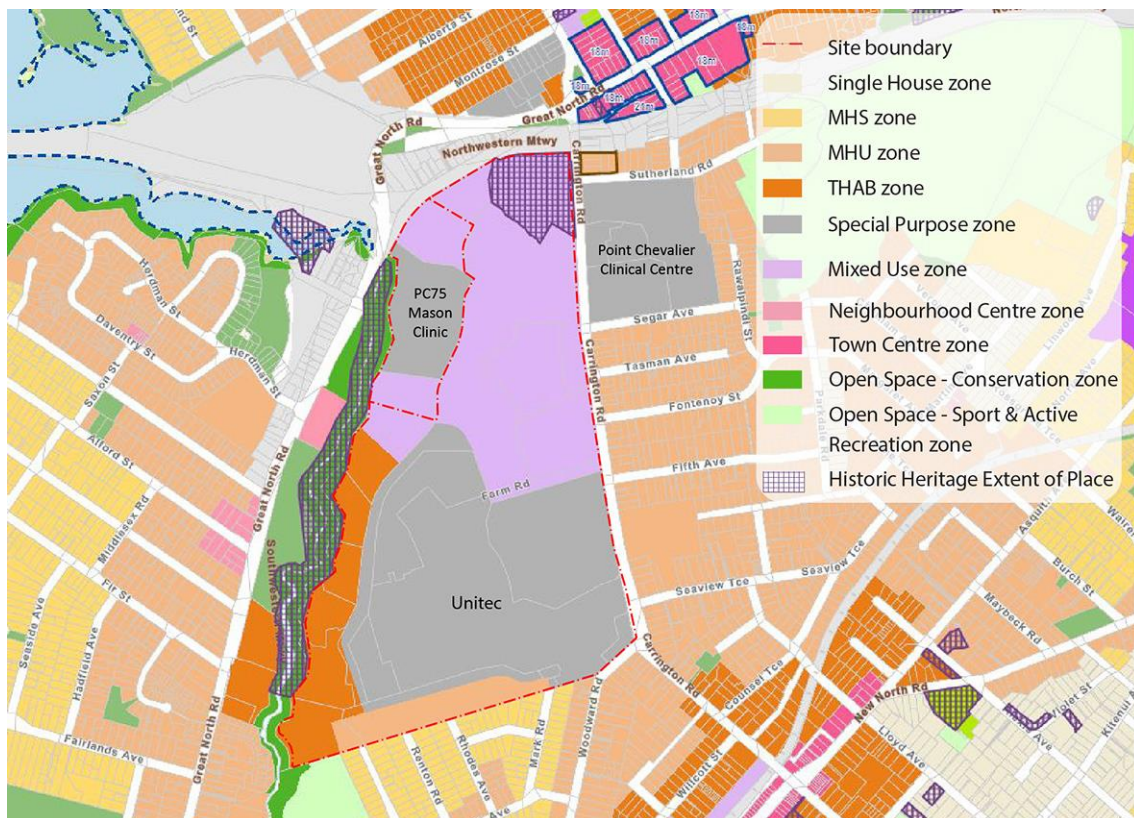


Figure 9: Operative zoning on the precinct and the surrounding area.

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

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

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

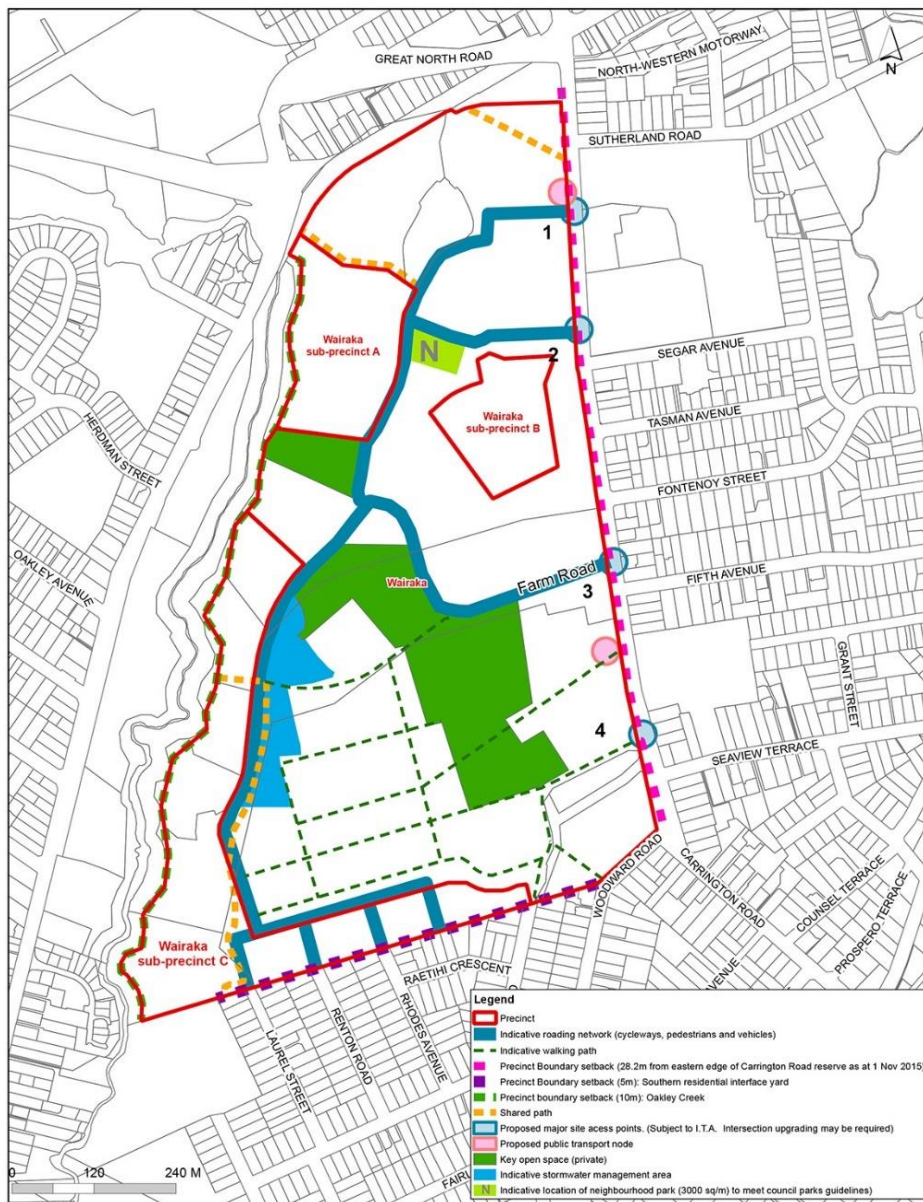


Figure 10: Precinct plan 1 in the operative Wairaka Precinct.

Other development standards of note in the Wairaka Precinct are:

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

Development within the precinct is also subject to provision of spatial elements shown on existing Precinct Plan 1 (refer to Figure 10 above). This Plan includes an indicative road network (largely mirroring the existing network) and required open spaces. These spaces include a large contiguous area around the Wairaka Stream wetland and the notable trees to the north of Building 48 and the indicative location of a neighbourhood park of 3,000m<sup>2</sup>. The neighbourhood park is positioned adjacent to the Mason Clinic and appears on a somewhat awkward area of sloping land (or directly adjoining it), to the west of Taylors Laundry. Neither the flat grassed area / playing fields to the north of Farm Road nor the formal gardens to the north of the Former Oakley Hospital Building form part of the required open spaces.

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

### 3.3.3 Plan Change 78

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

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

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

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

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

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

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

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

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

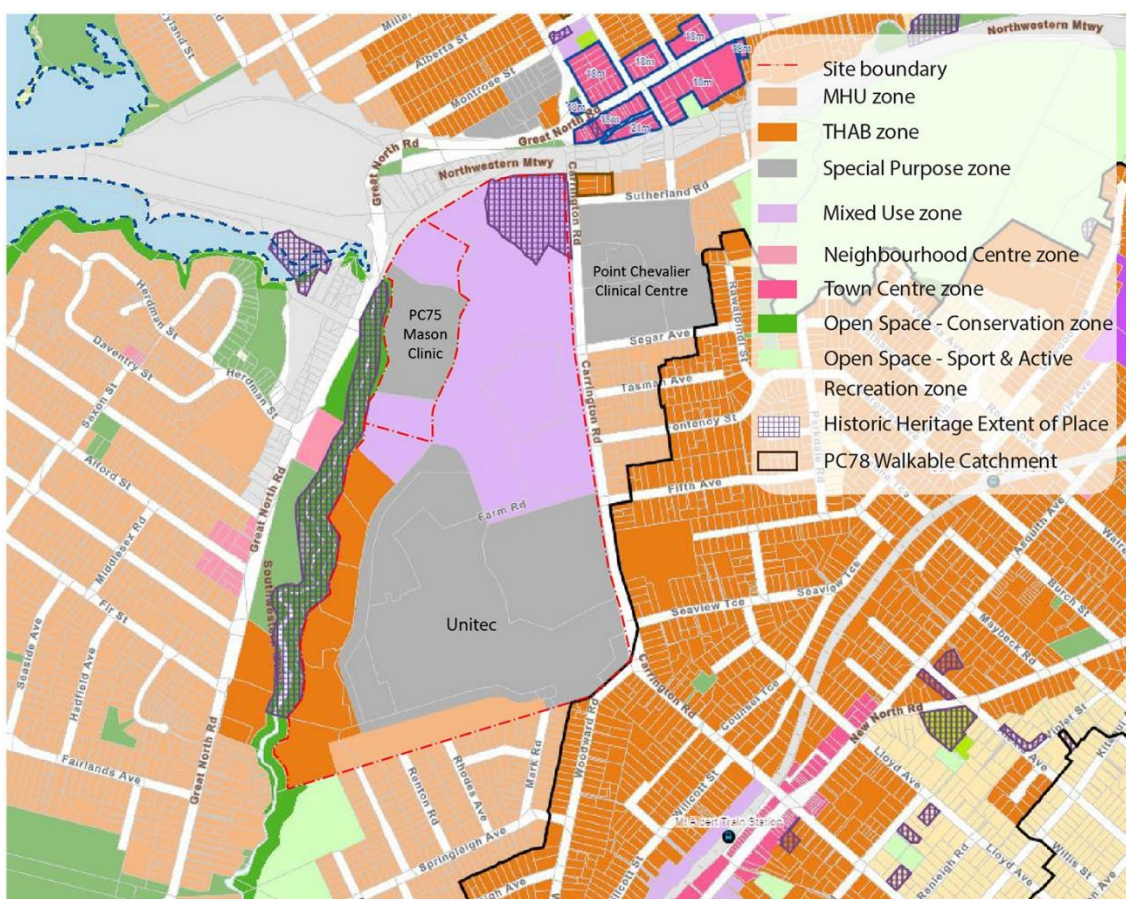


Figure 11: PC78 proposed zoning in the wider area surrounding the Precinct.

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

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

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

### 3.3.4 Plan Change 75

PC75 is a private plan change application by the former Waitematā District Health Board<sup>6</sup> which also proposes changes to the Wairaka Precinct. Further details of this plan change are set out in the Te Auaunga Plan Change planning assessment. In summary, PC75 applies to the Mason Clinic and adjoining lots to the north (3A Carrington Road) and south (119A Carrington Road). It proposes to extend Wairaka sub-precinct A (which provides for the healthcare activities of the Mason Clinic) over these two lots and change their zoning from B-MU to Special Purpose – Healthcare Facility and Hospital zone, with an associated increase in enabled height in sub-precinct A from 16m to 26m.

## 3.4 Precinct and context summary

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

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

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<sup>6</sup> Now Te Whatu Ora Waitematā.

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

## 4.0 Proposed Precinct provisions

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

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

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

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

The process, however, identified the opportunity for:

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



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

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

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

**I334.10. Precinct plans**

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

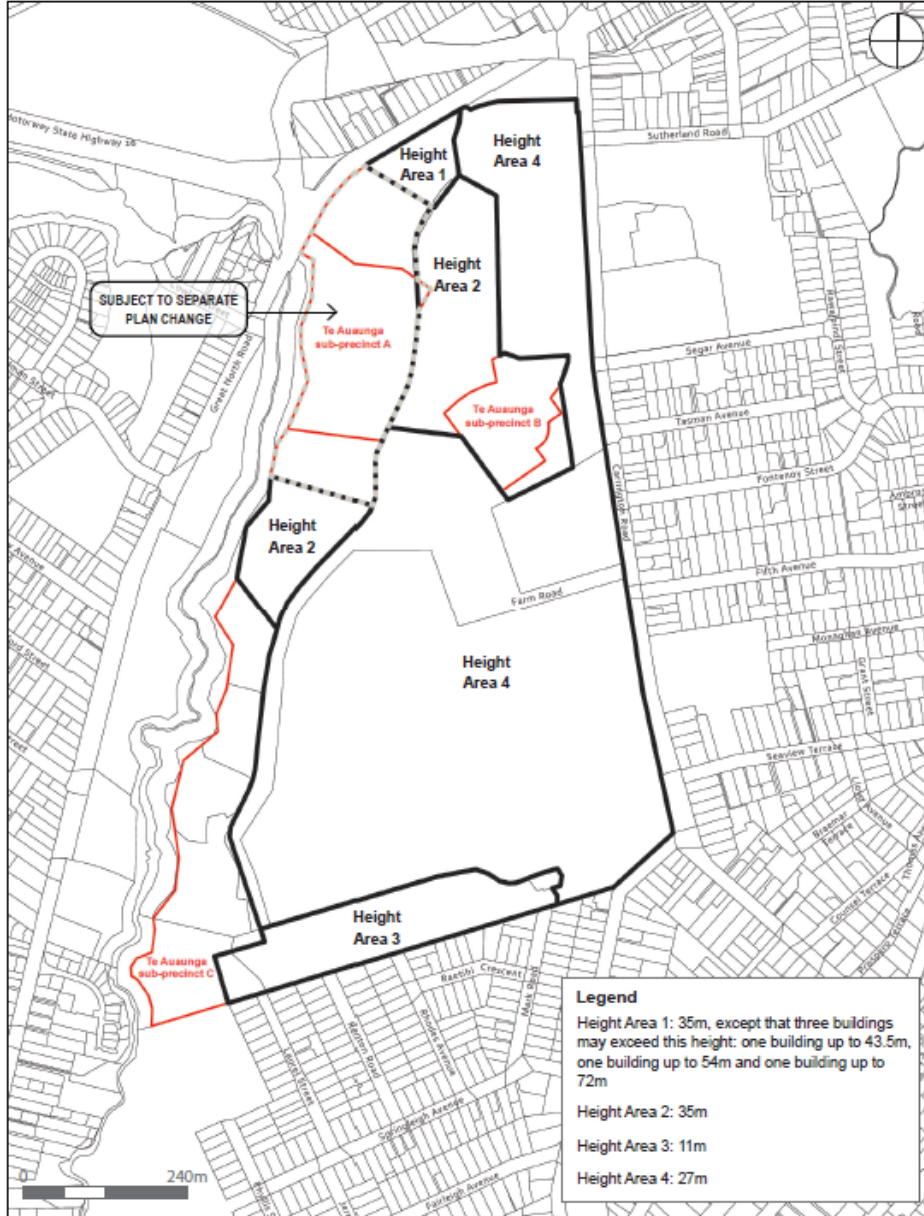


Figure 12: Proposed Precinct plan 3, which shows the four proposed Height Areas.

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

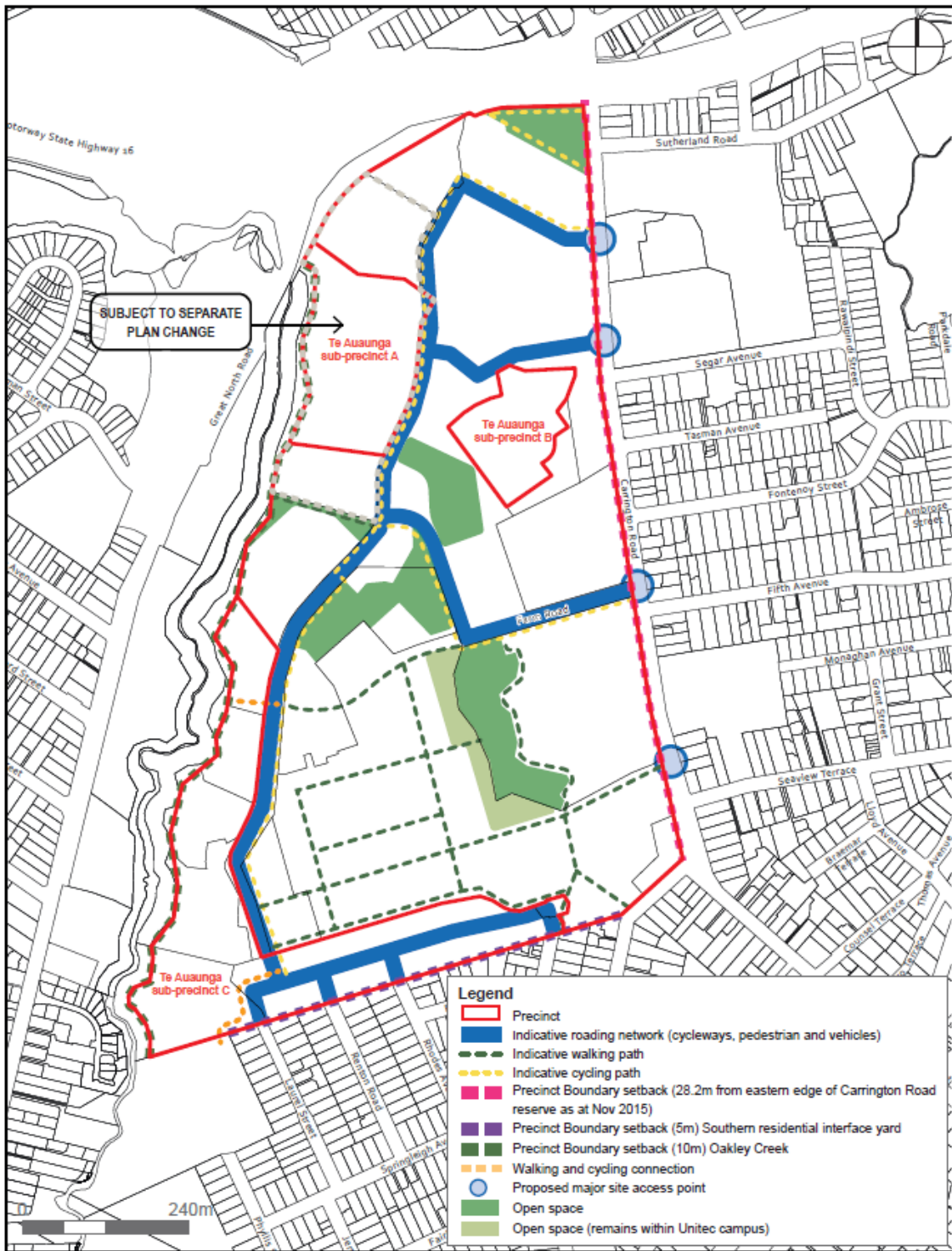


Figure 13: Proposed Precinct plan 1.

## 5.0 Urban design assessment

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

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

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

### 5.1 Strategic context

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

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

### 5.2 Boundary interfaces

#### 5.2.1 Carrington Road

##### **Existing and AUP(OP) planned character**

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

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

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

#### *AUP(OP) / operative Wairaka Precinct provisions*

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

#### *PC78 proposed zoning and provisions*

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

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

#### **Te Auaunga Plan Change bulk and location standards**

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

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

<sup>8</sup> Standard I334.6.4.

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

Also of relevance are:

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

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

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

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



Figure 14: Visual Simulation 7.

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

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

The sections show building bulk along Carrington Road:

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

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

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

### **Assessment**

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

#### ***Visual dominance effects***

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

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

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

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

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

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

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

#### Mitigation techniques

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

#### *Privacy effects*

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

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

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

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

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

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

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

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

### *Shading effects*

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

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

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

#### *Winter Solstice*

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

#### *Spring Equinox*

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

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

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

#### *Summer Solstice*

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

#### Assessment of shading

There is no definitive guidance on the number of hours of sunlight access that are considered necessary to maintain reasonable residential amenity. However, the AUP(OP) refers to at least four hours of sunlight being retained during the Spring Equinox between 9am – 4pm over parts of the outdoor living space of a neighbouring MHU zoned lot when the Alternative Height in Relation to Boundary ('AHIRB') standard is used<sup>11</sup> and the Auckland Design Manual refers to, for apartments, at least 70 per cent of living rooms and outdoor living spaces receiving at least three hours of sunlight during the Winter Solstice between 9am – 3pm.<sup>12</sup>

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

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

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

#### **Summary comments**

In summary:

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

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<sup>11</sup> H5.8.2(5)(a).

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

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

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

### 5.2.2 Woodward Road

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

### 5.2.3 Residential properties to the south

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

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

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

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

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

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

#### 5.2.4 Te Auaunga

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

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

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

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

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<sup>13</sup> As required by the MDRS RMA amendments.

<sup>14</sup> As proposed by PC78.

## 5.2.5 Mason Clinic

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

### *Visual dominance effects*

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

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

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

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

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

### *Privacy effects*

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

### *Shading effects*

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

### *Summary comments*

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

### 5.3 Wider landscape setting

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

A bespoke building to building setback applies in Height Area 1.<sup>16</sup> This requires a minimum separation between buildings of 14m. This ensures a sense of space around taller buildings within the Height Area, as seen from within the precinct and closer viewing positions around it. This separation is not achieved by outlook space standards – which may or may not push neighbouring buildings apart, depending on the positioning of bedrooms and principal living rooms within a floorplate.

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

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

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<sup>15</sup> Proposed standard I334.6.11.

<sup>16</sup> Proposed standard I334.6.10.

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

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

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

In summary:

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

## 5.4 On-site amenity

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

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

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

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

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

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

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

## 6.0 Conclusions

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

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

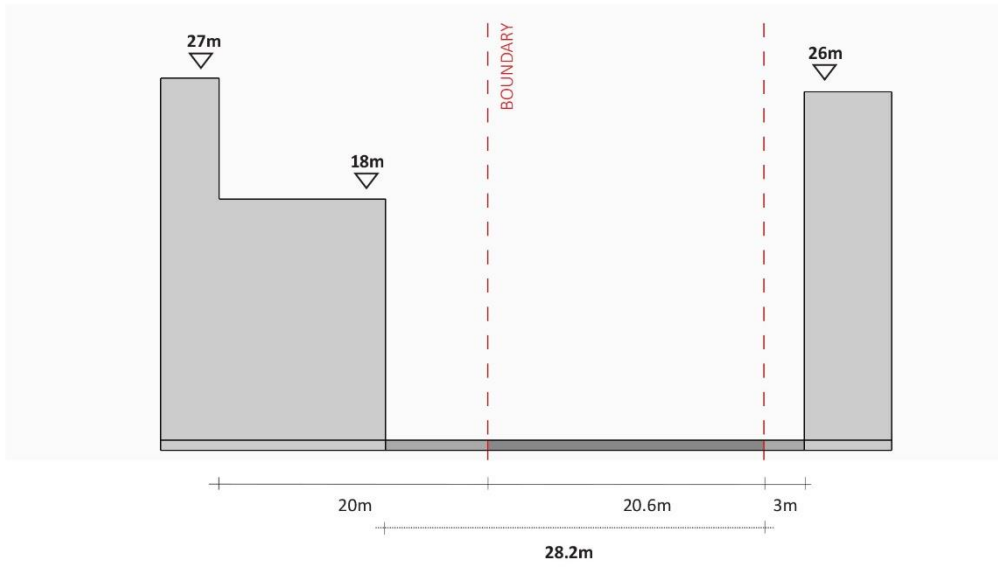
Additional urban design assessment in response to clause 23 requests for information is included in this report in Appendix 3. Having undertaken that additional assessment, the writer's conclusions expressed above remain the same.

# Appendix 1: Carrington Road sections



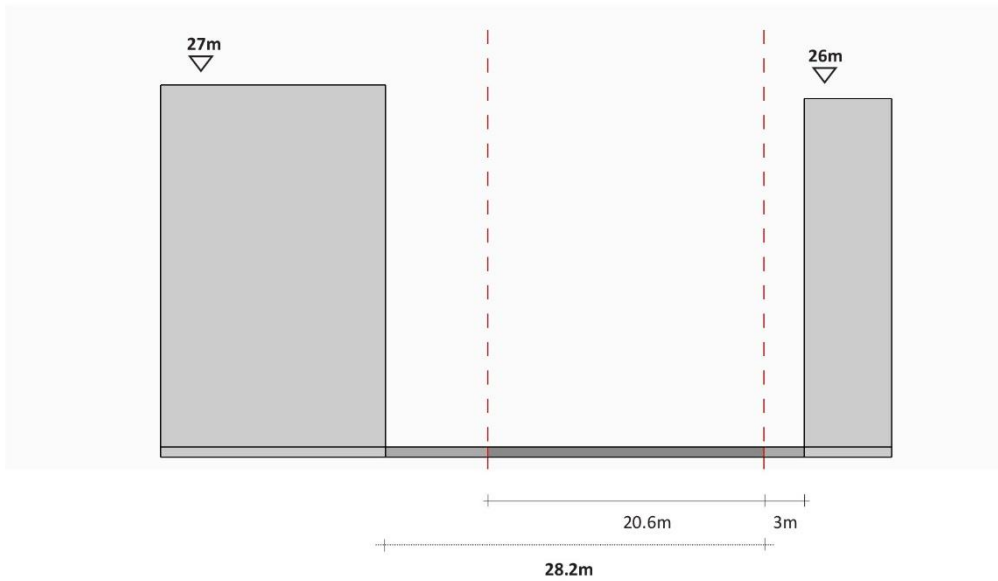
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Section cut: Site - Special Purpose Healthcare Facility and Hospital zone



**SECTION A2 - PROPOSED**

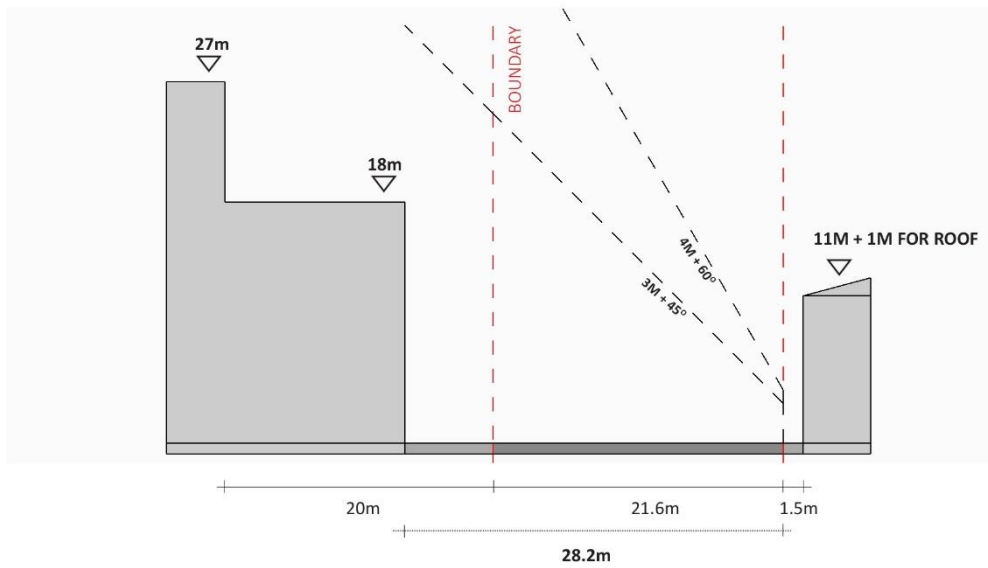
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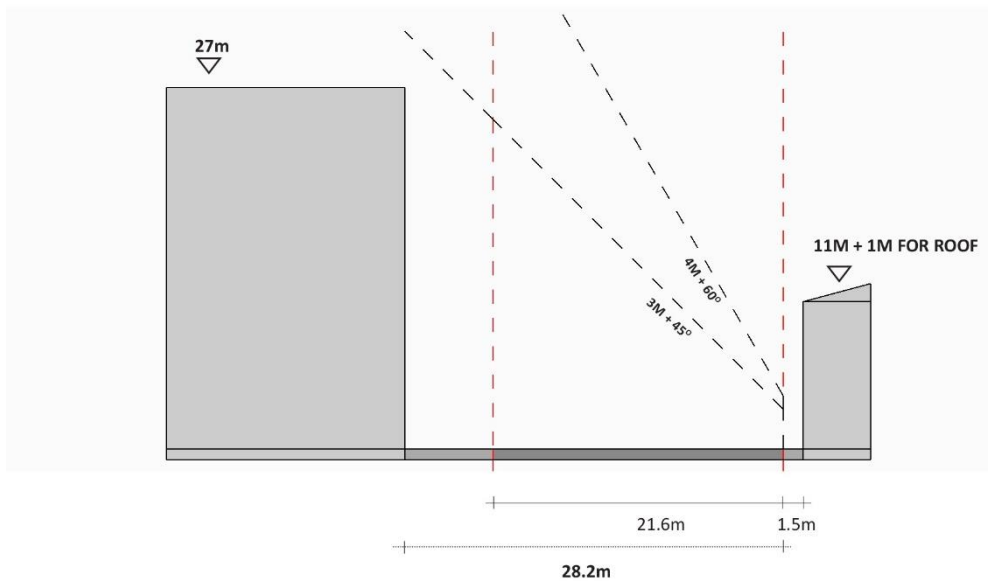
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Section cut: Site - Residential Mixed Housing Urban zone



**SECTION B2 - PROPOSED**

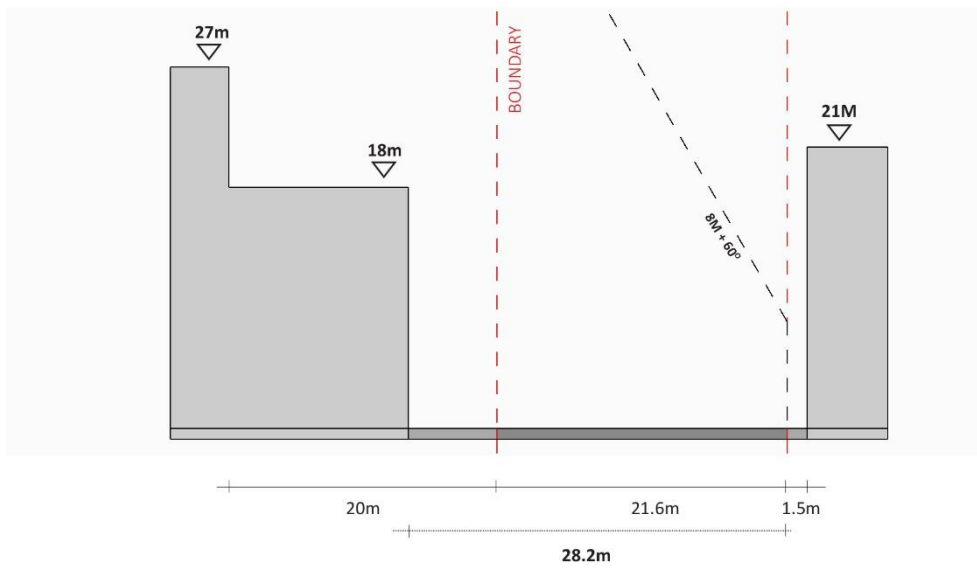
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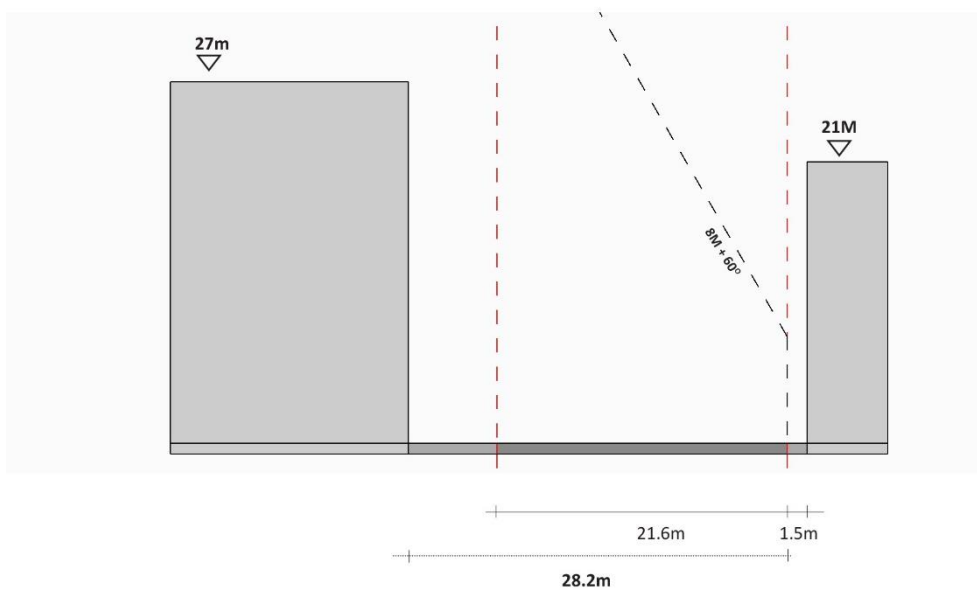
**SECTION C1 - PC78**

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



**SECTION C2 - PROPOSED**

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





## Appendix 2: Shadow Diagrams

## Appendix 3: Urban Design RFI responses



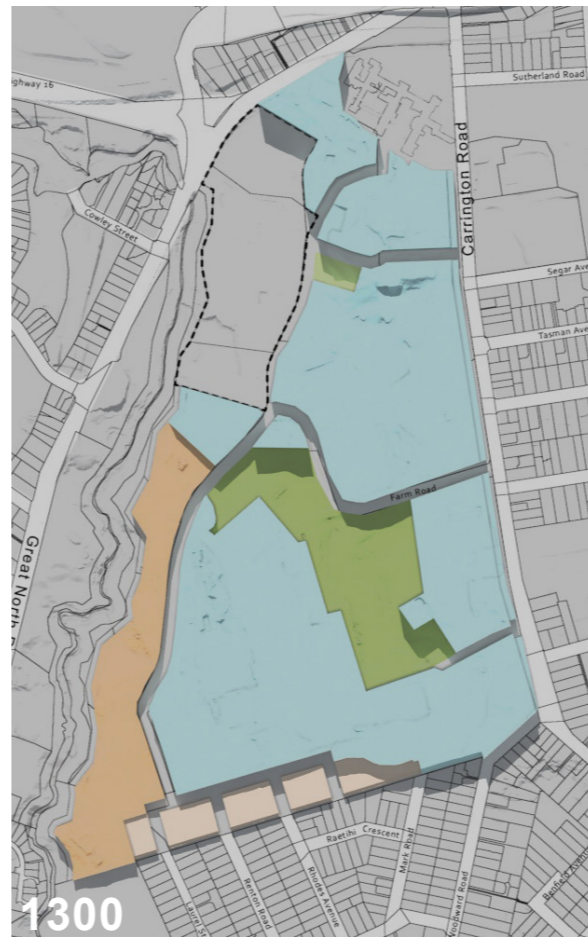
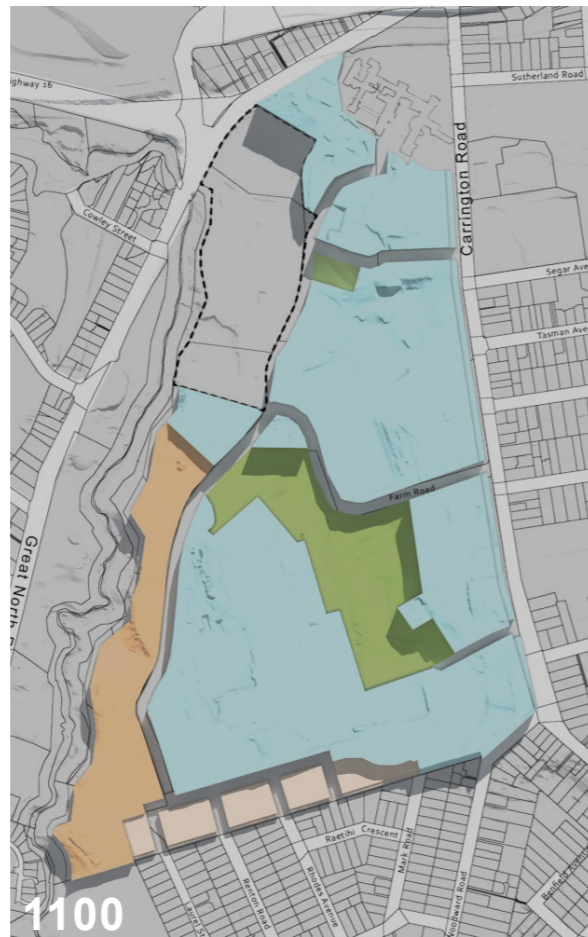
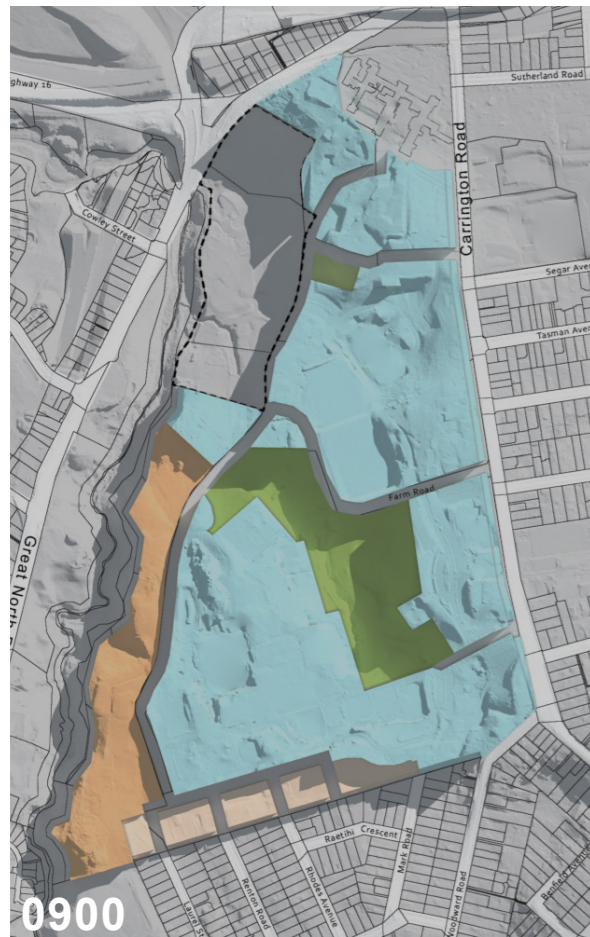
#### **About Boffa Miskell**

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

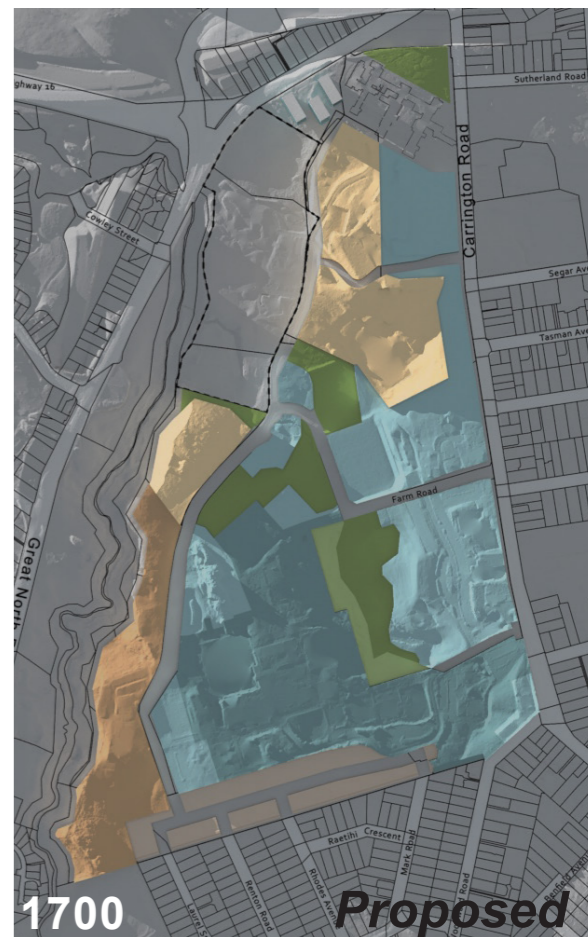
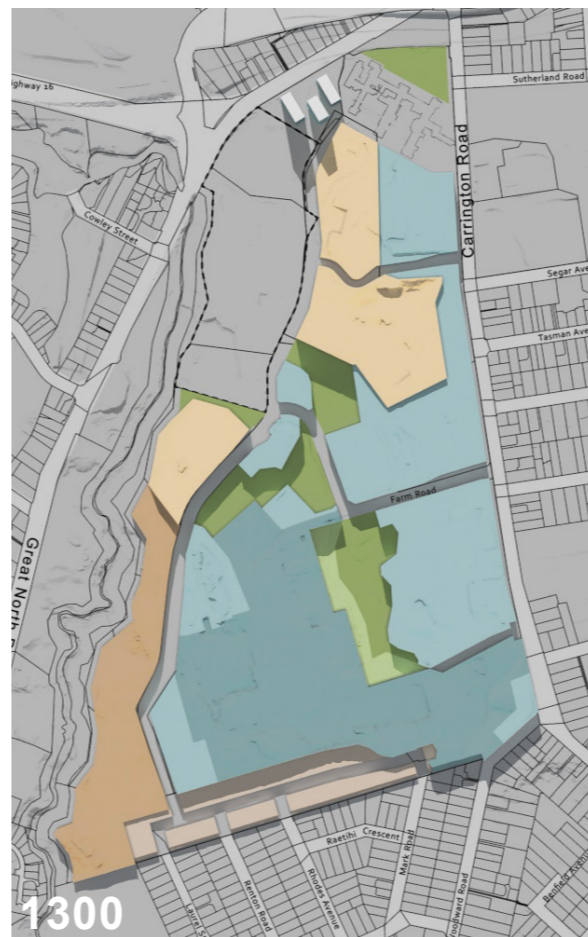
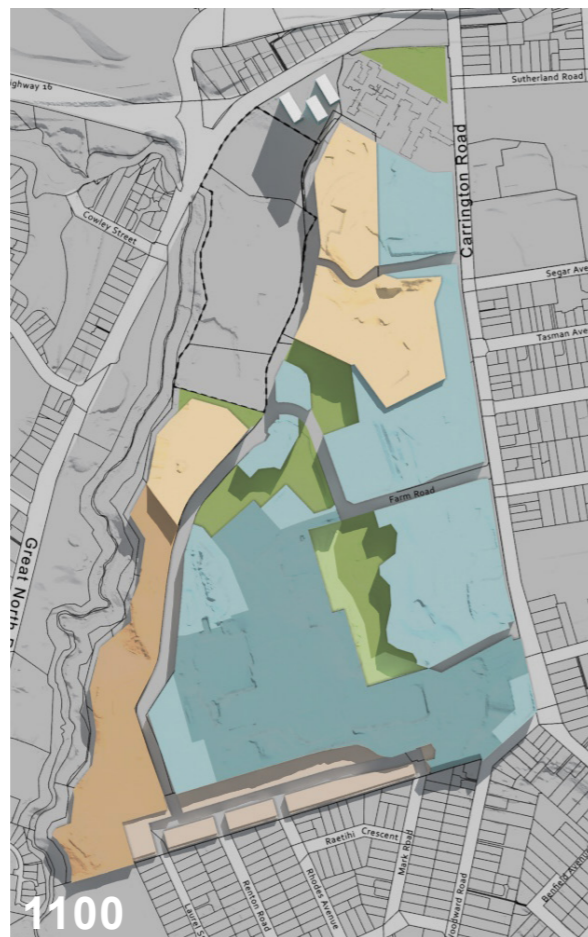
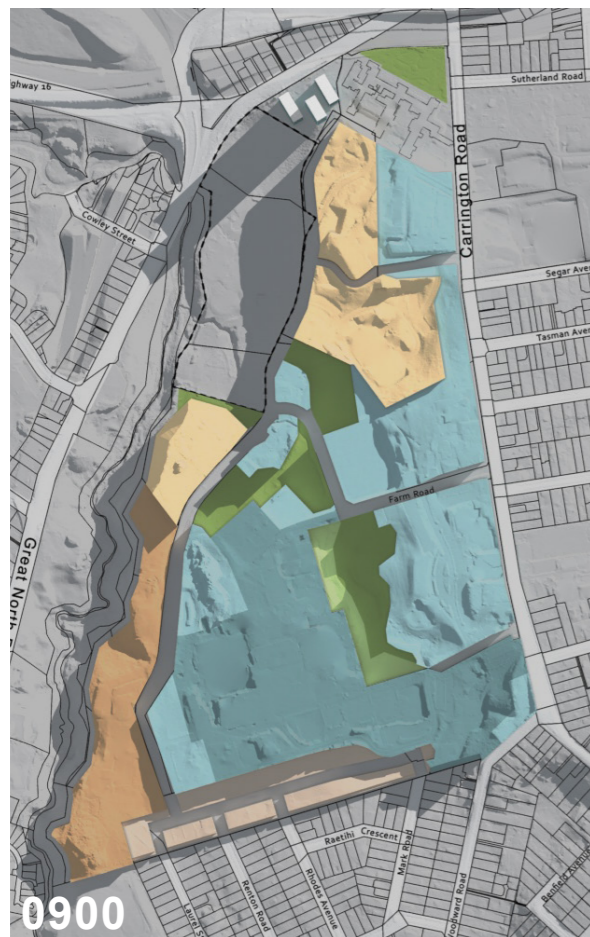
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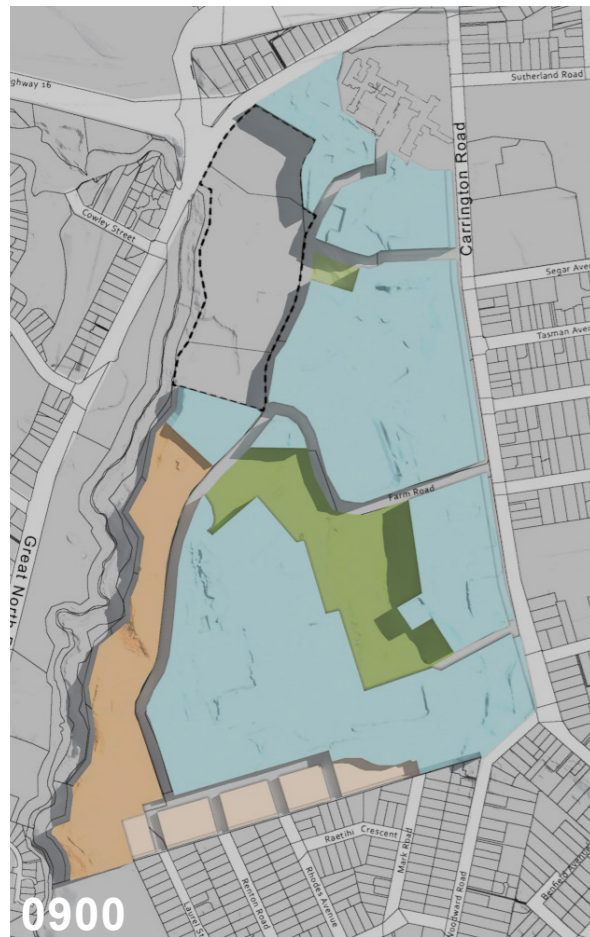




