

Vol 1 #2742

Astrid Caldwell

From: Francelle Lupis <francelle.lupis@russellmcveagh.com>
Sent: Thursday, 27 February 2014 7:42 a.m.
To: Unitary Plan
Subject: Submission on Proposed Auckland Unitary Plan - Unitec Institute of Technology
Attachments: 2684723 Unitec Unitary Plan Submission - v1.pdf; 2684259 Annexure 1 - Regional Policy Statement - v1.pdf; 2684277 Annexure 2 - Auckland-wide Objectives, Policies and Rules - v1.pdf; 2684377 Annexure 3 - General Provisions and Definitions - v1.pdf; 2684378 Annexure 4 - Wairaka Precinct - v1.pdf; 2684379 Annexure 5 - Heritage Objectives Policies and Rules - v1.pdf; 2684380 Annexure 6 - Other Relevant Provisions - v1.pdf; 2684281 Annexure 7 - Indicative Wairaka Masterplan - v1.pdf; 2684386 Annexure 8 - Plans - v1.pdf

To whom it may concern,

Please find **attached** Unitec Institute of Technology's submission on the Proposed Auckland Unitary Plan. It includes a **general submission and eight annexures**:

- Covering submission
- Annexure 1 - Regional Policy Statement
- Annexure 2 - Auckland-wide provisions
- Annexure 3 - General provisions
- Annexure 4 - Wairaka Precinct provisions
- Annexure 5 - Heritage provisions
- Annexure 6 - Other relevant zone provisions
- Annexure 7 - Indicative Wairaka Masterplan
- Annexure 8 - Plans

A hard copy of the submission will be delivered to the Council offices today.

Regards,
Francelle Lupis

Francelle Lupis
SENIOR ASSOCIATE

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Russell McVeagh

ALB New Zealand Dealmaker of the Year, New Zealand Deal of the Year, Australasian Equity Deal of the Year 2013, Gold Employer of Choice 2013
IFLR New Zealand Law Firm of the Year 2013
ILO Client Choice New Zealand Law Firm 2013

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**SUBMISSION ON PROPOSED COMBINED PLAN UNDER
SECTION 123 OF THE LOCAL GOVERNMENT (AUCKLAND TRANSITIONAL
PROVISIONS) ACT 2010 AND CLAUSE 6 OF THE FIRST SCHEDULE
TO THE RESOURCE MANAGEMENT ACT 1991:**

To: Auckland Council ("Council")

Name: Unitec Institute of Technology ("Unitec")

1. INTRODUCTION TO UNITEC

- 1.1 Unitec is New Zealand's leading, and largest, institute of technology, operating from three campuses across Auckland: Mt Albert (Wairaka), Waitakere, and Albany (Northern Campus). Unitec has over 23,000 students in 160 programmes of study, extending from certificates and diplomas through to degrees and doctorates, across a wide range of applied professional and vocational areas.
- 1.2 Unitec's primary focus is on the associate professional, advanced trades and technology segments of the job market, with strong delivery into the construction and infrastructure, automotive, business services, IT, health, social and community services, and education sectors. Unitec also delivers a unique combination of business and creative sector programmes, including an internationally recognised architecture programme, and performing arts qualifications that are consistently over-subscribed and well-linked to industry employment opportunities.
- 1.3 Unitec is the largest provider of export education in the New Zealand Institute and Polytechnics sector: in 2012, this generated over \$20 million in international student tuition fees, as well as other revenue for the city in terms of accommodation and spending by those students. In addition, Unitec employs approximately 2,000 people in Auckland and directly channels \$130 million per annum into Auckland's economy, with considerable flow-on benefits.
- 1.4 Unitec's key point of difference is its association with industry employers across its industry sector portfolios. Unitec's recent collaboration with IBM resulted in 250 student jobs in 2013. These students will be both learning and working in Mt Albert, on a number of projects for several of IBM's national and global corporations, such as Westpac, Air New Zealand and one of the world's most recognised technology corporations. The establishment of Unitec's Awhina Health Campus at Waitakere Hospital is another example of this collaboration. Unitec and the Waitemata District Health Board are the largest employers in west Auckland.
- 1.5 Unitec aspires to be a world-class and world-scale institute of technology that is at the forefront of modern teaching innovation and practices. Most recently, this means a move towards digital learning, enhancing the teaching experience, and a close integration between learning and business. Unitec also sees significant benefits in