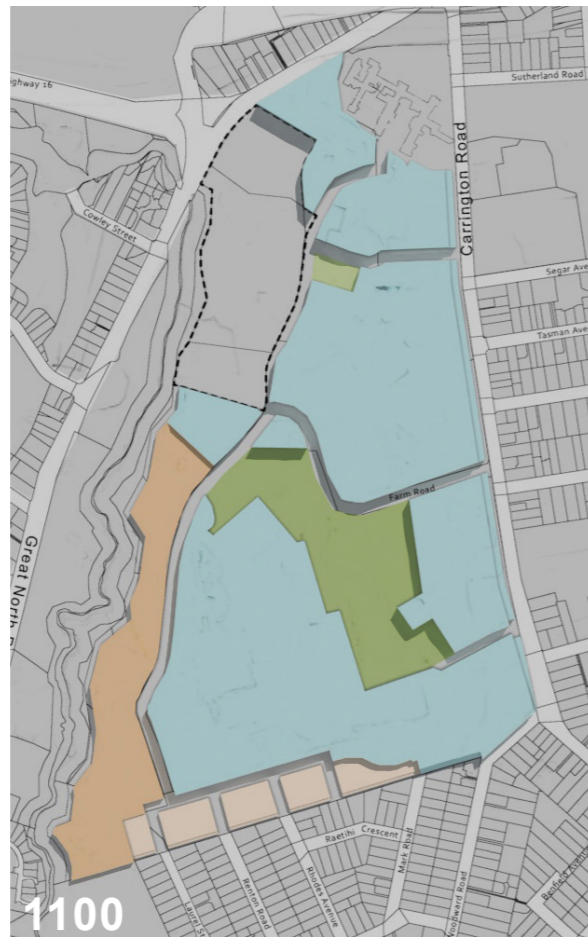
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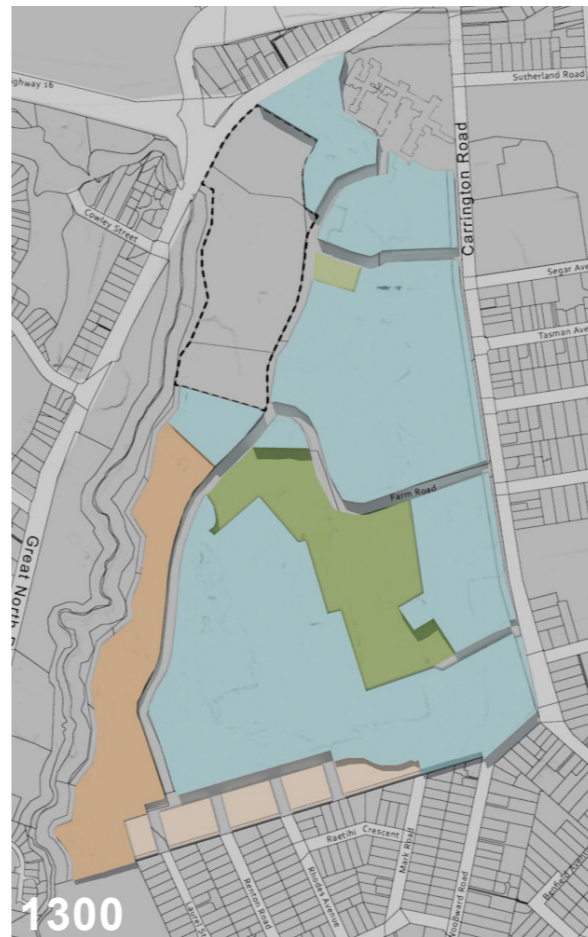
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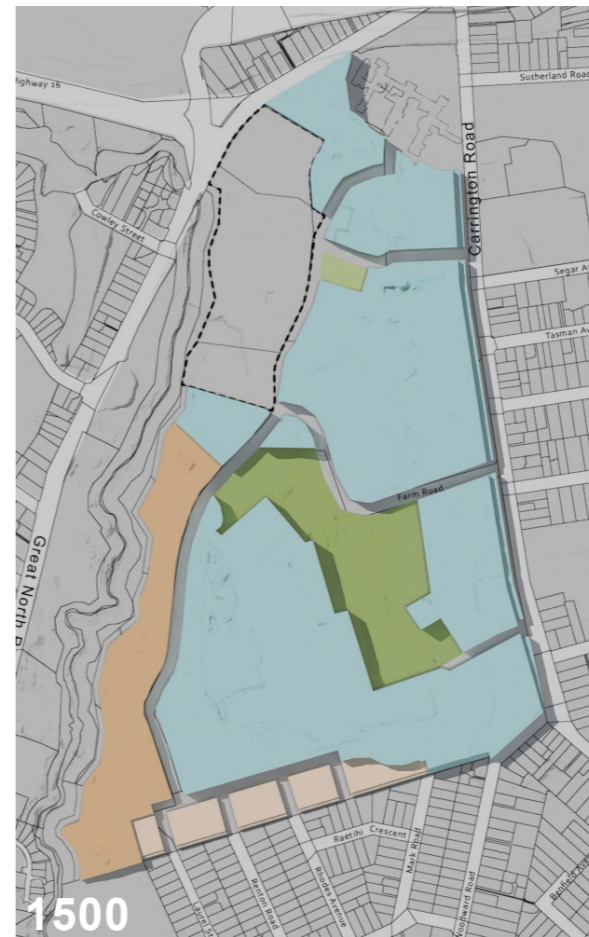
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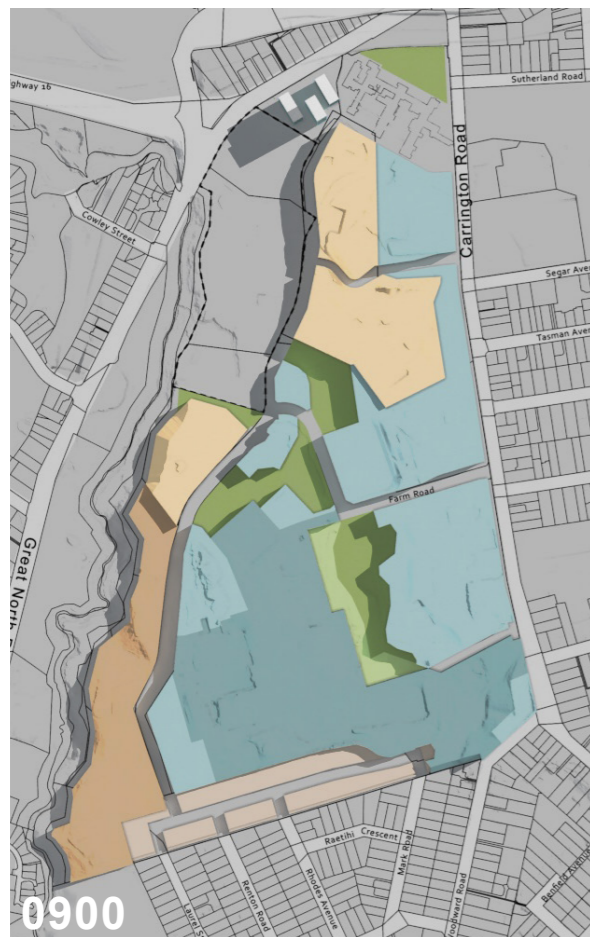
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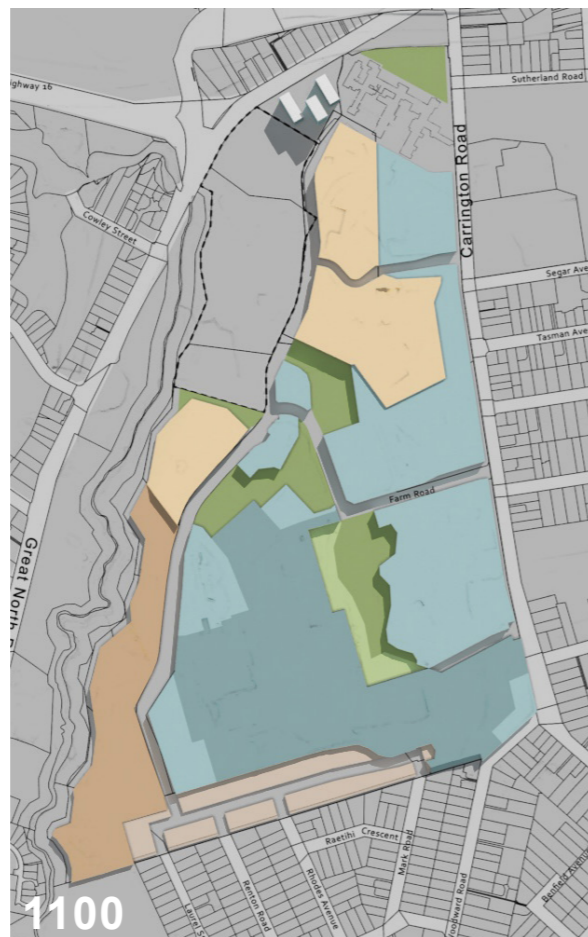
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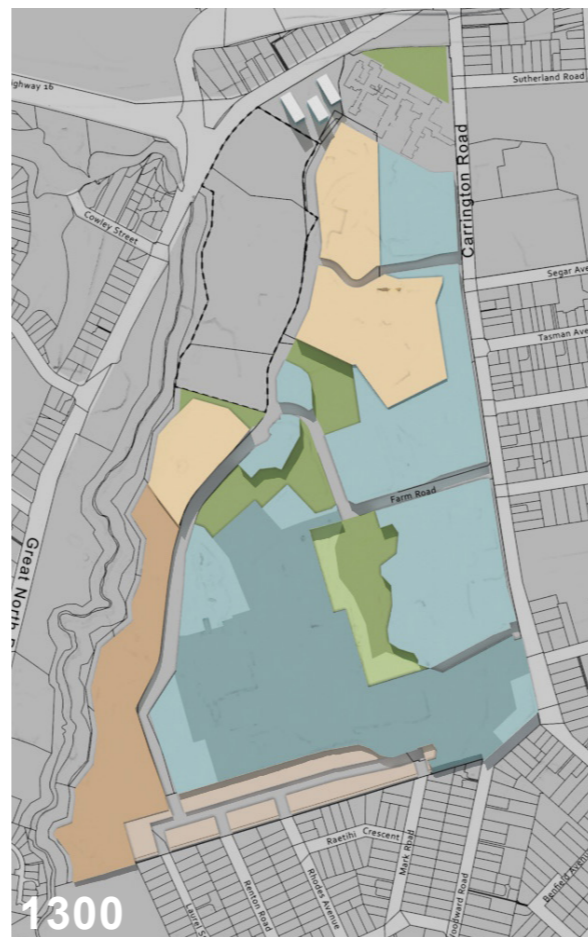
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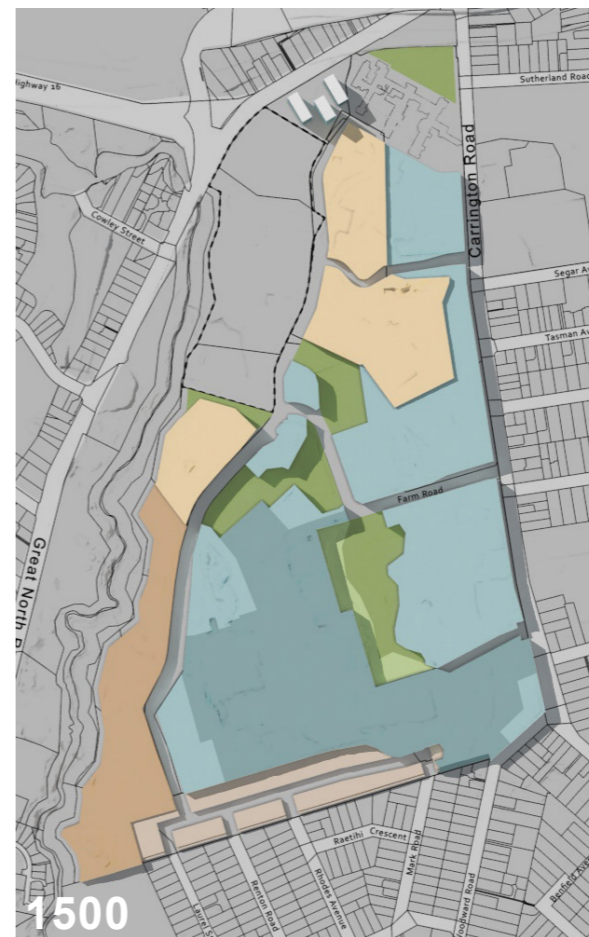
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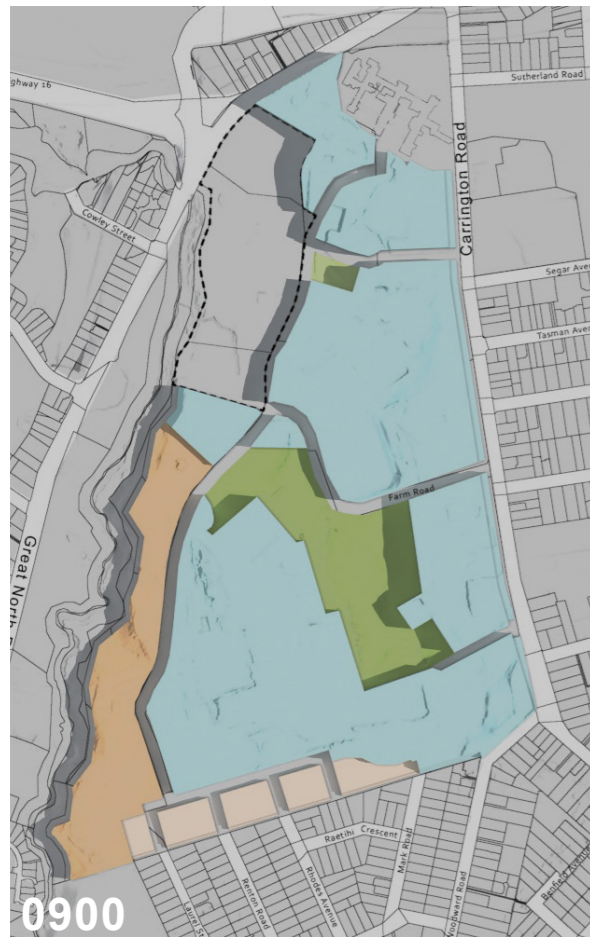
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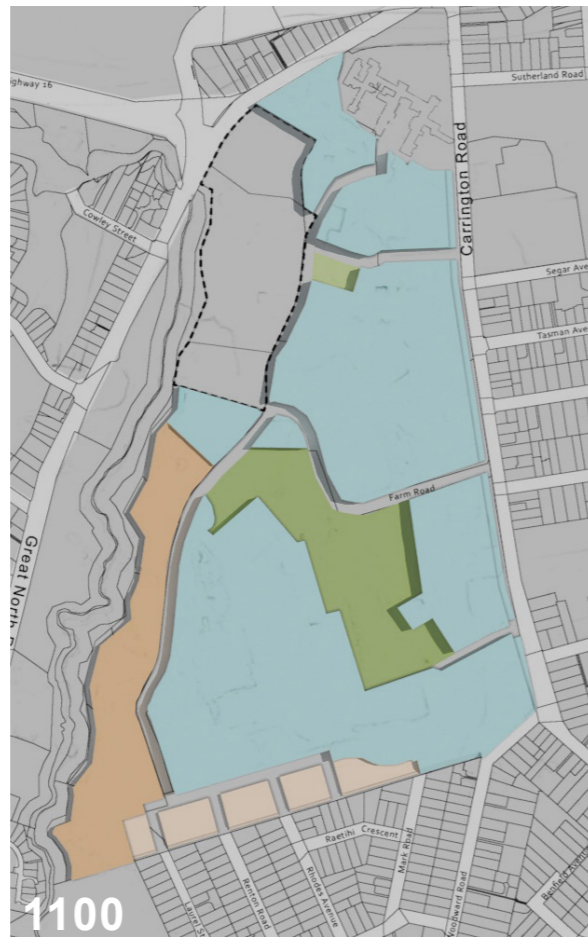
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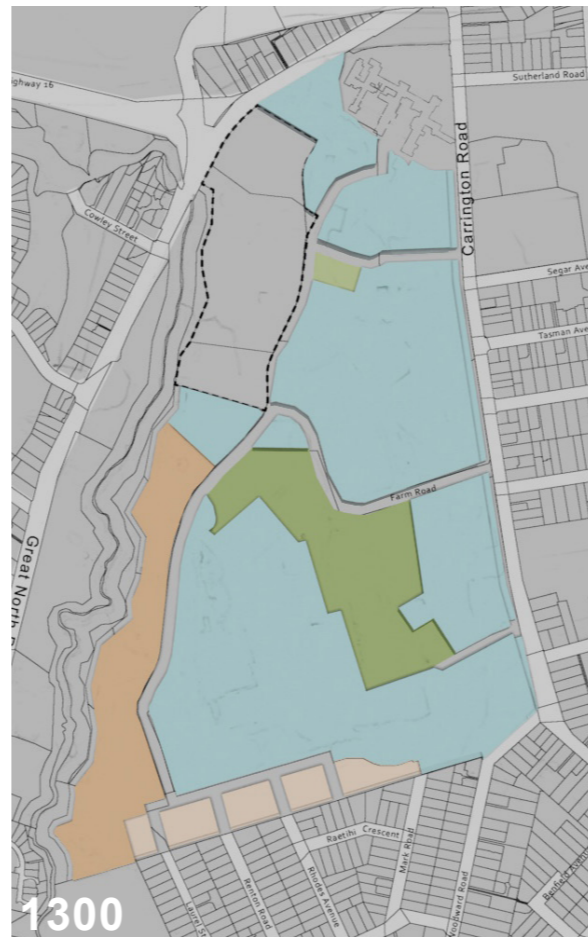
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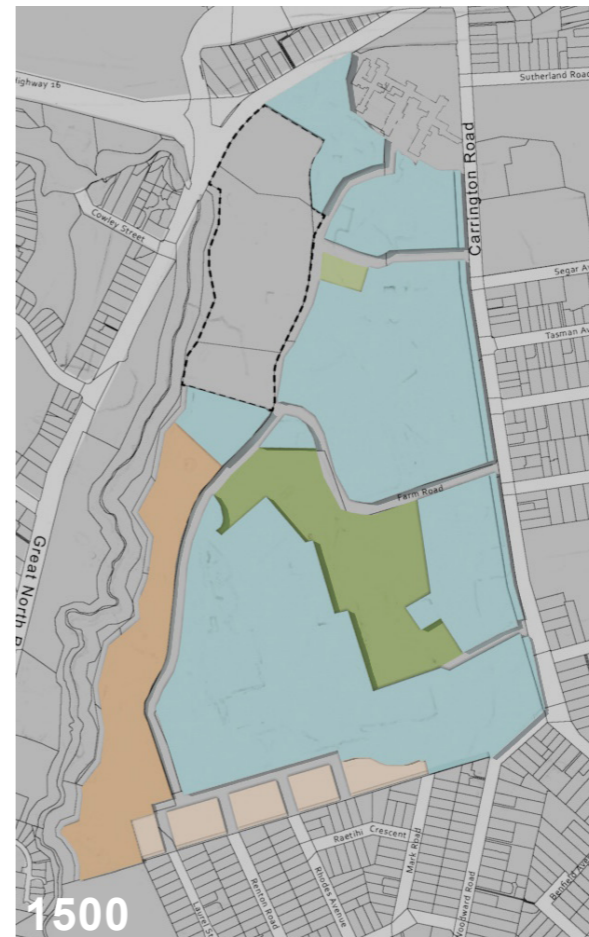
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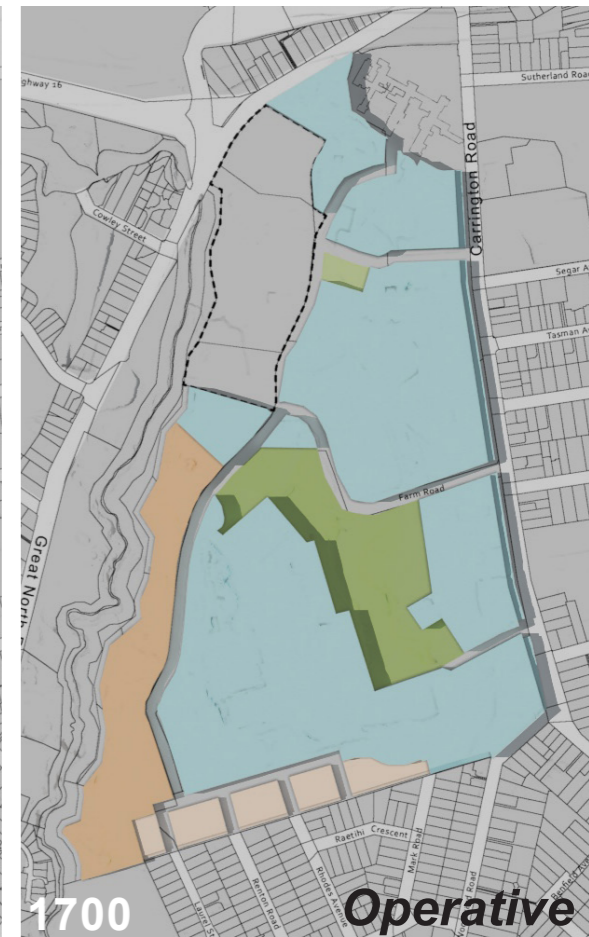
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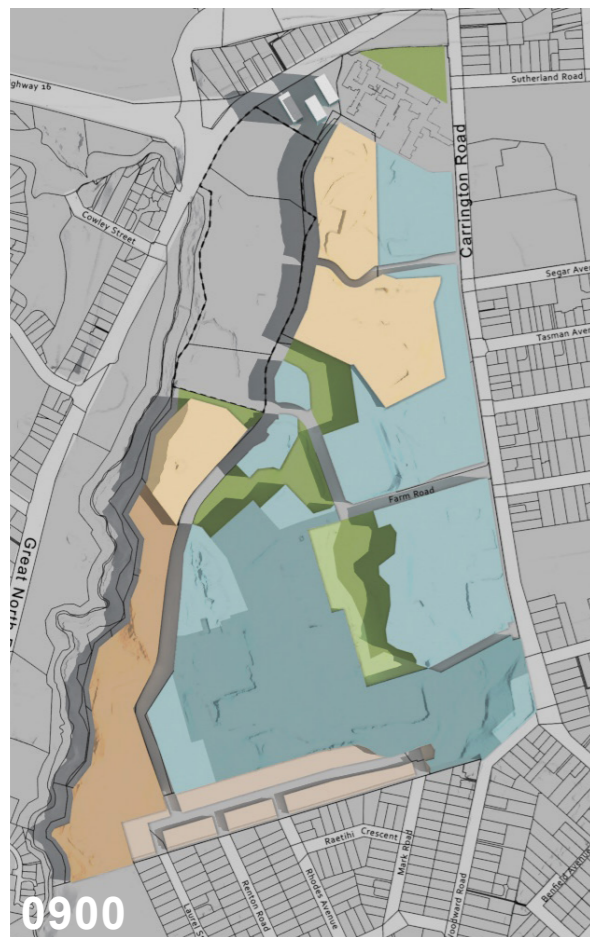
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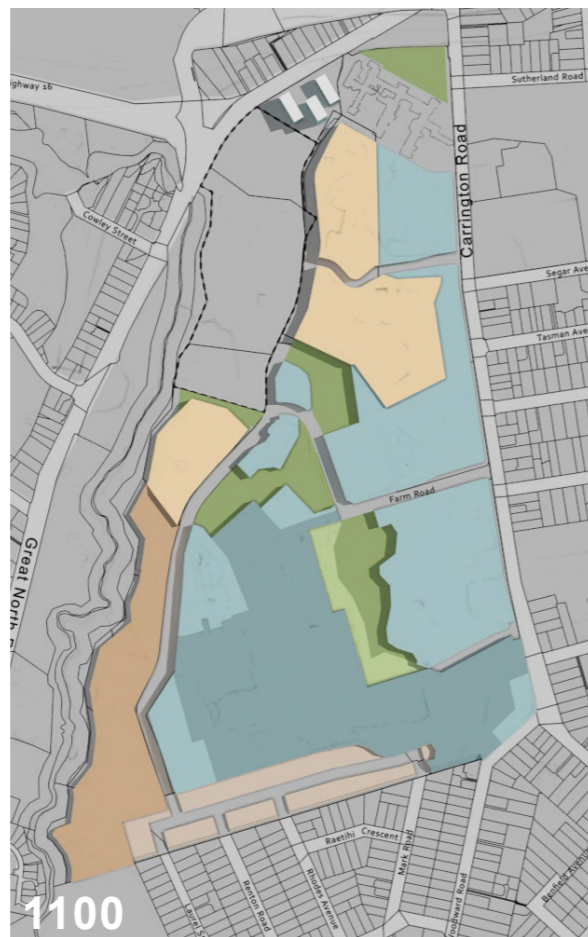
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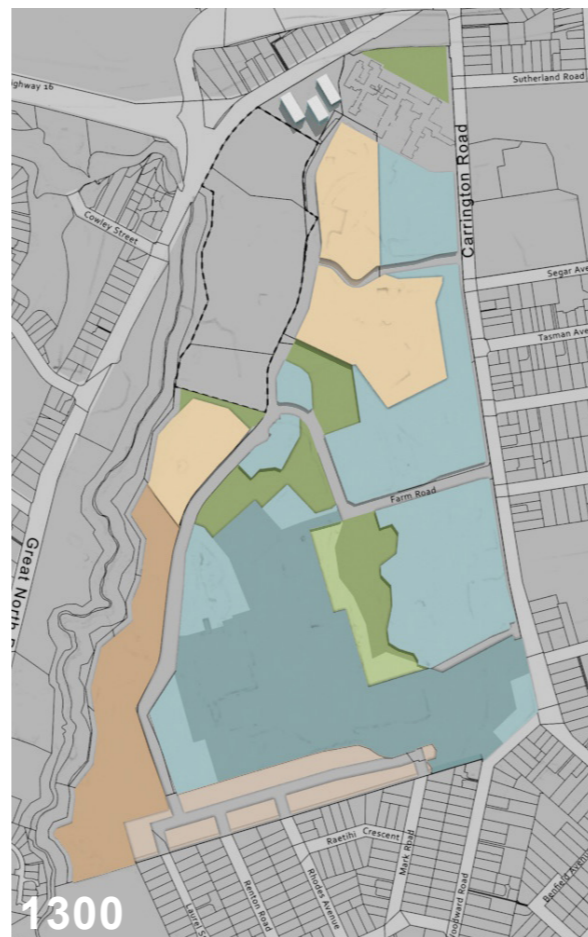
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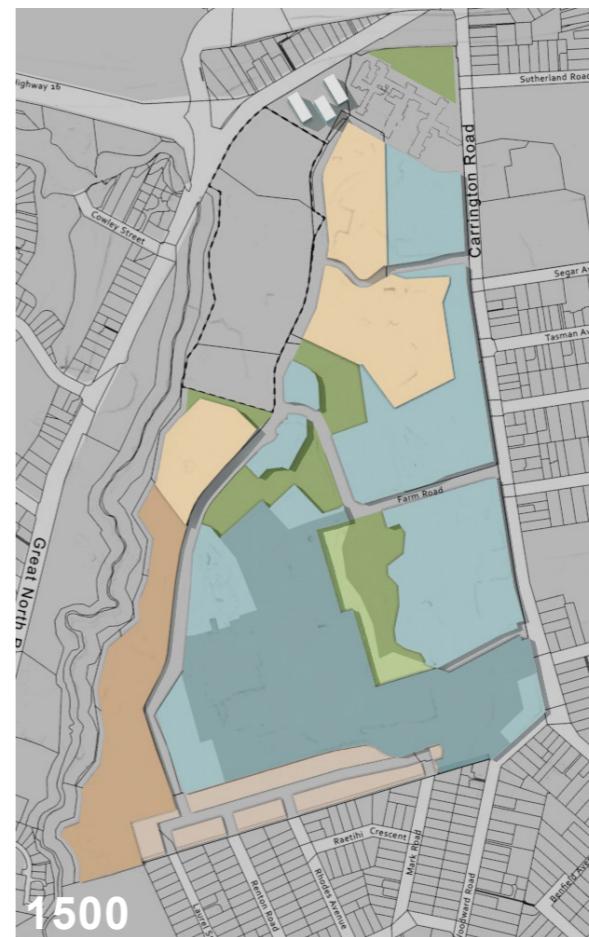
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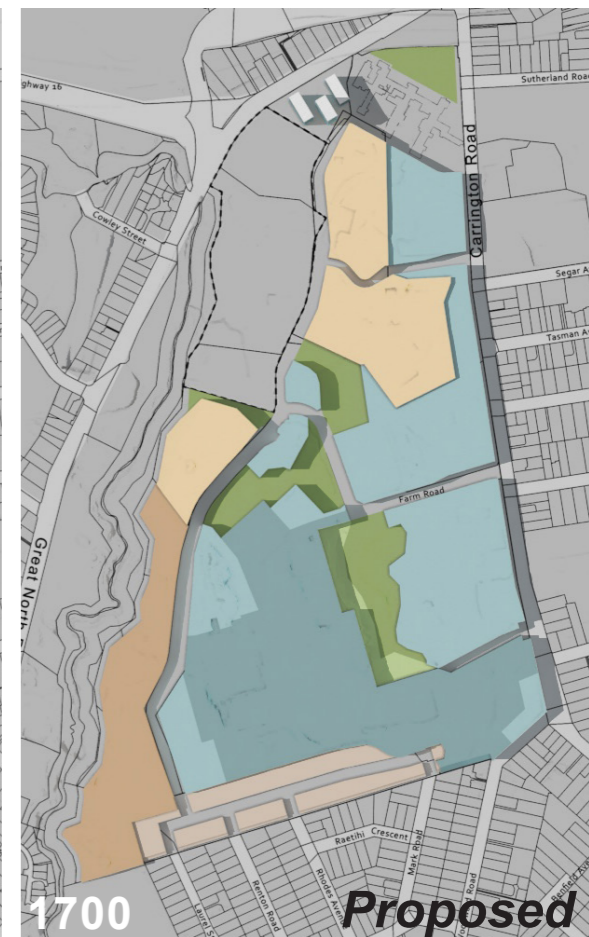
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**'Proposed Plan Change xx (Private) – Te Auaunga'  
Amending I334 Wairaka Precinct**

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

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

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

<b>Question</b>	UD1
<b>Specific request</b>	Please clarify what methodology has been used for urban design assessment
<b>Reasons for request</b>	<p>Chapter 2.0 – Methodology lists 3 elements that have informed the assessment but does not provide a clear methodology for assessment. What recognised good practice urban design principles have been used to make an assessment?</p> <p>The NZ Urban Design Protocol is quoted, but the UD Assessment then makes no further mention of any of the qualities listed in the Protocol and does not use recognised urban design principles to make the assessment.</p> <p>In the absence of a clear assessment methodology, the UD Assessment focusses on matters more related to planning such as shading, privacy etc, but fails to address bigger picture urban design principles such as how to create a neighbourhood with a clear character and its own identity; creating a place where public and private spaces are distinguished; a place with attractive and successful outdoor areas; creating a place that is easy to get to, and move through and that is easy to understand; a place that is adaptable over time; a place that is sustainable and enduring; and a place that has variety and choice etc.</p> <p>The assessment should demonstrate how the proposal (and the Precinct Plan) meets these urban design objectives.</p>
<b>Applicant response provided by</b>	Matt Riley, Boffa Miskell
<b>Applicant response</b>	<ol style="list-style-type: none"> <li>1 The reason for the request is to clarify the urban design principles that have been used to inform the assessment.</li> <li>2 The RFI states that the New Zealand Urban Design Protocol (<i>the Protocol</i>) is referred to in the methodology section of the urban design assessment (<i>UDA</i>) but that no further reference is made to either the Protocol or other recognised urban design principles within the assessment section of the report.</li> </ol>

## Responses to Auckland Council RMA cl 23 Requests | UD1 | 2

- 3 The assessment in the UDA is underpinned by the broader principles of the Protocol (in addition to an understanding of the characteristics of the precinct and the expected built form outcomes from relevant planning documents, as stated at section 2.0 of the UDA). While the broad themes represented in the Protocol's principles are weaved throughout the report, in order to respond to the specific request, I have prepared a detailed assessment of the Proposed Plan Change xx (Private) – Te Auaunga (*plan change*) against the Protocol which is attached as **Attachment 1**.
- 4 By way of context, while the plan change proposes changes to operative provisions, including additional height in some areas which would enable greater density, an intensified urban built form is already provided for by the operative Wairaka Precinct across the Residential, Special Purpose and Business zones. The framework for the bigger-picture urban design principles that the RFI refers to is therefore already largely established within those operative provisions.

**Attachment 1: Assessment of Te Auaunga Precinct against New Zealand Urban Design Protocol**

<b>Context</b>	
<p><i>Quality urban design recognises and builds on landscape context and character</i></p>	<p>The operative Wairaka Precinct provisions enable development over large parts of the precinct up to 27m, creating a higher density urban form in the area around a required road and open space network that will change the landscape character and context of undeveloped parts of the precinct from one of low-density, predominantly low-rise buildings separated by large areas of open space to a much more intensified urban built form.</p> <p>The plan change proposes some areas of increased height (while retaining the structuring road and open space network of the operative Wairaka Precinct, with some modifications), further defining the precinct as a distinctive higher density urban living community.</p> <p>The plan change proposes up to three taller buildings at the northern end of the precinct (Height Area 1), in addition to two areas of height up to 35m (Height Area 2) and an increase in height from 18m to 27m along the Carrington Road frontage (current provisions require a 20m set back at 18m stepping to 27m).</p> <p>The taller buildings within Height Area 1 will be visible within the wider landscape, for example, when travelling east along the SH16 North-Western Motorway and causeway. That level of visibility positively responds to the opportunity that this part of the precinct offers for 'landmark' buildings that act as a marker for the new community in a logical location close to the Point Chevalier town centre.</p> <p>The placement of the Height Area 2 locations is a response to the sloping nature of the precinct, placing potential 35m high buildings on lower lying land separated from Carrington Road.</p> <p>The increase in height along the Carrington Road frontage from 18m to 27m recognises the increased heights enabled along the eastern side of the road by both operative zonings (Special Purpose Healthcare Facility and Hospital zone which enables 27m) and Auckland Council's Plan Change 78.</p> <p>Changes are not proposed by the plan change to height in the southern part of the precinct in order to maintain a stepping down of built form to the adjoining residential neighbourhood.</p> <p>In summary, development that would be enabled by the plan change is consistent with the intensified urban built form already provided for by the operative Wairaka Precinct. Areas of additional height proposed by the plan change are a positive response to the landscape character and opportunities for comprehensive urban intensification that the precinct offers.</p>

## Responses to Auckland Council RMA cl 23 Requests | UD1 | 4

<p><i>Quality urban design celebrates cultural identity and recognises the cultural values of a place</i></p>	<p>The plan change is proposed by HUD on behalf of the Marutūāhu, Ngāti Whātua, and Waiohua-Tāmaki Rōpū. As the future land owners, the Rōpū will have the ability to set the brief for development to respond as they see appropriate to their cultural identity and values, consistent with HUD’s Treaty of Waitangi obligations at the site.</p>
<p><i>Quality urban design ensures incremental development contributes to an agreed and coherent overall result</i></p>	<p>Wairaka: Precinct plan 1 sets out an agreed spatial framework for development of the site that was developed through the Proposed Auckland Unitary Plan process.</p> <p>The Precinct plan sets out an arrangement of development areas and structuring elements for the precinct, including a required open space and road network and retention of the scheduled Former Oakley Hospital Building and identified trees.</p> <p>This earlier framework was based on extensive masterplanning, led by Oculus and the Wairaka Land Company, to inform the structure of the original precinct.</p> <p>This framework was revisited in accordance with the Rōpū’s own vision for the precinct when it commissioned a new masterplan prepared by Grimshaw (Sydney) in collaboration with Boffa Miskell in 2019, as set out in further detail in response to the UD9 clause 23 request.</p> <p>The plan change retains the spatial framework set by Wairaka Precinct plan 1, with some modifications – largely focused on refinement of the location of open space.</p> <p>The plan change also retains operative provisions which require proposed development to be consistent with Precinct plan 1, providing a means to ensure that incremental development contributes to the spatial outcomes of the Precinct plan.</p>
<b>Character</b>	
<p><i>Quality urban design protects and manages our heritage, including buildings, places and landscapes</i></p>	<p>The plan change seeks to protect and manage heritage, including buildings, places and landscapes as stated in objective I334.2(6):</p> <p style="padding-left: 40px;">Identified heritage values are retained through the adaptation of the scheduled building and retention of identified trees, together with the management of the historic heritage, and Māori sites of significance on <u>Te Auaunga</u> land, and the contribution they make to the precinct’s character and landscape, are recognised, protected and enhanced in the precinct.</p> <p>Specifically with respect to the Former Oakley Hospital Building, the relationship between this heritage building and the development enabled by the plan change is set out in the Assessment of Landscape and Visual Effects and the Heritage Assessment by Adam Wild.</p>

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<p><i>Quality urban design protects and enhances distinctive landforms, water bodies and indigenous plants and animals</i></p>	<p>The Wairaka Stream arises from the puna and passes through the precinct, joining to Te Auaunga (Oakley) Stream along the precinct's western boundary. The open space network shown on the plan change's Precinct plan 1 follows the path of the Wairaka Stream, using it as a foundation for recreational, walking, cycling and ecological connections. Previously piped sections of the Wairaka Stream within the Rōpū's landholding have been daylighted and enhanced as part of celebrating wai, the awa, pedestrian connectivity to Te Auaunga and open space / ecological corridors.</p> <p>The plan change retains operative provision I334.6.7, which protects identified trees, including a number of native species, and the open space network provided for both contains some of these trees, and will allow for additional, extensive native plantings.</p>
<p><i>Quality urban design creates locally appropriate and inspiring architecture, spaces and places</i></p>	<p>The vision and masterplan for the precinct (articulated in response to clause 23 UD9) include social elements that seek to provide appropriate building form reflecting the precinct's character and landscape.</p> <p>New development within the precinct (with the exclusion of up to three dwellings in the Mixed Housing Urban and Terrace Housing and Apartment Buildings zones in Sub-precinct C, permitted through the Medium Density Residential Standards (MDRS) will generally require resource consent, with assessment against design based criteria proposed as part of the plan change that reflect the vision and masterplan for the precinct, including building form and character and landscape.</p> <p>Through the design review phase of the consenting process this will enable the architectural and design response of the proposal to be assessed. Larger scale development proposals within the precinct are likely to also be reviewed by the Auckland Council Urban Design Panel, as was the case with the recently consented Maungārongo resource consents 1 and 2, increasing the degree of design interrogation as to the appropriateness of response to context.</p>
<p><i>Quality urban design reflects and celebrates our unique New Zealand culture and identity and celebrates our multi-cultural society</i></p>	<p>Development on the precinct is based on the spatial foundation set by the Former Oakley Hospital Building, open space along the Wairaka Stream, and retention and protection of identified trees. These elements provide a basis for urban form that responds to its site and its key sense of place elements.</p> <p>As discussed above, development throughout the precinct will generally be subject to design review through the resource consenting process. This will enable the extent to which development appropriately responds to its context to be assessed. Taller buildings within Height Area 1 are subject to a greater degree of design interrogation, including the extent to which they relate to the Tāmaki Makaurau cityscape and contribute to making a visual landmark, setting a greater expectation for the quality and uniqueness of response.</p>

Choice	
<p><i>Quality urban design ensures urban environments provide opportunities for all, including the disadvantaged</i></p>	<p>The plan change provides a range of opportunities for all members of the future community. These include:</p> <ul style="list-style-type: none"> <li>• <i>Residential living:</i> The plan change continues the Wairaka Precinct’s use of the Mixed Housing Urban, Terrace Housing and Apartment Buildings and Business Mixed Use zones, which enable and provide for a wide range of housing, including stand-alone, terraced and apartment typologies.</li> <li>• <i>Access to open space:</i> Proposed Precinct plan 1 provides access to an open space network throughout the precinct, in addition to connections to the adjoining Te Auaunga open space network that provides for extensive open space and passive transport mode connections.</li> <li>• <i>Tertiary education:</i> The plan change provides for the continued operation of the Unitec tertiary campus, providing access to a high quality education institute offering a range of vocational and on-going learning opportunities.</li> <li>• <i>Mana whenua cultural promotion:</i> The plan change provides for papakāinga and whare manaaki, and includes objectives and policies that seek to ensure an environment is created that contributes to Māori cultural promotion, consistent with the aspirations of iwi to provide these opportunities within the Tāmaki Makaurau urban area.</li> <li>• <i>Retail services:</i> The plan change provides for the establishment of retail within the site to serve the local demand of the precinct (in the nature of a 15 minute walkable city), and provides for convenient access (a 5-10 minute walk) to the services of Point Chevalier town centre to the north and Mount Albert town centre to the south. These facilities will also offer residents within the wider community access to walkable retail amenities.</li> <li>• <i>Access to public transport:</i> The precinct is located within a 5-15 minute walk of Baldwin Avenue and Mount Albert train stations and there are also frequent service bus routes along Carrington Road and Great North Road to the west.</li> </ul>
<p><i>Quality urban design allows people to choose different sustainable lifestyle options, locations, modes of transport, types of buildings and forms of tenure</i></p>	<p>Refer the response to the above. In addition, the precinct is well connected to multi modal access including good cycle connectivity and access to public transport.</p>
<p><i>Quality urban design supports designs which are flexible and adaptable and which will remain useful over the long term</i></p>	<p>As with the operative Wairaka Precinct, Te Auaunga Precinct sets a design framework for development at the overall level of the precinct, providing flexibility to adapt to changing demographic and community needs over time. Proposed development is expected to provide the spatial elements shown in Precinct plan 1 (including road and open networks and pedestrian and cyclist connections) but otherwise the precinct does not specifically prescribe the particular mix of uses, including housing typologies and, in that way, is therefore adaptable to changes in demand over the term of development of the precinct.</p>

## Responses to Auckland Council RMA cl 23 Requests | UD1 | 7

	<p>Specifically in regards to design at the scale of the individual building, the Business Mixed Use zone, which applies to approximately half of the Wairaka Precinct and is proposed to expand in area by the plan change, has provisions that apply to new buildings which encourage flexible and adaptable design. These are:</p> <ul style="list-style-type: none"> <li>• Policy H13.3(6): Encourage buildings at the ground floor to be adaptable to a range of uses to allow activities to change over time; and</li> <li>• Matter of discretion H13.8.1(3)(b): The provision of floor to floor heights that will provide the flexibility of the space to be adaptable to a wide variety of use over time.</li> </ul>
<p><i>Quality urban design ensures public spaces are accessible by everyone, including people with disabilities</i></p>	<p>The open space required by proposed Precinct plan 1 is located both centrally within the precinct and at its northern end, adjoining the Former Oakley Hospital Building. These locations place the primary open spaces within a 400m radius of most parts of the precinct, providing open space within a short walk of future development within the site. Refer <b>Appendix 1</b> for a map of the precinct and surrounding area which shows the distribution of open spaces.</p> <p>The potential challenges to level access between buildings and open space in the context of slope across the precinct is addressed by proposed matter of discretion I334.8.1(1A)(a) which retains discretion over whether proposed finished contour levels across the subject area where consent is being sought manage variations between the ground level of future buildings and adjoining existing and proposed public open space.</p>
<p><b>Connections</b></p>	
<p><i>Quality urban design creates safe, attractive and secure pathways and links between centres, landmarks and neighbourhoods</i></p>	<p>Accessibility and the provision of appropriate connections was a key component of the social element of the Rōpū's vision for the precinct (as articulated in the clause 23 UD9 response), and has been carried through into the various provisions proposed through the plan change as referenced below:</p> <ul style="list-style-type: none"> <li>• I334.8.1(1A)(c) retains to Council the discretion to consider whether new buildings are designed in accordance with Crime Prevention Through Environmental Design principles, including by providing passive surveillance of publicly accessible areas.</li> <li>• I334.8.1(1A)(h) retains to council the discretion to consider whether landscaping is provided to contribute to the achievement of quality amenity that is integrated with the built environment.</li> <li>• I334.8.1(1A)(b) has many provisions which retain to Council discretion to consider the appearance of buildings – relating back to policy I334.3(14) which requires new buildings to be designed in a manner that, where appropriate, enhances the streetscape and gateway locations of the precinct.</li> </ul> <p>These provisions are in addition to the objective, policies, matters of discretion and assessment criteria in the underlying zones that also focus on enhancing the attractiveness and safety of streets.</p>

**Responses to Auckland Council RMA cl 23 Requests | UD1 | 8**

	<p>Overall, it is considered that these provisions enable the safety, attractiveness and security of pathways and links across the precinct to be appropriately managed.</p>
<p><i>Quality urban design places a high priority on walking, cycling and public transport</i></p>	<p>The plan change requires transport planning to be integrated with subdivision and development (policy I334.3(20)), specifically referencing integration with rail, bus, pedestrian and cycle connections, enabling Council to ensure that high quality connections are achieved as they develop alongside adjoining built development proposals.</p>
<p><i>Quality urban design anticipates travel demands and provides for a sustainable choice of integrated transport modes</i></p>	<p>I334.8.1(1A)(f) retains to Council discretion to consider whether proposed developments are consistent with any existing or new integrated transport assessment or other traffic assessment, allowing consideration of the extent to which sustainable travel modes are provided for.</p>
<p><i>Quality urban design improves accessibility to public services and facilities</i></p>	<p>Policy I334.3(20) requires subdivision and development to be integrated with transport planning in a way that:</p> <p style="padding-left: 40px;">Supports the provisions of passenger transport services, linking to key public transport nodes such as the Mt Albert train station and Point Chevalier public transport services</p>
<p><i>Quality urban design treats streets and other thoroughfares as positive spaces with multiple functions</i></p>	<p>As referenced earlier in this response, the plan change places a high priority on pedestrian and cyclist / micro mobility safety and amenity. This, combined with provisions that seek to provide for activation of, and passive surveillance over, publicly accessible spaces will result in streets internal to the precinct that provide high quality pedestrian and cyclist / multi modal environments.</p>
<p><i>Quality urban design provides formal and informal opportunities for social and cultural interaction</i></p>	<p>In addition to the required open spaces shown on Precinct plan 1, new buildings are expected to provide landscaping which contributes to the achievement of quality amenity. These spaces will complement the more formal opportunities for social interaction provided for via the Precinct plan 1 open spaces with smaller spaces that provide for informal social and cultural interaction and</p> <p style="padding-left: 40px;">... may be provided in the form of courtyards, plazas and other areas that are accessed by residents, visitors or the public including lanes and pedestrian accessways (I334.8.1(1A)(h)).</p>
<p><i>Quality urban design facilitates access to services and efficient movement of goods and people</i></p>	<p>The precinct is located within a 5-10 minute walk of Point Chevalier town centre and Mount Albert town centre, offering a future residential population access to the services within those centres.</p> <p>The precinct is also within the walkable catchment of two train stations and rapid transit bus corridor.</p>

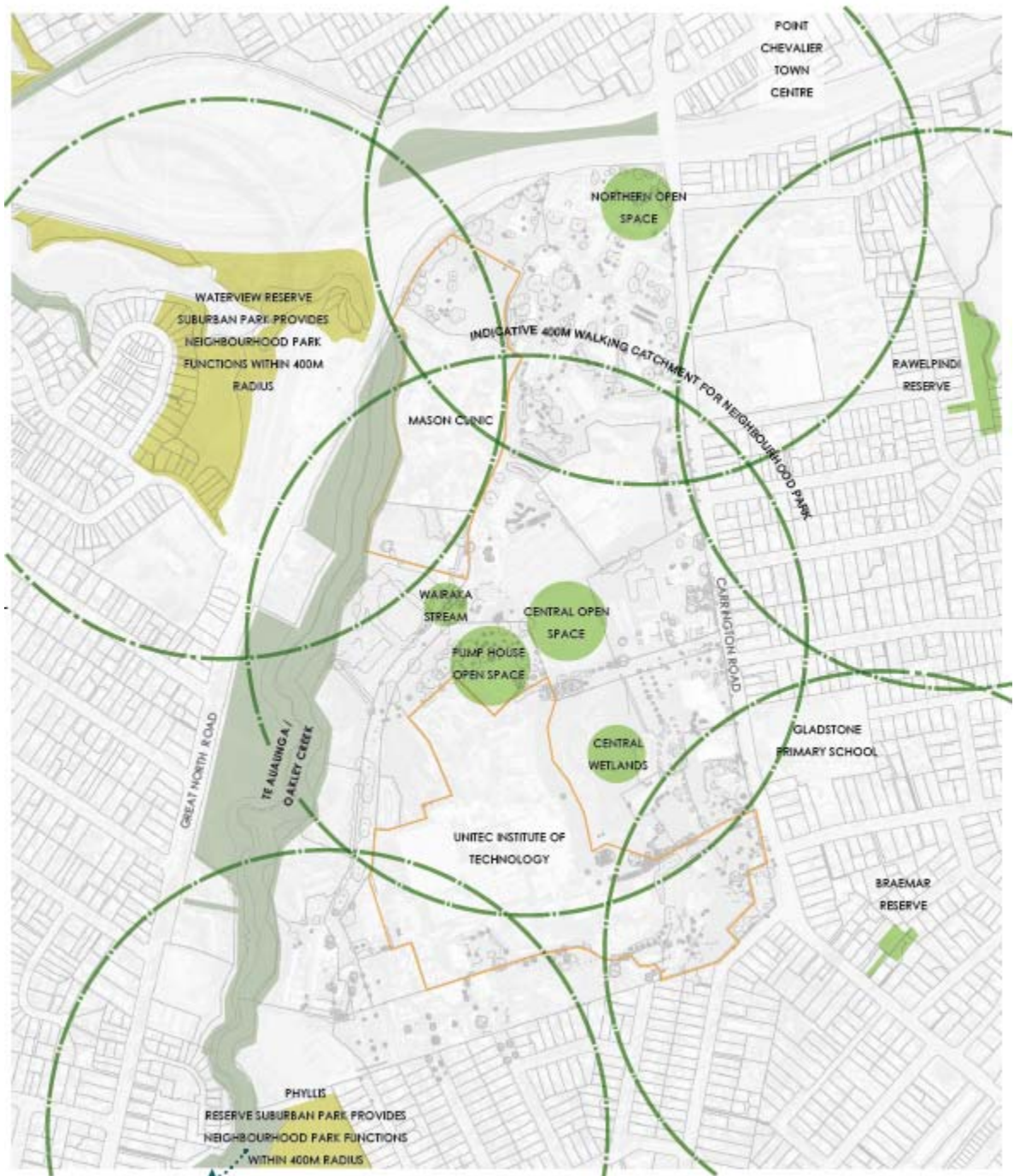


**Responses to Auckland Council RMA cl 23 Requests | UD1 | 9**

	<p>Additionally, the plan change retains the operative Wairaka Precinct policy which references provision of retail activities in identified locations which serves local demand within the precinct (I334.3(29)). The location (and maximum gross floor area) of retail is specified at standard I334.6.2. This refers to capped levels of retail within the Mixed Use zone, the Special Purpose – Tertiary Education zone and in the Historic Heritage Place (Former Oakley Hospital Building). Provision of retail within the precinct is not required by the plan change but it is anticipated that retail to a level that serves local demand needs is likely to form part of development proposals. By way of example, a 1,500m<sup>2</sup> 'metro' supermarket at the base of a multi-level apartment building on Farm Road near the intersection with Carrington Road and a further 2,000m<sup>2</sup> of retail has been consented as part of the Maungārongo resource consents 1 and 2.</p>
<p><i>Quality urban design provides environments that encourage people to become more physically active</i></p>	<p>Development within Te Auaunga Precinct is based around a network of open space and pedestrian and cycle links that provide connections through the precinct and to Te Auaunga Stream open space corridor and regional cycling network. This spatial configuration places open space and pedestrian and cyclist movement routes as a key structuring element for future development. Neighbourhood parks and open space within the precinct are distributed to provide future residents with easy walkable (400m radius) access to local open space. Future buildings will be assessed as to the extent to which they provide for passive surveillance and attractive frontages to these spaces. The outcome is anticipated to be well-used open connections between open space that encourage physical activity.</p>
<p><b>Creativity</b></p>	
<p><i>Quality urban design builds a strong and distinctive local identity</i></p>	<p>The plan change will result in an intensified urban built form developed around an open space and pedestrian and cyclist network and retention of protected trees and heritage buildings, which will form a distinct urban living community within the wider area. The design assessment generally required of new buildings provides the opportunity for further development of place-responsive building designs. A distinctive sense of place for the precinct at a wider landscape level would also result from the development of the three taller buildings (as would be enabled by the plan change) at the northern end of the precinct in Height Area 1.</p>
<p><b>Custodianship</b></p>	
<p><i>Quality urban design creates buildings, spaces, places and transport networks that are safer, with less crime and fear of crime</i></p>	<p>As discussed earlier, new buildings will generally require consent in the precinct (unless they comply with the MDRS provisions in the underlying residential zones), with assessment against matters such as the extent to which the development is consistent with Crime Prevention Through Environmental Design Principles.</p>

<b>Collaboration</b>	
<p><i>Quality urban design supports a common vision that can be achieved over time</i></p>	<p>The plan change is based on a consistent vision for the precinct as an urban living community that is reflected in the operative Wairaka Precinct and was further developed in the February 2019 Reference Masterplan and Strategic Framework for the precinct, as set out in further detail in the clause 23 UD9 response.</p> <p>The 2019 document, which was the result of a strategic visioning process by the Marutūāhu, Ngāti Whātua, and Waiohua-Tāmaki Rōpū, refined the common vision for the precinct as:</p> <ul style="list-style-type: none"> <li>• A medium to higher density living environment where a range of connected open spaces provide residential amenity and create the structure for urban form.</li> <li>• A complete community, providing the opportunity for people to live, work and learn within the precinct, while benefiting from access to public transport and a well-connected walking and cycling network.</li> <li>• An inclusive community with a range of housing typologies.</li> </ul> <p>The proposed provisions in the plan change enable that vision to be achieved.</p>
<p><i>Quality urban design involves communities in meaningful decision-making processes</i></p>	<p>As discussed above, the Marutūāhu, Ngāti Whātua, and Waiohua-Tāmaki Rōpū have been through an extensive visioning process to arrive at a common vision for development of the precinct. This vision is consistent to that which underpins the operative Wairaka Precinct, while furthering realising the precinct's potential for development as an urban living community. Wider community engagement on this vision has occurred at a number of 'touchstones' over several years, including through the submission process on the Auckland Unitary Plan (Operative in Part), community meetings, and will be provided for again with the public notification of the plan change.</p>

**Appendix 1:** 400m radius from primary areas of the plan change required open space. Source: Carrington Open Space Framework, December 2022, Boffa Miskell.



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

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

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

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

<b>Question</b>	UD2
<b>Specific request</b>	Please provide details of the design rationale and design principles used to inform the location of the taller buildings.
<b>Reasons for request</b>	<p>In many places throughout the application documentation, the argument is made that taller buildings are suitable in the north-west part of the site due the presence of the motorway interchange.</p> <p>For instance, p.103 of the Planning Report states:</p> <p>It provides a range of housing typologies with high rise residential development in a part of the isthmus, because of the motorway interchange, that is well suited for more intensive forms of development.</p> <p>It would be helpful to understand why the presence of the motorway interchange is used to justify additional height.</p> <p>There is actually no access to the motorway in this location (the nearest access point is Western Springs over 2km away) and in any case, access to a motorway system is not typically regarded as a design principle for justifying intensive residential development and taller buildings. Tall buildings policies around the world use proximity to important public transit (not just transport infrastructure), important nodes or centres, access to employment and other amenities (retail etc).</p> <p>Whilst there may be a case for taller buildings, it is unclear why the presence of the interchange is used as a justification.</p>
<b>Applicant response provided by</b>	Rachel de Lambert & Matt Riley, Boffa Miskell, John Duthie, Tattico
<b>Applicant response</b>	<p>1 The reasons for the request provided in respect of this question seek clarification on the relevance of the North-Western Motorway interchange to the provisions that enable the opportunity for up to three mid to high-rise buildings in the northwest corner of the precinct.</p>

- 2 The proposition of including a cluster of buildings of greater, mid to high-rise tower height within the precinct has been advanced both to take advantage of the considerable residential amenity offered by elevated views in all directions from the precinct (diversifying the housing choice and typology of the precinct) and in respect of establishing the new community's legibility within a wider urban context.
- 3 Height Area 1, located in the north-western corner of the precinct, is considered an appropriate location for buildings of the heights enabled by the provisions (being one building up to 43.5m, one building up to 54m and one building up to 72m) due to a number of factors. The relationship of this part of the precinct to the North-Western Motorway creates an open space context to the north and west which provides generous separation to adjacent established residential neighbourhoods to the north – Point Chevalier, and west – Waterview, thereby avoiding the potential for associated off site effects on residential amenity.
- 4 It is not any suggestion of access to the motorway that is considered to make this location, relative to its North-Western Motorway proximity, appropriate. Rather, the large scale nature of the motorway interchange infrastructure with its elevated overbridges creates a context in which taller tower elements have a level of comfortable fit. Other locations in Auckland where buildings of greater height are accommodated proximate to larger scaled motorway infrastructure include Smales Farm relative to the Northern Motorway, the mid-rise towers clustered on Hopetoun Street / Howe Street and Union Street relative to Spaghetti Junction and the emerging apartment development in the Central Park office park at Penrose relative to the Southern Motorway.
- 5 This part of the precinct has good walkable proximity to the Point Chevalier Town Centre and public transport on Great North Road and Carrington Road. The inclusion of a cluster of taller towers in this location reinforces the precinct's proximity to Point Chevalier and its legibility as a place as experienced by passers-by on the core transport routes adjacent.
- 6 This part of the precinct is also well away from the Regional Volcanic Viewshaft that traverses the precinct.
- 7 Additional commentary on those factors that render development at the additional height sought appropriate in landscape terms is provided in clause 23 response L7.

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

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

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

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

<b>Question</b>	UD3 & L10
<b>Specific request UD3</b>	<p>Please clarify how the maximum dimension has been derived and how building form will otherwise be controlled.</p> <p>NB: The response to this RFI can be combined with the response to L10.</p>
<b>Reasons for request UD3</b>	<p>The control of taller buildings is recognised as important, but it is unclear what building forms may be possible using the suggested method of maximum dimension. The concept of tall, slender towers is quoted, which are widely accepted as more appropriate forms than squat or slab-type buildings.</p> <p>Yet if a residential building of 18m depth is provided (quite reasonable for double-loaded apartments) the maximum dimension of 50m would allow a 46m long building up to a height of 54m. Even the tallest tower at 72m high could be 38m long. These forms would not be considered slender “towers” and could result in building forms not entirely suitable. Indeed, the Visual Simulations show buildings that are more slabs than towers.</p> <p>It would be helpful to understand how these dimensions have been derived and the range of building shapes that could be produced, together with a commentary on how the building shape will be controlled. The design quality of such buildings will be crucial, and it would be helpful to understand what additional design controls / assessment criteria could be used to ensure these taller buildings are of exemplary design quality.</p>
<b>Specific request L10</b>	<p>Please explain why no maximum tower dimension is stipulated for development up to 35m high, given that this still comprises development up to 13 storeys high within Height Area 2 and effectively controls development across most of the PC site.</p>
<b>Reasons for request L10</b>	<p>Height Areas 2 and 4 cover most of the PC site, so that the future streetscapes and built form landscape of the site will be largely determined by development within those areas. In effect, the more qualitative outcomes across the precinct will be reliant on the controls applicable to those two Height Areas. In addition, there could be significant height and building coverage variations across the Precinct, so that controls over the form of lower towers may still be required.</p>

Consequently, some justification for the absence of any Maximum Tower Dimension standard for development up to 35m high is considered necessary.

**Applicant response provided by** Rachel de Lambert & Matt Riley, Boffa Miskell and John Duthie, Tattico

**Applicant response**

**Height Area 1**

- 1 The maximum tower dimension is one of the tools used in the Auckland Unitary Plan (Operative in part) (*AUP*) to control the bulk and scale of buildings in identified areas. For example, in the Business – City Centre zone a maximum plan dimension of 50m applies to buildings above 28m in height in the 'special height area' (being the core central city area) and in the Business – Metropolitan Centre Zone a maximum plan dimension of 55m applies to buildings above 32.5m in height.
- 2 This same form of tower dimension control has been adopted in respect of the three potential towers in Height Area 1 with the lesser 50m dimension proposed for the two lower towers and a reduced 42m dimension for the enabled 72m tower.
- 3 In addition to this control, comprehensive matters of discretion are proposed to ensure quality building form and appearance are achieved for all new buildings within the precinct, for example:

I334.8.1(1A)(b) Building form and character:

- (i) whether building design and layout achieves:
  - (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;
  - (k) long building frontages are visually broken up by façade design and roofline, recesses, awnings, balconies and other projections, materials and colours.

**Height Areas 2 and 4**

- 4 The clause 23 request identifies that Height Areas 2 and 4 apply to most of the area subject to the plan change and seeks justification for the absence of any maximum tower dimension standard for development up to 35m high.
- 5 The maximum tower dimension standard has not been proposed for buildings up to 35m in height for the following reasons:

- (a) HUD's consultant team considers that the likely maximum number of levels achievable within 35m is 10 storeys, or two storeys more than are expected to be achieved in the 27 metre Business – Mixed Use height control applying to the precinct - where 8 storeys is considered achievable. In respect of clause 23 request L10, it is unclear how Council's reviewer considers a 13 storey building could be achievable within 35m (Height Area 2). That would require a 2.6m floor to floor which is not considered to be realistic.
- (b) The maximum tower dimension control applies in the Business – City Centre and Business – Metropolitan Centre zones in the AUP above 28 and 32.5m respectively, as set out above. The maximum tower dimension control is not considered to be a helpful additional control in respect of the two storeys above 27m in relation to the precinct and would likely result in poor building form outcomes (if applied).
- (c) Discretion is retained to Council when assessing new buildings, including those in Height Areas 2 and 4, over aspects of building form and appearance that may result from larger scale buildings such as those enabled in Height Area 2, as set out above. These provisions are considered to appropriately address any potential additional visual dominance effects which may result from the non-application of a maximum tower dimension standard in Height Areas 2 and 4 – which is understood to be the concern of this particular clause 23 request.



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

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

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

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

<b>Question</b>	UD4
<b>Specific request</b>	Please clarify how good quality design outcomes can be delivered with the heights proposed across the site.
<b>Reasons for request</b>	<p>The UD Assessment and Planning Report focus on the increased yield that additional height will bring, but with little discussion on the impact on the quality of the urban environment. There is discussion around the effects on property outside of the site, but little discussion around the impact that having many 35m buildings (which could be 11 storeys) would have on the quality of the urban environment, the spaces between the buildings and amenity of residents (privacy, outlook, access to sunlight). If the Precinct Plan is relying on the AUP for standards, then these 11 storey high buildings could be just 12m apart. Also the character of the precinct and the quality of the environment is partly informed by the massing of the buildings as much as the height. Many slender buildings, with plenty of space around them, and variation in height, will produce one type of environment. A few slab-type buildings with less space, and consistency in height could produce quite a different outcome.</p> <p>It would be helpful to understand how potentially adverse effects can be managed through the application of the proposed plan change provisions. Some precedents of neighbourhoods of predominantly 35m buildings would be helpful to understand the impact and how any adverse effects could be managed.</p>
<b>Applicant response provided by</b>	Matt Riley, Boffa Miskell
<b>Applicant response</b>	<ol style="list-style-type: none"> <li>1 Clause 23 query UD4 seeks further information on the quality of the urban environment that may be created within those areas of the precinct which enable 35m high buildings, including effects of these areas on the character of the precinct, the quality of spaces between buildings of up to 35m in height, and the amenity for residents within these buildings. <ul style="list-style-type: none"> <li><u>Number of 35m high buildings</u></li> </ul> </li> <li>2 The clause 23 query refers to the possibility of the plan change enabling many 35m high buildings. A combination of the total size of Height Area 1 and Height Area 2 and site slope</li> </ol>

## Responses to Auckland Council RMA cl 23 Requests | UD4 | 2

(as discussed below) means that 35m high buildings are unlikely to be significant in number and, furthermore, will form a relatively small proportion of the total built form of the precinct.

- 3 The plan change enables buildings up to 35m in height over approximately 10 percent of the precinct (6.5ha). This comprises the 0.9ha Height Area 1 (within which three taller buildings above 35m are also enabled, as discussed in other clause 23 responses) and the 5.6ha Height Area 2. This compares to approximately 24 percent of the area of the precinct in which 27m high buildings are enabled – being within Height Area 4 (15.37ha).
- 4 Height Area 1 (HA1) and Height Area 2 (HA2) are on sloping land, falling from east to west by approximately 10m. Around half of HA1 is rolling land (8 – 15 degrees). The HA2 land to the south of HA1, which includes the Taylors Laundry site, has flat to gently undulating platforms of ground separated by more steeply sloped banks. The HA2 land to the west of the Spine Road has areas of flatter land that begins to slope more steeply down in its south-west corner towards Te Auaunga. These topographical characteristics are likely to place some restrictions on the positioning of building platforms and again will reduce the number of multi-level buildings that would be more easily developable on flatter land.

### Character of the precinct

- 5 While not framed as a question, the clause 23 query states that:

...the character of the precinct and the quality of the environment is partly informed by the massing of the buildings as much as the height. Many slender buildings, with plenty of space around them, and variation in height, will produce one type of environment. A few slab-type buildings with less space, and consistency in height could produce quite a different outcome.

- 6 Seen as a silhouette, variations in the collective roof and skyline profile of buildings across the 35m HA1 and HA2 areas will be created by their stepping down with the slope of the land. The relatively small size of HA1 and HA2, relative to the size of the precinct, means that 35m high buildings in these areas will be seen within, and as part of, the varied height and built form context across the wider precinct created by its topography, in addition to its differing height areas. It is considered these factors will mean that, in built character terms, the 35m height of buildings enabled in HA1 and HA2 will not result in uniform or consistent apparent height.
- 7 This stepping of buildings with the land in HA1 and HA2 is also considered to assist in modulating the collective massing of buildings as seen within these areas. For this reason, the application of Business – Mixed Use (B-MU) zone Standard H13.6.4 Maximum tower dimension and tower separation is not considered necessary in the precinct (refer I334.6(2)(a)(i)).

### Quality of spaces between buildings

- 8 The clause 23 query states that if the plan change is relying on the Unitary Plan for standards, then *'these 11 storey high buildings could be just 12m apart'*. (Note that a 35m building height is anticipated to accommodate 10 storeys – to a potential maximum of 11 storeys. Refer to the discussion on storey height in Attachment 1 to the response to clause 23 query UD5.)
- 9 The author of the query is correct – the precinct relies on the underlying Unitary Plan zone provisions in terms of managing the separation distance between buildings. Application of

## Responses to Auckland Council RMA cl 23 Requests | UD4 | 3

B-MU zone standard H13.6.9 Outlook space, which applies in HA1 and HA2, would – as referred to in the query – separate neighbouring buildings by up to 12m depending on the orientation of outlook spaces. The plan change does not propose to separate buildings up to 35m in height by any greater distance than the requirements of the underlying B-MU zone. This may mean that some 35m buildings within HA1 and HA2 are relatively closer together, which may be a desirable outcome, such as when they are adjacent to each other along street frontages. In other instances, buildings are likely be further apart. For example, when on opposite sides of the road within the precinct's street network. This flexibility is consistent with the approach in the underlying B-MU zone and allows development latitude to respond to differing locational characteristics.

- 10 The reasonably small size of HA1 and HA2 and their slope (discussed above), combined with their relatively short east-west dimensions means that there is unlikely to be sizeable contiguous groupings of buildings up to 35m in height. Within this context, the potential for reduced sunlight and daylight access to streets and public open spaces is considered to be low. For these reasons, it is considered not necessary to apply Standards H13.6.3 Building setback at upper floors and H13.6.4 Maximum tower dimension and tower separation, which manage these outcomes in the underlying B-MU zone, within the precinct (refer I334.6(2)(a)(i)).

### Amenity of residents

- 11 The clause 23 query requests further information on how privacy, outlook and access to sunlight is managed for residents within buildings of up to 35m height in the precinct.
- 12 A primary tool used in the underlying B-MU zone to manage privacy and outlook is the Outlook space standard H13.6.9. This standard applies in the precinct. Privacy is also managed by matter of discretion I334.8.1(1A)(b)(iii). This provides to Council the discretion to assess whether:

outdoor living areas and internal living spaces achieve privacy from publicly accessible areas while maintaining a reasonable level of passive surveillance.

- 13 Additionally, assessment criterion I334.8.2(1A)(b)(i) refers back up to policies including policy I334.3(13) for new buildings that comply with Standard I334.6.4 Height. This policy, with its requirement for new buildings to be designed in a manner that '*provides for a high standard of amenity*' gives a pathway to Council to consider the residential amenity offered within HA1 and HA2 buildings, including privacy, outlook and access to sunlight.
- 14 In combination, these provisions are considered to be satisfactory to manage residential amenity, including privacy, outlook and sunlight, in buildings up to 35m height within the precinct's HA1 and HA2 areas.

### Precedent neighbourhoods

- 15 The clause 23 query requests precedents of neighbourhoods of predominantly 35m buildings as a point of comparison to the 6.5ha total area of HA1 and HA2. Neighbourhoods of mid-rise residential buildings are emerging across Auckland's urban areas. While these neighbourhoods do not yet comprise predominantly 35m (10 storey) buildings, several include buildings in the range of 9 to 11 storeys (or greater) in height, amongst other mid-rise buildings. These are generally recently constructed, consented or proposed developments. This suggests that the number of these buildings, within the greater number of mid-rise residential neighbourhoods enabled by Plan Change 78 (Auckland Council's

response to the National Policy Statement on Urban Development) will increase over time. Examples of such neighbourhoods are discussed below.

*Wynyard Quarter*

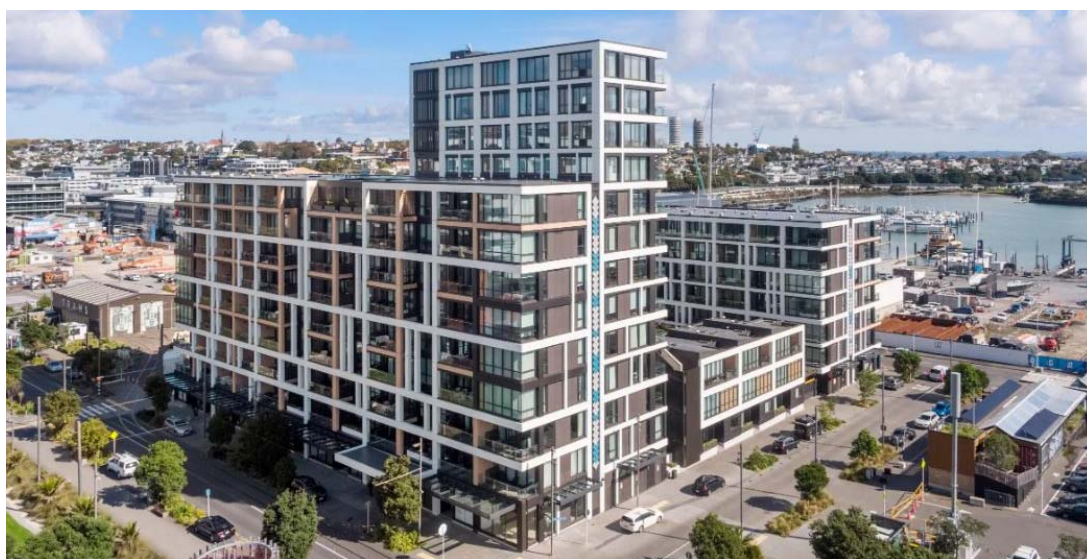
- 16 The Wynyard Quarter is an approximately 37ha highly mixed use neighbourhood on Auckland's waterfront that has been under development for the last two decades. 30 Madden Street is a recently constructed building which is 9 storeys in height along its Daldy Street frontage and 13 storeys in height along part of its Madden Street frontage (refer **Figure 1** below). The Northbrook development at 200 Pakenham Street West is a consented scheme (LUC60410747 March 2023), not yet constructed, of two 11 storey buildings (44.6m height) one at the corner of Pakenham Street West and the Daldy Street linear park and the other on the corner of Beaumont Street with the new east / west lane (refer **Figure 2** below).

*Te Tauoma residential development*

- 17 This is a masterplanned development of mixed use residential buildings on a site over 12ha in area formerly owned by the University of Auckland at 231 and 263 Morrin Road, Saint Johns. Stage 1A was approved in September 2020 (LUC60335181) and includes adjoining apartment buildings along Morrin Road of 9 – 10 storeys in height. Stage 1B of the masterplan, for a 14 level building and an 18 level building, was approved in February 2023 by an Expert Consenting Panel under the COVID-19 Recovery (Fast-track Consenting) Act 2020 (refer **Figure 3** below).

*Alexandra Park Raceway*

- 18 Along Green Lane West in Epsom, a masterplanned neighbourhood of mid-rise residential buildings on 5.4ha of B-MU zoned land that was formerly part of Alexandra Park Raceway is now partially completed and occupied, with additional buildings planned. 223B Green Lane West is an existing, occupied 9 level building (refer **Figure 4** below). 223C Green Lane West is a planned complex of two 11 level buildings adjoining 223B Green Lane West (refer **Figure 5** below).



**Figure 1:** The 10-13 storey 30 Madden Street building in the Wynyard Quarter.



**Figure 2:** The 11 storey consented Northbrook development in the Wynyard Quarter.



**Figure 3:** The Te Tauoma residential development, showing the consented Stage 1A development of three 9-10 storey apartment buildings along Morrin Road and the consented Stage 1B development of a 14 storey and an 18 storey apartment building behind.



**Figure 4:** The 9 storey apartment building at 233B Green Lane West.



**Figure 5:** One of the two proposed 11 storey apartment buildings at 233C Green Lane West.

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

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

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

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

<b>Question</b>	UD5
<b>Specific request</b>	Please provide a more detailed assessment of what effects 27m buildings will have on the streetscape.
<b>Reasons for request</b>	<p>Much of the assessment focusses on the effects of the increased height on the properties on the east side of Carrington Road, but there is little discussion on the impact on the streetscape itself. Whilst it is acknowledged that the character of this street will change to urban, there is quite a difference between 5/6 storeys (18m) to 8/9 storeys (27m) in terms of the potential over-bearing / over-shadowing of the street and the impact on all the users of the street. Jan Gehl in particular talks about the connections and relationship of occupiers of upper floors to people within the street.</p> <p>The intended character of the street is unclear. 8/9 storey buildings with active (non-residential) uses on the ground floor will result in a different character than one where residential is used along the ground floor, and the intended character will help to inform the debate about the appropriate height.</p> <p>It would be helpful to add some commentary on these issues and understand some precedents for this scale of building in a non-central city location.</p> <p>Furthermore, the cross-sections provided suggest the land is flat either side of Carrington Road. In reality there are changes in levels (both rising up and falling away), which could have further impact on the relationship of buildings to the street and it would be helpful to understand these impacts.</p>
<b>Applicant response provided by</b>	Matt Riley, Boffa Miskell
<b>Applicant response</b>	<p>1 This request for information has four components. They are:</p> <ul style="list-style-type: none"> <li>(a) streetscape effects;</li> <li>(b) character;</li> <li>(c) precedent examples; and</li> </ul>

- (d) changes in level relative to Carrington Road.

**Streetscape effects**

- 2 The potential streetscape effects on Carrington Road of the increase in height referred to in the clause 23 request are related to visual dominance and shading. Reference is also made to the connection between occupiers of upper floors of buildings with increased height to people on the street. These matters are discussed below. Separate discussion on the storey height referred to in the clause 23 request is also included as **Attachment 1** to this response.

*Visual dominance*

- 3 Pages 23-28 of the urban design assessment (*UDA*) assess the potential visual dominance effects generated by removal of the Wairaka Precinct's 18m height area for a 20m depth along the Carrington Road frontage, and its replacement with a 27m height area. (Note that the developable depth of this frontage in the operative plan sits at around 12m – not 20m – as around 8m in width for road widening is required along the frontage.) The *UDA* considers potential visual dominance effects on both properties on the east side of Carrington Road and streetscape effects on the road itself. Conclusions of the assessment, at page 28 of the *UDA*, are:
- (a) The operative Wairaka Precinct provisions enable an urban built form along the precinct's future Carrington Road frontage.
  - (b) The plan change will enable buildings of increased scale (up to 27m) along the precinct's future Carrington Road frontage. However, these can be comfortably accommodated across the approximately 30m width of Carrington Road (building front to building front), which is what is provided for in the operative plan for the road widening. These buildings will be opposite potential 26m high buildings on the Point Chevalier Clinical centre site (Special Purpose – Healthcare Facility and Hospital zone) and 21m high buildings on the proposed Residential – Terrace Housing and Apartment Building (*THAB*) zoned sites south of Fifth Avenue within Proposed Plan Change 78's (*PC78*) walkable catchment.
  - (c) Potential visual dominance effects of the proposed 27m height on that part of Carrington Road with enabled 11m (12m with qualifying roof form) buildings on Residential – Mixed Housing Urban (*MHU*) zoned sites on the eastern side of the road between Fifth Avenue and Segar Avenue are discussed at page 24 of the *UDA*. This analysis applies to both the *MHU* zoned sites themselves and to that part of the Carrington Road streetscape. (It is noted that several submitters on *PC78*, including the applicant, have requested that these properties be rezoned *THAB*, given the isolated nature of this pocket of lower zoned land in the middle of an area targeted for urban intensification.) To reiterate its conclusion, the potential for visual dominance effects along this part of the streetscape are reduced by the width of the road (approximately 30m building front to building front) and are appropriately managed by the bespoke matters of discretion that manage the form and appearance of frontages of new buildings to Carrington Road (I334.8.1(1A)(i)).



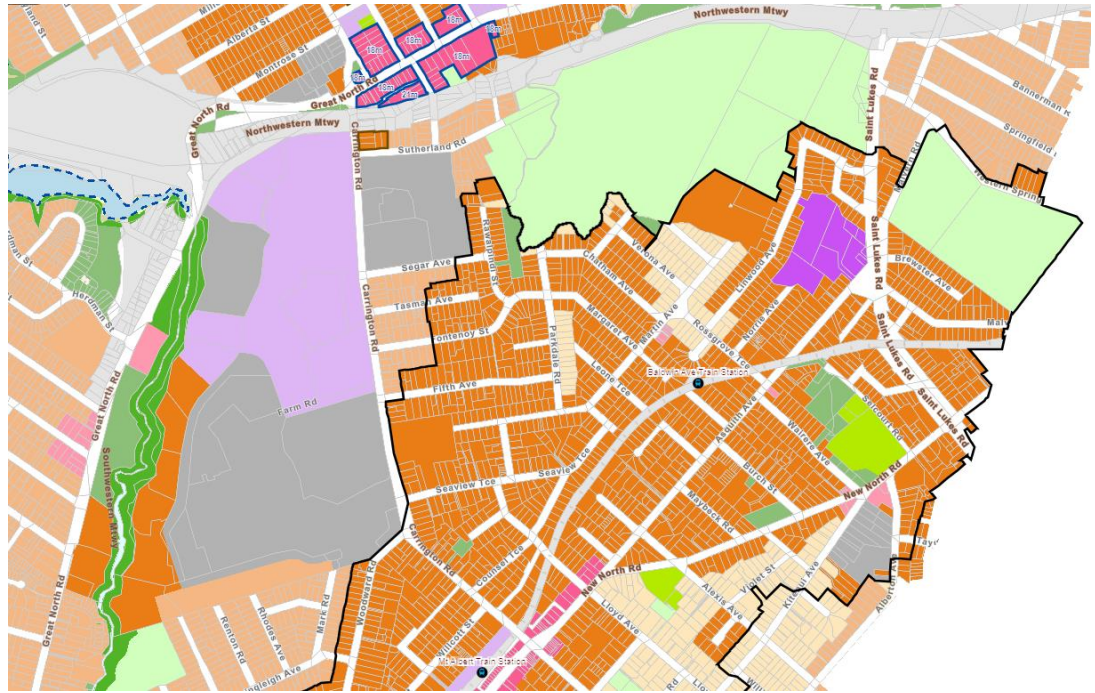


Figure 1: PC78 proposed zoning around the precinct. The orange area with dark line boundary is the THAB zone walkable catchment.

*Shading effects*

- 4 Pages 27 – 29 of the UDA assess shading effects of the height requested by the plan change on neighbouring properties, including residential properties on the eastern side of Carrington Road. The UDA concludes that any potential sunlight access effects on residentially zoned properties opposite the precinct are low.
- 5 The shadow diagrams attached to the UDA show a low level of additional shadow cast on Carrington Road itself from the plan change’s requested increase in height, with it largely limited to some additional shading on the footpath on the eastern side of the road from 3pm at certain times during the year. Overall, that part of Carrington Road (including its footpaths) which adjoin the precinct retain access to sunlight through much of the day and throughout the year, contributing to the maintenance of a good level of pedestrian amenity. Any effects on pedestrian amenity from the additional shadow are considered to be low.
- 6 Specific analysis follows:
  - (a) Up until at least 1pm throughout the year, the shadow diagrams show no shadow cast beyond the precinct’s Carrington Road boundary by either built form enabled under the operative Wairaka Precinct provisions or that which would be enabled by the plan change – leaving the road and footpaths on both sides in full sunlight.
  - (b) At 3pm on the Summer Solstice, the footpath on the eastern side of Carrington Road is clear of shadow from built form enabled under both the operative Wairaka Precinct and from built form enabled by the plan change provisions. Differences emerge at 5pm on the Summer Solstice, where the shadow cast by built form enabled by the operative Wairaka Precinct remains clear of the footpath on the eastern side of the road, whereas it is in shadow cast by the built form enabled by the plan change provisions.

- (c) At 3pm on both the Winter Solstice and Spring Equinox, shadow from built form enabled by both the operative Wairaka Precinct and plan change provisions covers the western side of Carrington Road, extending over the northern end of the footpath on the eastern side of the road for the operative Wairaka Precinct and covering a greater length of this footpath for built form enabled under the plan change provisions. At 5pm, the footpath on the eastern side of the road is in full shadow under both the operative precinct and proposed plan change provisions.
- (d) Carrington Road is largely free from any additional shadow cast by the three proposed taller buildings in Height Area 1. Additional shadow is limited to 5pm on the Spring Equinox, across a short segment at the northern end of Carrington Road in the vicinity of the Point Chevalier Clinical Centre.

*Relationship between upper floor residents and pedestrians*

- 7 The clause 23 request makes the comment that:

Jan Gehl in particular talks about the connections and relationship of occupiers of upper floors to people within the street.

- 8 It is presumed that the context for this comment is the idea that there is a more direct sensory (ie: visual and acoustic) relationship between residents of lower floors of a building and pedestrians on the street, where for example, voices can be heard and faces seen, and a greater perceived 'connection' to the street for residents of lower floors because of their physical proximity to it.
- 9 There is no clear nexus between this concept and potential effects on the streetscape amenity of Carrington Road. Applying the concept to the provisions proposed by the plan change, residents within the lower floors of a 7 – 8 storey building (refer to Attachment 1 for a discussion on storey height) that would be enabled along the Carrington Road frontage would have a more direct sensory connection with the street, whereas residents within upper floors are likely to retain some sensory connection with it, while also benefiting from the amenity of potential mid to longer distance views over the landscape.

**Character**

- 10 In responding to this element of the clause 23 request, it is first relevant to consider the planned character along Carrington Road, as enabled in the Auckland Unitary Plan (Operative in Part) (AUP) provisions and proposed by PC78. These provide for a moderately intensive urban character, resulting from both building scale and a mix of land uses, as discussed below:

- (a) Building scale: The operative Wairaka Precinct enables buildings of at least 5 storeys along the precinct's Carrington Road frontage within the 18m height area that applies along that boundary. Enabled building heights along much of the eastern side of the road, opposite the precinct (except for buildings up to three storeys on MHU zoned sites between Fifth Avenue and Seagar Street) are of a complementary but potentially greater urban scale: 7-8 storeys is enabled along the frontage of the Point Chevalier Clinical Centre site (via the 26m height provided for in its Special Purpose – Healthcare Facility and Hospital zoning) and a 6 storey (21m) height, is proposed via PC78 on THAB zoned walkable catchment sites south of Fifth Avenue.
- (b) Land use: The operative Wairaka Precinct provides for a wide range of activities, including (but not limited to) education, business, health, community and recreation

facilities and residential accommodation (refer Policy I334.3(1)). This includes retail uses being provided for along Carrington Road up to a gross floor area cap, in order to not adversely affect the role, function and amenity of Point Chevalier and Mt Albert town centres (Policy I334.3(30)). These uses support the diverse urban community described in the operative Precinct Description. The Wairaka Precinct's Carrington Road frontage south of Farm Road currently has an education land use emphasis, reflecting its Special Purpose – Tertiary Education zoning. Its frontage north of Farm Road has a stronger residential land use emphasis (dwellings are a permitted activity) while also enabling a range of other land uses, as described.

- (c) The eastern side of Carrington Road also has an existing (and planned) mix of uses, although these are more spatially defined with a greater residential emphasis. There are medically related land uses on the Point Chevalier Clinical Centre site towards the northern end of the road; a school (Gladstone Primary) opposite the southern end of the precinct's Carrington Road frontage; with the balance of those sites on Carrington Road opposite the precinct anticipating medium (MHU) to higher density (THAB) residential land use.
- 11 The plan change will result in some, but not a significant, change to the planned urban character of Carrington Road adjoining the precinct. There will be a moderate increase in the enabled height of the buildings directly along the precinct's Carrington Road frontage, but these will be complementary in scale to those enabled on sites along much of the eastern side of the road (as described above). Changes in scale to the MHU zoned Carrington Road properties are appropriately managed, as discussed in the UDA at page 24, by bespoke criteria relating to building form and appearance along Carrington Road (I334.8.1(1A)(i)). The limited changes proposed to provisions managing retail uses along Carrington Road within the precinct will not result in change to the planned diversity of land uses.
- 12 In summary, the operative AUP and proposed PC78 provisions result in a planned, moderately intensive, urban scale of buildings and mix of land uses along that part of Carrington Road adjoining the precinct. The plan change will result in some increase in that intensity due to the proposed increase of height along the precinct's Carrington Road frontage, but that is both responsive to the precinct's context close to two town centres and public transport and, as discussed earlier, is able to be accommodated across the approximately 30m width (building front to building front) of the road corridor.
- 13 Also relevant to the analysis of character above is the recent approval (March 2023) through the COVID-19 Recovery (Fast-track Consenting) Act 2020 (*Fast-track Act*) process of Maungāroho resource consent 1 (RC1) and resource consent 2 (RC2) for apartment buildings with supporting ground level retail and commercial uses along the Carrington Road frontage of the precinct. Refer to **Attachment 2** which provides a summary of the Maungāroho consents. For assessment purposes, these buildings now form part of the receiving environment, bringing about a significant change in that environment. RC1 occupies a 160m length of the Carrington Road frontage directly to the north of Gate 3. It comprises two 7 storey buildings (up to approximately 25m height) along Carrington Road with two 9 storey buildings (up to approximately 34m height) to the rear. RC2 occupies 120m a length of the Carrington Road frontage directly south of the consented position of Gate 1 and comprises four buildings along Carrington Road: two are 7 storeys (up to approximately 26m height), one is 9 storeys (approximately 30.5m height) and one is 10 storeys (approximately 36m height). All of the consented buildings are taller than the operative 18m maximum height where within 20m depth of the Carrington Road frontage and four are taller than the operative 27m maximum height where 20m or greater from

the frontage. Ground floor uses to Carrington Road within the buildings include a 1,500m<sup>2</sup> metro sized supermarket and small retail units with a combined gross floor area (GFA) of 1,600m<sup>2</sup> (RC1 and RC2 total retail GFA of 3,100m<sup>2</sup>). The RC1 and RC2 buildings establish a changed urban context of larger scale residential buildings with active (non-residential) retail uses at ground floor.

- 14 These consented 7 – 10 storey buildings occupy 280m (39%) of the 716m frontage of the precinct to Carrington Road between Gates 1 and 4 (being that part of the precinct's frontage to Carrington Road, south of the Former Oakley Hospital Building, with contiguous existing or proposed Business – Mixed Use (BMU) zoning). They will significantly change the existing character of the road to one of urban scale buildings. Visual simulations of the buildings prepared for the consent applications (refer Figures 2 – 4 below) show the degree of change, with the RC1 and RC2 buildings appearing as a continuous edge along the western side of Carrington Road when approaching from the north and from the south, with the break between the developments along the road not visible from the selected positions.



Figure 2: Looking south along Carrington Road from the intersection with Sutherland Road to the RC2 development in the foreground and the RC2 development in the background. Image source: Maungārongo RC1 and RC2 Assessment of Landscape Effects.



Figure 3: Looking north along Carrington Road from outside Gladstone Road Primary School to the RC1 development in the foreground and the RC2 development in the background. Image source: Maungārongo RC1 and RC2 Assessment of Landscape Effects.



Figure 4: Looking north along Carrington Road from existing Gate 4 to Unitec, just north of Seaview Terrace. The RC1 development is to the fore and the RC2 development is in the background. Image source: Maungārongo RC1 and RC2 Assessment of Landscape Effects.

- 15 The building scale enabled by the plan change is consistent with that, in character terms, of the intensified urban scale of the consented Maungārongo RC1 and RC2 buildings.

**Precedents**

Examples of non-central city buildings of the scale proposed along Carrington Road are requested.

*Response*

- 16 Examples include the 10 storey Ockham 'The Greenhouse' apartment building at 16-20 Williamson Avenue in Ponsonby and two 9 storey apartment buildings with ground floor retail on Greenlane West, adjacent Alexandra Park in Greenlane, designed by RTA Studio.

## **Responses to Auckland Council RMA cl 23 Requests | UD5 | 8**

Both developments share characteristics in common with the precinct. They are located outside the city centre in areas identified for urban intensification, on main roads of similar width to Carrington Road, and close to centres which offer a range of amenities. They are also located within BMU zoned sites. The Greenhouse Building is on a site with a 27m Height Variation Control (with the consented Greenhouse building being well above this – refer Figure 5 below). The Alexandra Park buildings are on land with a 35m Height Variation Control along an approximately 450m length of Greenlane West. Additionally, they are opposite THAB zoned land, although with a lower 16m permitted height (outside a PC78 six storey walkable catchment) and opposite a Special Purpose – Healthcare Facility and Hospital zoned site (Greenlane Hospital) with a 25m height area enabled to the road frontage.

- 17 Additional examples, as they now form part of the existing environment, are the 7-10 storey Maungārongo RC1 and RC2 buildings (refer Attachment 2 images).



Figure 5: Elevation from Council approved plan set (LUC60339808) for 10 storey 'The Greenhouse' apartment building (to the right).



Figure 6: 9 storey apartment buildings with retail ground floors on Greenlane West.

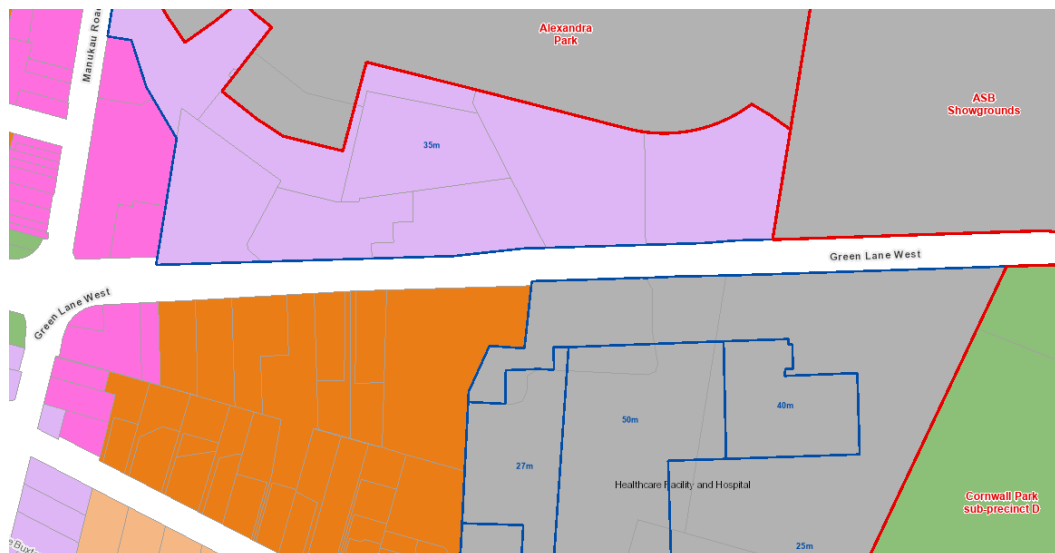


Figure 7: Operative zoning plan for the Alexandra Park apartment buildings showing the 35m Height Variation Control land it is located on (purple).

**Changes in level relative to Carrington Road**

- 18 Land along the precinct's Carrington Road frontage generally falls away from the road. The cross sections within Attachment 1 to the UDA assume a finished ground level height level with Carrington Road and therefore present a conservative scenario of building bulk relative to the road. There are few areas of developable land adjoining Carrington Road within the precinct which are relatively flat and level with it to any great depth. To the south of the Former Oakley Hospital Building and north of Gate 2 is an area of such land which is 130m – 150m deep. This is the only part of the precinct south of the Former Oakley Hospital Building that rises up from Carrington Road. It has a gentle 3m slope up to a point at 90m depth from the frontage. This length of frontage is where the four Maungāroho RC2 buildings have been consented (now forming part of the existing environment) and will be largely occupied by those buildings. South of this, there is rolling (8-15 degree slope) to strongly rolling (16-20 degree slope) land falling down from the Carrington Road frontage to the Taylors Laundry site. Continuing south through to Gate 4, land steps down from Carrington Road in a series of discrete flat to gently undulating platforms, with few of significant width adjoining the frontage, separated by short undulating to rolling breaks (up to 15 degree slope – typically considered undesirable for building purposes). From Gate 4 through to Woodward Avenue, the fall away from Carrington Road is more pronounced and steep.
- 19 The practical effect of the confined areas of flatter land adjoining Carrington Road is that there is a first line of buildings adjoining Carrington Road with ground floors generally level with it. Immediately to the west of this buildings will step down with the slope, managing and reducing overall building scale as seen from the road.
- 20 Refer **Attachment 3**: Elevation Map and Slope Map.



**Attachment 1: Storey height**

- 1 The request for further information refers to an 18m building height accommodating 5-6 storeys and a 27m building height accommodating 8-9 storeys. It is considered that in assessing the potential effects of building scale, height in metres is the primary consideration, as this is objectively measurable and quantifiable, whereas height in storeys may differ depending on a combination of factors (as is discussed below). Notwithstanding this, it is considered that 18m typically accommodates 5 storey buildings (not up to 6 storeys) and 27m typically accommodates 7-8 storeys (not up to 9 storeys), as also seen in the existing Maungāroho RC1 and RC2 consents.
- 2 Total building height is comprised of the following elements:
  - (a) the height of the ground floor, including any above ground foundation structure;
  - (b) the height of upper floors; and
  - (c) height for roof structure.
- 3 In the writer's experience, floor to floor heights of upper levels used for residential purposes in contemporary apartment buildings vary from a minimum of 2.95m to 3.5m. A 3.2m floor to floor height on residential levels is common, with heights generally in the range of 3.1m – 3.3m.
- 4 Ground floor heights in residential apartment buildings vary depending on site slope, how building services are integrated, and whether the floor accommodates any non-residential use such as retail (as is enabled in both the operative Wairaka Precinct and the plan change provisions). Depending on a combination of these factors, ground floors may be up to around 5m in height.
- 5 The height of roof structures can vary widely but are typically up to 1.5m (and are often taller where used as part of the design/architectural expression of the building).
- 6 For more detailed analysis, refer also to the Boffa Miskell 21 July 2022 report entitled '6 Storey Apartment Buildings: Auckland Case Studies', which was a supporting document to the Auckland Council Residential and Business zones s32 Evaluation Report of PC78, and is at page 221 of that document.<sup>1</sup> The report refers to a survey of nine 6 storey buildings, finding that their total height, based on a combination of the factors described above, varied from 19.55m to 23m – i.e. all above the 18m for 6 storeys the request for further information refers to. (For clarity, it is not out of the question that 6 storey buildings can be accommodated within 18m where a site is flat and where very efficient construction systems are used, however, in the writer's experience, this is not common.)
- 7 Based on a reasonably conservative 3.1m residential upper level floor to floor height, with a reasonable height at the ground floor of 4.5m (assuming some site slope, foundation structures, and design flexibility to accommodate retail uses), with additional roof structure of 1m, results in:
  - (a) a 5 storey building being accommodated within 18m (total height 17.9m);

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<sup>1</sup> This report is available on the Council website at: <https://www.aucklandcouncil.govt.nz/plans-projects-policies-reports-bylaws/our-plans-strategies/unitary-plan/auckland-unitary-plan-modifications/Pages/details.aspx?UnitaryPlanId=140>

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- (b) a 6 storey building being 21m in height (the same height proposed in PC78 for buildings of 6 storeys within walkable catchments: refer PC78 THAB zone rule H6.6.5(1)(c)); and
  - (c) a 7 storey building being 24.1m in height and an 8 storey building being 27.2m in height (being respectively 2.9m less and 0.2m more than the 27m maximum building height proposed by the plan change in Height Area 4).
  - (d) a 10 storey building being 33.4m (being 1.6m less than the 35m maximum building height proposed by the plan change in Height Area 2).
- 8 As noted, the above are reasonably conservative estimates of the number of storeys that may be achieved at the given heights. A small increase in ground floor height to 5m, upper level floor to floor height to 3.2m, and roof structure to 1.5m results in 5 storeys in 19.3m, 6 storeys in 22.5m, 7 storeys in 25.7m, 8 storeys in 28.9m, and 10 storeys in 35.3m.
- 9 In VS10 and VS11 in the Landscape and Visual Effects Graphic Supplement these variabilities in floor to floor and roof heights are represented in an averaged ground floor and upper level floor to floor height of 3.6m.
- 10 The consented Maungārongo RC1 and RC2 buildings are relevant to the discussion points above as examples of floor to floor and total buildings heights of contemporary residential apartment buildings:
- (a) Building 1 (in RC1 – street adjoining part) is 7 storeys and has a total building height of approximately 25m. It has a ground floor height of 5m, which accommodates (in part) retail use, and 3.2m floor to floor upper residential levels. Its roof structure accommodates the building's top floor in a pavilion type form.
  - (b) Building 3 (in RC2) is 7 storeys and has a total height of approximately 26m. It has a relatively compact 3.6m ground floor height which accommodates (in part) retail use, 3.1m floor to floor upper residential levels, and a roof structure of up to 2.5m in height.
  - (c) Building 5 (in RC2) is 9 storeys and has a total height of approximately 30.5m. It also has a 3.6m ground floor height which accommodates (in part) retail use, and 3.1m floor to floor upper residential levels. Its roof structure is 1m in height.

**Attachment 2: Maungārongo resource consents 1 and 2**

- 1 On 29 March 2023 the Marutūāhu-Ockham Group, on behalf of the Marutūāhu Rōpū, gained two resource consents via the Fast-track Act listed project consenting process for several multi-level apartment buildings (with supporting ground level commercial / retail activities) along the Precinct's Carrington Road frontage.
- 2 The purpose of the discussion below is to provide a summary of the consented developments as relevant to UD5 (and of broader relevance to an urban design assessment of the plan change). Copies of the consent decisions and application documents for both resource consents are available on the Environmental Protection Authority website at <https://www.epa.govt.nz/fast-track-consenting/listed-projects/>.
- 3 The urban design statement provided as part of the lodgement documentation for the developments was prepared by Ockham Architects and the Landscape and Visual Effects Assessment (LVEA) was prepared by Peter Kensington (Kensington Planning and Landscape Consultants Ltd / KPLC), with Mr Kensington concluding in both assessments that the buildings were appropriate and would make an overall positive contribution to the landscape character and values of the site and of the wider Wairaka Precinct (refer to the website link above for a copy of the LVEAs).
- 4 The Maungārongo resource consent 1 ('RC1') development site is located midway along the precinct's Carrington Road frontage directly to the north of Farm Road / Gate 3. The Maungārongo resource consent 2 ('RC2') development site is located towards the northern end of the precinct's Carrington Road frontage directly to the north of Gate 2 and to the south of the consented intersection of the new Gate 1 road with Carrington Road. Refer Figure 1 below.



Figure 1: Location of Marutūāhu-Ockham's RC1 and RC2 development sites along the precinct's Carrington Road frontage. Image source: Maungārongo RC1 and RC2 application documents.

**Maungārongo resource consent 1**



Figure 2: Render of the Maungārongo RC1 buildings as seen from Carrington Road. Building 1 East is in the foreground with the western tower of Building 1 behind. Building 2 is to the right of the picture. Image source: Maungārongo RC1 Urban Design Statement.

- 5 RC1 (BUN60412010) comprises two 7 – 9 storey buildings, with a total of 381 apartments, a 1,500m<sup>2</sup> 'metro-sized' supermarket, and a total of 1,136m<sup>2</sup> of 11 small retail premises.
- 6 Building 1 (to the south) comprises two 'towers' (as referred to in the application's Assessment of Environmental Effects) above a one storey podium separated by a 19m wide space: a 7 storey (including podium) eastern tower and a 9 storey (including podium) western tower:
  - (a) The eastern tower of Building 1 ('*Building 1 East*'), being that part of the building closest to Carrington Road, has a total maximum height of approximately 25m, infringing the Wairaka Precinct's 18m maximum height within 20m of the Carrington Road frontage by approximately 7m. The building has a 4.3m setback from the future road extent, post-widening. It has a 6 storey façade to the street (total parapet height approximately 22.5m) with a 4m setback to the seventh floor.
  - (b) The western tower of Building 1 has a total maximum height of approximately 34m, infringing the operative maximum 27m height where 20m or greater from the Carrington Road frontage by approximately 7m.
  - (c) Building 1 contains 219 apartments, six small retail premises, one small office space, and the metro-sized supermarket.
- 7 Building 2 (to the north) comprises two 'towers' above a one storey podium separated by a 19m wide space: a 7 storey (including podium) eastern tower and a 9 storey (including podium) western tower.
  - (a) The eastern tower of Building 2 ('*Building 2 East*'), being that part of the building closest to Carrington Road, has a total maximum height of approximately 25m, infringing the Wairaka Precinct 18m maximum height where within 20m of the Carrington Road frontage by approximately 7m. The building has a 6 storey façade to the street (total

parapet height approximately 22.5m) with a 4m setback to the seventh floor. It has a 2.5m setback from the post road widening boundary.

- (b) The western tower of Building 2 has a total maximum height of approximately 33.5m, infringing the operative maximum 27m height where 20m or greater from the Carrington Road frontage by approximately 6.5m.
- (c) Building 2 contains 162 apartments, five small retail premises, and two small office spaces.

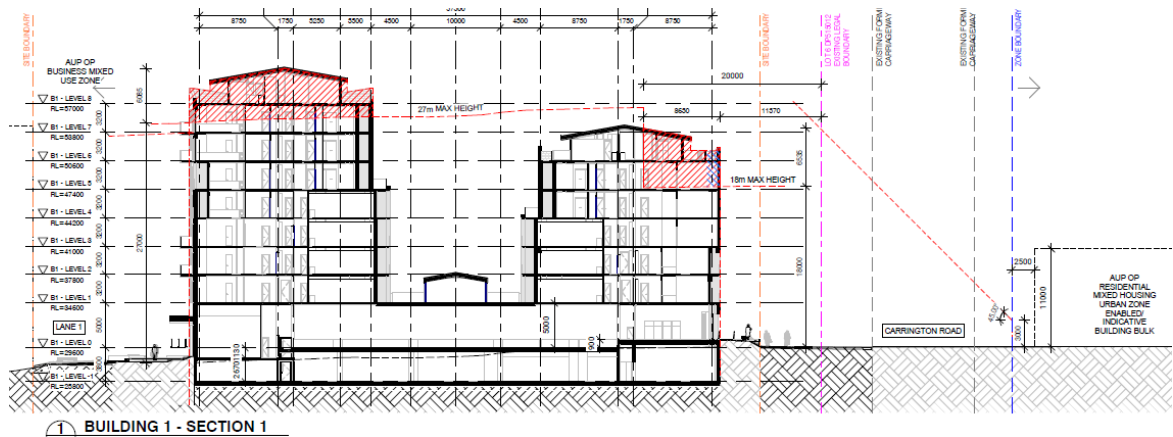


Figure 3: Section through Maungāroho RC1 Building 1 showing overall building height and infringements (red hatched) of the Wairaka Precinct operative 18m and 27m height areas. Image source: Maungāroho RC1 architectural drawings.