creating centres of excellence for specialist occupations supporting key initiatives for economic growth in Auckland. This includes tunnelling expertise (essential for Auckland's transport and wastewater infrastructure), logistics and freight-hubbing and fleet management (supporting Auckland Airport and the inland ports initiatives), and marine engineering/innovation (supporting Auckland's well regarded marine industry). Unitec's strategy is to reframe learning to create highly productive talent that is above all very employable. Unitec's focus on real world education provides work-ready graduates with professional and vocational skills that are highly sought after in New Zealand and around the world.

- 1.6 Unitec's long term future vision encompasses an significant evolution in education and industry. Importantly, Unitec's strategy and goals for the future also rely on efficient use of its existing property portfolio: Unitec's campuses need to reflect the needs of its students, and to that end innovative education delivery and student needs will ultimately define Unitec's property needs, usage, location, access, style and delivery.
- 1.7 Unitec's existing Wairaka Campus is its most significant property asset. The campus covers some 53 hectares of land, with a sprawling collection of 177 buildings distributed across the site. The building portfolio is inefficient, with most no longer being appropriate for the education that Unitec needs to deliver. Many of the buildings are in poor condition, or have significant seismic risk, with Unitec simply not being in a financial position to keep up with maintenance responsibilities or strengthening requirements. Most of the large Wairaka Campus area is under-utilised and disconnected with no campus core and an absence of linkages to the surrounding community. The Government provides no separate capital funding to tertiary institutions, and without significant capital funding to reinvigorate and concentrate the core campus, and to invest in the new buildings, infrastructure, technology and capabilities required for the 21st Century teaching model, Unitec will increasingly become irrelevant.
- 1.8 Unitec is aware of this challenge, and accordingly is committed to utilising this property asset as a catalyst to re-shape and transform Unitec into the 21st century as a high amenity and high quality educational, commercial, recreational, residential, and multipurpose place. By unlocking the enormous untapped commercial potential of Unitec's land asset, Unitec will create and maintain an endowment fund that will allow Unitec to achieve its goal of becoming a world-leading technical institute. Unitec will achieve this without compromising on its educational objectives, and without adversely affecting the broader communities of which it is a part. Rather, Unitec's vision for the Wairaka site will provide high quality residential intensification; an improved boulevard along Carrington Road frontage; connections through the site and to the public open space within the site and Oakley Creek; an appropriate level of commercial and retail activity; and preservation of certain heritage aspects. To achieve its vision of a high quality mixed-use campus, and a world-leading technical institute, Unitec will require a planning framework for the site that is enabling and supportive, and which allows Unitec to generate and maintain a significant endowment fund.
- 1.9 Unitec is excited by the opportunities presented by the Auckland Plan as its aspirations for the Wairaka Campus will deliver on the key priorities and directives set out in that single vision for Auckland. The proposed Unitary Plan ("**Proposed Plan**" or "**Plan**") is the planning framework that will enable Unitec to achieve its potential to face the challenges and maximise the opportunities represented by the significant population growth that is anticipated to occur over the next 30 years.

2. STRUCTURE OF SUBMISSION

- 2.1 This submission sets out Unitec's overall position in respect of the Proposed Plan. The submission is structured as follows:

- (a) General reasons for submission and relief sought.
- (b) Summary of specific reasons for submission and relief sought:
 - (i) Regional Policy Statement.
 - (ii) Wairaka Precinct.
 - (iii) Historic heritage.
 - (iv) Demand for housing.
 - (v) Educational partnerships with business.
 - (vi) Transport and land use.
- (c) Detailed requested relief (or changes to like effect) sought in this submission **attached** as follows:
 - (i) **Annexure 1:** Regional Policy Statement.
 - (ii) **Annexure 2:** Auckland-wide objectives, policies and rules.
 - (iii) **Annexure 3:** General provisions.
 - (iv) **Annexure 4:** Wairaka Precinct objectives, policies and rules.
 - (v) **Annexure 5:** Heritage overlay objectives, policies and rules.
 - (vi) **Annexure 6:** Other relevant provisions.
- (d) Further information that is intended to inform this submission:
 - (i) **Annexure 7:** Indicative Wairaka Masterplan.
 - (ii) **Annexure 8:** Full size plans.