**Maungāroho resource consent 2**

- 8 RC2 (BUN60412010) comprises four 7 - 10 storey buildings, set 5.3m back from the Carrington Road frontage (post road widening) with a total of 266 apartments and 464m<sup>2</sup> of 6 small retail premises.
- 9 Building 3 (the northernmost building) is 7 storeys in height. It has a total maximum height within the operative 18m height area of approximately 26m, infringing the standard by approximately 8m. It has 65 apartments and 2 small retail units.
- 10 Building 4 is 10 storeys in height. It has a total maximum height of approximately 36m, infringing the operative 18m maximum height standard by approximately 18m. It has 77 apartments and 2 small retail units.
- 11 Building 5 is 9 storeys in height. It has a total maximum height within the operative 18m height area of 30.5m, exceeding the standard by approximately 12.5m. It has a total maximum height within the operative 27m height area of 29m, infringing the standard by approximately 2m. It has 69 apartments and 2 small retail units.
- 12 Building 6 (the southernmost building) is 7 storeys in height. It has a total maximum height within the operative 18m height area of approximately 25m, infringing the standard by approximately 7m. It has 55 apartments.

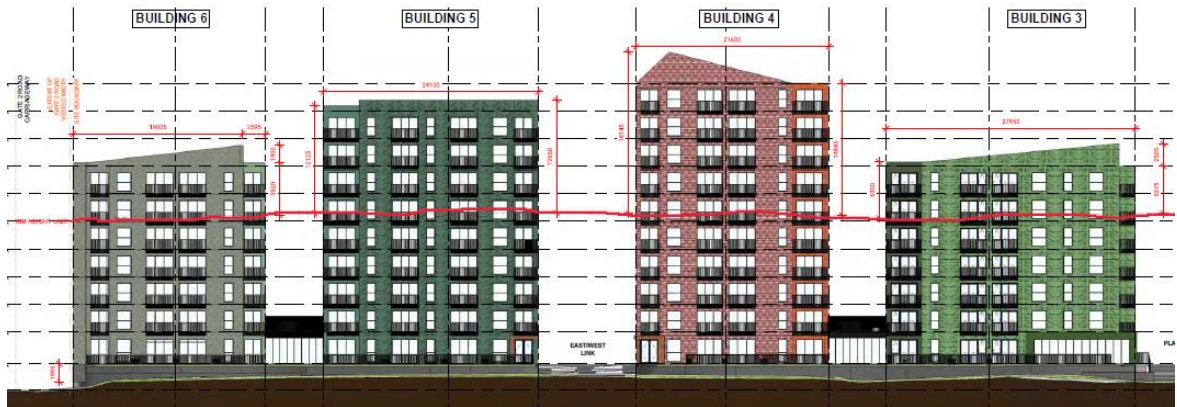


Figure 4: East Elevation of Maungārongo RC2 Buildings 3-6 to Carrington Road. The red line is the Wairaka Precinct's operative 18m height area along Carrington Road. Image source: Maungārongo RC2 architectural drawings.



Figure 5: Render of the Maungārongo RC2 development (showing Buildings 3-5) as seen from Carrington Road. Image source: Maungārongo RC2 architectural drawings.

**Attachment 3:** Elevation Map and Slope Map

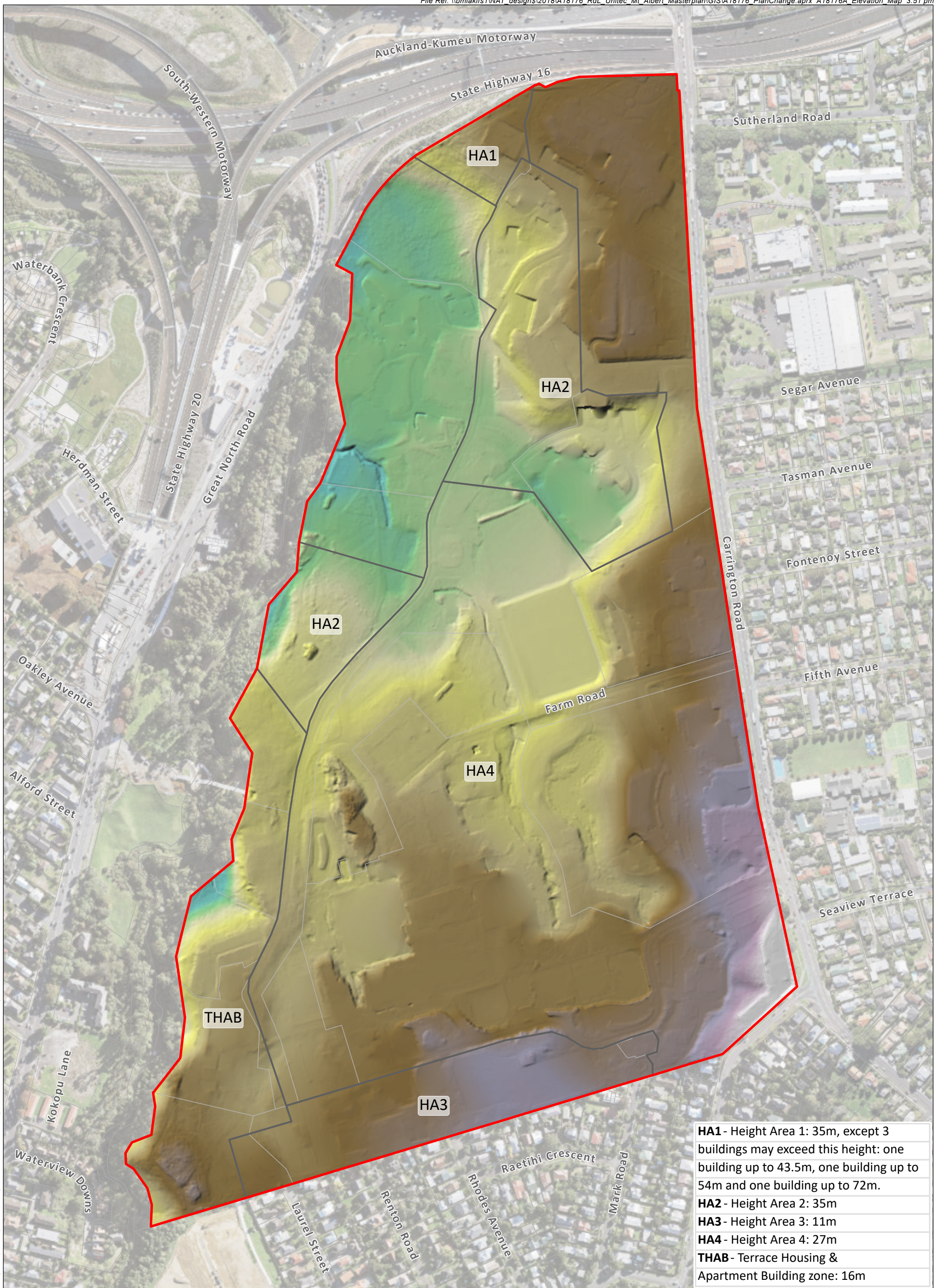
This plan has been prepared by Boffa Miskell Limited on the specific instructions of our Client. It is solely for our Client's use in accordance with the agreed scope of work. Any use or reliance by a third party is at that party's own risk. Where information has been supplied by the Client or obtained from other external sources, it has been assumed that it is accurate. No liability or responsibility is accepted by Boffa Miskell Limited for any errors or omissions to the extent that they arise from inaccurate information provided by the Client or any external source.



<b>HA1</b> - Height Area 1: 35m, except 3 buildings may exceed this height: one building up to 43.5m, one building up to 54m and one building up to 72m.
<b>HA2</b> - Height Area 2: 35m
<b>HA3</b> - Height Area 3: 11m
<b>HA4</b> - Height Area 4: 27m
<b>THAB</b> - Terrace Housing & Apartment Building zone: 16m



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<b>HA1</b> - Height Area 1: 35m, except 3 buildings may exceed this height: one building up to 43.5m, one building up to 54m and one building up to 72m.
<b>HA2</b> - Height Area 2: 35m
<b>HA3</b> - Height Area 3: 11m
<b>HA4</b> - Height Area 4: 27m
<b>THAB</b> - Terrace Housing & Apartment Building zone: 16m

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

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

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

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

<b>Question</b>	UD6
<b>Specific request</b>	Please provide clarification as to how retail and community facilities will be appropriately provided, size and located to serve the needs of the scale of community enabled by the retail provisions.
<b>Reasons for request</b>	<p>The Precinct Plans do not show the proposed location of retail or other community facilities within the Precinct.</p> <p>With a potential population of 10,000+ residents and with parts of the site not within easy walking distance of Pt Chev or Mt Albert centres, the role of retail and supporting uses (such as early childhood education, medical / healthcare) will become critical to the success of this community.</p> <p>Acknowledging that the Business Mixed Use Zone provides some enabling provision it is difficult to understand the amount and location of such uses, how people will be able to access them (noting car ownership is intended to be low and walking will be promoted) and how these will be successfully integrated into the neighbourhood. The provision of these facilities could help to create a heart / gathering place for this new community and be the centre-piece of the neighbourhood. But there is little to no discussion around the amount, location and design principles that will need to be employed to ensure a successful "centre" is created.</p> <p>Related to this is the issue of walkability. The centres of Pt Chev and Mt Albert are relatively close, but not necessarily accessible by walking. There is no analysis around the actual walking catchment from these centres, how much of Te Auaunga precinct falls within these catchments and the safety, efficiency and quality of connections required / to be provided. This will help determine the amount of services required on the site as well as the provision of pedestrian / cycle routes within and to / from the site.</p> <p>The above assessment should make comment about the EPA applications currently being processed include provision for retail. They should be assessed as to their appropriateness in meeting, or partly meeting, the ultimate needs of the precinct as a whole.</p> <p>(see also EA1 and P9)</p>

**Applicant response provided by** John Duthie, Tattico

**Applicant response**

**Context - retail location**

- 1 This question is closely related to question E1.
- 2 Mr Heath of Property Economics has undertaken an analysis of retail provision within the precinct. His response is set out at E1 and E2. That work is not repeated here but is relied on in terms of answering the questions in terms of the scale of retail activity.
- 3 The location of retail activity does not change the existing location of retail within the Wairaka Precinct provisions, which was considered in depth through the original precinct creation. The planning analysis as part of this plan change has confirmed that the original location remains the appropriate centralised provision for the hub.
- 4 The context to this was that when the Auckland Unitary Plan (Operative in Part) (*AUP*) was first developed and the provisions of the Wairaka Precinct contemplated, there was the desire to reinforce the town centres of Point Chevalier and Mount Albert, and not to dissipate economic activity by the inappropriate location or size of an alternative retail facility within the precinct.
- 5 The National Policy Statement on Urban Development 2020, Regional Policy Statement and zoning provisions within the AUP all reinforce the Council's growth strategy of targeting growth around existing town centres and on key high frequency public transport routes.
- 6 However, there was a recognition that with the original expected projected population within the precinct, plus the Unitec campus population, plus the associated Unitec business park, that a level of local retail services was necessary to provide for the needs of the community.
- 7 This retail facility was located adjacent to Gate 3 on the currently named "Farm Road". This location was seen as appropriate given:
  - (a) It is essentially midway between the Mount Albert and Point Chevalier town centres. Therefore it assisted in filling in the gap in the walkable catchment for the two town centres.
  - (b) By locating it in the Gate 3 vicinity adjacent to Carrington Road, it was able to service both the existing community east of Carrington Road, and the new community.
  - (c) Carrington Road will also become an enhanced public transport corridor, assisting with access.
  - (d) With the new backbone consent and the enhanced walking and cycling connections, the retail location is located on a committed separated cycleway network and with good pedestrian connections.

**The plan change**

- 8 The additional intensification provided for in this plan change:

- (a) is along Carrington Road and central to the precinct, so will have good access to the node at Farm Road, including along the internal consented walking and cycling networks as noted above, or along the upgraded Carrington Road networks; and
  - (b) is in the north, within easy walking distance of the existing town centre at Point Chevalier.
- 9 Other retail opportunity is provided within the precinct. In particular:
- (a) The Unitec campus has existing retail provision and is able to expand its retail offer targeted to the student / staff population complemented by general public.
  - (b) The opportunity for some retailing is available as part of adaptive reuse, particularly of the Former Oakley Hospital Building.

**Existing consents**

- 10 The clause 23 request seeks feedback on the existing consents.
- 11 Consent has recently been granted for a mixed use development including a retail hub in the location referred to above. It is not for this plan change process to comment on existing consents other than to note that the approved resource consent by Marutūāhu (RC1) has consented a small supermarket and associated specialty shops as part of that development. Effects in terms of size and location of the retail were evidently examined as part of the processing of that consent. The Panel, for reasons set out in their decision, approved the consent.
- 12 The plans forming part of the application, the consent itself, and the Hearings Panel report, are all public record and available to the assessors of this private plan change request.<sup>1</sup>

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<sup>1</sup> Refer to the EPA webpage here: <https://epa.govt.nz/fast-track-consenting/listed-projects/maungarongo-rc1/>.

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

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

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

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

<b>Question</b>	UD7
<b>Specific request</b>	Please clarify how a range of housing types can be secured.
<b>Reasons for request</b>	Successful neighbourhoods rely on a range of typologies, sizes and tenures. A precinct dominated by one typology could create unwanted social and design outcomes, especially if dominated by small one-bedroom apartments. It is not clear what mechanisms / controls will be employed to manage / deliver a range of typologies, particularly if buildings are being provided by different parties.
<b>Applicant response provided by</b>	Matt Riley, Boffa Miskell and John Duthie, Tattico
<b>Applicant response</b>	
1.	There is considered to be no urban design or planning rationale to require (as opposed to enable) a range of housing types within the precinct.
2.	The precinct description states that the purpose of the precinct, amongst other matters, is to provide for a diverse, compact urban residential community. Furthermore, that the precinct will provide for a variety of housing typologies which help cater for Auckland's growth and the diverse community that will establish in this location.
3.	Key to the above is that the precinct enables a range of residential forms. However, it does not require a specified mix of typologies nor require houses with a specified range of bedroom numbers. This is consistent with the enabling approach to housing provision used in the Auckland Unitary Plan (Operative in Part) (AUP).
4.	The use of a prescriptive framework that secures, for example, a specific percentage of certain housing types is considered to be insufficiently flexible, and likely to lead to perverse outcomes. The precinct is part of the wider Mount Albert, Point Chevalier and Waterview neighbourhoods where there are considerable volumes of single-storey two to three+ bedroom stand-alone houses. If this remains the case for the next 10 - 15 years, then the precinct development will be an opportunity to provide for a wider range of housing typologies, including provision of one bedroom dwellings, currently significantly unprovided for in this location.
5.	We are unaware of any AUP zone or precinct that prescribes a specific range of housing typologies or dwellings with a specific range of bedroom numbers. There are no unique characteristics within the plan change area that require a different approach in Te Auaunga Precinct.

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

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

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

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

<b>Question</b>	UD8
<b>Specific request</b>	Please provide up to date maps.
<b>Reasons for request</b>	The Precinct Plan maps are all based on old cadastral maps that do not show SH16. This makes it difficult to fully assess the spatial relationships at the northern part of the site. The maps should be updated to reflect the current environment.
<b>Applicant response provided by</b>	
<b>Applicant response</b>	
1	Updated Precinct plan maps have been provided together with the revised plan change provisions as part of the clause 23 response package.

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

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

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

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

**Question**

UD9

**Specific request**

It is a concern that the plan change is not based on an explicit vision for the type of community envisaged. There is no master plan provided and thus little confidence that each part of the site will be developed within an overall plan that ensures adequate provision of facilities for all of the community and recognition of the local and wider context within which each development should be assessed.

Whilst it is acknowledged that this proposed Precinct Plan is an amendment of an existing plan, the current precinct does not anticipate the levels of (predominantly) residential development now proposed.

A new community is proposed of 4,000+ dwellings / 10,000+ people. This is a significant development (a medium sized town in New Zealand terms) and delivering such a community in a well-functioning urban environment is a complex process.

A masterplan would typically be expected for such a project to demonstrate how all the elements are expected to come together to produce good urban outcomes.

It is not clear at what point the overall / high-level design approach to this site can be assessed by Council.

It is assumed that if successful, this Precinct Plan will then allow for individual consents to be submitted. At that point, assessment of the bigger picture will not be possible, which means that this stage of the process is the only time to assess the design qualities of the intended approach.

The two most successful large-scale urban environments in Auckland in recent times have both been guided by comprehensive masterplans and associated design quality controls and processes – Wynyard Quarter and Hobsonville Point.

Yet for this Precinct, no masterplan is supplied and the provisions within the Precinct Plan and the AUP are being relied upon to deliver quality design outcomes.

For clarity, a “masterplan” is not simply a pretty illustration showing the intended buildings, streets, landscape etc. It is understood such a picture is hard to produce for multiple landowners and represents just one potential scenario at a point in time.

On the contrary, a masterplan is a complex document with many parts, including a framework to guide development over a long time that allows for flexibility and adaptability to changes in market demand.

But a masterplan should provide:

- A clear vision and design principles, against which all subsequent developments are assessed.
- A three-dimensional framework to guide the location of open space, uses, movement and buildings, including identifying development parcels in the form of words and plans / images.
- An implementation plan defining the delivery strategy and staging as well as the design quality control process – e.g., the use of design guides or design panels.

Without this information it is difficult to assess the proposed urban design qualities of the Precinct.

It is hard to understand if this Precinct is intended to function as a new community in its own right, or whether it is simply new (predominantly) residential development that is intended to support and rely on existing neighbouring services and amenities. Although this may be a subtle point, it is vital in understanding how the Precinct will be designed and what ancillary services will be required, where they will be located and how they will be integrated.

The assessments provided are unclear on this point. In parts, it suggests this is intended to function as a new community in its own right.

“A complete community, providing the opportunity for people to live, work and learn within the precinct, while benefiting from access to public transport and a well-connected walking and cycling network.”  
P.16 UD Assessment

Yet there is little discussion on the provision of ancillary services to support a community such as schools, early childcare education, medical / healthcare, employment and what is the appropriate level of retail. It is understood there is a tension between providing competition to nearby local centres and providing sufficient on-site facilities to avoid excessive vehicle movements. A retail demand study would help to assess the appropriate levels.



It would also be helpful to understand the proposed design quality control process. As stated above, successful new precincts often rely on a combination of design guides and design panels. With such a large precinct, reliance on the AUP and basic consenting process alone is unlikely to result in consistently high-quality design outcomes and an urban environment that is more than just a collection of buildings.

See also P9 and P10.

**Applicant response provided by** John Duthie of Tattico, Rachel de Lambert and Matt Riley of Boffa Miskell

**Applicant response**

- 1 This matter is raised by the Council as a non-clause 23 issue. Essentially the issue raised is that:
  - (a) the plan change is not based on a “vision” for the land; and
  - (b) there is no masterplan that can inform the progress of the plan change and that a masterplan is a critical element.
- 2 This response provides detail on the significant work that HUD and the future developers of the land under Treaty settlement, the Marutūāhu, Ngāti Whātua and Waiohū-Tāmaki Rōpū have carried out to date in relation to these matters, noting that as the Crown has purchased the land the subject of this application from Unitec, it is no longer required for tertiary education. The Crown also purchased the Sub-precinct B land (Taylor’s Laundry), so that when its lease expires it can be integrated into the future housing development. The plan change seeks to ensure land which is held by the Crown for housing under the Housing Act 1955 can be developed for housing, rather than retain its current education zoning.

**Vision**

- 3 HUD disagrees that this plan change is not based on a vision for the land. For context, the Crown will transfer this land to the Rōpū for development as required under its Treaty settlement obligations to them, which are contained in the Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Deed 2012 and Ngā Mana Whenua o Tāmaki Makaurau Collective Redress Act 2014. Those obligations anticipate the Rōpū being provided with the development opportunity at the precinct.
- 4 At the overarching level in the hierarchy, the shared vision for the land is contained in the Reference Masterplan and Strategic Framework, produced jointly by the Rōpū and the Crown in 2019. That vision is “He hononga tika ki te hangai ngā hapori toitū me he tāone taioereore mai ngā auahatanga me ngā ahurea taukiri o te hapori: A true partnership to establish inclusive, sustainable communities and world class city building through vibrant and innovative place-making”.
- 5 The vision identifies the values and principles that will be applied to the plan change, as well as the key structuring moves. However, the Reference Masterplan and Strategic Framework envisages a project that will advance and evolve around its key values and principles, which are not suitable for embedding into a planning framework.
- 6 The shared vision for the land addresses the following core elements, outlined in further detail below:

- (a) cultural;
- (b) social; and
- (c) environmental.

*Cultural*

- 7 The vision for this land is based on cultural parameters, including:
- (a) restoration of ownership of this land to iwi;
  - (b) the opportunity for Māori economic development, which is strongly leveraged through this plan change; and
  - (c) Māori cultural promotion of the land.
- 8 This vision and over-arching cultural objective is clearly outlined within the objectives and policies of the precinct as proposed to be amended through the plan change. For example:
- (a) Proposed new Objective 10(f) directs that an integrated urban environment is created which contributes to Māori cultural promotion and economic development.
  - (b) Proposed new Objective 12 seeks that the restoration and enhancement of Māori capacity building and Māori cultural and economic development within the precinct is provided for, promoted and achieved.
  - (c) Policy 4(e) is proposed to be amended to specifically include supporting Māori capacity building and Māori cultural promotion and economic development.
  - (d) Policy 5 is proposed to be amended to specifically include Māori as a group for which opportunities for employment growth will be created through the precinct provisions.

*Social*

- 9 As noted above, part of the vision is to establish an integrated and diverse community. The application of the Business – Mixed Use zone enables a residential focus for the land but also enables the opportunity to create employment, retail and other community and servicing activities integrated into the predominantly residential development.
- 10 The residential vision for the precinct is that a mix of social housing, a range of affordable housing, and full market housing will be provided. Over time it is expected there will be a diverse range of typologies. The combination of a mix of typologies and a range of price points is expected to help encourage a diverse community within the neighbourhood.
- 11 Similarly, there is a shared vision in respect of both quality access for all modes - cycling, pedestrian and vehicular access – as well as commitment to improved connectivity within and between the precinct and the adjacent neighbourhoods (which has been demonstrated in respect of the enabling works resource consents and delivery on these to date within the precinct).
- 12 These aspects of the vision are included within the objectives and policies of the precinct as proposed to be amended through the plan change. For example:
- (a) Objective 3 is proposed to be amended to specifically refer to providing for a variety of built form typologies.

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- (b) New Objective 13 seeks to provide for increased heights in appropriate parts of the precinct so as to provide greater housing choice, increase land efficiency, benefit from the outlook from the precinct, and create 'landmark' buildings in the north western part of the precinct.
- (c) Existing Policy 6 relates to encouraging a mix of residential lifestyles and housing typologies, with amendment to specifically refer to encouraging a high density residential community.
- (d) New Policy 14B seeks to provide for additional height in the central and northern parts of the precinct, recognising 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.
- (e) Key roading, walking and cycling connections are identified on Precinct plan 1.

### *Environmental*

- 13 The precinct vision also seeks enhanced environmental outcomes in terms of stormwater management, erosion and sediment control, and the incorporation of environmental outcomes into the landscape.
- 14 These are set out in the objectives and policies in the plan change, and also recognised in the standards, and explicitly within the assessment criteria. For example:
  - (a) Objective 10(b) seeks that the environmental attributes of the precinct are protected and enhanced in its planning and development.
  - (b) Objective 10(c) seeks that adverse effects of the environment and existing stormwater, wastewater and road/s infrastructure are avoided, mitigated and remedied.
  - (c) Policy 10 enables subdivision and development that is compatible with and sensitive to the ecological qualities of Te Auaunga and the Motu Manawa Marine Reserve.
  - (d) Policy 14 requires proposals for new, or additions to existing, buildings, structures and infrastructure adjoining or adjacent to the significant ecological area of Te Auaunga to provide appropriate native landscaping and contemporary high-quality design, which enhances the precinct's built form and natural landscape.
  - (e) Specific stormwater standard I334.6.3 requires all subdivision and development to be consistent with an approved stormwater management plan.
  - (f) Proposed new matters of discretion relating to all new buildings at I334.8.1(1A) include provisions related to stormwater management, landscaping, and controls over built form.

### *Vision summary*

- 15 There is a clear vision for the land. This is reflected in the objectives and policies of the plan change and is carried through into the activities, standards, assessment criteria and the Precinct plans themselves, noting that there are a wide range of matters which are beyond the scope of the Resource Management Act 1991 (RMA) which are also relevant to creating a new community at this location.

- 16 As noted above, the collective vision has already been used to inform the:
- (a) enabling works resource consents granted to the Marutūāhu Rōpū and the Waiohua-Tāmaki Rōpū (referred to in the plan change application) and associated delivery on these to date within the precinct; together with
  - (b) the Maungārongo resource consent 1, Maungārongo resource consent 2, and Wairaka Precinct Stage 1 fast-track consents recently approved under the COVID-19 Recovery (Fast-track Consenting) Act 2020.
- 17 The Council feedback does not ask for any more information on the various aspects of the existing vision. It is HUD's view that the relevant RMA planning aspects of the vision are set out within the plan change as lodged.

### **Masterplan**

- 18 The master-planning of the precinct spans over the last decade and has included the preparation of two complete masterplans.
- 19 Oculus was originally engaged by Unitec and then the Wairaka Land Company between the years of 2013 to 2018 to form, in collaboration with Boffa Miskell, a masterplan for the land to meet the then growing tertiary education, business, residential and recreational demands.
- 20 This work informed the development of the operative Wairaka Precinct through the Proposed Auckland Unitary Plan process.
- 21 The relevant RMA aspects of that masterplan were distilled down into the current operative Wairaka Precinct provisions, including Precinct plan 1.
- 22 That distillation included:
- (a) identification of the key connections into the precinct, particularly the road interchanges along Carrington Road;
  - (b) the internal street network;
  - (c) the location and extent of public and private open space;
  - (d) the protection of key trees and ecological areas;
  - (e) connections to Te Auaunga (Oakley Creek) parkland and walkways;
  - (f) stormwater management;
  - (g) the location of a core retail area;
  - (h) cycleways and walkways;
  - (i) special yard setbacks from the southern boundary and Te Auaunga (Oakley Creek); and
  - (j) Carrington Road set back.
- 23 When the Crown purchased the land for housing, it worked with the three Rōpū to develop an updated masterplan, reflecting the new direction and intention for how the precinct was

## Responses to Auckland Council RMA cl 23 Requests | UD9 | 7

to be developed and incorporating the vision, values and principles of the Rōpū into the plan. A new masterplan was prepared by Grimshaw (Sydney) in collaboration with Boffa Miskell in 2019. That masterplan has been made publicly available and sits within the Ministry of Housing and Urban Development's website relating to the Carrington Road properties.<sup>1</sup>

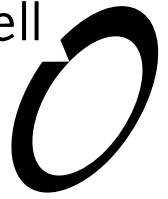
- 24 As with the original Oculus masterplan, the key RMA aspects have been distilled from the Grimshaw masterplan into the precinct provisions and Precinct plans as proposed to be amended through the plan change.
- 25 In particular:
- (a) The core entrances off Carrington Road have been confirmed (with a small refinement to the alignment of the Gate entrances).
  - (b) The cycleway and walkway network has been adjusted to reflect the new approach on the Unitec campus and expanded in the north to address the extended cycleway network.
  - (c) Stormwater management has been included within the plan change taking account of the Healthy Waters' more recent approaches to stormwater management.
  - (d) The open space network has been refined acknowledging the significant opportunity to substantially increase the area of public open space (subject to Council approval to acquisition).
  - (e) The different parts of the precinct suitable for different height of development have been carefully defined and included within the Precinct plan.
  - (f) The Carrington Road widening setback (8m width) is confirmed (and in fact these upgrade works, primarily for public transport, cycling and walking are now funded by the Crown).
  - (g) The Te Auaunga (Oakley Creek) set back is confirmed.
  - (h) The access to Te Auaunga (Oakley Creek) is protected. The access is built and the related section of formerly piped stream daylighted as an early establishment project.
  - (i) The southern yard is confirmed. The stone wall within this yard is also proposed to be retained as set out in the clause 23 response HH2.
- 26 The Grimshaw plan has also informed the urban design analysis and assessment by Boffa Miskell of the plan change (who were closely involved in that master-planning process), and the detailed assessment criteria proposed to be included in the precinct as part of the plan change.
- 27 Accordingly:
- (a) The key planning information is now reflected in the precinct provisions and Precinct plans themselves, as these are proposed to be amended through the plan change.

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<sup>1</sup> A Reference Masterplan & Strategic Framework: Ngā Mana Whenua o Tāmaki Makaurau & Crown, Grimshaw, 4 February 2019. Available at: <https://www.hud.govt.nz/our-work/carrington-residential-development/>.

## Responses to Auckland Council RMA cl 23 Requests | UD9 | 8

- (b) That is all that is required and appropriate for this plan change stage. This is not a resource consent. No buildings are approved as part of this plan change application. It is not appropriate to seek the level of detail that would apply to a resource consent. In our view the key planning parameters are included within the precinct, and specifically Precinct plan 1. That should be the focus of this process.
- (c) There is no need to update the Grimshaw masterplan to incorporate the next level of detail, or to otherwise incorporate additional detail into the provisions.
- (d) Following the plan change process, if approved, the Rōpū will each develop their portion of the land in accordance with the amended precinct provisions and Precinct plans. Each Rōpū will be responsible for their own further detailed master-planning, design, planning and assessment. The assessment criteria set up the framework and level of information that is required to advance development of the precinct.
- (e) There is no need, and in fact it is counter-productive, to include a further masterplan within the precinct provisions themselves, and there is no consistent precedent for this approach in the Auckland Unitary Plan (Operative in Part) (*AUP*). Factors that influence the scale and characteristics of the development inevitably change over time and the timeframe for the development of the precinct as a whole is long. Communities' priorities, preferences and the approaches to the creation of communities evolve over time. Innovations such as the creation of car free living, higher rise living, remote working alongside access to private and public communal open space amenity, and true mixed use communities are evolving; fixed masterplans have the potential to limit innovation and should not be prescribed. The regulatory provisions therefore need to be sufficiently flexible to respond to change.
- (f) The established procedure used in the AUP for this is to set a series of objectives, policies, standards and assessment criteria which means that as individual development of key parts of the precinct proceed, they can be assessed against those provisions. The provisions enable development of the precinct in the knowledge of what the AUP is seeking but retain flexibility so individual developments can be assessed at the appropriate time.
- (g) This is the way the AUP operates across the city and has been applied in the preparation of this plan change. It is unreasonable and unnecessary to expect a further detailed masterplan(s) in contrast to the established approach under the AUP.



# RFI Response (updated LVEA)

Assessment of Landscape and Visual Effects

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



5 October 2023





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## Document Quality Assurance

<i>Te Auaunga / Private Plan Change</i>		
Prepared by:	Rachel de Lambert Partner / Landscape Architect Boffa Miskell Limited	
Reviewed by:	Matt Riley Senior Principal Boffa Miskell Limited	
Status: Final	Revision / version: [6]	Issue date: 5 October 2023
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Cover photograph: Visual Simulation: Boffa Miskell Nov 2022



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## 1.0 Introduction

Te Tūāpapa Kura Kāinga – the Ministry of Housing and Urban Development (HUD) is advancing a private plan change on behalf of the three Rōpū (iwi collectives) who are the holders of Treaty settlement rights at the site, Marutūāhu, Ngāti Whātua, and Waiohua-Tāmaki.<sup>1</sup>

The plan change is in respect of the land held for housing, the majority of which was formerly part of the Unitec Campus on Carrington Road, Mt Albert. Te Auaunga, a traditional Māori name for the adjacent Oakley Creek waterway, is the name now adopted for the 64.5ha precinct associated with this plan change (replacing the formerly named Wairaka Precinct).

Boffa Miskell urban designers and landscape architects, working with the HUD planning advisors, have assisted HUD and the Rōpū with the development of the Te Auaunga Precinct provisions, which comprise an update to the Wairaka Precinct in the Auckland Unitary Plan (AUP).

We have also worked with HUD and the Rōpū in the development of the open space framework for the precinct, as reflected in the updated plans. The precinct is intended to be developed by the iwi and their partners into a diverse urban community which includes intensive housing in a variety of typologies alongside community, recreational and social facilities; some specific commercial activities; business and innovation activities and the tertiary education facility.

The site is one of Auckland's most significant brownfield urban renewal opportunities, offering locational advantage and access to amenity whilst also enabling the creation of a new, intensive, mixed use community that is well separated from and / or buffered in respect of more suburban residential neighbours. The intent is to create a complete community, providing the opportunity for people to live, work and learn within the precinct, while benefiting from the good (and improving) access to bus and rail public transport and a well-connected walking and cycling network. The precinct will complement the established adjacent town centres of Point Chevalier to the north, and Mt Albert to the south.

This assessment addresses the potential landscape and visual effects of development that will be enabled by the private plan change (PPC), recognising that intensive residential development, including buildings up to 27m in height, is already envisaged and enabled by the site's Business Mixed Use (B-MU) zoning and the existing precinct provisions. This report has been updated to include landscape related RFI responses in respect of Council's s23 requests for information in order to provide a single document incorporating all landscape and visual effects related information. Both the body of this report has been updated to incorporate requests for additional visual simulations and the analysis in respect of landscape and visual effects (RFI L1, L4, L5 & L6) and an appendix, Appendix 4, has been incorporated to include all other landscape related RFI.

A separate Urban Design assessment report has been prepared by Boffa Miskell urban designer, Matt Riley.

A separate Combined s23 Open Space report has been prepared jointly by Tattico and Boffa Miskell.

The structure of this report is set out below:

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

- Introduction
- Methodology
- Site and Surrounding Urban Context
- Proposed Precinct Provisions
- Visual Catchment and Viewing Audiences
- Assessment of Landscape and Visual Effects
- Conclusions.

## 2.0 Methodology

Tuia Pito Ora / The New Zealand Institute of Landscape Architects has recently published (July 2022) new guidance for the assessment of landscape under the statutory context in Aotearoa / New Zealand.<sup>2</sup> This replaces earlier guidance and landscape architects' reliance on other international best practice / guidance. *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines* has been used to guide the methods adopted in this assessment.

In assessing the scale of landscape effects, a seven-point scale of effects has been applied, as recommended in *Te Tangi a te Manu*, comprising: very low, low, moderate low, moderate, moderate high, high and very high, as described in **Appendix 1**. Effects have been assessed in terms of the values of the landscape having first understood the landscape's characteristics in terms of the physical, associative and perceptual realms. Importantly, change in a landscape does not in and of itself generate adverse effects.

The site and wider area are well known to the writer, who assisted in the development of the previous Wairaka Precinct provisions during the Proposed Unitary Plan (PAUP) process, and in various phases of masterplanning for the site. In addition, specifically in support of this proposal, a number of site visits have been undertaken in the process of undertaking this assessment including for the purpose of taking photographs in order to prepare visual simulations and to illustrate the site and its landscape context.

Eleven viewpoint locations for the preparation of visual simulations have been selected to represent the range of visual catchments and potential visibility of future development enabled by the proposed provisions. **Refer Landscape and Visual Effects Graphic Supplement (June 2023)**. Given the plan change nature of the proposal (i.e. in the absence of specific building designs), the heights of potential future development enabled by the provisions have been modelled in 3D as bulk masses.

In this respect the visual simulations illustrate a maximised theoretical bulk and form of resulting development and show an unachievable 'worst case' visibility of development. In reality, all future development will not maximise the height envelope at every single location. Furthermore, the bulk mass modelling does not demonstrate the proportion of individual buildings (other than in respect of the three proposed taller buildings in the northwest corner of the site and an indicative breaking of the bulk form along Carrington Road), or the application of the various building form and/or architectural qualities of future buildings designed to meet the range of assessment criteria incorporated within the provisions.

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<sup>2</sup> Tuia Pito Ora New Zealand Institute of Landscape Architects. *Te Tangi a te Manu: Aotearoa New Zealand Landscape Assessment Guidelines*. July 2022.

As the visual simulation viewpoints are selected to clearly show the proposal, they also overemphasise the relative visibility of the development. Importantly, there will be many urban contexts for which the future development arising from the precinct provisions will have limited visibility or be unseen. This effect can be expected to increase over time as ongoing urban intensification including a greater number of three storey residential dwellings as well as more intensive, apartment style, development within the walkable catchment of the two proximate stations occurs in line with the NPS-UD and MDRS.

As part of this assessment, the site has been observed from both proximate and more distant locations within the established urban fabric of the locality.

### 3.0 Site and Surrounding Urban Context

The 'brownfield' site comprises the Unitec tertiary campus on Carrington Road, the land held for housing, and the private holdings of Ngāti Whātua Ōrākei (refer Figure 1 Aerial Photograph). Including the 6.8ha adjoining Mason Clinic lands. The precinct is ~ 64.5ha in area.



*Figure 1: Site location and context.*

The site has a long eastern frontage to Carrington Road incorporating all four of the access 'gates' to the former extent of the Unitec campus and campus area; Gate 1 in the north through to Gate 4 in the south, the latter of which will continue to provide access to the Unitec tertiary campus. The site's other long boundary in the west is to the Te Auaunga / Oakley Creek reserve recreational open space corridor, to the west of which lies Great North Road and the northern portal of SH20's Waterview Tunnel. The site tapers to the north, where it is defined by the SH20 / SH18 North-Western Motorway / Great North Road interchange with its series of high overbridges and 'spaghetti' interchange. The North-Western Motorway is cut down into the topography in this location severing the site from Pt Chevalier in the north with the northern section of Carrington Road at Pt Chevalier on a bridge over the motorway. The photograph, Figure 2 below, shows the view toward the site from the footpath adjacent to the substantial cut retaining walls of the North-Western motorway on the Point Chevalier side of the motorway. The Former Oakley Hospital Building can be seen in this view. Historically the hospital was accessed from Point Chevalier via a direct driveway on axis with the building's front door. This access, and the direct relationship between the driveway access and the building's frontage, was severed by the motorway.



*Figure 2: Photograph showing the context of the site to the North-Western motorway and Waterview elevated overpass structures.*

In the south the site adjoins suburban residential housing accessed via Woodward Road (zoned Residential: Mixed Housing Suburban (MH-S) zone) and Springleigh Avenue off Carrington Road. Mark and Renton Roads, Laurel Street and Rhodes Avenue all terminate at the site's southern boundary which also adjoins residential lots accessed by Raetihi Crescent. This area is proposed to be re-zoned through Council's PC78 to Mixed Housing Urban (MH-U), with the application of the medium density residential standards enabling buildings up to 11m in height with immediate legal effect.

Across Carrington Road to the east the suburban residential area of Mt Albert is zoned MH-U, refer Figure 3. Much of this area is proposed to be re-zoned to Terrace Housing and Apartment Buildings zone (THAB) through PC78. Adjacent to these homes, in the north, is an area zoned Special Purpose – Healthcare Facility and Hospital.

The Mason Clinic, a high security psychiatric unit operated by Te Whatu Ora Waitemata (the former Waitemata District Health Board), is surrounded by the site to the north, east and south and also sits within the Te Auaunga Precinct. It comprises land currently zoned Special Purpose – Healthcare Facility and Hospital, and to the north and south, B-MU as shown in Figure 2. The Mason Clinic land is subject to a separate private plan change, PPC75.

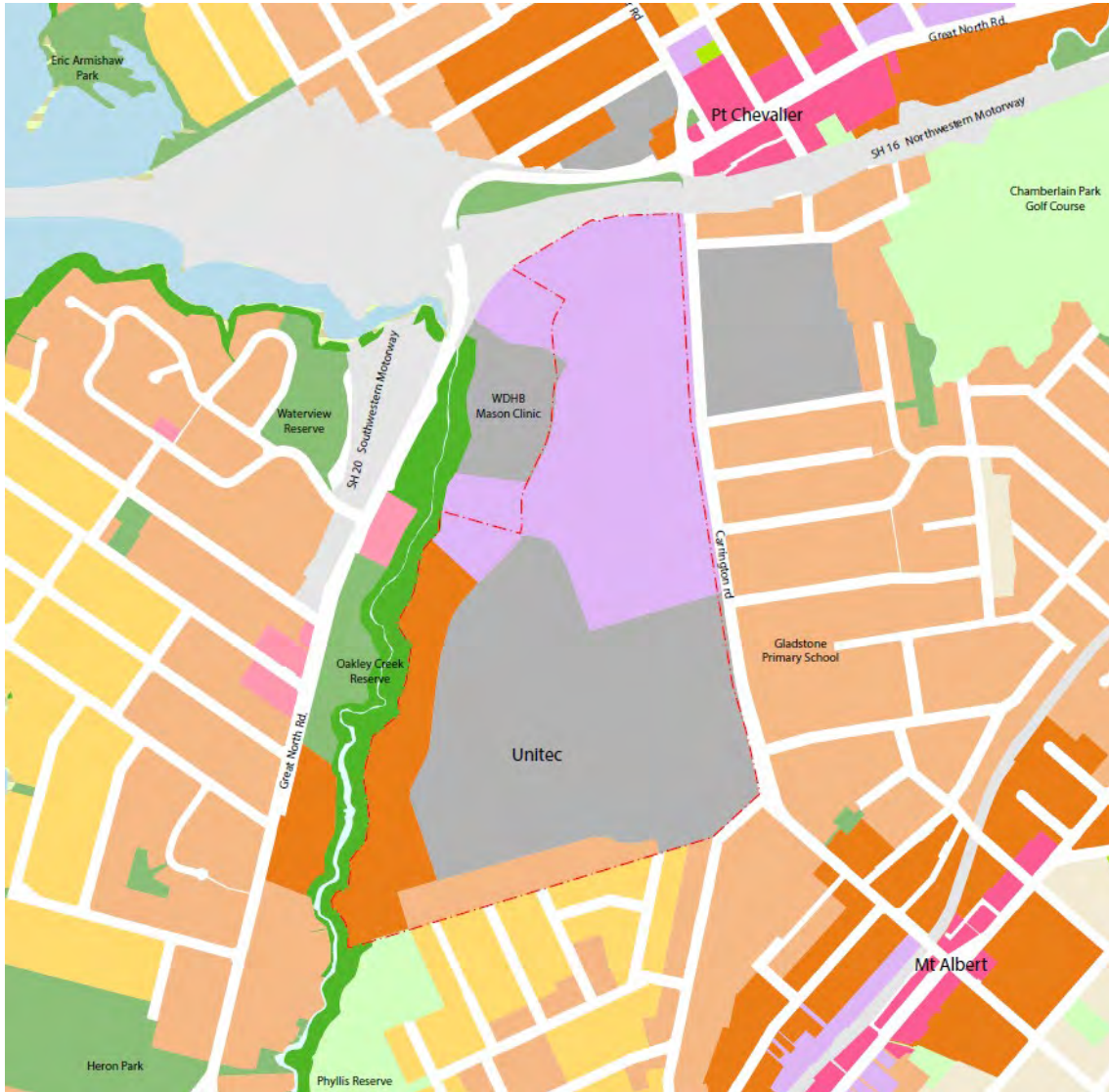


Figure 3: Existing Auckland Unitary Plan zoning, site, and surrounds.

Carrington Road is a strategic arterial and major Public Transport (PT) bus route. In addition to the existing road corridor, the AUP provides for a substantial, approximate 8 metre<sup>3</sup>, widening of the road corridor to facilitate an upgraded PT road corridor provision / bi-directional cycleways and streetscape enhancement along Carrington Road with the full 8m widening to be provided on the western, subject site, side of the existing road corridor.

In addition to the PT bus route which includes stops adjacent to the site on Carrington Road, parts of the site are within an easy 10 to 15 minute walk of two train stations – Baldwin Avenue

<sup>3</sup> Refer I334.6.6(3) of the operative Wairaka precinct provisions, which requires a 28.2m setback from the eastern side of the Carrington Road reserve as at 1 November 2015.

in the east and Mt Albert to the south. The centre-west of the site also has access to the PT bus routes on Great North Road via the overbridge for the Northwestern cycleway.

The Unitec Campus, located towards the south of the site, has consolidated around the core built campus including its more recently constructed Te Puna, 'student services' and Mataaho 'trades' buildings. The campus sits south and west of Farm Road (Gate 3) and includes Unitec's Te Noho Kotahitanga Marae. The primary vehicular access to the Unitec Campus is via Gate 4 from Carrington Road (secondary access is available from Gate 3).

The PPC area, broadly, includes the land from the Former Oakley Hospital Building in the north, through to Gate 3, including a number of buildings previously part of the former psychiatric institution, and the Unitec campus. In the South-east, a created stormwater pond forms part of the PPC area. The south-western corner of the PPC area forms an "L" shape bordering the campus on the south and west and extending north to the Wairaka Stream and the boundary with the Mason Clinic but excludes the private landholdings of Ngāti Whātua Ōrākei.

Te Auaunga, the Oakley Creek reserve which defines the western boundary of the site, is heavily vegetated comprising a mix of mature exotic vegetation including a substantial number of Oak trees associated with the early European history of the waterway, and both older and more recently planted indigenous vegetation. There is a popular public walkway along the stream corridor. There is also cycleway connectivity to the south-west via Underwood and Walmsley Parks to Mt Roskill and the Northwestern cycleway connects both west to Te Atatu and east into the central city. The cycleway crosses Te Auaunga/ Oakley Creek on a shared pedestrian bridge to access the site from the west.

### 3.1 The Site

The site falls generally from the east, Carrington Road, toward the stream corridor of Te Auaunga/ Oakley in the west but also comprises a high point knoll in the central southern portion of the site where Building 48, within the Unitec campus, is situated. Figure 4 identifies key features of the site including key building numbers.

The site incorporates Taylors Laundry and a series of other buildings redundant from the Former Oakley Hospital Building and Unitec Campus. Figure 3 identifies key buildings and site features for reference.

The Former Oakley Hospital Building in the north of the site is the original Former Oakley Hospital Building and is a scheduled heritage building. The distribution of existing buildings across the site is haphazard with no discernible structure or logic other than in respect of being a former broadacre campus adapted from the former psychiatric hospital and farm to a tertiary vocational and trades learning campus.. There is a spine road running north south, broadly parallel to Te Auaunga / Oakley Creek, and a series of roads connecting from the spine road east to Carrington Road. Gate 1 accesses Building 01 in the north, Gate 2 Taylors Laundry and the Mason Clinic, Gate 3 (Farm Road) the central portion of the site including the northern Unitec campus including Building 48 and Gate 4 the core Unitec Campus.





Figure 4: Key building numbers and other site / context features

The Rōpū have advanced resource consents to commence enabling works for the future urban development of the site. These works include upgrades to the backbone street network, underground services, and associated public realm open space enhancements including the daylighting of the piped section of the Wairaka Stream and an associated walkway connecting

to Te Auaunga / Oakley Creek walkway, as well as the removal of the ends of the rear wings of the Former Oakley Hospital Building.

There is a range of vegetation, including individual trees and groups of trees, across the site of variable age, scale and robustness / health. Much of the larger scaled vegetation is located toward the west with a grove of mature specimen trees also grouped on the central knoll close to Building 48. Enabling works associated with the consented infrastructure upgrades of the site are currently proceeding on the site including the removal of some trees.

Overall, the site has the character of a broadacre, ad hoc campus with large areas of unprogrammed open space, buildings and surface car parking located somewhat haphazardly in a largely open landscape. The site is however largely already zoned for intensive, medium density, residential development through its B-MU zone including buildings up to 27m in height.

There is a volcanic viewshaft (A13 Mt Albert) that has its origin point on SH18 the North-western Motorway east of Te Atatu interchange that passes over the south western corner of the site and part of the Unitec Campus, refer Figure 5. The height of the viewshaft above the site means that built development of between 30-31m (most constrained) through to 40m can be accommodated without impinging on the viewshaft / views to Mt Albert. The northern portion of the site is not constrained by any volcanic viewshaft overlays.

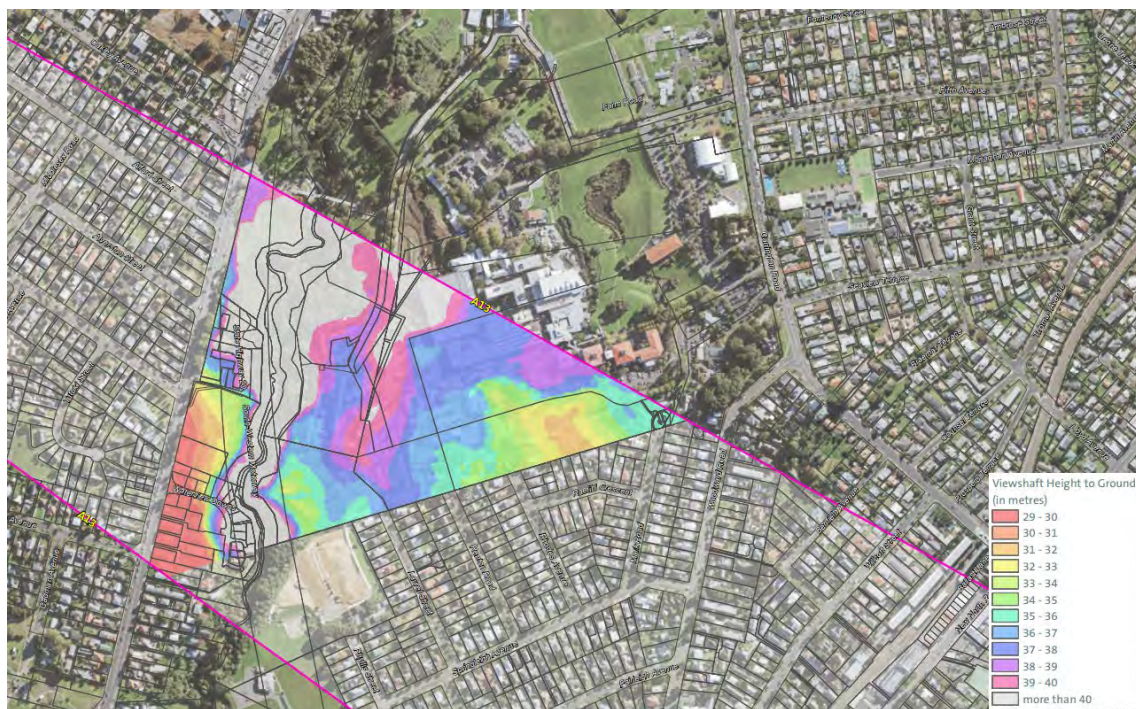


Figure 5: Height enabled beneath the portion of volcanic viewshaft A13, Mt Albert (origin point on SH18 the North-western Motorway east of Te Atatu interchange) that passes over the south western corner of the site.