3. SCOPE OF SUBMISSION

- 3.1 This submission relates to the specific provisions of the Proposed Plan as identified in Unitec's **Annexures 1 - 6**.

4. NATURE OF SUBMISSION

- 4.1 Unitec supports the Proposed Plan, subject to the amendments identified in its **Annexures 1 - 6**.

5. GENERAL REASONS FOR SUBMISSION

- 5.1 The detailed reasons for Unitec's position are set out in its specific submissions (**Annexures 1 - 6**). However, at a general level, for the provisions of the Proposed Plan that Unitec supports, those provisions:

- (a) will promote sustainable management of resources, achieve the purpose of the RMA and are not contrary to Part 2 and other provisions of the Resource Management Act 1991 ("RMA");
- (b) will enable the social, economic and cultural well-being of the community in the Auckland region;
- (c) will meet the reasonably foreseeable needs of future generations; and
- (d) represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means.

5.2 For those provisions of the Proposed Plan that Unitec opposes, those provisions require amendment. This is because, without the amendments proposed by Unitec, the provisions:

- (a) will not enable Unitec's operations as the largest institute of technology in Auckland;
- (b) will not promote the sustainable management of resources and will not achieve the purpose of the RMA;
- (c) will not contribute to meeting the reasonable foreseeable needs of future generations;
- (d) will not contribute to enabling social, economic and cultural well being;
- (e) will not enable the efficient use and development of Unitec's assets; and
- (f) will not represent the most appropriate means of exercising the Council's functions, having regard to the efficiency and effectiveness of the provisions relative to other means and do not discharge the Council's duty under section 32 of the RMA.

5.3 In addition, the relief sought to address the concerns set out in Unitec's submission will enable positive benefits for the social, cultural and economic wellbeing of current and future generations; positive urban design outcomes, including a compact urban form; and opportunities for necessary residential intensification and commercial growth.

5.4 Unitec therefore seeks the following decision from Auckland Council on the Proposed Plan:

- (a) That the Proposed Plan be amended to address the concerns set out in Unitec's submission, so as to provide for the sustainable management of Auckland's natural and physical resources including, in particular, the Wairaka Campus, and thereby achieve the purpose of the RMA.
- (b) That the amendments proposed in this submission be made in the form provided, or by words of similar effect. In particular, if the changes sought to the Wairaka Precinct provisions are not incorporated, Unitec seeks similar changes to the underlying zone provisions to address the concerns set out in this submission.
- (c) Where changes are sought, Unitec seeks the other parts of the relevant provision are retained. In particular, Unitec seeks the retention of the Wairaka Precinct provisions unless otherwise stated.

- (d) Such further, alternative or other consequential amendments as may be necessary to fully give effect to the relief sought in this submission.

6. SUMMARY OF SPECIFIC REASONS FOR RELIEF SOUGHT

- 6.1 Without limiting the generality of the above reasons or the detailed relief set out in **Annexures 1 - 6**, Unitec has summarised the reasons for the relief sought below.