## 4.0 Proposed Precinct Provisions

The proposed precinct provisions for the Te Auaunga Precinct (including the precinct name change) have been prepared by Tattico. The provisions seek to extend the land zoned B-MU to align with the reduced size of the Special Purpose: Tertiary Education zoned Unitec Campus.

The key further changes to the precinct provisions relevant to this assessment include:

- i. The creation of four height areas as illustrated in Precinct Plan 3, refer Figure 6. The base height for the B-MU zone being 27m as per the existing provisions (Area 4) with two areas of enabled additional height; Area 2 at 35m and Area 1 at 35m but enabling a small cluster of taller residential buildings, with one building of up to 72m height, one up to 54m and one up to 43.5m, along with a range of other standards and controls. Area 3, located along the southern boundary, provides for a maximum 3 storeys, or an 11m height control (unchanged through this proposal from the existing precinct provisions, except where changes are required by PC78, meaning the removal of the 8m height standard applying within 10m of the southern precinct boundary). This area provides the transition to the site's traditional suburban neighbours to the south.
- ii. Assessment criteria for buildings above 27m in height as a restricted discretionary activity, (1334.8.1 Assessment Criteria including matters in respect of building form and character 1334.8.1.(1A)(b)(i) to (iv) and (c) (i) and (ii).
- iii. Requirements in respect of building setback / separation for buildings in Height Area 1 (1334.6.10) and maximum tower dimension / separation for buildings in Height Areas 1 and 2 (1334.6.11).

**1334.10. Precinct plans**

**1334.10.3 Te Auaunga: Precinct Plan 3 - Te Auaunga Height**

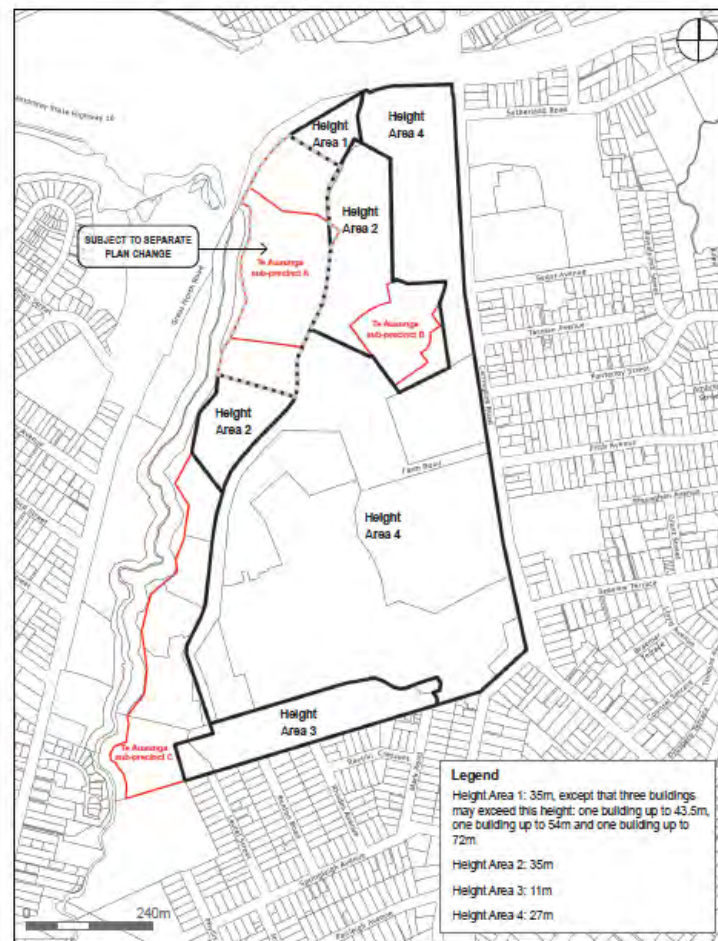


Figure 6: Precinct Plan 3 – Te Auaunga Height

Open space is provided for by way of Precinct Plan 1 which identifies the indicative public realm in respect of streets and indicative public open space. Refer Figure 7.

### 1334.10. Precinct plans

#### 1334.10.1 Te Auaunga: Precinct Plan 1

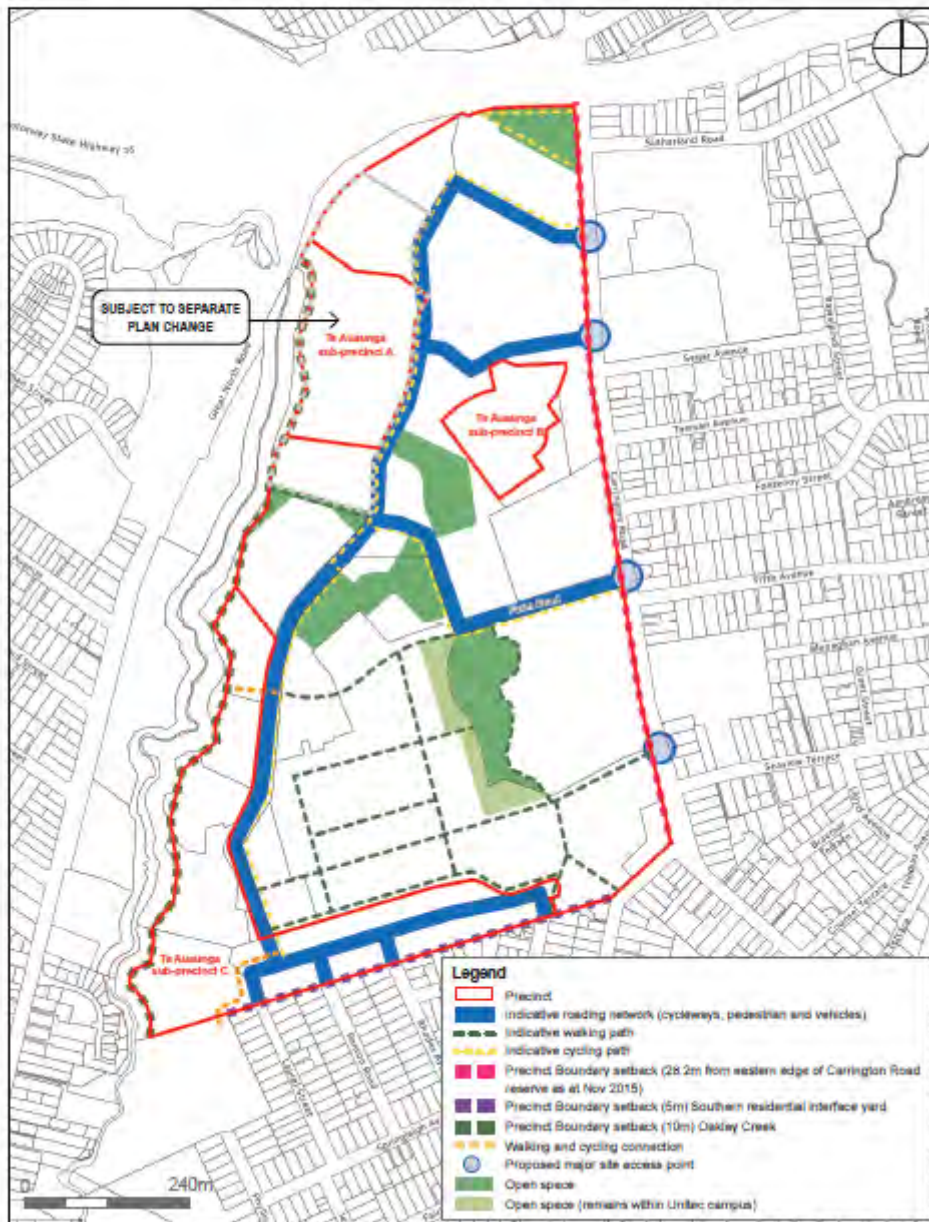


Figure 7: Precinct Plan 1

Relevant to this assessment, the primary change to the established precinct provisions is in respect of enabled height. The 27m height already enabled within large parts of the precinct provides for a marked change to the existing, largely undeveloped portions of the site, with the AUP foreshadowing urban intensification within this large and strategically located brownfield site. At the same time, it is noted that the site includes a range of existing large scale buildings

in the Unitec campus and Taylors portions of the site. The site's topography, adjoining western open space associated with the Te Auaunga / Oakley Creek reserve and proximate components of the NW / S motorway network assist in buffering the site and reducing the potential impact of more intensive urban development within the site.

Other than an increase in height from 18m to 27m along the Carrington Road frontage, the proposed areas of increased height opportunity are located away from existing public street frontages and / or established residential communities. The proposed location of additional height is intentional in this respect including in relation to the site's southern interface with the residential neighbourhood to the south – i.e., Area 3, located along this boundary, provides for a maximum 3 storeys, or an 11m height control (unchanged through this proposal from the existing precinct provisions).

#### 4.1 Open Space Proposal and Analysis

The nature and extent of the open space provision within the precinct has been guided by analysis of the site in the context of its urban, walkable, catchment and the established provision of open space amenity offered in the wider locality. The intention is for the open space within the Te Auaunga Precinct to provide open space amenity to future residents, whilst also providing connectivity that allows residents to use and benefit from the open space available to them in the wider walkable catchment, that will in turn bring a wider catchment of users into the precinct – a reciprocal amenity.

The analysis undertaken, evaluation in respect of Council open space policy, and proposals for the open space to be provided via the precinct provisions is documented in the standalone 'Te Auaunga Precinct Open Space Proposals' document, refer Appendix 3.

In summary, within Te Auaunga Precinct, a series of open spaces that will be connected along the internal roading network are proposed, including the land to the north of the Former Oakley Hospital Building, which incorporates its northerly curtilage and maintains the visual connection of Building 1 to Pt Chevalier and Carrington Road, through to a central public open space connected via walkway to Te Auaunga / Oakley Creek walkway and south via the Wairaka Stream to the open space associated with the central stormwater ponds. The considerations that have informed this provision of open space relative to the features of the site are illustrated in Figure 8 below.

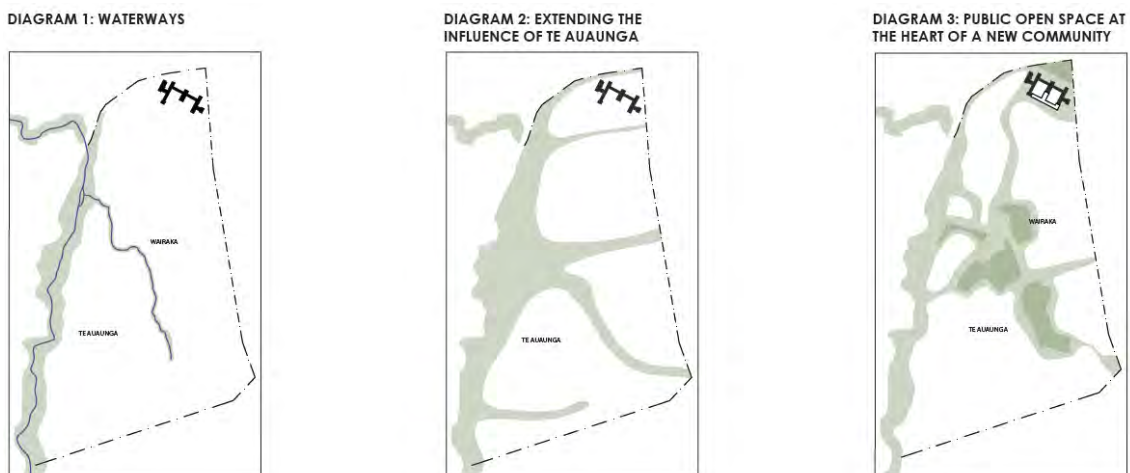


Figure 8: Diagrams expressing the way in which open space provision has been informed within the precinct.

This network of open space will provide considerable walkable amenity, destinational open space and varied recreational opportunities for future residents whilst also leveraging the value and amenity of the immediately adjacent Te Auaunga / Oakley Creek esplanade and walkways. It will be supplemented by 'resident's common' / private open space as and when incorporated into future development.

## 5.0 Visual Catchment and Viewing Audiences

The site is connected and / or adjacent to a network of strategic and arterial transport corridors including SH 16, SH 20, SH 28, Great North Road and Carrington Road as well as the Southwestern and Northwestern cycleways. In this respect, parts of the site have a large but transient viewing audience related to people moving on the adjacent transport networks.

In terms of more static residential catchments the more proximate viewing audiences are to the south and east in suburban Mt Albert and at a greater distance to the west in Waterview and north in Pt Chevalier.

The site's topography and large size however, along with the scale of vegetation within the Te Auaunga / Oakley Creek reserve corridor, which parallels the full western site boundary, limit the extent of off-site visibility.

The primary viewing audiences of the site, and its future urban re-development therefore comprise:

- People travelling on the adjacent motorway network both in more proximate, adjacent to the boundary and more distant – as far away as Te Atatu – viewpoints.
- People travelling on Carrington Road in either direction.
- People using the recreational networks adjacent to the site including Te Auaunga walkway and the cycleway network.
- People living proximate to the site to the south and east, particularly people in those residential properties located across Carrington Road.
- People in a wider residential catchment where, through elevation, there is an opportunity to observe the development at a middle to background distance, such as in the Pt Chevalier catchment to the north.

## 6.0 Assessment of Landscape and Visual Effects

Landscape and visual impacts result from natural or induced change in the components, character or quality of landscape. Usually these are the result of landform or vegetation modification or the introduction of new structures, activities or facilities into the landscape. The process of change itself, that is the construction process and/or activities associated with the development, also carry with them their own visual impacts as distinct from those generated by a completed development.

The landscape and visual effects generated by any particular proposal can, therefore, be perceived as:

- positive (beneficial), contributing to the visual character and quality of the environment;
- negative (adverse), detracting from existing character and quality of environment; or
- neutral (benign), with essentially no effect on existing character or quality of environment.

Effects on landscape are associated with a change to the physical, perceptual and associative values of the landscape.

The degree to which landscape and visual effects are generated by a development depends on a number of factors, these include:

- The degree to which the proposal contrasts, or is consistent, with the qualities of the surrounding landscape.
- The proportion of the proposal that is visible, determined by the observer's position relative to the objects viewed.
- The distance and foreground context within which the proposal is viewed.
- The area or extent of visual catchment from which the proposal is visible.
- The number of viewers, their location and situation (static or moving) in relation to the view.
- The backdrop and context within which the proposal is viewed.
- The predictable and likely known future character of the locality.
- The quality of the resultant landscape, its aesthetic values and contribution to the wider landscape character to the area.

Change in a landscape does not, of itself, necessarily constitute an adverse landscape or visual effect. Landscape is dynamic and is constantly changing over time in both subtle and more dramatic transformational ways, these changes are both natural and human induced. What is important in managing landscape change is that adverse effects are avoided or sufficiently mitigated to ameliorate the effects of the change in land use.

In urban areas, and in particular those areas identified for more dense or intensive future forms of urban residential and mixed use living, change including the introduction of taller and larger scaled buildings with bigger footprints can be expected. The appropriateness of such development will depend on context and avoidance of dominance and / or adverse amenity effects particularly on direct neighbours.

## Landscape Effects

The amended precinct provisions for Te Auaunga Precinct seek additional height of urban, predominantly, residential development. Large parts of the site are already planned to accommodate multi-storey, medium density residential development to an enabled height of 27m, that will create a distinctive more intensive urban node of development in the locality. The PPC seeks additional height, generally to 35m in two areas internal to the site with 27m along the site's eastern frontage to Carrington Road and in the south through to Farm Road (Gate 3) as well as three 'landmark' towers in the north-western corner of the site comprising three residential apartment buildings of 72m, 54m and 43.5m in height.

The diagonal dimension of the three towers (I334.6.11 Maximum tower dimension) is limited with the dimension reducing with height: the 43.5m and 54m towers have a maximum tower dimension of 50m, and the single 72m tower a 42m maximum dimension. These controls seek to ensure the landmark towers create a composition of taller buildings of varied height and width with the tallest of the buildings having a slimmer vertical proportion.

The future built form of the precinct will reflect the brownfield urban intensification opportunity of the site and create a distinctive medium density urban community that will read as a defined place or community within the wider landscape. Examples of such nodes of development already established and emerging in the urban landscape include The Landing and Launch Road in Hobsonville, Takapuna, New Lynn and Sylvia Park. Recent plan changes in respect of Smales Farm (PC23), New North Road, Mt Albert (PC63) and Albany (Albany 10 Precinct PC59) have also achieved increased height in support of the 'quality compact city' aspirations of the Auckland Plan. As Auckland continues to intensify such nodes of development will increasingly become more apparent as part of the urban landscape.

The inclusion of the opportunity for the introduction of three landmark towers into the precinct will give the urban re-development of this key brownfield site greater legibility within the urban landscape and announce the presence of the new residential and mixed-use community. The illustration Figure 9 below, an excerpt from the visual simulation looking toward the site from the Northwestern shared path, shows the potential scale of the three enabled taller buildings and the 35m height provision in Height Area 2.

Whilst prominent in the landscape, the selected location of the taller buildings adjacent to the Waterview SH18 to SH20 interchange avoids them being dominant in respect of any residential neighbours. The height of the buildings also lifts their outlook above the elevated fly-over structures of the motorway interchange. That said, this portion of the site adjoins the northern boundary of the Mason Clinic. The current precinct provisions envisage a medium rise, 27m, interface of residential development to the Mason Clinic facility which occupies a lower lying portion of topography adjacent to Te Auaunga / Oakley Creek. Area 1, in which the three taller buildings are enabled, is elevated above the Mason Clinic. The taller buildings in this location will look out and well over the top of the Mason Clinic with the views southwest over the clinic comprising longer distance views to the Waitākere Ranges. The taller buildings will have a level of additional prominence to that already anticipated but the composition of three varied height



buildings, their elevated outlook and physical separation means that adverse dominance effects can be avoided.



*Figure 9: Excerpt from visual simulation VS1, located on the Northwestern shared path looking south.*

The interface of the three taller buildings with the scheduled heritage building, the Former Oakley Hospital Building is addressed in the assessment of heritage architect David Pearson. In landscape terms the increased urban scale of development in this portion of the site, at 35m as opposed to 27m and incorporating three landmark buildings, will reinforce the disjunct in the nature and scale of historical to contemporary development. The illustration below, Figure 10, an excerpt from the visual simulation (VS 5) located at the corner of Gt North and Pt Chevalier Roads looking west, shows the potential relationship of the western wing of the Former Oakley Hospital Building and the taller buildings behind.

The more detailed design of this interface will be addressed at the time of any future resource consent but there is nothing inherently inappropriate, in urban landscape terms, about the additional height sought above that already enabled. Such relationships are not uncommon in the urban landscape particularly where precincts involve heritage protection, restoration and adaptive re-use alongside the introduction of larger scaled contemporary development. In the Auckland context the Britomart precinct is a useful example of situations where new buildings, such as the EY Building on Takutai Square has interfaces to the north and south across the relatively narrow street corridors of Tyler and Galway Streets with a successful urban outcome.



Figure 10: Excerpt from visual simulation VS5, located looking toward Building 1 from Pt Chevalier, the context of this part of the site with the Waterview interchange is also evident.

Importantly also in respect of the Former Oakley Hospital Building, the northern front lawn / parkland open space, which was previously truncated by the construction of the North-Western motorway, and which sets up the primary symmetrical axis of the building, is indicated as public open space, thereby retaining this important historical relationship of the building to its northern frontage.

The open space amenity of the site will be maintained and enhanced with a well-connected network of varied spaces of different character, service provision, and amenity. Some of these will celebrate the distinctive landform characteristics of the site with open space located to support the amenity of future residents and their outlook as well as continuing to provide access and amenity for the wider community. The open spaces will provide place-based identity and an established amenity as a part of the new residential community. The adjacent presence of Te Auaunga / Oakley Creek will also ensure the new medium density urban area has a proximate association with substantial open space and a vegetated context that will contribute to the identity, urban landscape character and amenity of the community.

By working with the site's topography and providing a well-connected series of open spaces within and beyond the site, the new residential area will retain a sense of its landscape context with higher rise development also giving future residents the opportunity of accessing some views to a much wider landscape context. The open space provision proposed within the plan change area is generous (approx 5ha) in recognition of the potential intensity of residential development and distributed throughout the site to benefit all parts of the future residential community. The medium density, urban character of the development will have the potential to comprise one of Auckland's more intensive communities and the scale of the site, which is one of its unique beneficial attributes, will make it unlike the established, more suburban character of much of urban Auckland. However other such 'new' communities have established over recent times in Auckland, such as, by way of example, Stonefields, Hobsonville, and Three Kings, each of which have, and are developing, a strong identity and amenity much recognised, enjoyed and appreciated by their communities.

Te Auaunga will contribute to the ongoing diversification of choice of living environments within the wider Auckland urban area with the proposed changes to the established precinct provisions enabling greater urban legibility of the community and a diversified form of higher rise development to leverage the potential of the site's scale and urban qualities including its proximity to established town centres and public transport. The form of development will be

intensified in part but the landscape framework and the amenity it will offer the future community and wider locality will provide for a quality urban amenity.

## Visual Effects

As noted above (see Section 5 Visual Catchment and Viewing Audiences), the site's topography limits the extent of its visual catchment with the higher portions of the site in the north, where the North-Western Motorway has severed the site from Pt Chevalier and made the site's elevation more locally prominent, and its frontage to Carrington Road, having the greatest visibility. The falling nature of the site's topography from east to the west, and the heavily vegetated nature of the open space corridor along Te Auaunga in the west, mean there is a more limited proximate visual catchment to the west. To the south the proposed development heights, unchanged in this proposal, are more consistent with the neighbouring suburban area, being at 11m / 3 storeys adjoining that residential boundary, reflecting the provisions in PC78 which apply the medium density residential standards (MDRS) across both areas. Along with the core Unitec Campus, which is also visible from this location, the nature of urban intensification proposed will be the same, and in time with implementation of the MDRS less, than that able to be achieved in adjacent residential properties and the development will have a limited visual catchment.

In order to assist in understanding the nature and scale of potential future development enabled by the provisions, as described in Section 2: Methodology above, a series of eleven bulk massing model visual simulations have been prepared. These capture public viewpoints from locations surrounding the site where parts of the development are expected to be able to be seen. The viewpoint location plan is included in the accompanying Landscape and Visual Effects Graphic Supplement, Appendix 2, containing the visual simulations. These comprise:

- Viewpoints 1 and 2: from the northwest on the Northwestern cycleway and pedestrian boardwalk extending from Eric Armishaw Park on the edge of the Waitematā Harbour at Pt Chevalier;
- Viewpoints 3, 4 and 5: from the west, adjacent to the pedestrian / cycle bridge across Te Auaunga / Oakley Creek to the precinct, on Great North Road (also known as SH16 Twin Coast Discovery Highway) and at the Oakley Creek Overpass, that crosses over Great North Road, close to the Waterview Interchange;
- Viewpoints 6, 7, 8 and 9: from the northeast at the corner of Point Chevalier and Great North Roads on the edge of the Pt Chevalier town centre and from within the western end of the town centre illustrating the relationship of Height Area 1 (in particular) to Building 01 and the northern portion of the precinct; and
- Viewpoint 10 and 11: on Carrington Road looking north-west into and north along the frontage of the site.

All visual simulations are set up to show the proposed development envelopes relative to an existing photograph view (photography dated December 2022 and March 2023) and the modelled visual simulation showing the operative enabled height. This enables the height increases proposed through the plan change to be clearly identified in each simulation.

## Viewpoint 1 (VS1):

### *Existing View:*

This view is from the Northwestern Cycleway heading east toward Point Chevalier and the central City. The view is dominated by the adjacent infrastructure of the North-Western Motorway and in the distance the elevated motorway flyovers associated with the Waterview Interchange. The majority of viewers in this location are moving either in vehicles, on bikes or walking. The tidal reaches of the southern edge of the Waitematā Harbour, impounded by the motorway causeway, with their cover of mangroves and vegetated shoreline comprising mixed native and exotic species, including weed species such as privet, vegetation forms the view to the left with the skyline to the right, beyond the multiple lanes of the motorway, formed by the well vegetated suburban backdrop of Point Chevalier. The view has a predominant horizontal plane emphasised by the lines of the motorway, harbour, and skyline.

PC78 proposes the suburban areas of Waterview and Point Chevalier that frame the view to transition from a mix of MH-S and MH-U to comprise in the future entirely MH-U, with an enabled three storey height. There is also an additional extent of THAB (six storey), adjacent to the Point Chevalier town centre where the height control is set at 18m. The proposed enabled urban intensification under PC78 has the potential to result in the greater presence of buildings in the backdrop, and on the skyline, of this view. It is noted that apartment scaled development, both built, such as on Huia Road, and consented and under construction, such as on the Point Chevalier Road corner, and built along Point Chevalier Road to the north are already apparent on the periphery of the town centre in a range of views when approaching the town centre.

### *Proposed View:*

In the proposed view, development within the Te Auaunga Precinct sits in the background of the view, behind the elevated motorway flyovers establishing a new urban skyline. The enabled 35m height development in Height Area 2 forms a relatively low lying horizontal plane interrupted by more proximate vegetation. Buildings in Height Area 2 will sit comfortably into the established composition of the landscape, reinforcing the presence of the ridgeline albeit with a greater level of built form, as can be anticipated with Auckland's evolving urban intensification.

The enabled 27m height development of the operative plan will also establish a new built skyline to the view.

The three enabled towers of Height Area 1 establish a vertical marker at the northern end of the precinct across the broad carriageway of the motorway from the town centre of Point Chevalier. There are no near suburban residential neighbours, with the adjacent off site-interfaces comprising large scale transport (motorway) infrastructure including multiple lanes in multiple directions and large-scale elevated overbridges. Seen in this context the towers establish a legible identity, introduce a landmark for the northern portion of the new community, and support the urban legibility of the precinct.

Development associated with Height Area 2 is assessed to generate a **low level** of adverse visual effects. The three, varied height, potential towers creating a clear urban landmark seen in the context of the open qualities and scale of the motorway are assessed to generate a **moderate low** adverse visual effect. However, this change also has beneficial urban form / legibility effects signalling the northern extent of one of Auckland's urban regeneration areas and new communities in a way that also brings recognition to the established urban node of the Point Chevalier town centre.

## **Viewpoint 2 (VS2):**

### *Existing View:*

This view is from the shared path on the coastal margin of Point Chevalier looking southeast. Rear lot houses accessed from Maryland Street frame the left of the view forming the suburban coastal fringe. Coastal edge houses in Waterview can be seen across the linear ribbon of the North-Western Motorway which forms part of the backdrop to the view with the tidal reach of the Waitemata, bridged with a shared path boardwalk, in the middle ground. Again the view has a predominant horizontal plane. The signage gantry infrastructure of the motorway along with larger trees and some houses form elements of the skyline.

PC78 will see the MH-S zoned land in Point Chevalier transition to the more intensive MH-U zone, leading to the potential for increased three storey, medium density forms of housing in the context of the coastal shared path and coastline. There is also an extended area of THAB adjacent to the land already zoned THAB, adjoining the town centre which has an emerging character associated with intensification and the presence of five and six storey development.

### *Proposed View:*

In the proposed view development within Te Auaunga Precinct has a very limited presence within the view with a portion of 35m height development in Height Area 2 sitting just above the elevated motorway flyover. The taller 72m and 54m towers extend above the established built form of the foreground housing in Point Chevalier but are not particularly prominent in the view. The operative 27m enabled height sits within and below the established skyline, which is formed by a combination of built and vegetative elements as well as gantry structures and lighting associated with roads.

Visual effects will be **very low / negligible** in respect of Height Area 2 and generate a **low** level of potential adverse visual effects in respect of the elements of the taller towers evident in the view.

## **Viewpoint 3 (VS3) (prepared in response to clause 23 request):**

### *Existing View:*

This view is from the shared path approaching the bridge crossing Te Auaunga from the west / Waterview side of the stream into the precinct. The shared path passes over the revegetated stream corridor which is densely planted and has a predominantly native species vegetation cover. Some old growth pine and other exotic species also remain within the stream corridor.

### *Proposed View:*

In the proposed view, development within the Te Auaunga Precinct directly to the east, in front of the viewer, comprises the THAB and 27m height control BMU potential development already enabled by the operative Wairaka Precinct provisions. Hence the existing environment is very different to that seen in the 'existing view' photograph. Proposed Height Area 2, which enables 35m development, is set behind the THAB to the north with a relatively small observable step in height due to the closer proximity of THAB. Users of the shared path / cycleway will be entering / exiting a new brownfield urban regeneration area comprising long planned for residential / mixed use development. The proposed 35m height development in Height Area 2 offers some limited height variation to the view.

Visual effects will be **very low / negligible** adverse in respect of the greater proposed height of potential development in Height Area 2.

#### **Viewpoint 4 (VS4):**

##### *Existing View:*

This view is from Great North Road looking north-east with Te Auaunga Precinct located to the east. Great North Road is a busy six lane arterial incorporating bus lanes. The BP Service Station sits into a strongly vegetated corridor along Te Auaunga to the east. At the northern end of this section of Great North Road the road passes under the Waterview interchange to access Point Chevalier with the elevated motorway flyovers forming part of the background to the view.

PC78 will introduce little change to this view with the majority of the land in the view zoned to accommodate the roading infrastructure and various forms of open space along Te Auaunga.

##### *Proposed View:*

In the proposed view development within Te Auaunga Precinct sits largely screened behind the vegetated corridor of Te Auaunga. Development within both areas of proposed Height Area 2 can be accommodated with little change to the vegetated corridor of the roadway. The three potential towers in Height Area 1 can be seen in the distance. The lesser height, 43.5m, tower sits close to the treeline with the taller two towers in more prominent view. They mark the approach toward Point Chevalier. The operative enabled height of 27m sits largely screened behind the treeline of Te Auaunga with only a portion at the northern end projecting above the treeline.

Visual effects will be **very low / negligible** adverse in respect of the Height Area 2 areas and generate a **moderate low** level of potential adverse visual effects in respect of the elements of the taller towers evident in the view. Moving along the road in closer views the three towers will be less evident with foreground vegetation in the open space corridor providing substantial screening.

#### **Viewpoint 5 (VS5):**

##### *Existing View:*

This view is from the elevated overpass associated with the Northwestern Cycleway looking east / northeast toward the northern end of the precinct. Transport related / motorway infrastructure and vehicular movement dominate the view. The grade separated nature of the motorway interchange is evident with multiple flyovers in a typical 'spaghetti' formation. There is substantial vegetation associated with the motorway and western edge of the precinct. Trees in this part of the precinct comprise both evergreen native and deciduous exotic (predominantly English Oak) species.

The substantial separation of the precinct from close suburban residential neighbours to the north and west is evident.

#### *Proposed View:*

In the proposed view it is the tall tower elements in Height Area 1 that are evident. In the modelled composition the lesser height 43.5m tower sits in front of the tallest 72m tower with the 54m tower screened behind. These buildings will form a vertical node signalling the presence of the northern extent of the urban regeneration area. A legible node of taller development, establishing a northern landmark for the presence of the new community, in this location within the precinct is considered appropriate and desirable in respect of the urban form of the precinct. This location has the benefit of being well separated from established suburban residential neighbourhoods with the open space corridor of Te Auaunga and the large scale motorway infrastructure providing separation, and an open space context that assists in accommodating the scale of the three proposed towers. This location also reinforces the presence of the established Point Chevalier town centre with this part of the precinct being well connected to this established centre.

The 27m enabled height of the operative plan established buildings that extend more or less to the top of the treeline, being visible but not prominent in the view.

Visual effects associated with the Height Area 1 towers are assessed to be **moderate low** adverse, noting at the same time the beneficial effects associated with the legibility they establish for the new community in this northern location of the precinct.

It is noted that the visual simulations for this viewpoint include three additional simulations using a two row panorama to capture the full height of the Height Area 1 towers.

#### **Viewpoint 6 (VS6):**

##### *Existing View:*

VS6 is one of a cluster of four visual simulation viewpoints located in close proximity to each other on the western margins of the Point Chevalier town centre. Initially two viewpoints were selected in this location, with a further two requested by Council through the engagement prior to lodgement of the plan change.

The VS6 viewpoint is the closest to the northern end of Te Auaunga precinct with the viewpoint located on Great North Road west of Point Chevalier Road. The pedestrian footpath finishes in this location with the primary pedestrian route being on the other side of the wide, six lane Great North Road corridor.

The open space of the road corridor enables a view toward the western end of the Former Oakley Hospital Building with much of the building, including its central 'front door', screened from view behind vegetation associated with the North-Western Motorway / Waterview interchange. Mature, predominantly native species vegetation along the northern frontage of the precinct to the motorway corridor connects visually with the motorway planting creating a strongly vegetated context to the view. The rest of the view, including the fore and middle ground, is dominated by roading infrastructure including the elevated flyovers associated with the Waterview interchange, lighting poles and signage. The open, expansive nature of the roading infrastructure enables distant views west to the Waitakere Ranges above and beyond the motorway.

##### *Proposed View:*

In the proposed view development within the precinct sits behind the foreground road, vegetation, and parts of the Former Oakley Hospital Building with potential 35m buildings in Height Area 2 visible above and behind the Former Oakley Hospital Building. Buildings in this

area are also screened by more proximate vegetation within the motorway road corridor. The three taller residential tower buildings enabled in Height Area 1 sit to the west of, and behind, the western wing of the Former Oakley Hospital Building with the taller 72.5m enabled tower extending above the two lesser height towers. The way in which these buildings will benefit from the open space context created by the adjacent motorway infrastructure is evident in the view. The urban presence of a new medium density, apartment typology, residential community will be evident in the view with the Former Oakley Hospital Building remaining in the foreground of this new development.

The bulk massing associated with 27m height development enabled through the operative provisions sits forward of the positioning of the towers on rising ground, this enabled development sits alongside the Former Oakley Hospital Building at a greater height and positioned to the rear (south) and right (west).

Visual effects associated with potential 35m buildings in Height Area 2 are assessed to be **low** adverse, whilst the Height Area 1 towers are assessed to generate **moderate** adverse visual effects, noting at the same time the beneficial effects associated with the legibility they establish for the new community in this location.

#### **Viewpoint 7 (VS7):**

##### *Existing View:*

This view is from the west side of the signalised intersection between Great North and Point Chevalier Roads as vehicles exit the Waterview motorway interchange.

The foreground of the view is dominated by the six lane intersection with its associated lighting poles, signage, and transient presence of vehicles. Behind the roadway vegetation, including mature pōhutukawa trees, associated with the roading infrastructure, the northern portion of Te Auaunga Precinct and the Special Purpose Healthcare zoned site on the corner of Sutherland and Carrington Roads to the east of the precinct provide a middle ground context of vegetation. Whilst much of the Former Oakley Hospital Building façade sits behind this vegetation, screened from view, the western wing of the building is visible above lower growing, flax dominated, planting.

##### *Proposed View:*

In the proposed view, similar to that in viewpoint VS6, development enabled through the plan change including 35m height buildings in Height Area 2 and taller towers in Height Area 1 sit behind the Former Oakley Hospital Building. The simulation also shows the presence of the already enabled 27m height BMU development (colour toned blue/grey) sitting above and behind the Former Oakley Hospital Building.

The three enabled tower buildings have the potential to create a prominent corner mass within the precinct giving presence to the new urban, medium density community on the land behind which, due to the nature of the precinct's topography, will largely remain out of view.

Under PC78 the sites on the northern corner of Sutherland Road and Carrington Road, immediately south across the North Western motorway corridor, are proposed to be zoned THAB up from their present MH-U zoning. Potential future development at 6 storeys on this land has the potential to be seen to the left of the view.



The bulk massing associated with 27m height development enabled through the operative provisions frames the south (rear) and west of the Former Oakley Hospital Building with the building remaining prominent in the forefront of the view.

Visual effects associated with potential 35m buildings in Height Area 2 are assessed to be **low** adverse, whilst the Height Area 1 towers are assessed to generate **moderate** adverse visual effects, noting at the same time the beneficial effects associated with the legibility they establish for the new community.

**Viewpoint 8 (VS8)** (prepared in response to clause 23 request):

*Existing View:*

This view is from the east side of the Point Chevalier / Great North Road intersection in the Point Chevalier town centre with the signalised intersection ahead.

Single storey shops define the southwestern corner of Great North Road with Carrington Road. The cycle path on Carrington Road is visible at the intersection. Across the intersection, the site defined by hoardings is a Kāinga Ora owned site on which demolition / construction works have commenced for a consented five and six storey apartment development. Mature vegetation, including a range of trees within the precinct, obscure much of the Former Oakley Hospital Building in this view with parts of the building's brick façade visible in the background. Where vegetation and buildings do not obscure long distance views, the Waitākere Ranges can be seen in the distant, western, background. Views in this location are dominated by the transient activity of the busy intersection of the road corridor.

*Proposed View:*

In the proposed view, similar to that of VS6 & 7 above, potential future development within the precinct sits behind the middle ground vegetation and the Former Oakley Hospital Building within the precinct. The proposed neighbourhood park, open space on the northern frontage of the Former Oakley Hospital Building will maintain this established corner frontage of the precinct to the Point Chevalier town centre with future development signalling the new urban, medium rise predominantly residential mixed use community to the south behind.

Already enabled 27m and proposed 35m BMU buildings will sit just above the height of the two and three storey Former Oakley Hospital Building with a low level of prominence. The node of three higher rise tower buildings enabled in Height Area 1 will sit behind the western end wing of the Former Oakley Hospital Building. The more proximate Kāinga Ora five and six storey building on the corner (modelled in bulk in the proposed view) will provide context for the height and scale of the more distant node of tower forms. Other more intensive forms of attached dwelling / apartment buildings at four, five and six storeys in height comprising redevelopment of Kāinga Ora and other privately held sites has occurred along Point Chevalier Road to the north. The taller towers will have greater vertical height and visual prominence but will be experienced within a context of an area of established urban intensification.

Under PC78 enabled height within the Point Chevalier town centre retains its 18m and 21m height control. The extent of THAB surrounding the town centre, changing from both MH-S and MH-U is increased enabling six storey development in a wider immediate catchment of the town centre. THAB zoning already extends north up Point Chevalier Road for a distance that is greater, in terms of walkable catchment, than the length of the precinct, including from Height Area 1, into the town centre.

The bulk massing associated with 27m height development enabled through the operative provisions frames the south (rear) and west of the Former Oakley Hospital Building with the building remaining clearly visible in the forefront of the view with open space occupying the area through to the intersection.

Visual effects associated with potential 35m buildings in Height Area 2 are assessed to be **very low** adverse, whilst the Height Area 1 towers are assessed to generate **moderate low** adverse visual effects, noting at the same time the beneficial effects associated with the legibility they establish for the northern portion of the new community and the precinct's relationship to the established town centre.

#### **Viewpoint 9 (VS9)** (prepared in response to clause 23 request):

##### *Existing View:*

This view is from within the Point Chevalier town centre adjacent to the library (now closed) on the north side footpath.

Town centre buildings across the street are one and two storeys in height. The western wing of the Former Oakley Hospital Building is partially visible at the termination of the street along with vegetation associated with the former hospital site and road network. Distant views to the Waitakere ranges also form part of the visual termination to the street in the west. The five and six storey Kāinga Ora development on the north-western corner of the intersection rises above the single storey frontage of the library building to the street. The view and experience of the town centre is influenced by the busy transient traffic environment of the street and the movement of pedestrians within the town centre.

##### *Proposed View:*

In the proposed view, similar to that of VS6, 7 & 8 above, potential future development within the precinct sits behind the Former Oakley Hospital Building with the western end wing visible, backdropped by proposed development, and with the main portion of the building screened behind established vegetation.

Buildings within the town centre, at only one and two storeys in height, define the skyline and view corridor west to the precinct. Future enabled 35m buildings in Height Area 2 sit at the treeline with little prominence whilst the three taller tower buildings visually terminate part of the view and read in association with the established town centre. Views to the Waitakere Ranges are retained along the axis of the road corridor. At 5 and 6 storeys the consented Kāinga Ora residential apartment building extends above the height of the single storey former Council Library building. The height of this consented development is consistent with the expectations of the NPS-UD, in respect of THAB development within the walkable catchment of town centres / public transport routes. The height of development within the town centre is unchanged under the PC78 provisions, being 18m fronting the street and 21m to the south.

The bulk massing associated with 27m height development enabled through the operative provisions frames the south (rear) and west of the Former Oakley Hospital Building creating a new termination to the street and connecting the new development of the precinct to the established town centre.

Seen in the context of the established Point Chevalier town centre, visual effects associated with potential 35m buildings in Height Area 2 are assessed to be **very low** adverse, whilst the Height Area 1 towers are assessed to generate **moderate low** adverse visual effects, noting at

the same time the beneficial effects associated with the legibility they establish for the northern extent of the new community and the precinct's relationship to the established town centre at Point Chevalier.

### **Viewpoint 10 (VS10):**

#### *Existing View:*

This view is from the eastern footpath on Carrington Road looking north up the road corridor toward the Point Chevalier town centre.

Some recent three storey attached terrace housing can be seen on the eastern side of the street. The former Unitec Campus site, with its low intensity of one and two storey buildings and associated vegetation define the western side of the street in the 'existing' view (noting that in the interim, since the visual simulation photographs were taken in December 2021 early works to enable development within the precinct have seen the removal of these buildings and all associated vegetation). Vertical chimney elements associated with the Taylors Drycleaning facility, located within the precinct, accessed via Gate 2, can be seen in the view.

This existing view has already been modified with re-development works including building demolition, vegetation removal and the upgrading of street access infrastructure underway under the operative provisions. Resource consent for new apartment buildings fronting Carrington road within this part of the precinct have been granted to the Marutūāhu Rōpū.

VS10B, shows the bulk form of development enabled under the operative provisions of the AUP. Along Carrington Road building heights of 18m are enabled within the first 20m back from the existing kerb line of Carrington Road stepping to 27 beyond. As illustrated in VS 10B the stepped height is apparent along the street.

The Carrington Road visual simulations have accounted for the 8m proposed road widening along the precinct's eastern, Carrington Road, boundary. The Crown has funded Auckland Transport to upgrade Carrington Road through the Infrastructure Acceleration Fund, including for dedicated bus and cycle lanes, with works programmed to start in 2025.

These works have not been modelled in the visual simulations but the additional 8m road corridor width is shown along with the correct positioning of the potential future built edge to the precinct. As can be seen in VS 10B, future multi storey built development of five stepping to seven storeys is anticipated by the established provisions of the Wairaka Precinct of the AUP. This enabled development will transform the broadacre former campus nature of the site to one with a predominant built, urban residential / mixed use built character. Development of this nature along arterial routes supporting frequent public transport is anticipated throughout Auckland.

#### *Proposed View:*

In the proposed views development is shown fronting onto Carrington Road with indicative breaks into 50m 'building' lengths and with Gate 2's street connection shown breaking up the block modelling of enabled height. At 27m fronting Carrington Road the road is strongly defined to the west by future development that is of a height already enabled on the Special Purpose Healthcare (SP-H) land fronting the east side of the road in the north. The effect of the road enclosure is similar although slightly more intensive than that already enabled at 18m stepping to 27m after the 20m setback.

Under PC78 land fronting Carrington Road on the east side of the road north of Fifth Avenue retains its MH-U zone (with MH-U zoned land to the south of Fifth Street re-zoned THAB) but with a greater intensity of three storey development enabled under the MRDS provisions.

Consents have been granted via the Covid-19 Recovery Fast Track consenting legislation to Marutūāhu for two mixed use apartment developments fronting Carrington Road. RC2, located in the stretch of frontage between future Gates 1 and 2 on Carrington Road comprises four buildings, two buildings bookending the group at seven storeys, one at nine storeys, and one at 10 storeys as illustrated in the elevation, Figure 11, below.

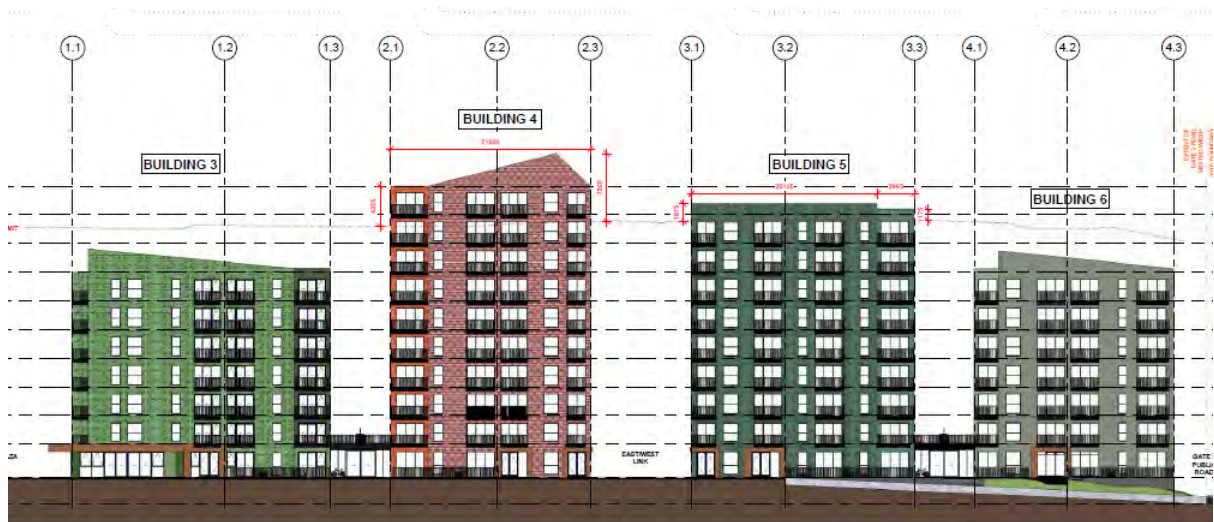


Figure 11: Elevation of consented Marutūāhu RC2 buildings fronting Carrington Road

A visual simulation included in the resource consent package viewing from the north end of the development at the location of Gate 1 is shown, Figure 12 below. This shows one of the seven storey buildings at the northern end adjacent to Gate 1 with the taller buildings behind.



Figure 12: Visual simulation of consented Marutūāhu RC2 buildings viewed from the north.

Given the scale of the widened Carrington Road transport corridor and the context of existing SP-H and PC78 enabled development, as well as the consented Marutūāhu development, the proposed 27m height development enabled fronting Carrington Road is assessed to generate **low** adverse visual effects. Urban scale apartment development is anticipated, as evidenced by the consented Marutūāhu buildings, along this PT bus arterial road corridor which enjoys proximity to both the Mt Albert and Baldwin Ave train stations and the dual town centres of Mt Albert and Point Chevalier. The arterial corridor has the capacity to accommodate urban scaled mixed-use development with relatively low adverse visual effects consistent with the planned urban intensification of the city.

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

*Existing View:*

This viewpoint is looking north along Carrington Road at the Seaview Terrace intersection from a viewpoint on the east side footpath. It is similar to that of VP10, and like VP8 & 9 it was requested by Council during the pre-lodgement process.

This part of the former Unitec Campus is more vegetated but also affords some longer distance views to the west with a backdrop of the Waitākere Ranges. 27m height development enabled within the Unitec campus under the operative precinct provisions would, however, block these longer distance views. The long linear corridor of Carrington Road forms the frontage of the Precinct with more traditional suburban housing, zoned MH-U on the east side of the road. Gladstone Primary School sits in the middle of the block between Seaview Terrace and Fifth Avenue to the north.

As noted above, an 8m width of road widening is proposed along Carrington Road with the widening along this extent to be taken from along the precinct's eastern boundary. The widening provides for enhanced cycle, pedestrian, and public transport corridors along the key arterial. The Crown has funded Auckland Transport to upgrade Carrington Road through the Infrastructure Acceleration Fund, including for dedicated bus and cycle lanes, with works programmed to start in 2025. These works have not been modelled in the visual simulations but the additional 8m road corridor width is shown along with the correct positioning of the potential future built edge to the Precinct.

PC78 proposes the re-zoning of existing MH-U land on the east side of Carrington Road in this location to THAB, with a six storey height overlay, due to its position within the walkable catchment of the Baldwin Ave train station. The southeastern corner of the site touches this defined walkable extent of the Baldwin Avenue and Mt Albert train stations. Figures 13 and 14 below illustrate the proposed PC78 re-zoning for land along Carrington Road adjacent to the Precinct.

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

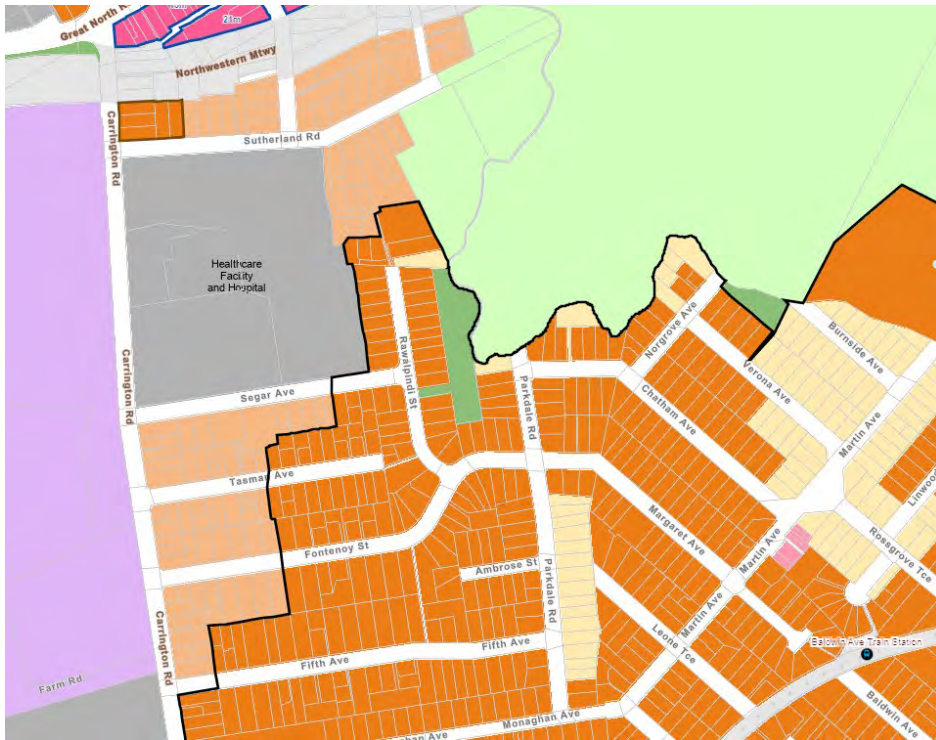


Figure 13: PC78 proposed zoning to the east of Carrington Road opposite the site showing the extent of THAB, MH-U and Special Purpose Healthcare Facility and Hospital zones.