Regional Policy Statement

- 6.2 Unitec strongly supports the Proposed Plan's recognition of social infrastructure, including tertiary institutions, in the Regional Policy Statement and Issues of Regional Significance. Education facilities are a key component of enabling social, cultural and economic well-being and, as Auckland's population grows, so too will the demand for tertiary education services (particularly as a significant element of Auckland's projected growth over the next 30 years will result from net migration, both internal and international). Skilled and experienced graduates will be critical to Auckland's future competitiveness and the Plan must enable and encourage the growth and development of tertiary institutions in an appropriate way.
- 6.3 Unitec seeks a number of amendments to the Regional Policy Statement to ensure that education facilities, particularly tertiary education facilities, are recognised not solely as a vital social service, but also for their role in enabling a quality urban environment and in contributing to economic and industrial growth.
- 6.4 Tertiary institutions commonly have extensive land-holdings, with a mix of activities (education, student housing, retail, recreational and social services) taking place on site. However campus facilities can be under-utilised, with the existing planning framework providing limited development opportunities. In that respect, tertiary education providers have a significant role to play in enhancing the quality and amenity of our existing urban environment and (when careful thought is given to the efficient use of land and to urban design and sustainability outcomes) in achieving a compact urban form.
- 6.5 Tertiary institutions are also significant contributors to Auckland's economy, generating revenue from fees (including international students), accommodation and student spending, as well as employing thousands of staff and producing skilled members of Auckland's workforce. In addition, research and innovation opportunities, including opportunities to develop relationships with industry and business partners, play an important role in Auckland's economy; a role which is likely to substantially increase over the life of the Plan.
- 6.6 Together with their original educational purpose, the role of tertiary institutions in Auckland has evolved to meet the demands of a growing international city. Tertiary facilities increasingly include opportunities for research, innovation and business development. As learning and teaching methods continue to change; the business community becomes more sophisticated; and as Auckland's population grows, tertiary facilities will need to adapt and respond. The Plan must recognise the need to provide for those outcomes and, in particular, must recognise the benefits of the co-location of business and tertiary facilities to maximise learning and economic opportunities - allowing tertiary institutions to enhance teaching methods and businesses to profit from research, innovation and access to Auckland's brightest talent.
- 6.7 The amendments sought by Unitec to address these concerns are set out in detail in **Annexure 1**.

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Wairaka Precinct

- 6.8 The Proposed Plan introduces a Special Purpose Tertiary Education zoning for Unitec's entire Wairaka site, together with the Wairaka Precinct which provides overall objectives and policies for the Precinct and two sub-precincts (applying to the existing Mason Clinic and Commercial Laundry facilities).
- 6.9 While significant amendments are required to Wairaka Precinct provisions, Unitec supports the Plan's specific provision for the Wairaka site through a Precinct and sub-precincts, as this will allow greater flexibility than a planning framework that relies solely on zone controls. Amendments sought by Unitec to the Wairaka Precinct and underlying zoning are summarised below.
- 6.10 Unitec has worked hard to develop an overall "vision" for the Wairaka Precinct which reflects Auckland Council's vision for a compact urban form that provides for projected population growth over the next thirty years. Unitec's objective is to achieve a vibrant intensive urban village comprising: an innovative, re-imagined educational core; residential areas of various forms (including dedicated student accommodation); a business/technology park that is integrated with all stages of the educational process; and a central social/cultural/recreational precinct comprising cafes and small-scale retail.
- 6.11 Unitec has developed an Indicative Wairaka Masterplan with the help of an experienced team of planners, urban designers, heritage architects and infrastructure specialists. The Indicative Wairaka Masterplan depicts an example of the urban village development that would be enabled by the proposed Wairaka Precinct provisions.
- 6.12 Unitec has also prepared a Wairaka Concept Plan which establishes the pedestrian, cycle and road connections, and indicative development layout and core activities that are to occur in each location. That Concept Plan is included as Figure 1 in row 40 of **Annexure 4**.
- 6.13 Unitec is seeking a number of amendments to the existing Wairaka Precinct objectives, policies, rules, development controls and assessment criteria to enable the type of outcomes illustrated in the Indicative Wairaka Masterplan. Amendments are required to the Wairaka Precinct (including the adoption of three new sub-precincts and revisions to the underlying zoning) in order to provide for the future development of the Precinct in a way that will better support the Council's vision of making Auckland the world's most liveable city.
- 6.14 Specifically, Unitec is seeking the inclusion of the following new sub-precincts:
- (a) Sub-precinct C to provide for mixed use development in the northern part of the Precinct and to enable the creation of a residential community and village, a heritage quarter and public open space.
 - (b) Sub-precinct D to the south and west of the Precinct, to provide for residential activities, public open space and supporting community services bordering a creekside pedestrian and cycle trail.
 - (c) Sub-precinct E to enable the Wairaka Unitec Campus core and student hub, student accommodation, car parking and a business and innovation park fronting Carrington Road.
- 6.15 Amendments to the underlying zoning (a combination of Special Purpose Tertiary Education, Mixed Use and Terrace Housing and Apartment Building) are also sought to reflect the future plans for the Wairaka Precinct and provide certainty as to the nature and extent of development planned for the site.