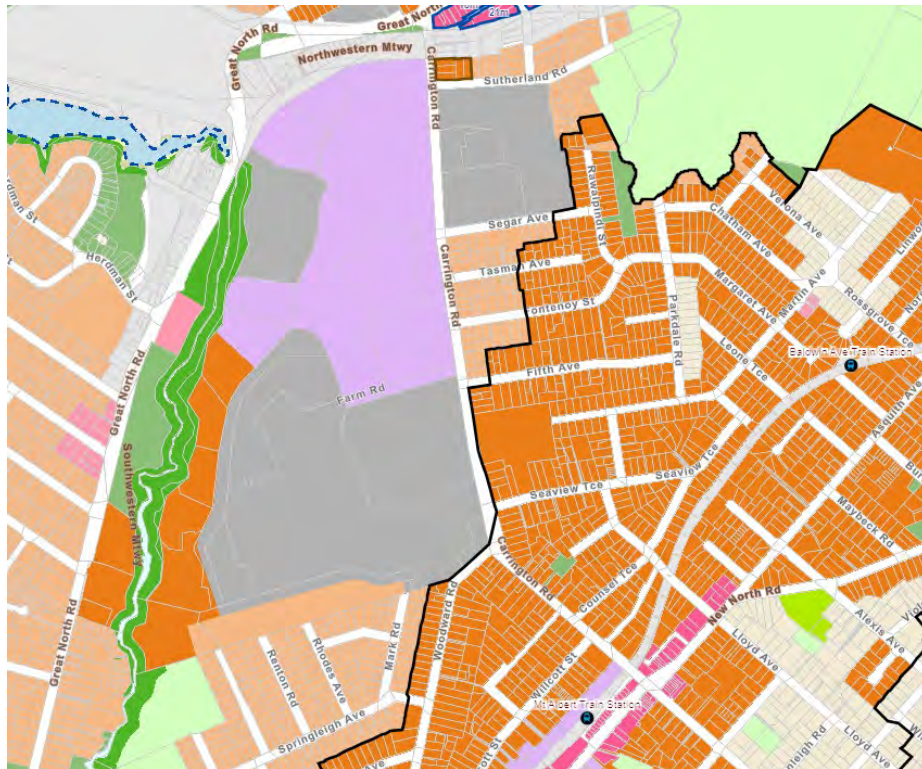


Figure 14: Zoomed out figure of PC78 proposed zoning showing full walkable catchment in vicinity of precinct.

*Proposed View:*

In the proposed view (VS 11A&B) some existing established vegetation along the frontage of the precinct to Carrington Road has been retained with the proposed enabled 27m height development lining the west side street corridor.

Given the scale of the widened Carrington Road transport corridor and its enhancement, including street tree planting, and the context of existing MH-U and PC78 THAB enabled development, the proposed 27m height enabled fronting Carrington Road is assessed to generate **low** adverse visual effects. Urban scaled apartment development is already anticipated along this PT bus arterial road corridor which enjoys proximity to both the Mt Albert and Baldwin Ave train stations and the dual town centres of Mt Albert (south) and Point Chevalier (north). The arterial corridor has the capacity to accommodate urban scaled mixed use development change with relatively low adverse visual effects.

As noted above, VS10 resource consent for two developments fronting Carrington Road has been granted to Marutūāhu. The two elevation drawings below, Figure 14, illustrate the stepped height of this development with five storey buildings stepping to a smaller footprint six storey building fronting Carrington Road and a second building at eight / nine storeys behind.



*Figure 14: Elevations of consented Marutūāhu RC1 mixed use development*

The visual simulation below, Figure 15, included in the resource consent application documentation, illustrates the nature of the consented proposal.



*Figure 15: Visual simulation of consented Marutūāhu RC1 buildings viewed from the south.*

This consented development is located on the north side of the Farm Road intersection with Carrington Road and is a mixed use development including a small supermarket. It would be evident in the VP11 views along Carrington road and illustrates the anticipated nature of development along this strategic arterial.

#### **Surrounding Area Visual Effects Summary:**

In summary in respect of visual effects, as illustrated through the series of eleven visual simulation viewpoints which capture a representative range of publicly accessible viewpoints, potential adverse visual effects resulting from the altered height profile of development enabled through the plan change including defined areas of increased 35m height development (Height Area 2) and three potential taller towers at 72, 54 and 43.5m (Height Area 1) are assessed to generate between **very low** to, in one case, **moderate** adverse visual effects.

The greatest adverse visual effects are associated with proximate views of the three potential residential tower buildings in the north-western corner of the site. This part of the site is within the walkable catchment of the Point Chevalier town centre and sits within the open space context generated by the North Western and Waterview interchange motorway context. This location and context separates this small cluster of taller development from the closest established suburban residential neighbours and affords such buildings open views north and west toward the Waitākere ranges and Upper Waitematā Harbour as well as views east along the motorway corridor to the central city skyline.

The nature of change that will be experienced across the precinct is commensurate with the scale of the former Unitec brownfield site but also consistent with the nature and scale of urban



intensification that can be anticipated citywide as a result of the operative provisions of the AUP and that resulting from PC78.

The Te Auaunga Precinct provisions incorporate a range of assessment criteria for all future buildings, which will be assessed as restricted discretionary activities, to ensure development exhibits good urban design qualities and will contribute to the character and amenity of the existing and new urban neighbourhoods of the locality.

The masterplan scale of the site will enable considered development and the related assessment criteria – specifically in respect of the Carrington Road frontage, set out at I334.8.1(1A)(i) matters of discretion in respect of restricted discretionary activities – that will require individual resource consents to address the potential amenity effects of buildings interfacing with the public realm of the street to achieve good amenity outcomes. In the context of this further planning environment the 27m height enabled by the PPC fronting the wider strategic road corridor of Carrington Road is considered appropriate.

## Visual Effects in Respect of the Mason Clinic

The Mason Clinic occupies low-lying land to the south of Height Area 1 and the proposed cluster of three taller residential tower forms. Height Area 2, seeking provision for up to 35m height development lies to the east and south of the Mason Clinic. The nature of this secure psychiatric facility is of a gated, internally focussed character and amenity. This facility is located within an area already intended for medium rise - 27m - housing development in which the prospect of overlooking is established.

The Mason Clinic currently comprises single storey buildings. The most recent resource consent applications for the expansion of the Mason Clinic comprise two storey development with some patient accommodation along with administrative facilities at the upper level. Greater height will be enabled through Te Whatu Ora's Private Plan Change 75, if approved.

The masterplan for the growth of the Mason Clinic, like that of its already established built environment, proposes internally focussed courtyard forms of development. The inward focussed nature of this neighbouring development will, intentionally, limit its awareness of the surrounding urban environment such that taller forms of adjacent development will have limited impact. This effect is also assisted by topography, with the lower lying nature of the Mason Clinic site enabling adjacent buildings wide views, well over the top of that neighbouring facility, to the Te Auaunga treeline and wider landscape.

The established internal courtyard building form character of the Mason Clinic, its low lying position in the landscape and the ability to view above the facility to the wider landscape is illustrated in the site photograph, Figure 16 (dated 30 March 2023) below.

The proposal for increased height in Height Areas 1 and 2, including in Height Area 1 a single tower up to 72m in height with adjacent towers of 54m and 43.5m, is not considered to generate adverse visual, overlooking or dominance effects greater than those already anticipated as a result of the enabled 27m development adjacent to the Mason Clinic under the Wairaka Precinct provisions. Views from taller development above the 27m height on the elevated land within Height Areas 1 and 2 will be over and above the air space of one storey and consented two storey development within the Mason Clinic with the courtyard form of development within the clinic preventing views out to the potential future development.



Figure 16: View from the southern edge of Height Area 1 from ground level looking south over the Mason Clinic showing the existing internalised courtyard form of single storey development. Earthworks in the foreground relate to a consented proposal for courtyard based development at two storey height.

The cross section, Figure 17, below illustrates the way in which people in apartments in a 35m building adjacent to the Mason Clinic boundary in Height Area 1 will have the potential to overlook the site.

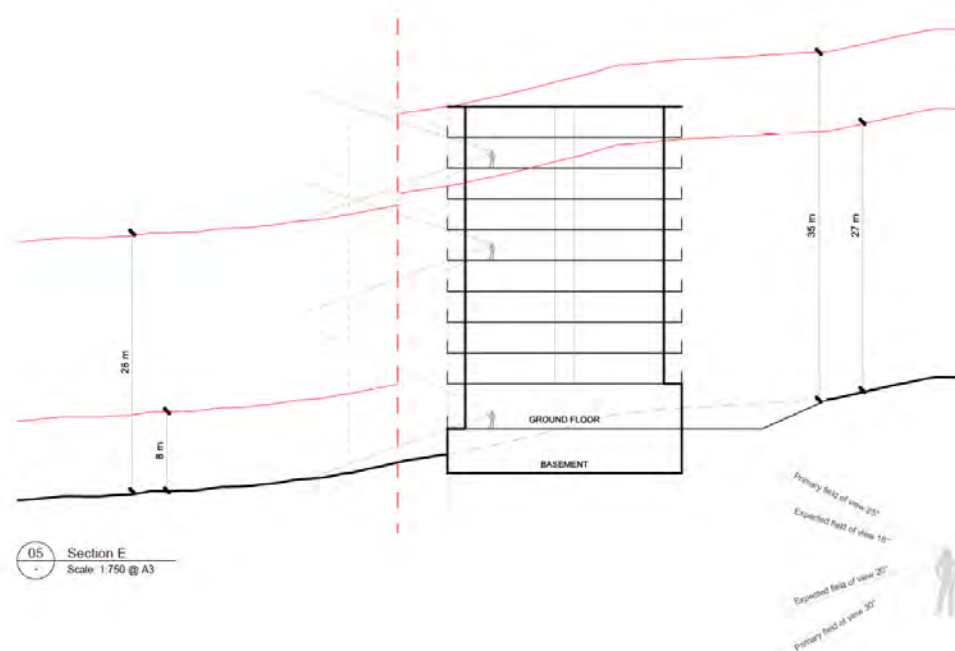


Figure 17: Cross section illustrating human scaled views from apartment units.

Noting that 27m height development is enabled in this location under the operative provisions. Generally speaking views will be out and over / above one and two storey courtyard format buildings in the Mason Clinic with this being increasingly so with additional height.

## Visual Effects in Respect of the Former Oakley Hospital Building

The assessment of effects in respect of the heritage values and amenity of the Former Oakley Hospital Building is provided by heritage specialists Dave Pearson of Dave Pearson Architects and Adam Wild of Archifact.

With respect to visual effects, Height Area 1, the area identified for the three taller residential tower buildings, is set behind the important 'front' northern elevation of the building with the curtilage to the north proposed to be retained as public open space / neighbourhood park.

There are many examples nationally and internationally of the juxtaposition of contemporary, taller urban development with heritage places that maintain and respect the key qualities of the heritage place whilst securing present day aspirations for growth, contemporary living, and urban development, with Auckland's best and most recognised example being that of the Britomart precinct.

In this respect, the proposed maintenance of the northern frontage of the Former Oakley Hospital Building free of development with open space character and amenity, and the positioning of taller buildings to the rear, south and west, as already enabled by the operative provisions, is considered appropriate and also enables the amenity of this elevated location and associated heritage amenity to be utilised for higher density / higher rise residential living.

The proposed cluster of taller residential tower buildings will also create a landmark identity for the northern portion of the site. There is a parallel that can be drawn between this proposal and the original nature and prominence of the scale and stature of the Former Oakley Hospital Building relative to the early settlement of Point Chevalier.

## 7.0 Conclusion

The 64.5ha Te Auaunga Precinct represents a unique brownfield re-development opportunity in the context of urban Auckland. The large site is well connected to open space, walking, and cycling infrastructure in the local area and is served by adjacent (Carrington Road) bus PT as well as proximate rail access via Baldwin Ave and Mount Albert stations. The site enjoys established open space amenity, with ~ 5ha indicatively set aside as publicly accessible open space for the use of future residents and the wider neighbourhoods / community.

The majority of the site is already zoned B-MU with a 27m height control in anticipation of intensive, medium density, predominantly residential, mixed use development. The proposed plan change, and updated precinct provisions seek to increase the development potential of the site, enabling greater development height in some parts of the site, whilst avoiding adverse effects on neighbours. In this respect the site has the benefit of good separation from adjoining residential neighbours, except in the south where the proposed provisions retain the lesser scaled residential interface already established.

Whilst development of greater height will have the potential to be seen as part of the urban environment the viewing distances, the proposed controls and assessment criteria will ensure that quality urban development will contribute to the emerging urban character of this part of inner Auckland.

The redevelopment of the large site will progress over many years such that change will also occur in the surrounding area including intensification in Point Chevalier and Mt Albert as well as under the MDRS provisions across the wider suburban surrounds. In this changing context the masterplanned nature of this large site will enable appropriate off site interfaces and enable a node of urban intensification to assist in delivery of the quality, compact urban form aspirations of the Auckland Plan and the Auckland Unitary Plan.

The precinct provisions include controls and assessment criteria to secure quality outcomes whilst enabling development. Proposed open space will enable connectivity and provide for residents as well as the wider community's use of the area.

The plan change will therefore achieve urban intensification in an appropriate way, making use of the opportunity of the large brownfield site and contributing to the overall character of the inner urban area of Auckland.

## Appendix 1: Boffa Miskell 7 Point Scale of Effects

This table is used to guide an assessment of the level of effects associated with a proposal.

It comprises an adapted seven-point scale derived from Te Tangi a te Manu.

Effect Rating	Use and Definition
<b>Very High:</b>	Total loss of key elements / features / characteristics, i.e. amounts to a complete change of landscape character and in views.
<b>High:</b>	Major modification or loss of most key elements / features / characteristics, i.e. little of the pre-development landscape character remains and a major change in views. <i>Concise Oxford English Dictionary Definition</i> <i>High: adjective- Great in amount, value, size, or intensity.</i>
<b>Moderate- High:</b>	Modifications of several key elements / features / characteristics of the baseline, i.e. the pre-development landscape character remains evident but materially changed and prominent in views.
<b>Moderate:</b>	Partial loss of or modification to key elements / features / characteristics of the baseline, i.e. new elements may be prominent in views but not necessarily uncharacteristic within the receiving landscape. <i>Concise Oxford English Dictionary Definition</i> <i>Moderate: adjective- average in amount, intensity, quality or degree</i>
<b>Moderate - Low:</b>	Minor loss of or modification to one or more key elements / features / characteristics, i.e. new elements are not prominent within views or uncharacteristic within the receiving landscape.
<b>Low:</b>	Little material loss of or modification to key elements / features / characteristics. i.e. modification or change is not uncharacteristic or prominent in views and absorbed within the receiving landscape. <i>Concise Oxford English Dictionary Definition</i> <i>Low: adjective- 1. Below average in amount, extent, or intensity.</i>
<b>Very Low:</b>	Negligible loss of or modification to key elements/ features/ characteristics of the baseline, i.e. approximating a 'no change' situation and a negligible change in views.

Table: Determining the overall level of landscape and visual effects



## Appendix 2: Graphic Supplement - Visualisations





# TE AUAUNGA PRECINCT PLAN CHANGE

LANDSCAPE AND VISUAL EFFECTS GRAPHIC SUPPLEMENT

JUNE 2023



# Te Auaunga Precinct Plan Change

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- FIGURE 2: Massing Perspective looking West
- FIGURE 3: Massing Perspective looking East
- FIGURE 4: Viewpoint Locations with Three Height Area 1 Buildings

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- VS 1B: Northwestern Motorway Shared Path looking East - Panorama - AUP Heights (Operative vs Plan Change)
- VS 2A: Eric Armishaw Park looking South East - Panorama - AUP Heights (Existing vs Plan Change)
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- VS 10B: 94 Carrington Road looking North West - Panorama - AUP Heights (Operative vs Plan Change)

## Document Quality Assurance

<b>Bibliographic reference for citation:</b> Boffa Miskell, 2023. <i>Te Auaunga Precinct Plan Change</i> Report by Boffa Miskell Limited for Unitec Land Development / Ministry of Housing and Urban Development		
Prepared by:	Robert Gordon Visualisation Specialist Boffa Miskell	
Reviewed by:	Rachel de Lambert Partner Principal Landscape Architect Boffa Miskell Ltd	
Status: FINAL	Revision: 1   Version: 2	Issue date: 16 June 2023

File ref: A18176\_Unitec\_Mt\_Albert\_Masterplan\_Graphic\_LVA\_Supplement\_FINAL20230616

Cover photograph: 94 Carrington Road looking North West

# Te Auaunga Precinct Plan Change

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## VISUAL SIMULATIONS - Continued

VS 11A: Carrington Road near Woodward Avenue looking North West - Panorama - AUP Heights (Existing vs Plan Change)

VS 11B: Carrington Road near Woodward Avenue looking North West - AUP Heights (Operative vs Plan Change)

## METHODOLOGY

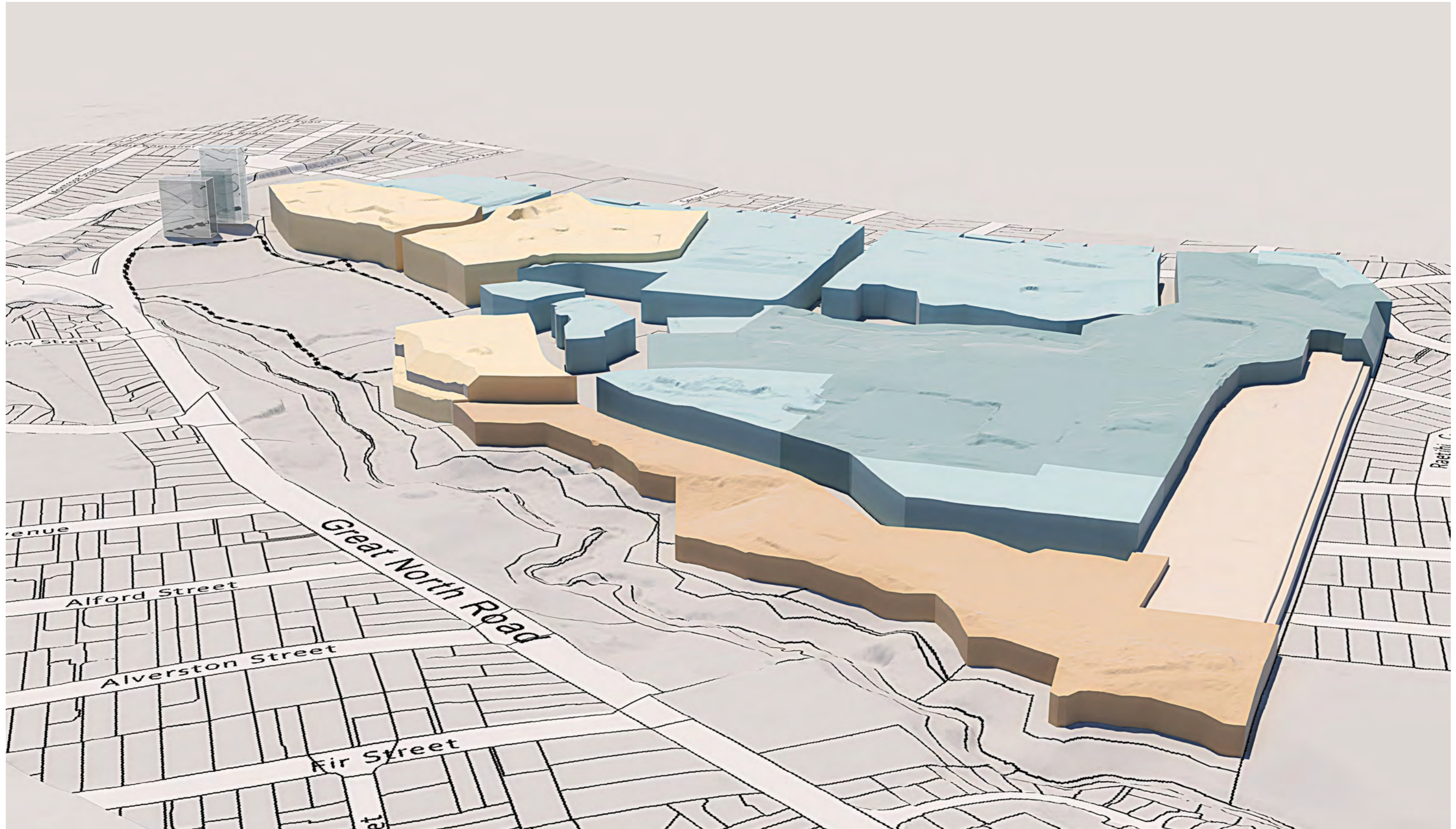
FIGURE 5: Methodology - Visual Simulations





Note: includes Historic Heritage Overlay Extent of Place area in Height Area 4

Massing of Plan Change Building Height Areas and Proposed Height Area 1 Towers



Massing of Plan Change Building Height Areas and Proposed Height Area 1 Towers





Existing View



Note: Model for plan change includes the consented the road network

Plan Change enabled height and massing





Operative enabled height and massing



Note: Model for plan change includes the consented the road network

Plan Change enabled height and massing



Existing View



Note: Model for plan change includes the consented the road network

Plan Change enabled height and massing



Operative enabled height and massing



Note: Model for plan change includes the consented the road network

Plan Change enabled height and massing



Existing View



Note: Model for plan change includes the consented the road network

Plan Change enabled height and massing



Operative enabled height and massing



Plan Change enabled height and massing

Note: Model for plan change includes the consented the road network



Existing View



Note: Model for plan change includes the consented the road network

Plan Change enabled height and massing



Operative enabled height and massing



Plan Change enabled height and massing

Note: Model for plan change includes the consented the road network



Existing View



Plan Change enabled height and massing

Note: Model for plan change includes the consented the road network





Operative enabled height and massing



Plan Change enabled height and massing

Note: Model for plan change includes the consented the road network



Note: Two row panorama shifted to accomodate proposed tower height

Existing View



Note: Two row panorama shifted to accomodate proposed tower height

*Operative enabled height and massing*



Note: Two row panorama shifted to accomodate proposed tower height

*Plan Change enabled height and massing*



Existing View



Note: Model for plan change includes the consented the road network

Plan Change enabled height and massing



Operative enabled height and massing



Plan Change enabled height and massing

Note: Model for plan change includes the consented the road network



Existing View



Plan Change enabled height and massing

Note: Model for plan change includes the consented the road network



Operative enabled height and massing



Plan Change enabled height and massing

Note: Model for plan change includes the consented the road network





Existing View



Plan Change enabled height and massing

Note: Model for plan change includes the consented the road network



Operative enabled height and massing



Note: Model for plan change includes the consented the road network

Plan Change enabled height and massing



Existing View



Plan Change enabled height and massing

Note: Model for plan change includes the consented the road network



Operative enabled height and massing

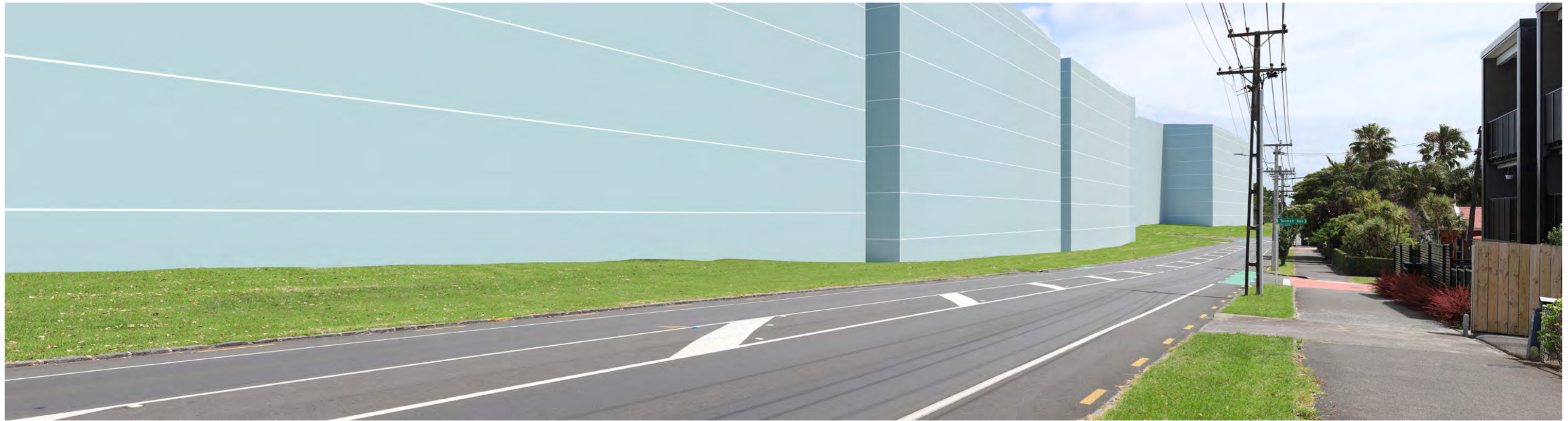


Plan Change enabled height and massing

Note: Model for plan change includes the consented the road network

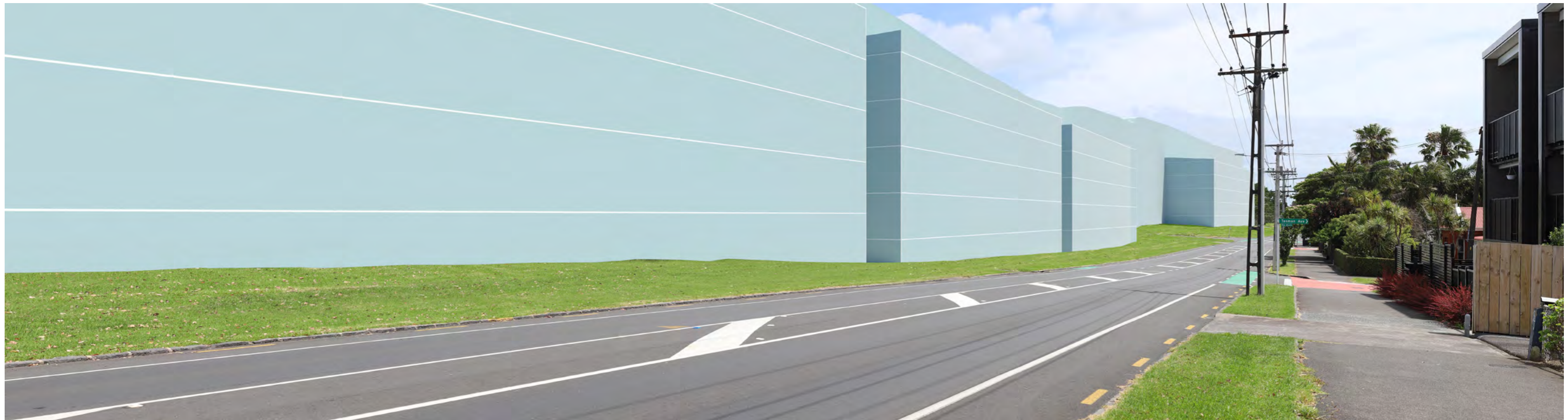


Existing View



Plan Change enabled height and massing

Note: Model for plan change includes the consented the road network  
 Model shows indicative buildings of generally 50m length with 6m spacing and 3.6m floor to floor heights



*Operative enabled height and massing*



*Plan Change enabled height and massing*

*Note: Model for plan change includes the consented the road network  
Model shows indicative buildings of generally 50m length with 6m spacing and 3.6m floor to floor heights*



Existing View



Plan Change enabled height and massing

Note: Model for plan change includes the consented the road network  
 Model shows indicative buildings of generally 50m length with 6m spacing and 3.6m floor to floor heights



*Operative enabled height and massing*



*Plan Change enabled height and massing*

*Note: Model for plan change includes the consented the road network  
Model shows indicative buildings of generally 50m length with 6m spacing and 3.6m floor to floor heights*



# VISUAL SIMULATIONS - METHODOLOGY

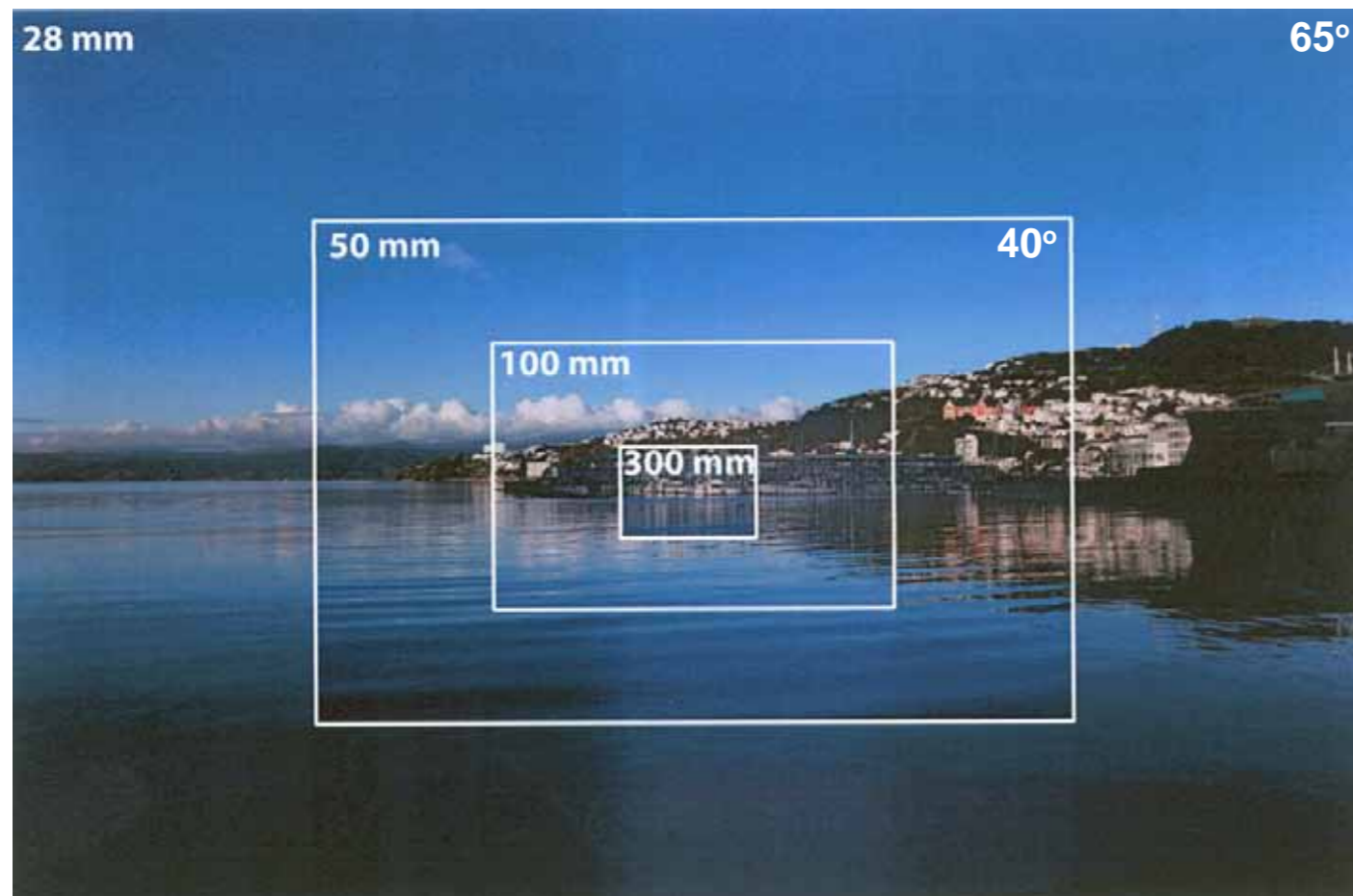
## SITE VISIT & PHOTOGRAPHY

Site photographs were taken with a Canon digital SLR camera fitted with a 50mm focal length lens, mounted on a tripod and panoramic head. A series of photos were taken at predetermined viewpoints, situated on public land. A second row of photos were taken at specific viewpoints with a 10° inclination. This allows for the emulation of a wide-angle tilt-shift lens. Such lenses are used for the purpose of eliminating converging parallels, and where the close proximity to the site would otherwise crop the proposed development. The locations of each viewpoint were fixed by field measurements and LIDAR. Additional viewpoints were fixed by using an EMLID Reach2 GPS Rover unit.

## NZILA GUIDELINES & PANORAMA PREPARATION

The visualisations have been produced in accordance with the NZILA Best Practice Guidelines for Visual Simulations (BPG 10.2) and also adhere to Boffa Miskell's internal Visualisation Guidelines.

Camera lenses of different focal lengths capture images with differing fields of view. To understand how illusions are created by different lens sizes, one must understand depth of field and how "depth of field" and "field of view" are related. As can be seen below (derived from Fig 9 of the NZILA BPG), a photo taken with a 28mm lens will provide a horizontal field of view of 65° - using a 50mm lens will provide a "cropped" (40°) version of the same view. The same image size can also be achieved by taking multiple



## COMPOSITING

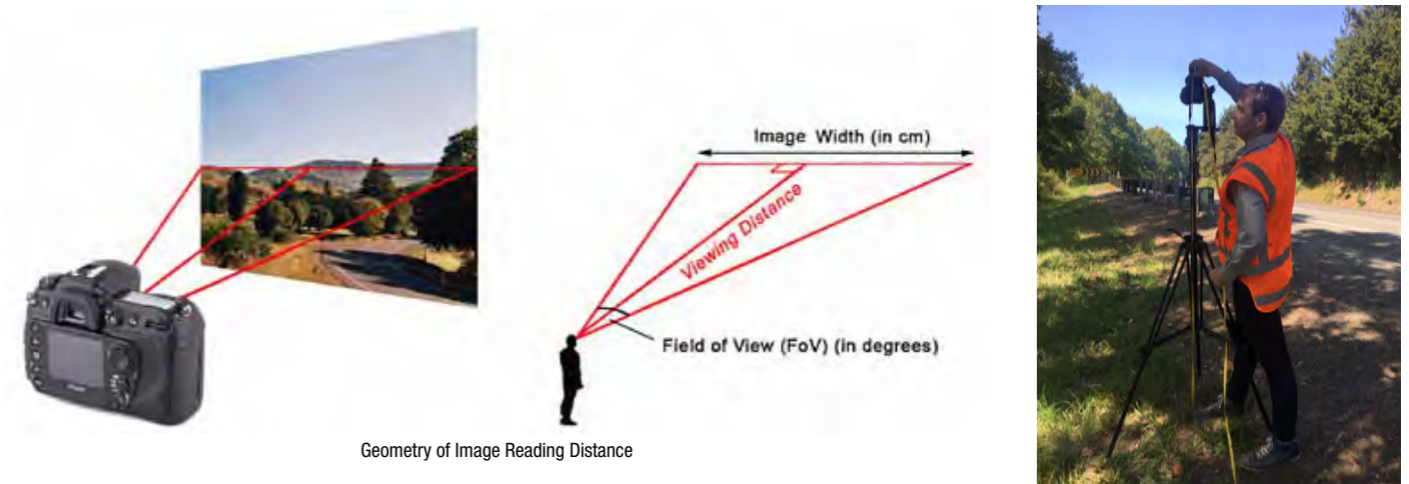
Virtual camera views were then created in 3D modelling software, and a combination of 3D LIDAR (point cloud) data and 3D engineering drawings imported to each of these views. These were then matched to the corresponding photographic panorama, using identifiable features in the landscape and the characteristics of the camera to match the two together. The simulations were then assembled using graphic design software.

## RECOMMENDED IMAGE READING DISTANCE

According to the NZILA Guidelines, views which have a field of view of 40° should be viewed from a distance of 55 cm when printed at A3. For convenience, Boffa Miskell has adopted an image reading distances of 50cm.

This will ensure that each simulation is viewed as if standing on-site at the actual camera location, and is in accordance with Section 7.11 of the NZILA BPG (reproduced below). Users are encouraged to print these pages on A3 transparency, go to the viewpoint and hold at the specified reading distance in order to verify the methodology.

LENS	HORIZ FoV <sup>1</sup>	PAPER SIZE	ACTUAL IMAGE SIZE <sup>2</sup>	READING DISTANCE <sup>3</sup>
28mm	65°	A4	277mm W x 185mm H	215mm
		A3	400mm W x 267mm H	315mm
		A2	574mm W x 383mm H	450mm
50mm	40°	A4	277mm W x 185mm H	380mm
		A3	400mm W x 267mm H	550mm
		A2	574mm W x 383mm H	790mm



**About Boffa Miskell**

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

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# Appendix 3: Te Auaunga Precinct Open Space Proposals





# OPEN SPACE FRAMEWORK CARRINGTON

DECEMBER 2022

MARUTŪĀHU RŌPŪ, NGĀTI WHĀTUA RŌPŪ AND WAIOHUA-TĀMAKI RŌPŪ

**DOCUMENT QUALITY ASSURANCE**

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**PREPARED BY:** Rory Gray  
Landscape Architect  
Boffa Miskell Ltd

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**REVIEWED BY:** Hanna O Donoghue  
Principal  
Boffa Miskell Ltd

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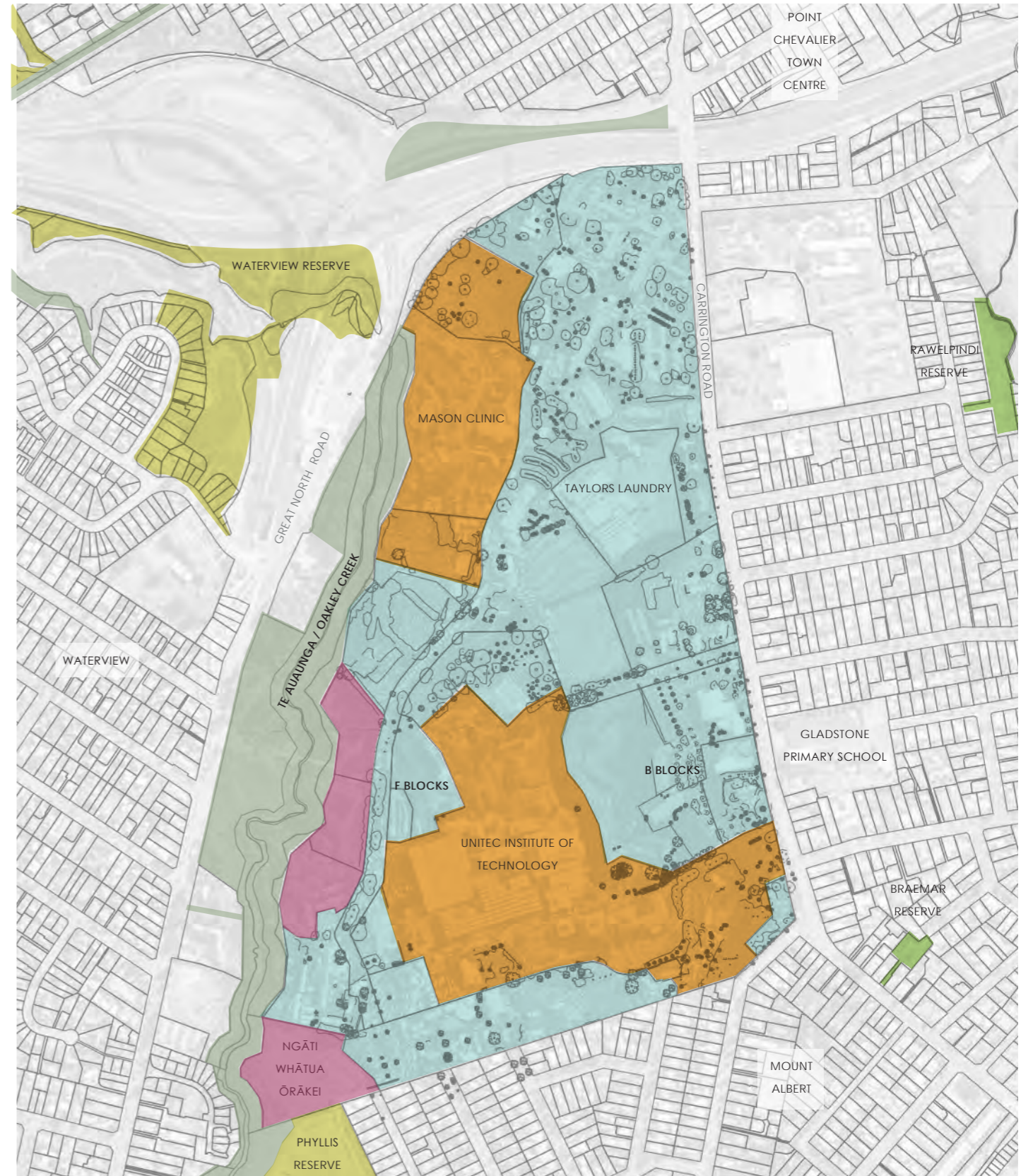


# PROJECT CONTEXT

## REFERENCE PLAN & PROJECT AREAS

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

CARRINGTON SITE AREAS



# PROJECT CONTEXT

## REFERENCE PLAN OPEN SPACE CONSIDERATIONS

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

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

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

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

### KEY MOVE 4

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

### KEY MOVE 5

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

### KEY MOVE 6

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

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

### KEY MOVE 7

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

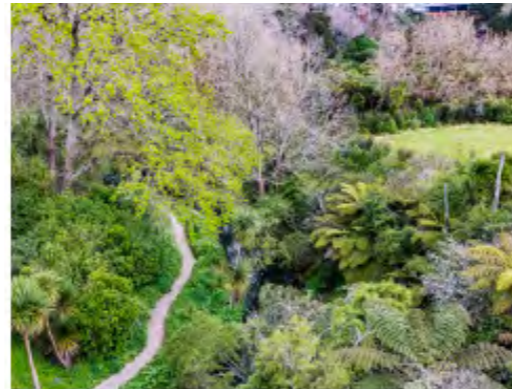
### KEY MOVE 8

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

### KEY MOVE 9

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

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



1. Existing Te Auaunga Corridor



2. Formalised eco-corridor boardwalks



3. Landscapes that attract local fauna



4. Planting and green spaces along shared streets



5. Community pocket parks



6. Community gardens and green roofs



7. Active recreation areas



8. Exploratory play areas



9. Community play equipment

# PROJECT CONTEXT

## REFERENCE PLAN OPEN SPACE CONSIDERATIONS

DIAGRAM 1: WATERWAYS

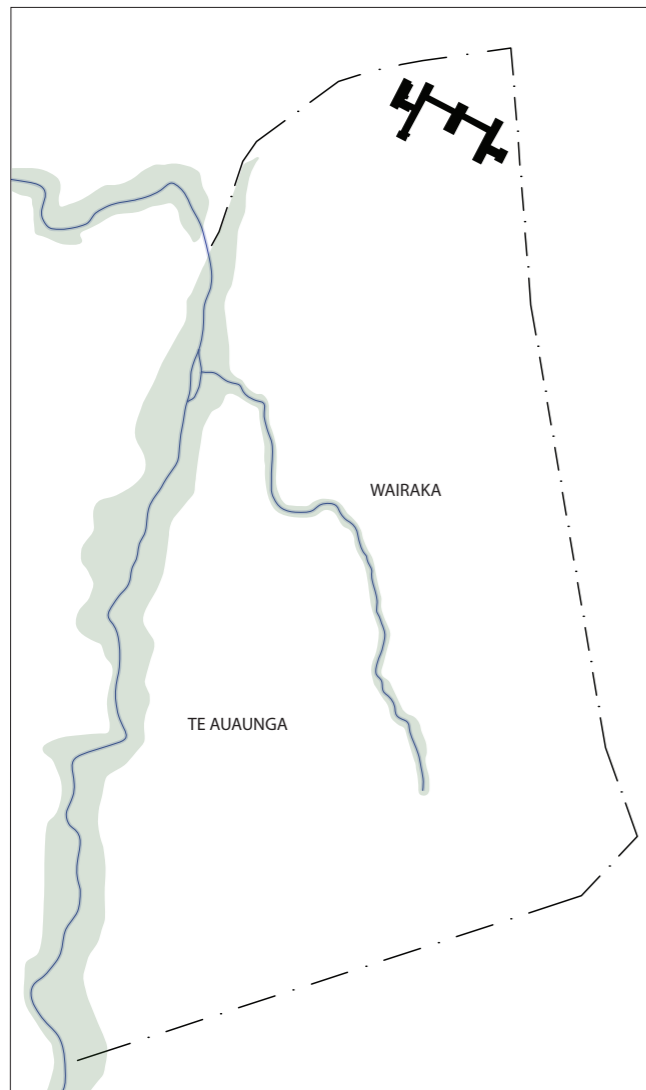
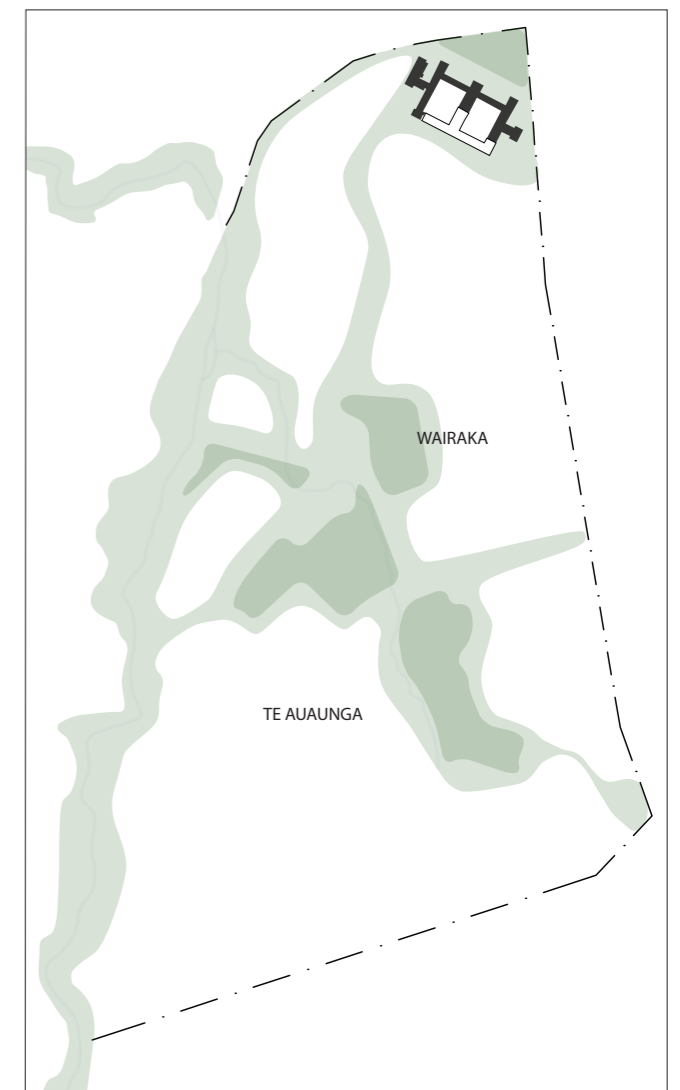


DIAGRAM 2: EXTENDING THE INFLUENCE OF TE AUAUNGA



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



# BASELINE OPEN SPACE PROVISIONS + ATTRIBUTES

# OPEN SPACE PROVISION

## KEY FACTORS TO INFORM OPEN SPACE DEVELOPMENT

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

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

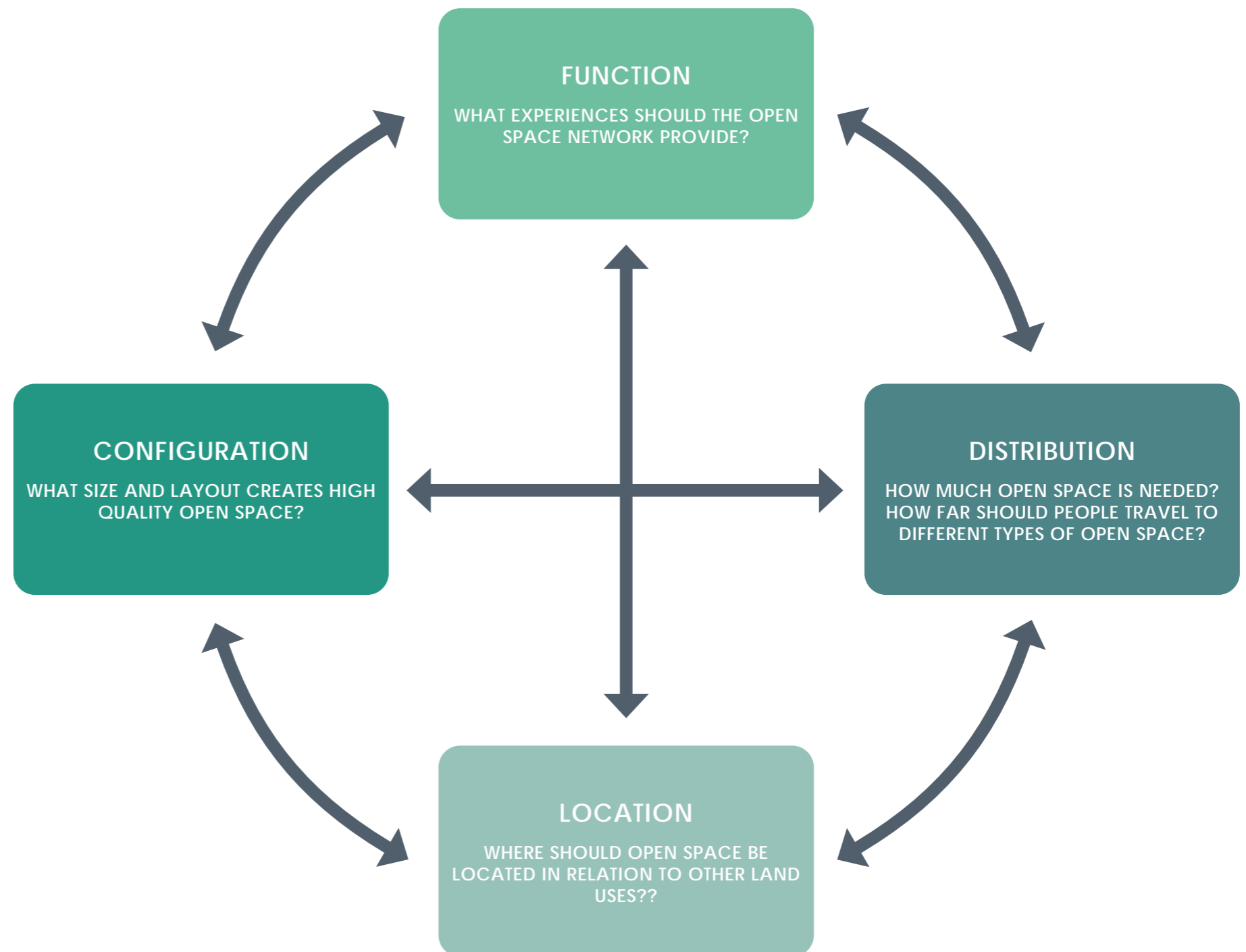
- **Function**
- **Distributuon**
- **Location**
- **Configuration**

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

To meet community nees and respond to local context the open space provions policy calls for consideration ofth efollowing at a local scale;

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












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



# TYPICAL OPEN SPACE ATTRIBUTES

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

## SOCIAL + CULTURAL ATTRIBUTES

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

## ENVIRONMENTAL ATTRIBUTES

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

# TYPICAL OPEN SPACE ATTRIBUTES

## PHYSICAL ATTRIBUTES

	Areas of hard surface / landscape		Furniture and seating including shelter
	Small lawn areas		Socialising spaces
	Medium sized lawn areas, flat and suitable for a 'kick about' and informal games (Typ. 30 x 30m)		Drinking fountains
	Formalised sports fields		Spaces for sharing food and picnics
	Court areas		BBQ and food preparation facilities
	Skate park or bike skills areas		Public toilets
	Playground - ages 1 to 3 and 3 to 5 years		Car parking
	Playground - ages 5 to 8 and 8 to 12 years		Community gardens
	Basketball and Multisports courts		Food forests and planting for food
	Fitness equipment and trails		Public art
	Cycleways and bike trails		
	Walking trails and circuits		

# OPEN SPACE TYPOLOGIES

## RECREATION + SOCIAL OPEN SPACE TYPICAL REQUIREMENTS

### POCKET PARKS

#### Description + Provision Target

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

Provides visual relief in intensively developed areas.