- 6.16 Overall, Unitec's proposed amendments to the Wairaka Precinct provisions will achieve:
- (a) Significant positive effects for the social wellbeing of the current and future student, employee and community population.
 - (b) Mutually beneficial outcomes flowing from the co-location of business-partners within the campus core.
 - (c) Integration of the Unitec village and campus with the wider communities of Point Chevalier, Waterview and Mt Albert.
 - (d) Positive urban design outcomes, including pedestrian and cycle permeability and improved connections within and through the site.
 - (e) High quality built form that is fit for purpose (ie modern teaching practices) and which incorporates the best possible outcomes for existing heritage buildings.
 - (f) Necessary residential intensification (to serve a growing population) of an under-utilised, well-located site through high-density student housing and other residential offerings (largely a combination of terraced housing and apartments), including taller buildings where these can be accommodated without adverse effects on existing residents, and low level housing as a transition to the existing residential communities to the south of the site.
 - (g) The ability to provide associated retail, food and beverage, entertainment and services to complement the existing offerings within the local Point Chevalier centre, and which will provide a focal point within the site.
 - (h) The inclusion of cultural and community facilities, including the integration of Te Noho Kotahitanga (Unitec's Wharehui/Marae).
 - (i) The potential to provide a transport interchange that links to existing and planned future public transport routes.
 - (j) Enhancement of existing public open spaces, including the Oakley Creek Walkway (which is presently largely inaccessible).
 - (k) Conversion of significant amounts of at-grade car-parking into purpose-built parking-buildings, allowing for the efficient use of land and improved amenity.

6.17 Each of the aspects listed above responds positively to one or more of the key issues identified in the Proposed Plan (and to the priorities and strategic directives outlined in the Auckland Plan), and will ultimately ensure the long-term future of the institute embedded within a liveable, vibrant and well connected community.

6.18 The amendments sought by Unitec are set out in detail in **Annexure 4**.

Historic Heritage

6.19 The northern portion of the Wairaka Precinct contains the former Carrington Hospital Building ("**Building 1**"), which is subject to a Historic Heritage Place and Extent of Place overlay in the Proposed Plan.

6.20 Building 1, and its collection of ancillary buildings, together make up approximately 20% of Unitec's building facilities. Unitec recognises that Building 1, which has been added to extensively over the years, has inherent heritage features. However the buildings are also deteriorating (due to significant maintenance costs); do not meet seismic