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

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

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

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

In addition to requirements for neighbourhood parks.

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

#### Indicative amenities

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



POCKET PARK EXAMPLE : BROWN STREET RESERVE PONSONBY

### NEIGHBOURHOOD PARK

#### Description + Provision Target

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

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

400m walk in high and medium density residential areas.

600m walk in all other residential areas.

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

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

#### Indicative amenities

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



NEIGHBOURHOOD PARK EXAMPLE : AMEY DALDY PARK



# OPEN SPACE TYPOLOGIES

## RECREATION + SOCIAL OPEN SPACE TYPICAL REQUIREMENTS

### SUBURB PARK

#### Description + Provision Target

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

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

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

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

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

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

Provides a neighbourhood park function for immediately neighbouring residential areas.

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

#### Indicative amenities

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



SUBURB PARK EXAMPLE : WATERVIEW RESERVE

### CONNECTION AND LINKAGE OPEN SPACE

#### Description + Provision Target

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

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

Primarily provided along watercourses or the coast.

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

#### Indicative amenities

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



CONNECTION & LINKAGE EXAMPLE : TE AUAUNGA

# OPEN SPACE TYPOLOGIES

## RECREATION + SOCIAL OPEN SPACE TYPICAL REQUIREMENTS

### CIVIC SPACE

#### Description + Provision Target

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

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

Civic spaces can be:

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

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

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

#### Local Centre

- One small civic space.

#### Town Centre

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

#### Metropolitan Centres

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

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

#### Indicative amenities

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

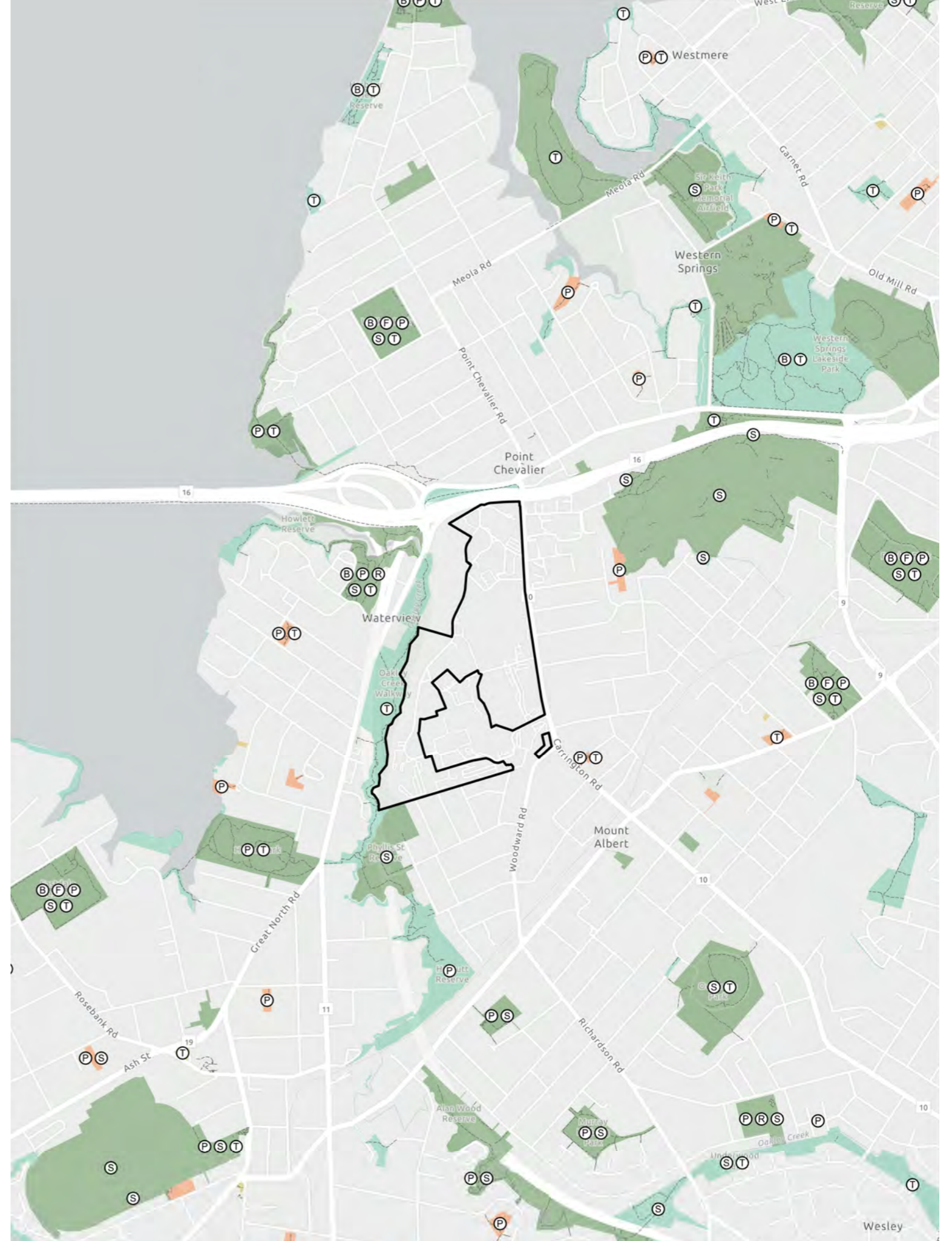


CIVIC SPACE, LOCAL EXAMPLE : POINT CHEVALIER

# OPEN SPACE CONTEXT

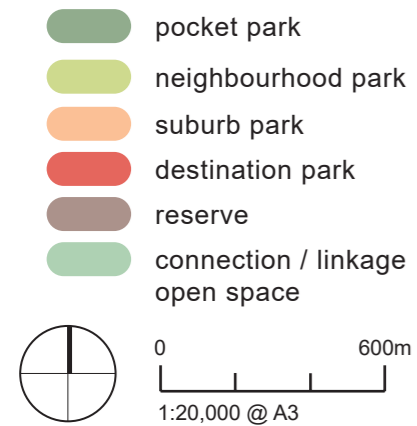
# OPEN SPACE CONTEXT

## EXISTING RECREATION PROVISIONS



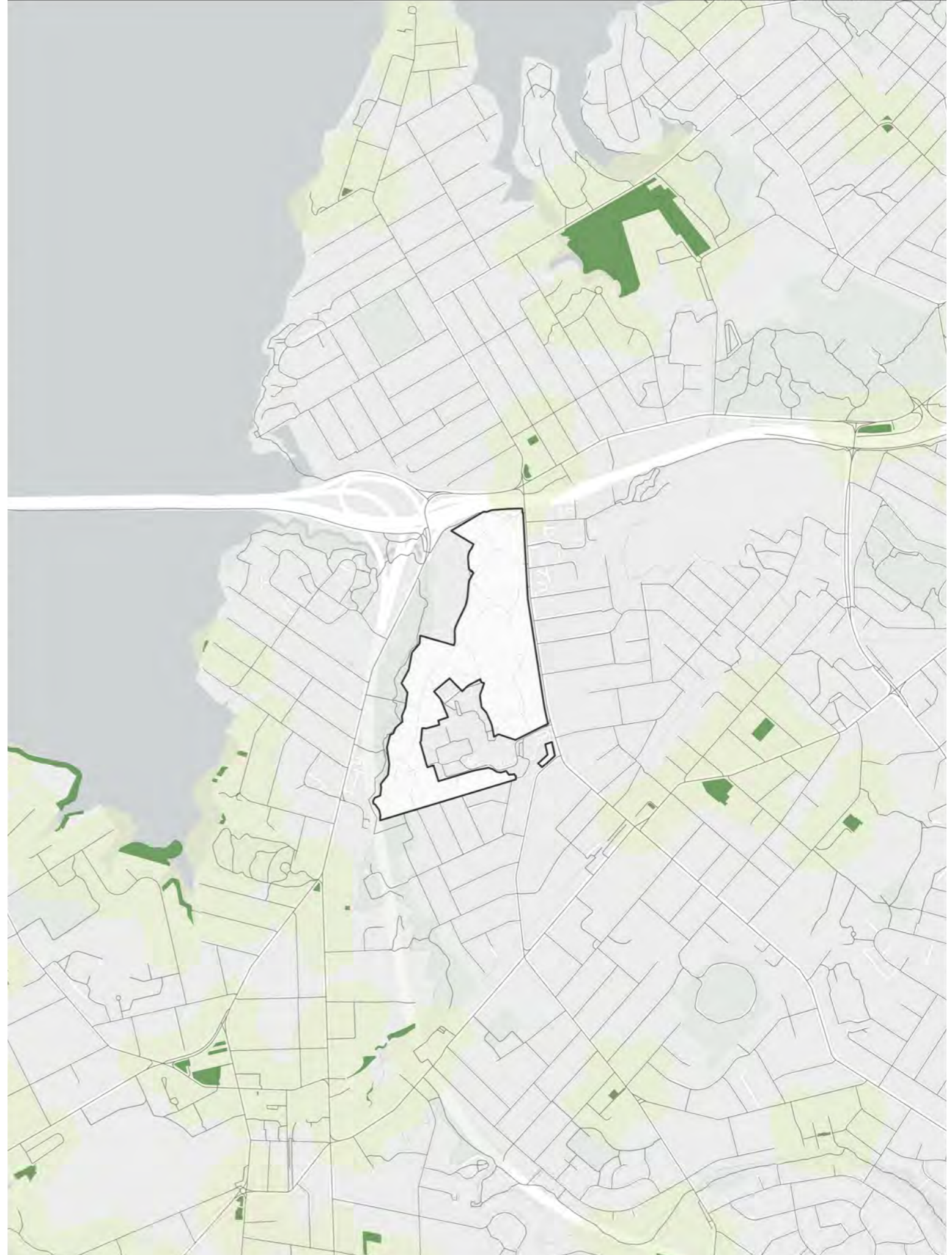
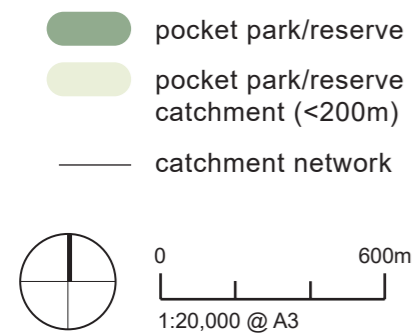
# OPEN SPACE CONTEXT

## EXISTING OPEN SPACE TYPOLOGIES





# OPEN SPACE CONTEXT

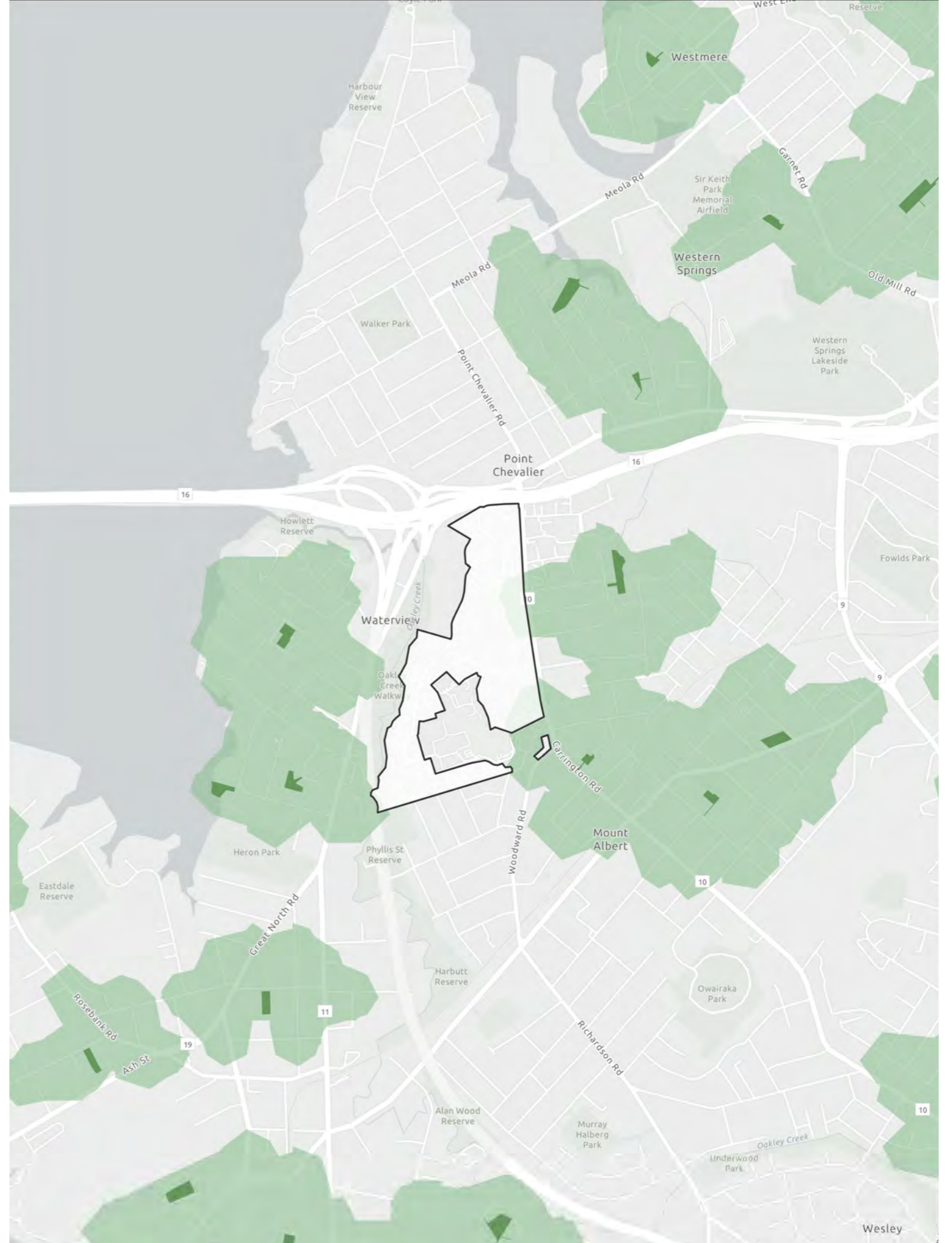
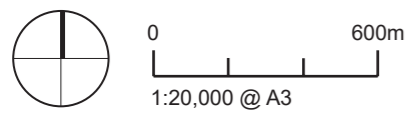
## POCKET PARK + RESERVE PROVISION



# OPEN SPACE CONTEXT

## NEIGHBOURHOOD PARK PROVISION



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

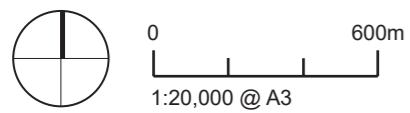


# OPEN SPACE CONTEXT

## SUBURB + DESTINATION PARK PROVISION



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





# PROPOSED OPEN SPACE PROVISION







# OPEN SPACE PROVISION

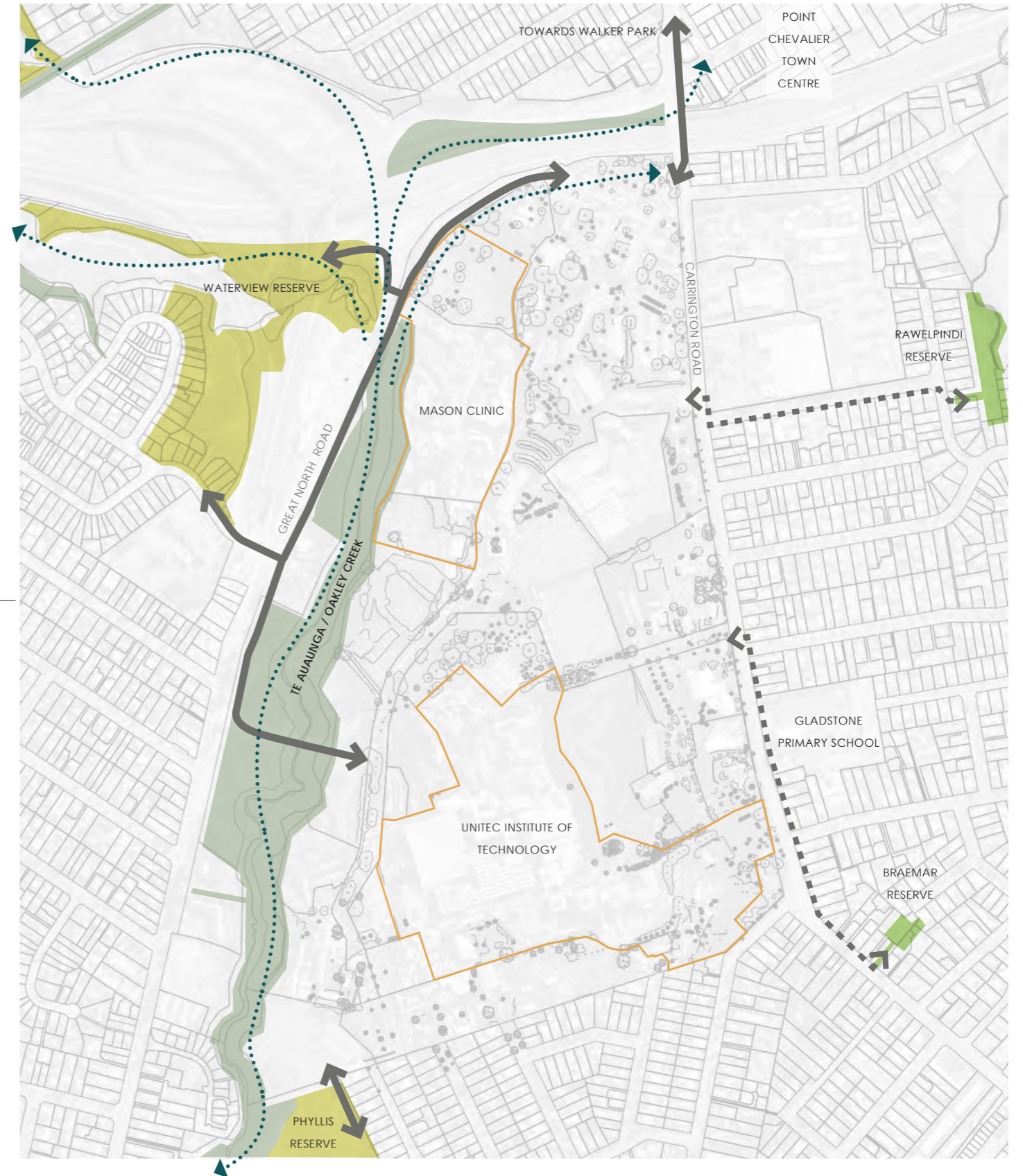
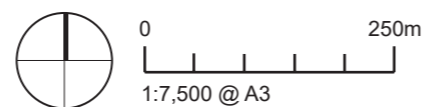
## ACCESS TO PARKS + OPEN SPACES

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

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

### LEGEND

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







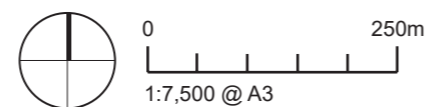
# OPEN SPACE PROVISION

## LOCAL OPEN SPACES

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

### LEGEND

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



# PROPOSED OPEN SPACE OPPORTUNITIES

# NORTHERN OPEN SPACE - OPEN SPACE PROVISION

## TYPE : NEIGHBOURHOOD PARK

### Open Space Policy Provision Target

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

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

400m walk in high and medium density residential areas.

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

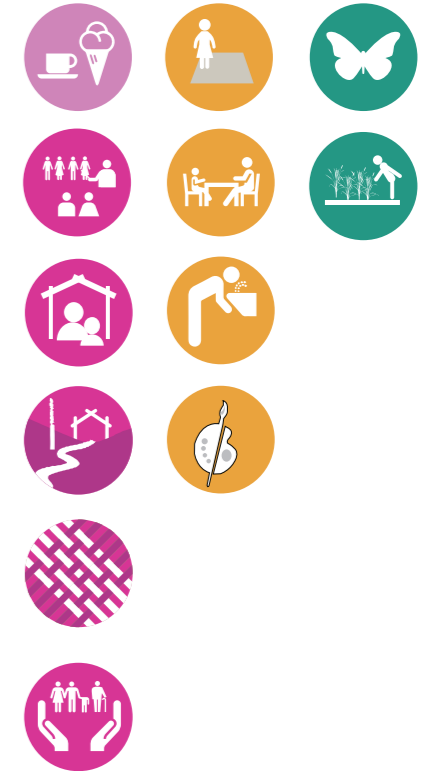
### Open Space Policy Identified Attributes

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

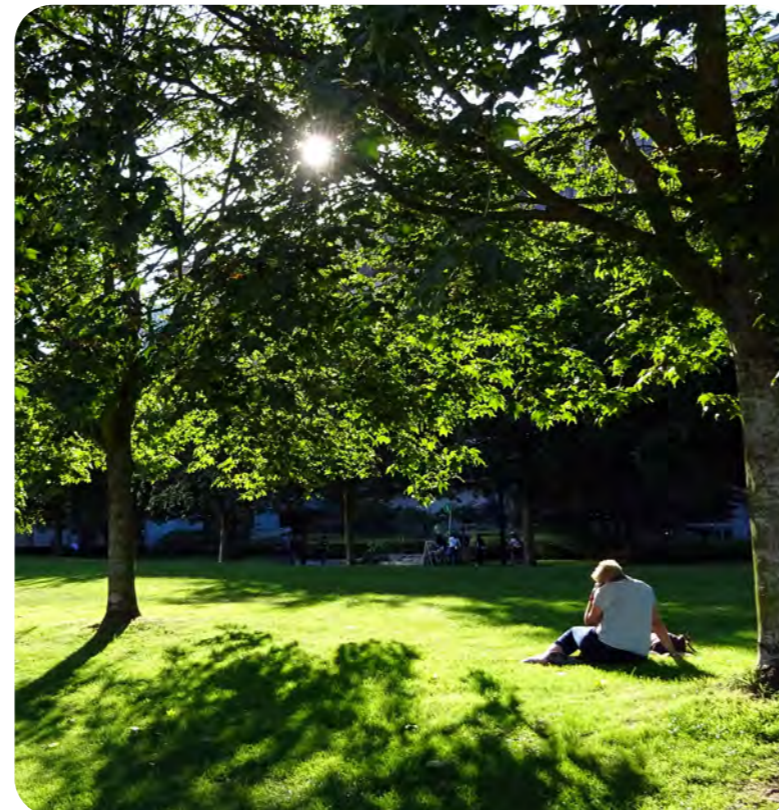


### Additional Opportunities

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



## PRECEDENTS



# NORTHERN OPEN SPACE

## EXISTING ATTRIBUTES & OPPORTUNITIES



### Existing Attributes Description

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

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



### Social Opportunities;

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

### Environmental Opportunities;

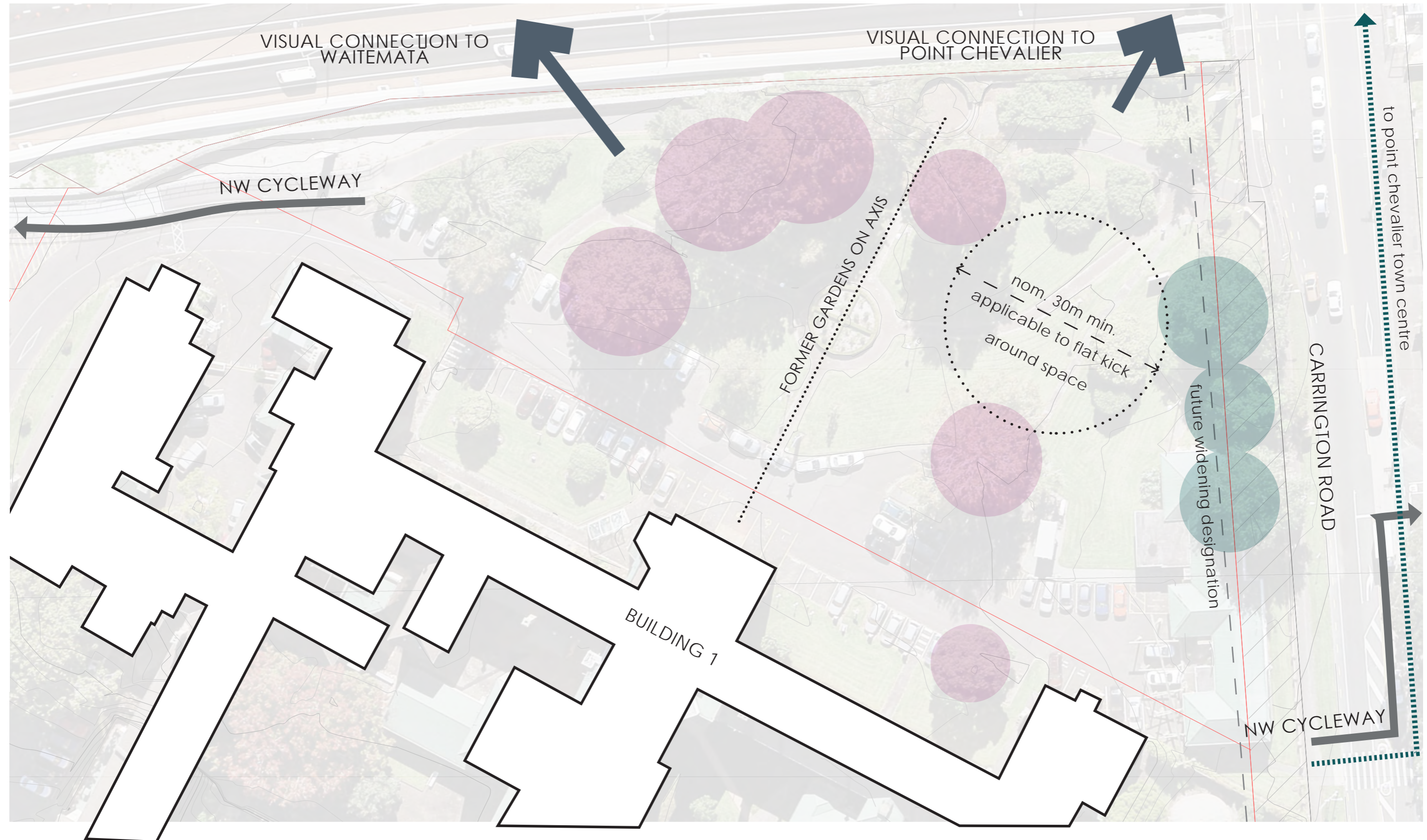
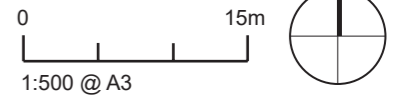
- Strong vegetated northern edge to act as green connection towards Te Auaunga

### Place Opportunities;

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

# NORTHERN OPEN SPACE

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



# CENTRAL OPEN SPACE - OPEN SPACE PROVISION

## TYPE : NEIGHBOURHOOD PARK

### Open Space Policy Provision Target

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

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

400m walk in high and medium density residential areas.

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

### Open Space Policy Identified Attributes

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



### Additional Opportunities

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



## PRECEDENTS





# CENTRAL OPEN SPACE

## EXISTING ATTRIBUTES & OPPORTUNITIES



### Existing Attributes Description

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

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



### Social Opportunities;

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

### Environmental Opportunities;

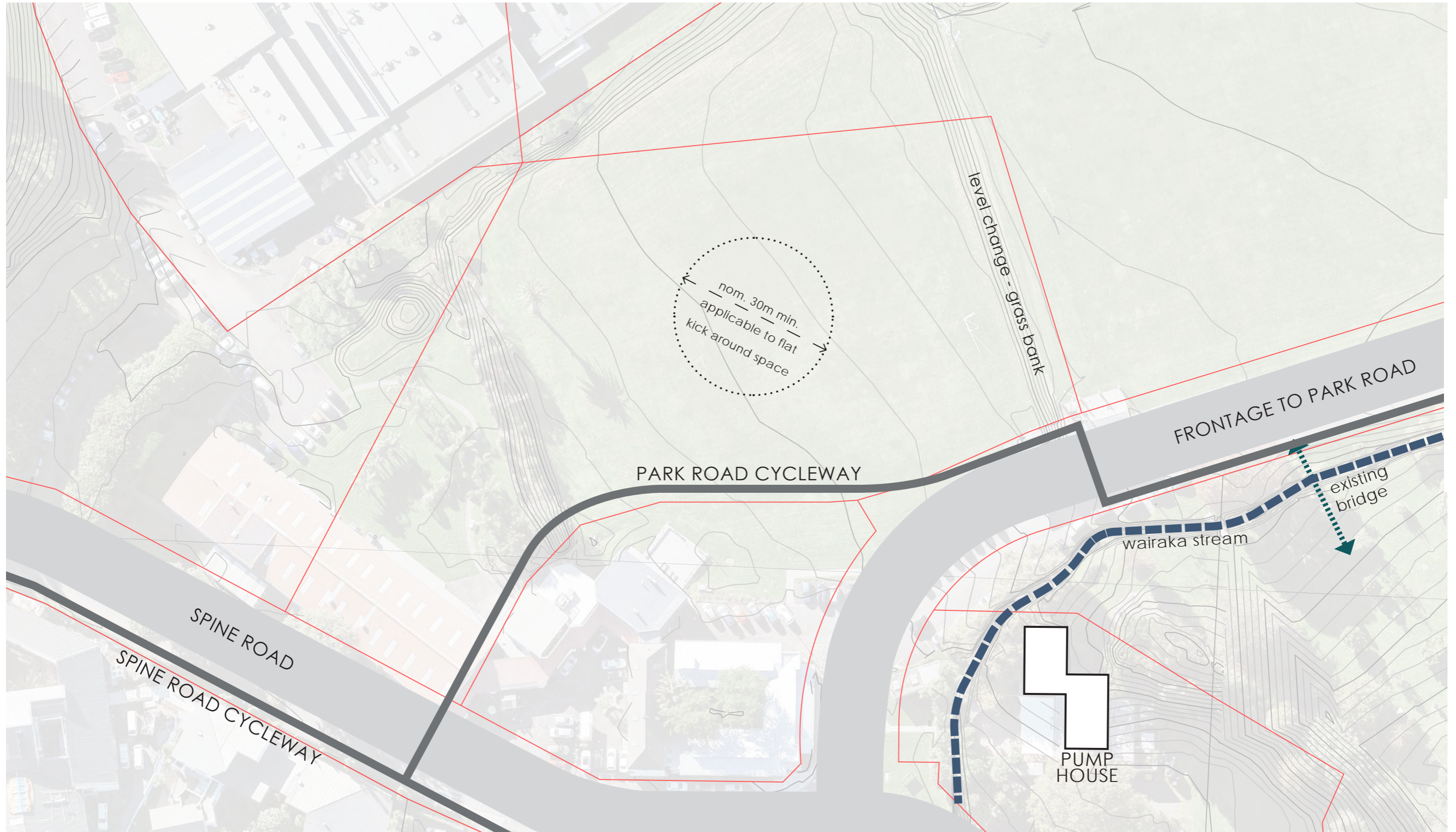
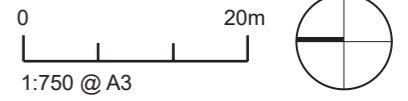
- Legibility of the green connection at the heart of the park and neighbourhood
- Productive and habitat focussed landscape

### Place Opportunities;

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

# CENTRAL OPEN SPACE

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



# WAIRAKA STREAM - OPEN SPACE PROVISION

## TYPE: CONNECTION AND LINKAGE OPEN SPACE

### Open Space Policy Provision Target

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

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

### Open Space Policy Identified Attributes

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

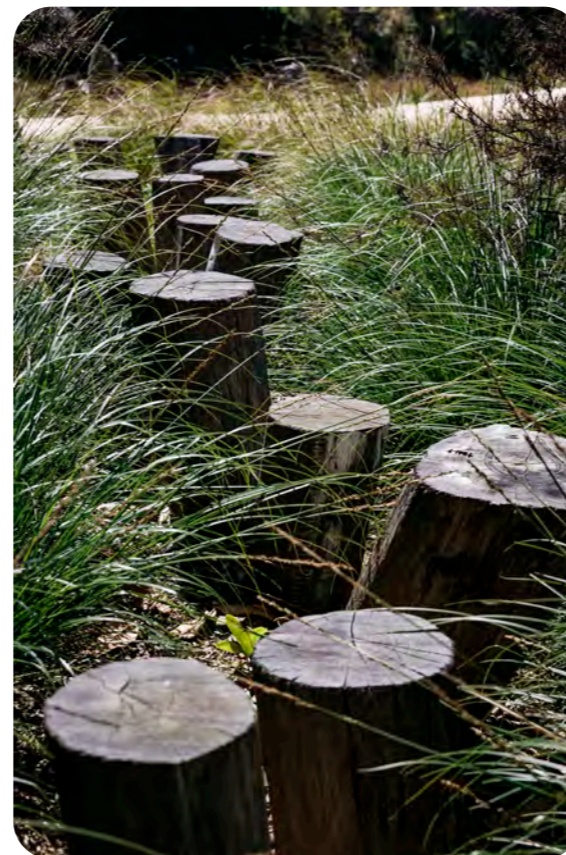


### Additional Opportunities

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



## PRECEDENTS



# WAIRAKA STREAM

## EXISTING ATTRIBUTES & OPPORTUNITIES



### Existing Attributes Description

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

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

### Social Opportunities;

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

### Environmental Opportunities;

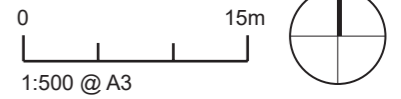
- Daylighted Wairaka Stream
- Enhanced ecological conditions for existing Wairaka stream channel
- Vegetation to support migration routes and habitat potential
- Planting to support cultural practices

### Place Opportunities;

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

# WAIRAKA STREAM

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



# PUMP HOUSE OPEN SPACE - OPEN SPACE PROVISION

## TYPE : NEIGHBOURHOOD PARK

### Open Space Policy Provision Target

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

Nom 0.5 hectares + (5000 + sqm) contiguous with open space connections / linkages

400m walk in high and medium density residential areas.

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

### Open Space Policy Identified Attributes

- Landscaping
- Specimen Trees
- Flat, Unobstructed, Kick-Around Space For Informal Games (30m by 30m)
- Small Lawn Areas
- Furniture
- Play Space



### Additional Opportunities

- Hard surfaces to support a choice of year round social spaces
- Spaces for sharing food
- Walking trail / circuit
- Planting for food
- Planting for support and create habitat connections
- Areas for respite
- Supports everyday movement patterns
- Planting to support cultural practices
- Planting for water quality
- Recognisable Māori identity and connection to past Māori heritage of the site



## PRECEDENTS



# PUMP HOUSE OPEN SPACE

## EXISTING ATTRIBUTES & OPPORTUNITIES



### Existing Attributes Description

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

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

### Social Opportunities;

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

### Environmental Opportunities;

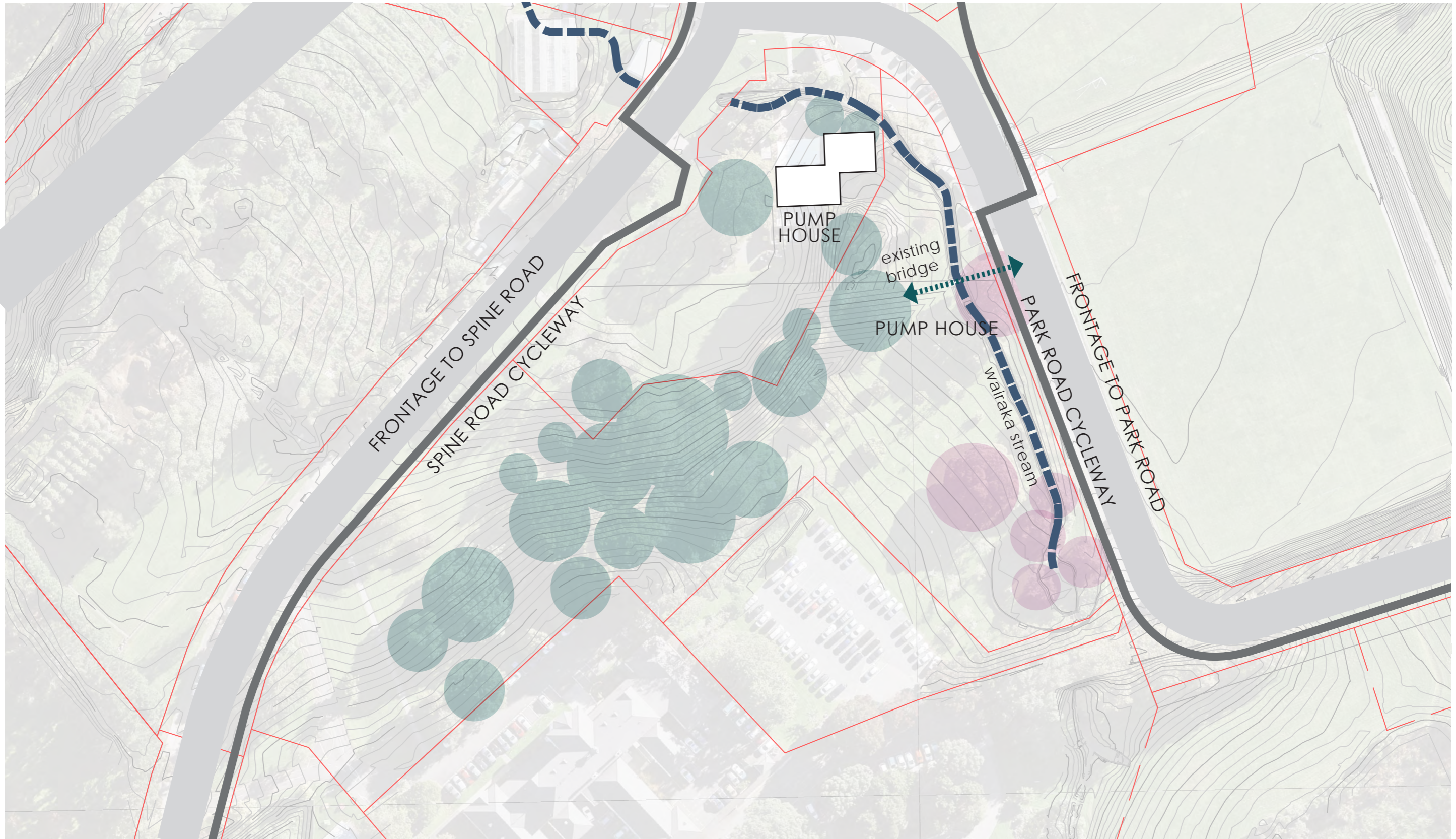
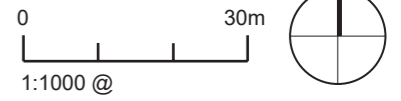
- Enhanced ecological conditions for existing Wairaka stream channel and water quality
- Vegetation to support migration routes and habitat potential

### Place Opportunities;

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

# PUMP HOUSE OPEN SPACE

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





# CENTRAL WETLAND OPEN SPACE - OPEN SPACE PROVISION

## TYPE: CONNECTION AND LINKAGE OPEN SPACE

### Open Space Policy Provision Target

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

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

### Open Space Policy Identified Attributes

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



### Additional Opportunities

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



## PRECEDENTS



# CENTRAL WETLAND OPEN SPACE

## EXISTING ATTRIBUTES & OPPORTUNITIES



### Existing Attributes Description

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

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



### Social Opportunities;

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

### Environmental Opportunities;

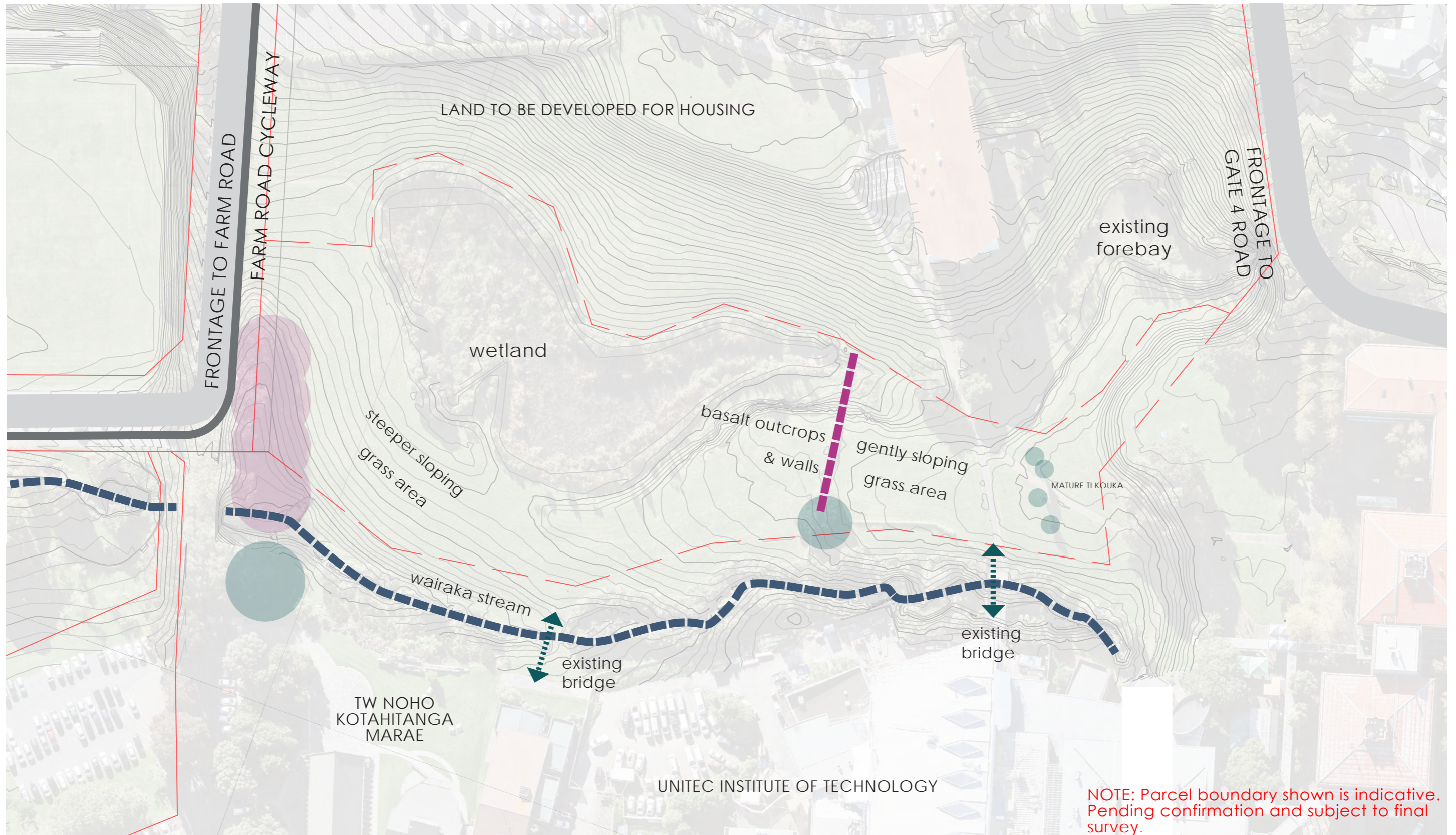
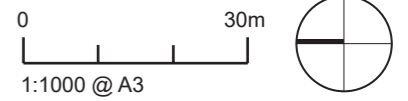
- Enhanced ecological conditions complimenting Wairaka stream channel and wetland
- Vegetation to support migration routes and habitat potential
- Planting to support cultural practices

### Place Opportunities;

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

# CENTRAL WETLAND OPEN SPACE

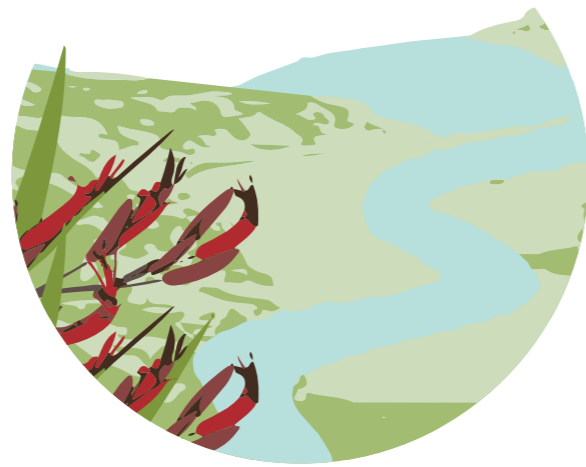
The Central Wetland Open Space with its existing areas of vegetated wetland and sloping grass space provides an opportunity for more significant habitat creation through extended stream edge and wetland plantings as well as the introduction of blocks of native bush over less usable sloping areas. Offering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



# LANDSCAPE THEMES

# LANDSCAPE THEMES

01



## THE JOURNEY OF WATER

Celebrating water and reconnecting with Wairaka and Te Auaunga streams

02



## CONNECTIONS

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

03



## A PLACE TO EXPLORE

Creating moments to pause, reflect and explore / experience

04



## INTERWOVEN THREADS

Weaving people and landscape through learning and experiencing

05



## CELEBRATING PLACE

Creating a sense of place and celebrating identity

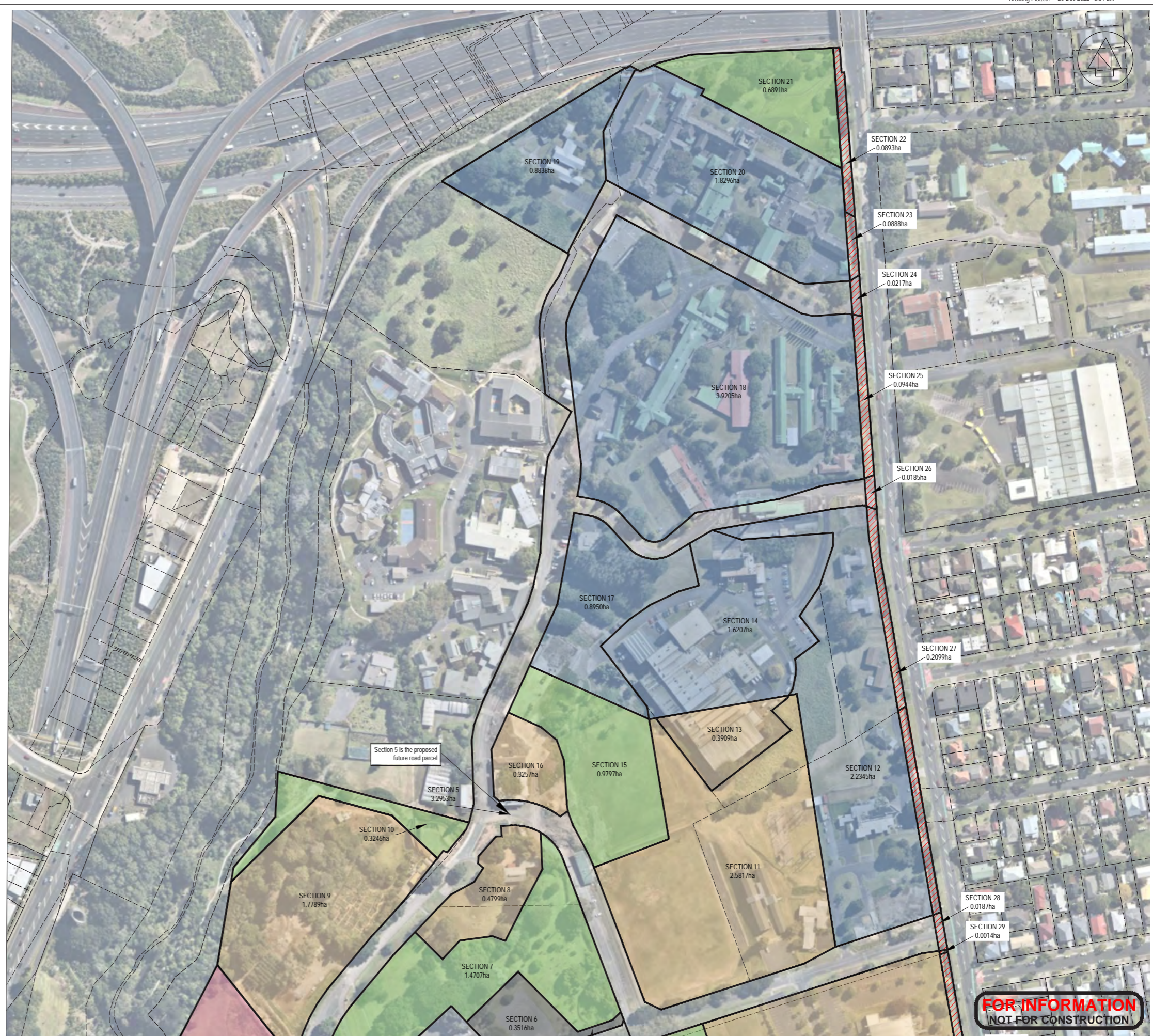
# SCHEME PLAN

Notes

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

LEGEND

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



**FOR INFORMATION  
NOT FOR CONSTRUCTION**

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



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

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

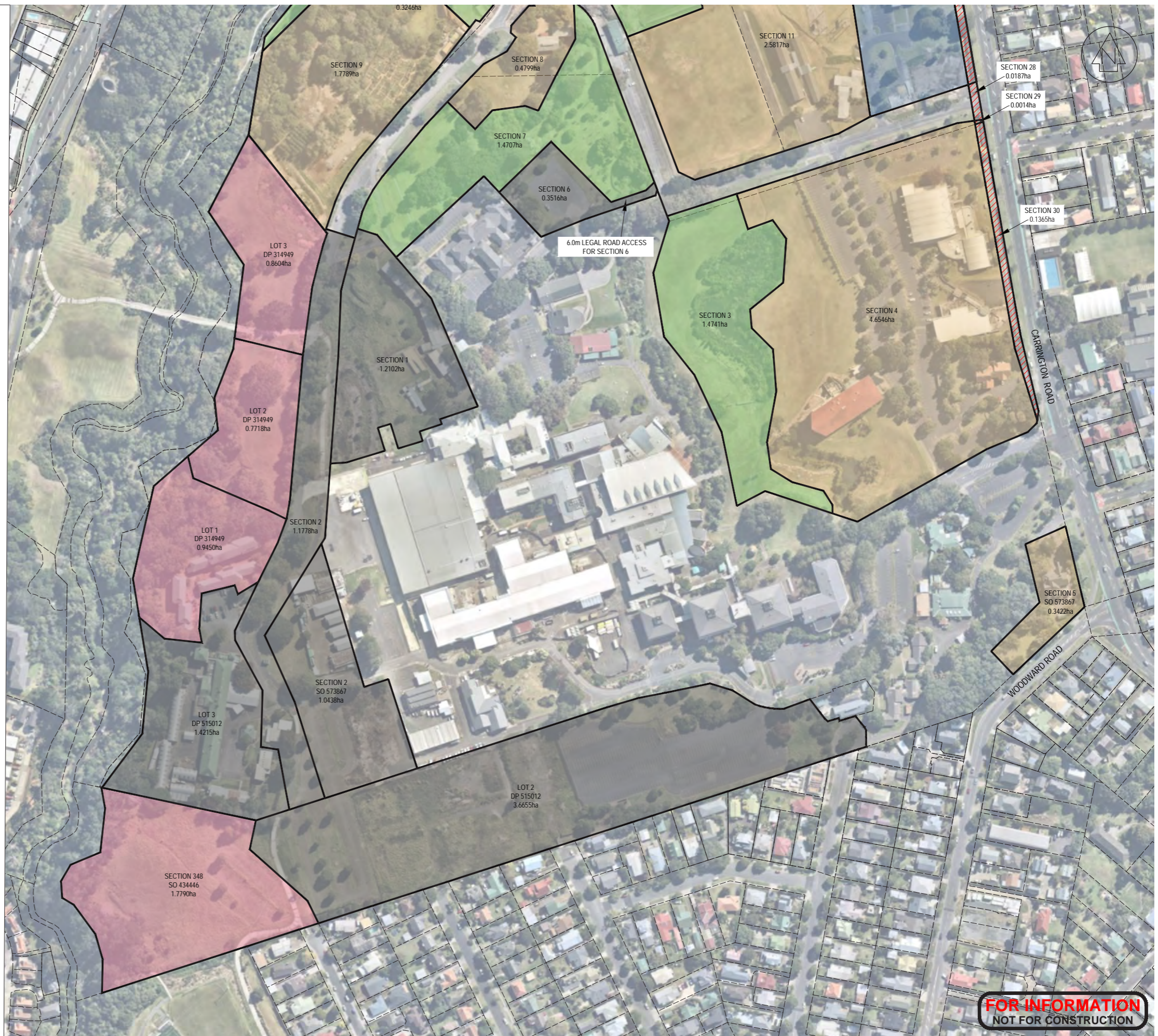
Project: **CARRINGTON SUBDIVISION**

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

Discipline	<b>SURVEY</b>
Drawing No.	<b>3126781-WS-003</b>
Rev.	<b>G</b>

Notes

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



LEGEND

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

**FOR INFORMATION  
NOT FOR CONSTRUCTION**

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



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

\* Refer to Revision 1 for Original Signature

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

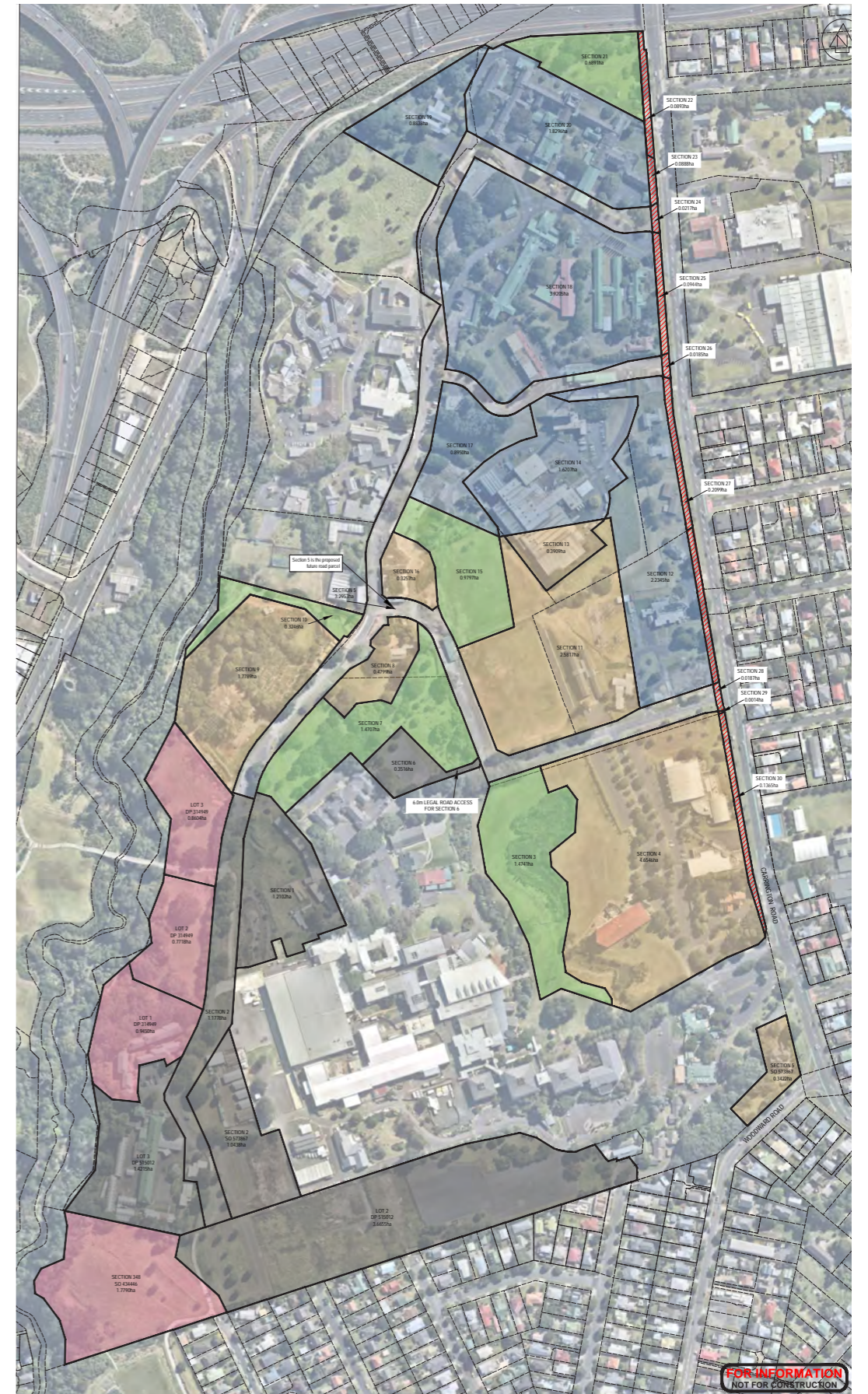
Project: **CARRINGTON SUBDIVISION**

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

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



# SCHEME PLAN



**About Boffa Miskell**

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

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<b>Auckland</b>	<b>Hamilton</b>	<b>Tauranga</b>	<b>Wellington</b>	<b>Christchurch</b>	<b>Queenstown</b>	<b>Dunedin</b>
09 358 2526	07 960 0006	07 571 5511	04 385 9315	03 366 8891	03 441 1670	03 470 0460

# Appendix 4: s23 Landscape Responses



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

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

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

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

**Question**

L1, L4, L5 and L6

**Specific request L1**

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

**Reasons for request L1**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

### Applicant response

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

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

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

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

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

**Question** L2 & L3

**Specific request L2** Please provide an additional assessment Viewpoint and related photo simulations that address views across the Plan Change site from closer to Woodward Road (see Figure 1 below).

**Reasons for request L2** Figure 1 and VS1-7 address only the lower end of Carrington Rd, not development to increased heights down most of its length. Although VS7 addresses the relationship of MHU development to Height Area 4 (in particular) the relationship of that same Height Area to the (proposed) THAB Zone further south along Carrington Rd is still relevant to the assessment of effects.

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



Figure 1. Carrington Rd Near Woodward Avenue

**Specific request L3** Please provide an assessment of effects which addresses this additional viewpoint(s): on Carrington Road.

**Reasons for request L3** The fuller range of landscape and visual effects experienced by those living on Carrington Road and travelling down it still need to be assessed – as described above.

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



### Applicant response

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

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



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

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

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

*Existing View*

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

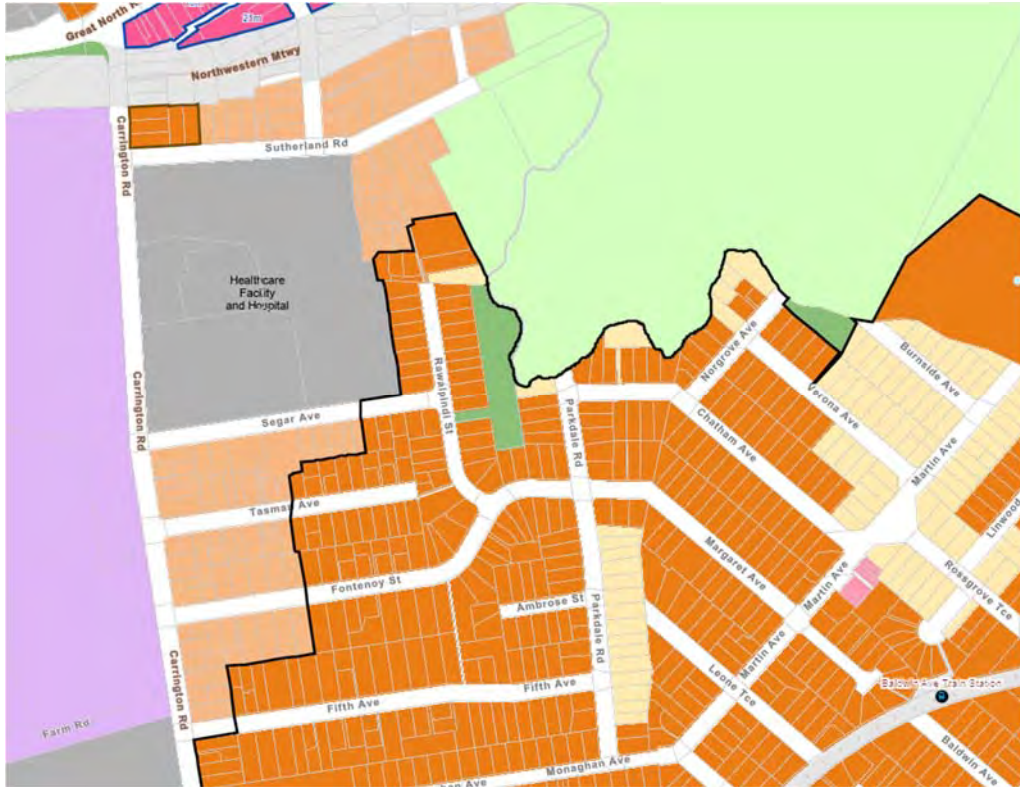


Figure 3: PC78 proposed zoning to the east of Carrington Road opposite the site showing the extent of THAB, MH-U and Special Purpose Healthcare Facility and Hospital zones.

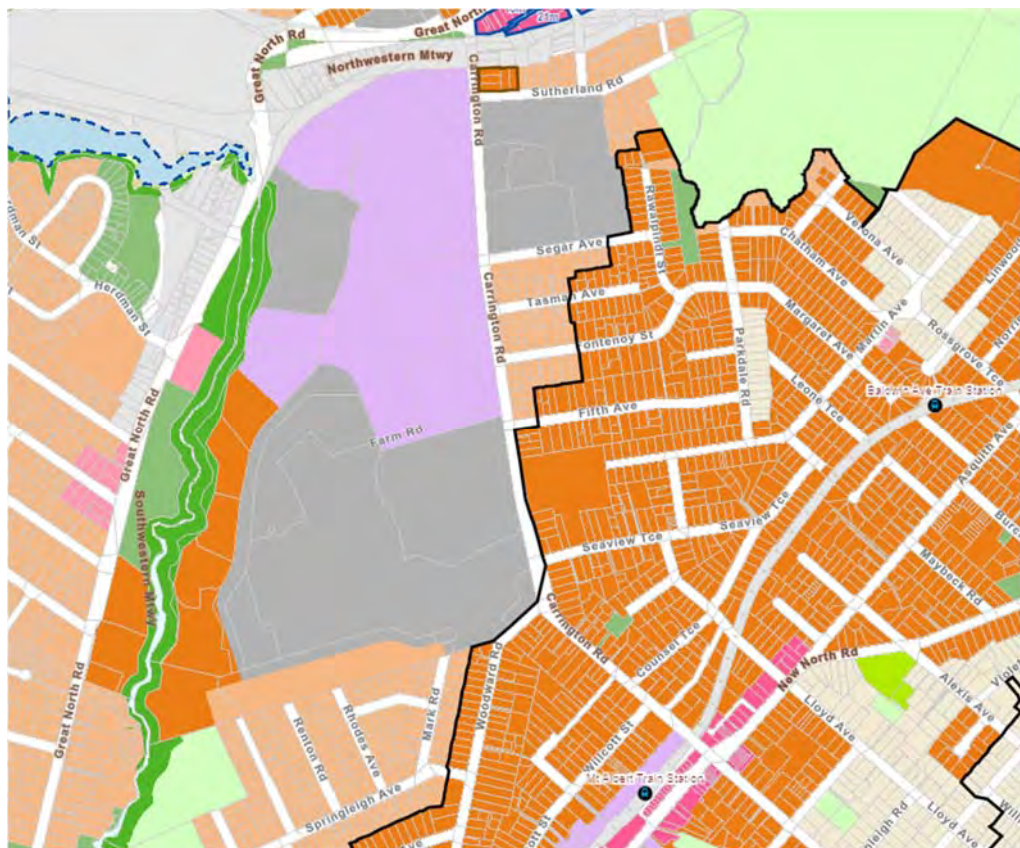


Figure 4: Zoomed out figure of PC78 proposed zoning showing full walkable catchment in vicinity of precinct.

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

### *Proposed View*

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

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

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

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

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

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

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

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

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

### **Height Area 1 – Location**

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

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

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

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

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

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

**Height Area 2**

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



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

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

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

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

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

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

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

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

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

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

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<b>Question</b>	L9
<b>Specific request</b>	Please explain how a 10m setback against Te Auaunga would achieve effective integration of new development within Height Area 1 and the adjacent Te Auaunga / Oakley Creek Reserve.
<b>Reasons for request</b>	Given that development within Height Area 1 could attain 72m and would sit on land elevated above most of Te Auaunga, it is important to know how the 10m setback would provide effective mediation between that Height Area and the reserve land.
<b>Applicant response provided by</b>	Rachel de Lambert, Boffa Miskell
<b>Applicant response</b>	
1	Height Area 1 does not interface with Te Auaunga / Oakley Creek Reserve. As illustrated by the two images below, comprising approximately the same extent, the open space reserve area associated with Te Auaunga / Oakley Creek Reserve (refer Figure 2 area shown in green) stops short of Height Area 1 in an area adjoining the northern expanded extent of the Mason Clinic. As the maps also show, the Creek itself passes under Great North Road at this point.
2	The western / north-western / northern frontage of built development within Height Area 1 will be set back behind the protected vegetation along this boundary, which adjoins the Northwestern Cycleway. In this respect the interface will be no different to a street frontage with a 10m setback control.



Figure 1: Aerial photograph (source GeoMaps aerial photography)

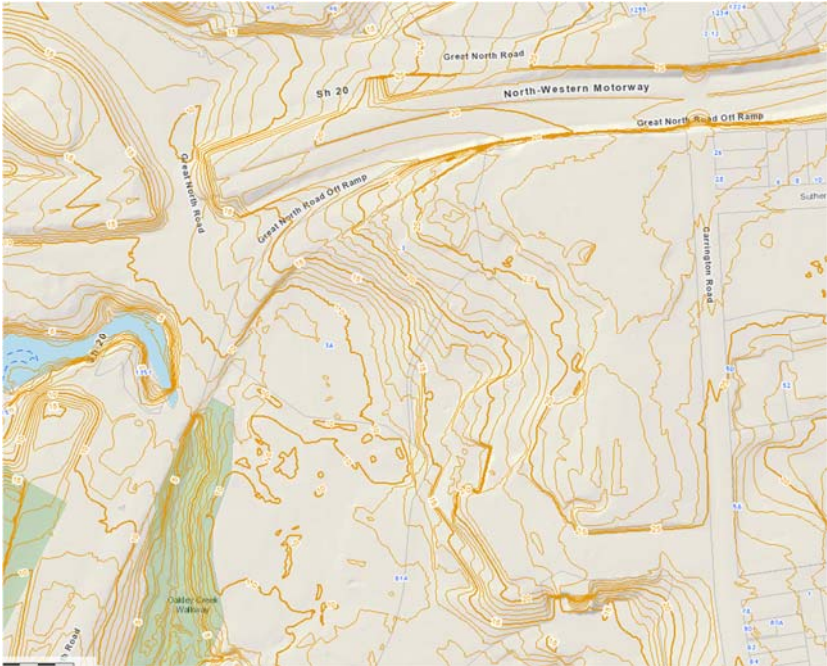


Figure 2: Contours and open space zone (source GeoMaps)

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

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

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

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

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<b>Question</b>	L12
<b>Specific request</b>	Please explain why a new landmark is required under Matter of Assessment (1B)(b)(i), next to Pt Chevalier and Te Auaunga, when the Oakley Hospital Building is already a long established 'landmark' that is significant in relation to Pt Chevalier's identity and sense of place.
<b>Reasons for request</b>	Given that the Oakley Hospital Building is already a public landmark, is there any need for a (potentially) competing landmark that might degrade the very same values associated with the current heritage building.
<b>Applicant response provided by</b>	Rachel de Lambert, Boffa Miskell
<b>Applicant response</b>	<ol style="list-style-type: none"> <li>1 The Former Oakley Hospital Building was a landmark for its time, an imposing two storey building in a largely rural landscape associated with a small settlement and 'town' centre at Point Chevalier.</li> <li>2 Te Auaunga Precinct occupies 64.5ha, it is intended to provide for a diverse new urban community, including the ongoing development and operation of the Unitec tertiary education facility, as well as the development and operation of a range of community, recreation, and social activities, the development of a new, compact, medium density residential community, and commercial service activities. It is the largest contiguous brownfield redevelopment site on the Auckland Isthmus.</li> <li>3 Te Auaunga Precinct, like the operative Wairaka Precinct provisions, will enable a new form of mixed use urban living on this large scale urban renewal site. The urban form of the multistorey apartment typology character of development envisaged for this new community is far removed from the semi-rural, village landscape of the Former Oakley Hospital Building. It is therefore considered appropriate and desirable to provide for height variation within the precinct.</li> <li>4 Height Area 1 enables the tallest buildings in the precinct with three tower typology buildings enabled at maximum heights of 72m, 54m and 43.5m respectively. Just as the relationship of the Former Oakley Hospital Building to Point Chevalier had a logic at the time, the Building's impressive scale and form in this part of the precinct, its proximity to the Point Chevalier town centre, along with other aspects of the Height Area 1 context, all contribute to this location remaining a logical place to provide for buildings that create height legibility in a far more urbanised Auckland.</li> </ol>



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

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

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

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

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

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

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

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

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

### Business – Mixed Use zone objectives and policies

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

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

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

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

### Precinct objectives and policies

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

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

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

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

Policy I334.3(13): Require new buildings to be designed in a manner that provides for a high standard of amenity, recognises landscape values and, where appropriate, enhances the streetscape and gateway locations of the precinct.

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

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

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

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

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

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

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

**Question**

L14

**Specific request**

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

**Reasons for request**

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

**Applicant response provided by**

John Duthie of Tattico

**Applicant response**

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

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

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

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

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

<b>Question</b>	L15
<b>Specific request</b>	The heights and built forms proposed within Height Area 1 are exceptional in all respects. It is noted that Policies (11) to (14B) under Built Form do not reflect this 'exceptionality' in terms of the built form outcomes to be achieved within that Height Area.
<b>Reasons for request</b>	Given the prominence of the 'towers' anticipated within Height Area 1 and their very significant deviation from the height standards associated with the Town Centre, MHU and THAB Zones nearby, they should ideally be of a design standard that reflects their 'exceptionality'. In effect, their design qualities should be more than just of a 'high quality' (14) to justify the increased heights that can be achieved within Height Area 1. However, the current policies do not appear to reflect such an approach.
<b>Applicant response provided by</b>	John Duthie of Tattico and Matt Riley of Boffa Miskell
<b>Applicant response</b>	
1	This is a non-clause 23 matter.
2	Tattico and Boffa Miskell do not accept the premise of this statement that the plan change does not seek buildings of high or 'exceptional' quality.
3	In particular: <ul style="list-style-type: none"> <li>(a) All new buildings and alterations to existing buildings (other than minor alterations less than 250m<sup>2</sup> and new development that meets the Medium Density Residential Standards in the residential zones in Sub-precinct C) will require resource consent and assessment by the Council as a restricted discretionary activity.</li> <li>(b) The objectives and policies of the precinct seek to retain a high quality of development across all buildings, be they 11m, 27m, 35m or located in Height Area 1 which enables up to three high rise towers in the north western area of the precinct.</li> <li>(c) The objectives and policies set the framework for the quality of this development.</li> <li>(d) Complementing this is an extensive set of matters of discretion and assessment criteria for new buildings. These have been expanded beyond those of the current Wairaka Precinct provisions and those of the Auckland Unitary Plan (Operative in Part) (AUP).</li> </ul>

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

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

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

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

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

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

**Question**

L16

**Specific request**

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

**Reasons for request**

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

**Applicant response provided by Applicant response**

John Duthie of Tattico and Matt Riley of Boffa Miskell

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

*Height Area 2 and Carrington Road corridor relationship*

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



*Proposed precinct provisions*

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

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

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

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

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

**Question**

L17

**Specific request**

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

**Reasons for request**

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

**Applicant response provided by**

Rachel de Lambert, Boffa Miskell

**Applicant response**

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

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

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

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

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

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

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

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

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

**Precinct**

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

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

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

**Policy 13:** Require new buildings to be designed in a manner that provides for a high standard of amenity, recognises landscape values and, where appropriate, enhances the streetscape and gateway locations of the precinct.

**Business – Mixed Use zone**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Question**

L20

**Specific request**

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

**Reasons for request**

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

**Applicant response provided by**

Matt Riley, Boffa Miskell; and John Duthie, Tattico

**Applicant response**

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



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

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

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

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

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

**Applicant response**

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

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

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

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

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

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

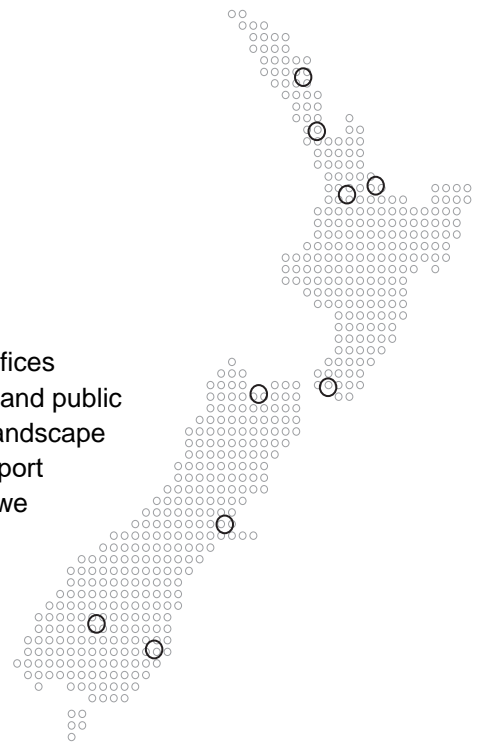
- 5 Matter of discretion I334.8.1(5) is an additional pathway for assessing height infringing buildings. It provides Council with discretion to assess the effects of 'any development and/or subdivision' that does not comply with specified standards, including I334.6.4 Height. This includes an assessment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

### **Conclusion**

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

Together. Shaping Better Places.

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

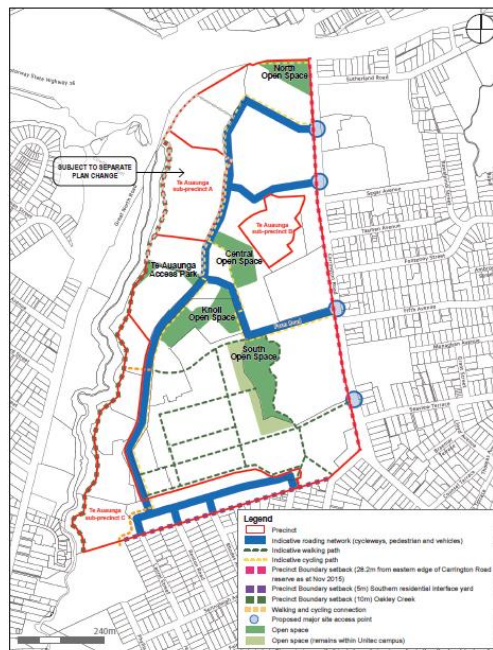


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# Te Auaunga Precinct Open Space



Final  
8 October 2023

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# 1 INTRODUCTION

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

## 2 PROPOSED OPEN SPACE

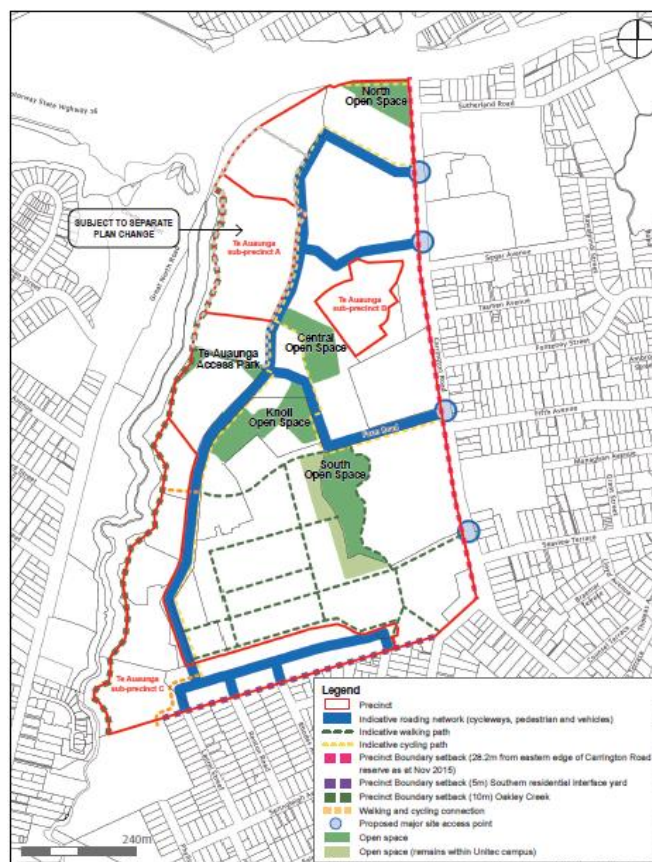
2.1 This section outlines the open space proposed as part of the Te Auaunga Precinct.

### Proposed Open Space Areas

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

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

Diagram 1





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

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

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

### **Open space**

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

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

2.17 This report references the following open space policies:

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

(b) Open Space Provision Policy (2016).

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

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

### 3 FUNCTION OF DIFFERENT OPEN SPACES

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

(a) Road frontage.

(b) Visibility.

(c) Land contour.

(d) Suitable play area.

(e) Landscaping.

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

#### **Northern Open Space**

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

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

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

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

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

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

### Central Open Space

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

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

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

### **Te Auaunga Access Park**

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

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

### Knoll Open Space



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

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

### **South Open Space**

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

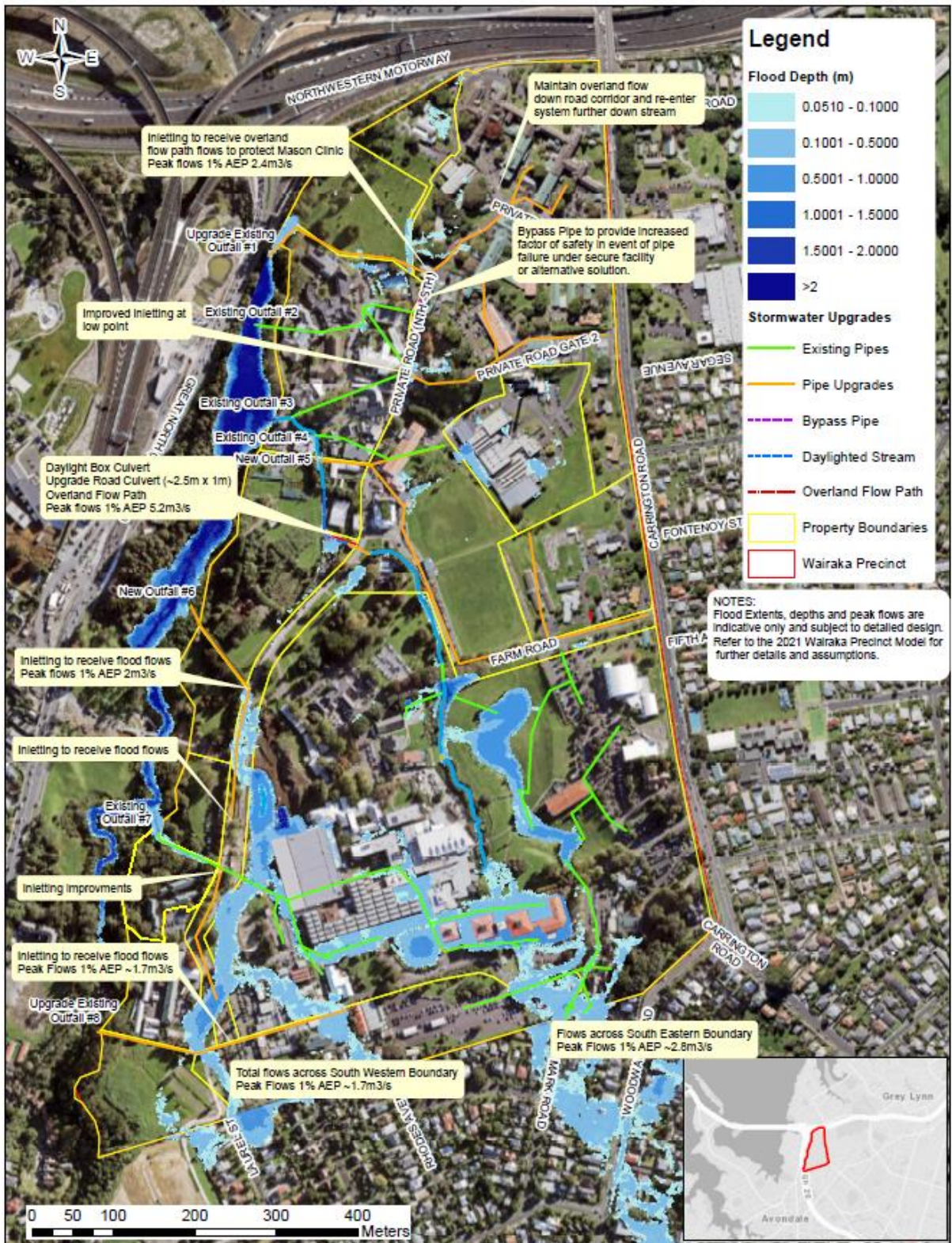
- 3.47 The open space area has no stormwater function. The area that drains the pond and the Wairaka Stream itself are subject to localised overland flow and a flood plain. This area is largely outside of the land owned by the Crown, via HUD, and is associated with the Unitec culvert.
- 3.48 Size and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

### Stormwater Impacts

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

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

Diagram 2: Future Predicted Flooding



**WAIRAKA PRECINCT  
STORMWATER MANAGEMENT PLAN**

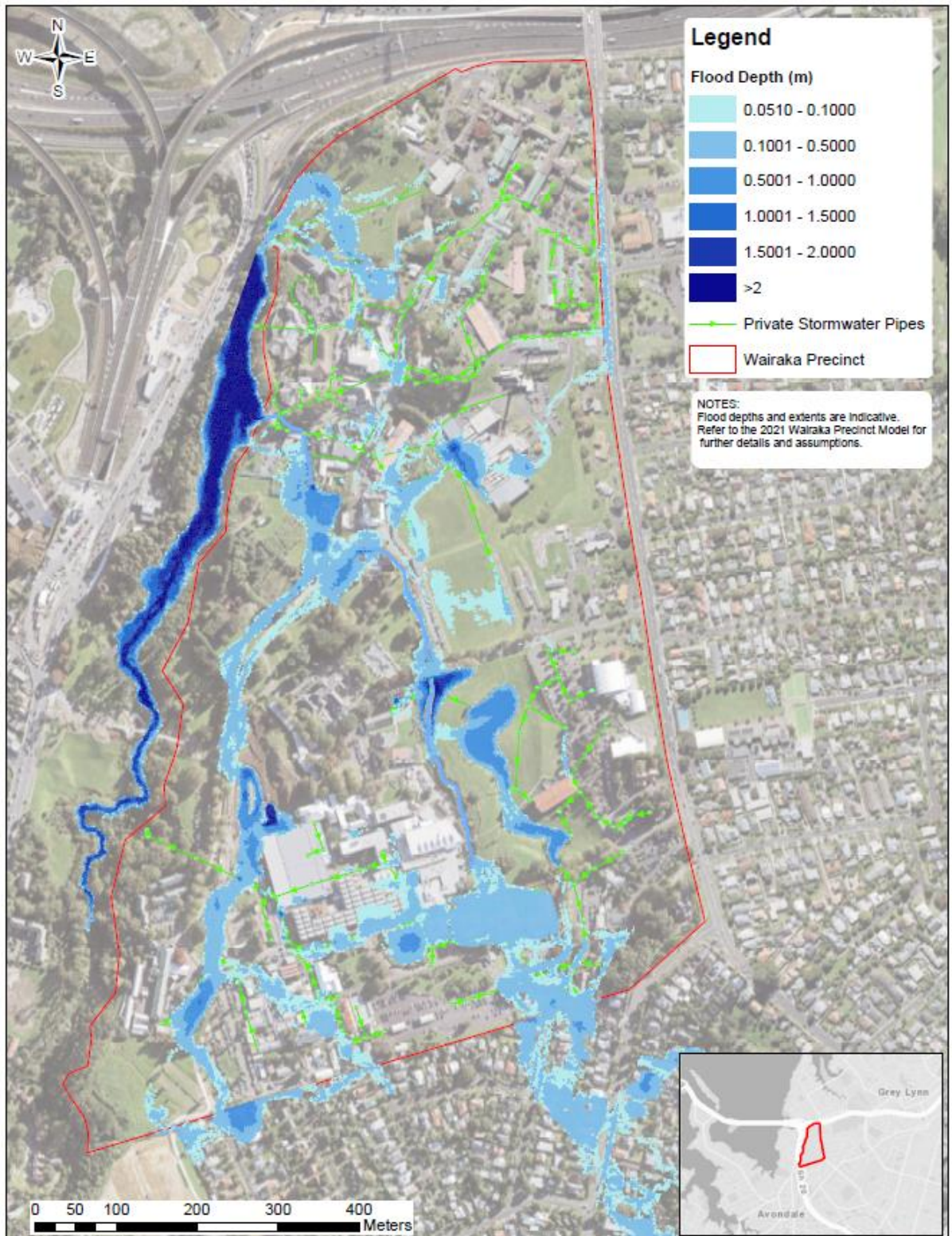
DATE: 29 APRIL 2021 DRAWN: PJ CHECKED: SM SCALE (A3) 1:4,000

**PROPOSED UPGRADES TO THE  
STORMWATER NETWORK**

**FIGURE 8.1**

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

Diagram 3: Existing Flooding



**WAIRAKA PRECINCT  
STORMWATER MANAGEMENT PLAN**

DATE: 25 FEBRUARY 2021

DRAWN: PJ

CHECKED: SM

SCALE (A3): 1:4,000

**EXISTING FLOODING  
CURRENT NETWORK**

100 YEAR ARI

FIGURE 4.2

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

## Sportsfields

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



## 4 OPEN SPACE CONNECTIVITY, INTEGRATION AND QUALITY

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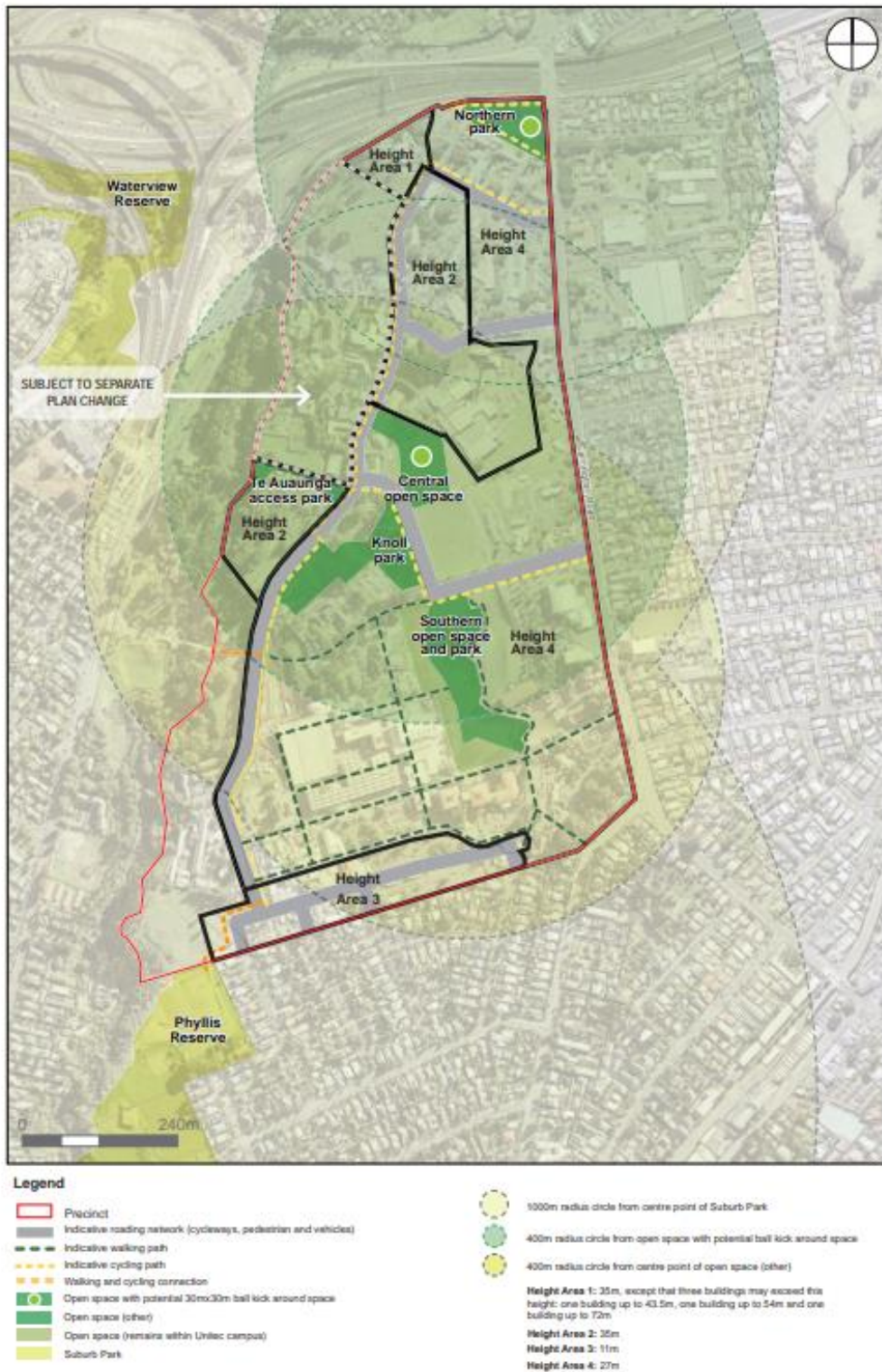
### Locational principles

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

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

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

Diagram 4 – Open Space Accessibility Plan



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

## Northern Open Space

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

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

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

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

4.3 The quality of this open space comes from:

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

## Central open space

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

### **Te Auaunga Access park**

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

### **Knoll Park**

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

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

#### **South parkland**

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

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

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

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

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

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

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



## 5 EFFECTS OF THE BUILT DEVELOPMENT ON OPEN SPACE

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

5.2 In summary:

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

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

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

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

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

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

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

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

## Assessment of effects

### *Northern Open Space*

#### Shading effects

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

#### Visual effects

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

### *Central Open Space*

#### Shading effects

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

#### Visual effects

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

*Te Auaunga Access Park*

#### Shading effects

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

#### Visual effects

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

#### *Knoll Open Space*

#### Shading effects

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

#### Visual effects

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

*Te Auaunga Creek – Open Space Conservation zone*

Shading effects

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

Visual effects

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

## **Matters of discretion**

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

5.23 Examples of relevant proposed matters of discretion are:

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

(b) Building form and character:

(i) whether building design and layout achieves:

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

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

## 6 STRATEGY AND ACQUISITION

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6.1 The following section covers two matters:

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

### **Strategy**

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

6.3 In summary:

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

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

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



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

#### **Acquisition**

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

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

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

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

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

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

6.16 In summary:

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

## 7 OPEN SPACE POLICY ASSESSMENT

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

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

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

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

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

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

7.9 In this regard:

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

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

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

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

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

7.11 This plan change:

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

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

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

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

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

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

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

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

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

7.15 This plan change:

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

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

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

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

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

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

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

**Diagram 4 : Land Area Comparisons**

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

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

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

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

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

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



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

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

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### Crown Undertaking

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

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

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

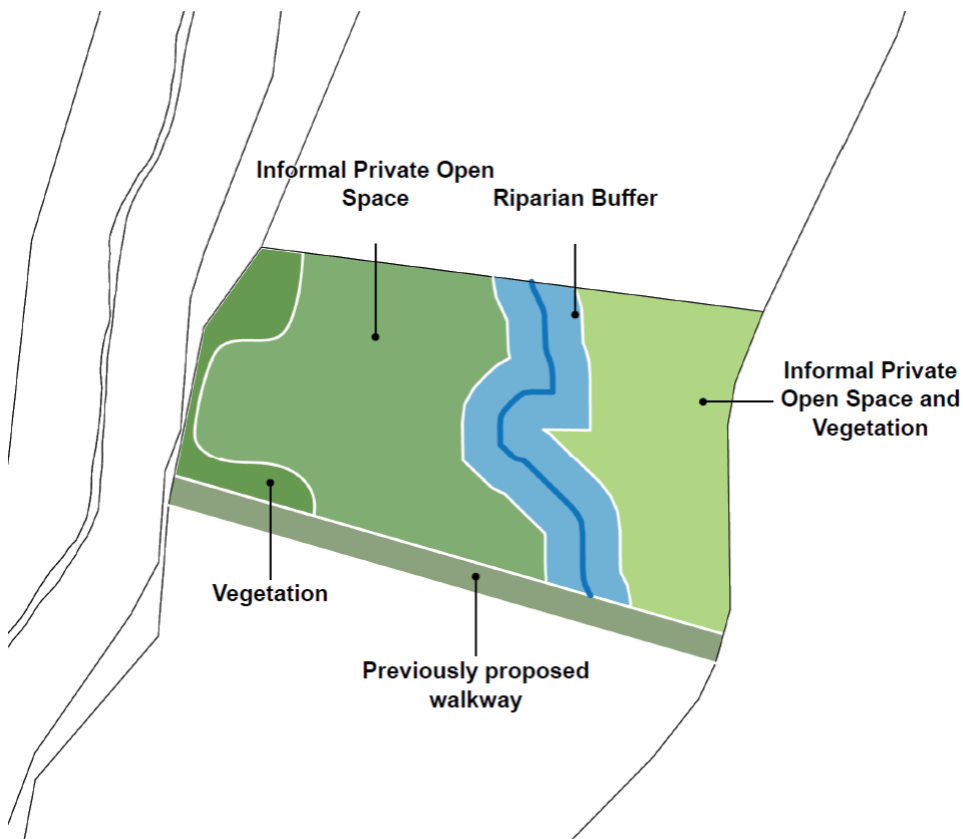
### Operative Precinct plan 1 notations

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

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

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

**Mason Clinic - area calculations**



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

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

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

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

#### **Area comparison**

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

##### *Open space relocation*

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

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

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

*Total area of open space*

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

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

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

## Functions comparison

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

## Conclusion

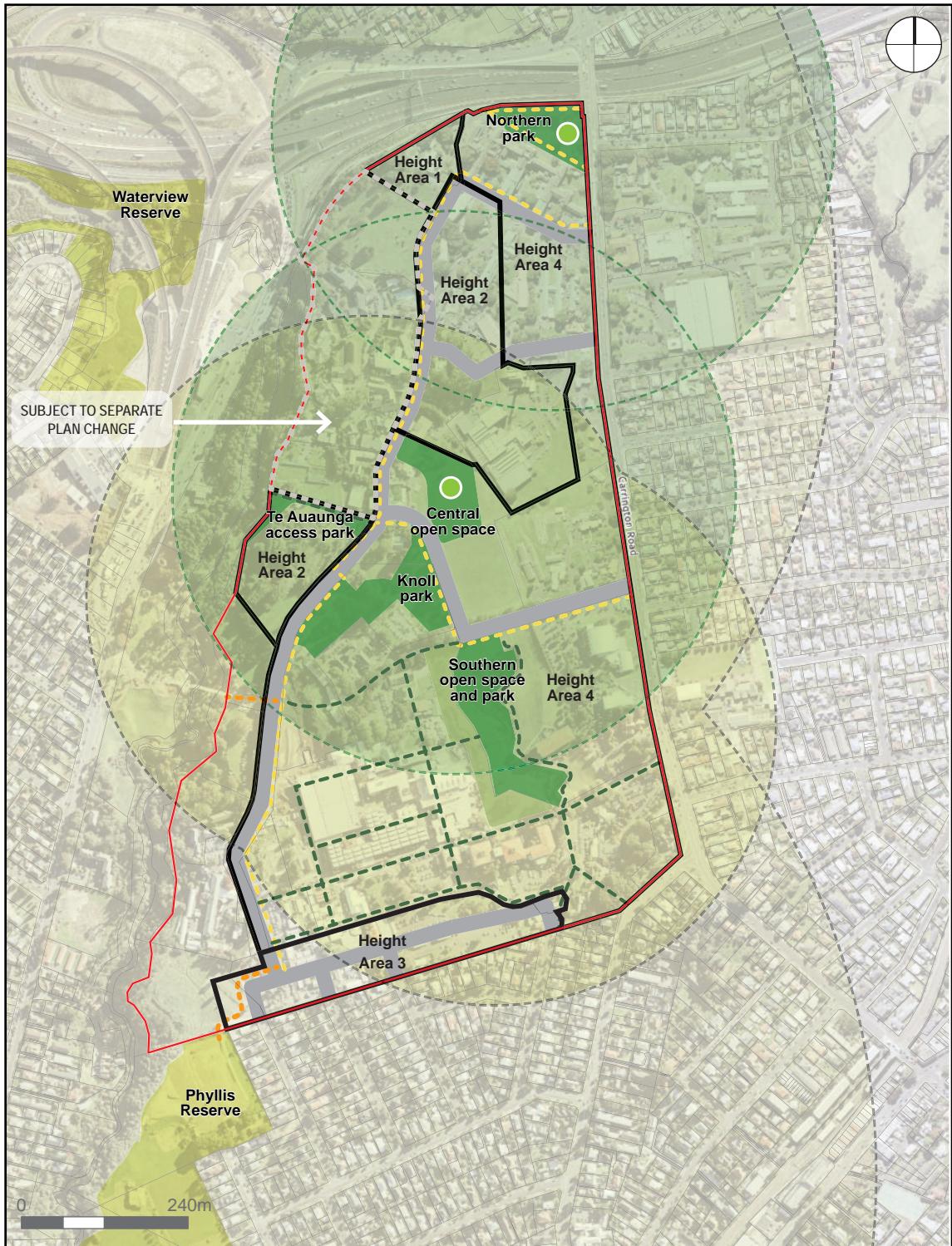
- 9.12 The HUD letter referred to above set out the Crown's intention to find an equivalency in the lost private open space under the plan change. That consistency has been achieved in terms of:
- (a) The status of the land: it is proposed that it becomes public open space and not confined to private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

## 10 CONCLUSION

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

# Te Auaunga: Precinct Plan 1 + Open Space Accessibility



## Legend

- Precinct
- Indicative roading network (cycleways, pedestrian and vehicles)
- Indicative walking path
- Indicative cycling path
- Walking and cycling connection
- Open space with potential 30mx30m ball kick around space
- Open space (other)
- Open space (remains within Unitec campus)
- Suburb Park

- 1000m radius circle from centre point of Suburb Park
- 400m radius circle from open space with potential ball kick around space
- 400m radius circle from centre point of open space (other)

**Height Area 1:** 35m, except that three buildings may exceed this height: one building up to 43.5m, one building up to 54m and one building up to 72m

**Height Area 2:** 35m

**Height Area 3:** 11m

**Height Area 4:** 27m