- strengthening standards; and are not suitable either for current purposes or to accommodate modern tertiary facilities.
- 6.21 Unitec is committed to ensuring a future for Building 1 that retains significant heritage features for future generations, while enabling less important parts of Building 1 (and ancillary buildings) to be adapted and re-imagined. To achieve that outcome, it is critical that the heritage provisions of the Proposed Plan provide sufficient flexibility to ensure the retention of key heritage items, while reducing the financial burden on private landowners by allowing for appropriate redevelopment of other parts of scheduled buildings and places.
- 6.22 Unitec has commissioned an extensive historic heritage assessment to determine which parts of Building 1 continue to warrant the highest possible protection, and which parts are less significant and could be demolished or altered to make way for an impressive redevelopment proposal, incorporating and enhancing key heritage features. That assessment has concluded that the categorisation of Building 1 in the Proposed Plan requires amendment. In particular, the heritage provisions should recognise that there are parts of Building 1 that *should* be retained (because of their inherent heritage value); parts that *could* be retained (because of architectural merit and due to a configuration that lends itself more readily to adaptive reuse); parts that *could* be demolished (as they have less architectural value and are difficult to adapt for new purposes); and parts that *should* be demolished (as they detract from the overall heritage value of the building). The provisions relating to demolition, partial demolition and modification of heritage features should be amended to provide a more flexible regime that acknowledges the relative value of those parts of the Building.
- 6.23 The northern part of the Wairaka site, while adversely impacted by the North-Western Motorway and the Waterview Connection, has the potential to re-establish an important connection with the Point Chevalier community, with new high-quality residential development on carefully selected building platforms which are located to preserve views of the Building 1 frontage from Carrington Road and Point Chevalier. Building 1 in particular represents an opportunity to create a new gateway to the Wairaka community. To that end, Unitec is exploring concept designs with internationally acclaimed heritage architects and international urban design consultants. It is critical to Unitec that any future development proposal balances the need to enhance important heritage features, while responding to the opportunities presented by the site, in order to enable a quality design outcome that will be an impressive landmark for years to come.
- 6.24 Unitec's proposed amendments to the historic heritage overlay are set out in **Annexure 5**.

Demand for Housing

- 6.25 As set out above, Unitec's vision for the Wairaka Precinct encompasses a campus core at the centre of a vibrant urban village, where students, residents and employees can live, learn, work and recreate. It is critical to the success of the urban village concept that the Precinct provisions and underlying zone appropriately provide for residential development and a variety of suitably intensive housing topologies.
- 6.26 The Wairaka Precinct, which comprises a large land-holding predominantly in single ownership, represents an ideal opportunity to provide for some of the residential intensification necessary to meet Auckland's projected population growth over the next 30 years. The site is currently significantly under-utilised (although well-served with necessary infrastructure), with an inefficient building layout and large areas of vacant land.
- 6.27 Unitec has developed a Property Strategy (December 2013) that will enable the development of a new campus footprint in a strategic location in the heart of the

Precinct. Unitec's proposed campus and learning core, combined with a student and community hub, will consolidate some 177 existing buildings into a nine hectare area to efficiently cater for existing student needs, while enabling sufficient future growth capacity to meet the needs of the future student community well beyond the life of the Unitary Plan. (Conversely, if Unitec does not consolidate its Campus activities, the cost of maintaining such a large building portfolio will jeopardise Unitec's ability to continue to operate at all.)

- 6.28 The consolidation of Unitec's Campus activities will free up serviced land across the Wairaka Precinct in a location that is very attractive for residential growth:
- (a) The Precinct has good transport links, in an area which is likely to see further investment in public transport infrastructure in the near future.
 - (b) The introduction of a new urban village will provide opportunities for growth without immediate effects on existing residents, as the large site area will allow for appropriate boundary controls and significant areas of public open space. Existing residents will also benefit from improved through-site linkages, pedestrian and cycle-ways, access to new and existing green space, new retail and food/beverage offerings and improved community and recreational facilities within close walking distance.
 - (c) Increasing the Wairaka resident population will help re-invigorate the town centres of Point Chevalier and Mt Albert.
 - (d) The availability of housing in close proximity to Unitec's Campus will provide opportunities to live within walking distance of study and employment options. The provision of significant green spaces and shared/community facilities will encourage a variety of housing typologies, including apartments and terraced housing which will benefit from access to outdoor spaces, allowing compact living with no reduction in residential amenity.
 - (e) Importantly, the attractiveness of the location for a variety of housing typologies, and the ability to provide for intensification in close proximity to the market-attractive suburbs of Point Chevalier and Mt Albert, will encourage affordability and housing choice: two key priorities of both the Auckland Plan and the Proposed Plan.
- 6.29 To provide for these outcomes, Unitec seeks application of the Terrace House and Apartment Building zoning across the south-western part of the Precinct, and the inclusion of appropriate activities and development controls within the Precinct and underlying zone provisions to encourage high quality and suitably intensive residential development in specific locations across the Precinct.

- 6.30 The amendments sought by Unitec to achieve the outcomes above are set out in **Annexures 4 and 6.**

Educational Partnerships with Business

- 6.31 Unitec strongly supports the strategic direction of the Proposed Plan to promote and provide for business growth, as a vital component of social and economic well-being. Unitec's Indicative Wairaka Masterplan provides for appropriate opportunities for business and commercial services in a strategic location adjacent to the Point Chevalier town centre, including a proposed technology-based innovation/business park fronting the Carrington Road growth corridor.

- 6.32 Unitec has proposed amendments to the zone and Precinct provisions to provide for business and commercial services to establish in sub-precinct E (campus core and

- business park), as well as amendments to the zone and Precinct provisions to provide for and enable retail and commercial services in sub-precinct C. A key objective of Unitec's proposed planning framework is to create opportunities for business and research facilities to co-locate with a major tertiary institution and create mutually beneficial outcomes: access to highly productive talent for employers, and provision of employment opportunities for graduates, students and local residents.
- 6.33 Unitec's amendments to the Proposed Plan provisions will enable outcomes that directly respond to the strategic direction of the Auckland Plan and Auckland's Economic Development Strategy, and specifically the directives in the Auckland Plan to:
- (a) Develop conditions to promote entrepreneurial development and commercialisation of innovation, building on Auckland's unique advantages (Directive 6.5).
 - (b) Support sector precincts and infrastructure development, science and technology parks, and innovation centres for key industries (Directive 6.6).
 - (c) Support Auckland's tertiary institutions and research and development providers to develop the skills needed for innovative, high-value industries, recognising that these industries also serve to attract skilled migrants and expatriate New Zealanders (Directive 6.12).
 - (d) Improve communication between education providers, including schools, universities, polytechs, industry training providers, sector organisations, and firms, to respond to changing skill requirements (Directive 6.13).
 - (e) Support programmes to transition youth from places of education into the workforce and create local jobs to retain youth in the area (Directive 6.16).
- 6.34 In addition to businesses and commercial services that will specifically benefit from co-location with New Zealand's leading tertiary institute, the Wairaka Precinct will be an attractive location for business activities generally wishing to establish in a modern, high-amenity location, with good transport linkages. In that respect, Unitec has had careful regard to the provisions of the proposed Regional Policy Statement, and is comfortable that the amendments proposed in its submission reflect the hierarchy of centres and the Council's desire to maintain a compact urban form.
- 6.35 The amendments sought by Unitec to achieve the outcomes above are set out in **Annexures 4 and 6**.

Transport and Land Use

- 6.36 A key objective of Unitec's proposed Precinct provisions and the Indicative Wairaka Masterplan is to enable the future development of a compact urban village that provides students, residents and employees with transport choices. The Precinct should be easily accessible on foot, by bike, public transport or by car. The role of Carrington Road should be carefully considered and opportunities taken by surrounding landowners, and in particular Auckland Transport, to improve its streetscape. Most importantly, the Precinct should have strong connections to the surrounding communities of Point Chevalier, Mt Albert and Waterview.
- 6.37 Unitec's Concept Plan (referred to above) depicts indicative public road layouts, major site access points and key public transport locations. Amendments to the Precinct provisions are sought to reflect the outcomes shown on the Concept Plan and the objectives set out above.

- 6.38 Importantly, the layout of public roads shown on the Concept Plan will provide a high degree of certainty in respect of the form of future development that will be enabled by the Precinct provisions, as well as proposed connections to the surrounding neighbourhoods. At present neither the Wairaka Campus nor the Oakley Creek Walkway are well-utilised by the surrounding community. Unitec's vision includes the identification of key gateways, together with a bike path, Waterview cycle bridge and a network of pedestrian walkways, in order to encourage through-site connections by existing and future residents, and by the surrounding communities.
- 6.39 The Wairaka Precinct has an extended frontage to Carrington Road, an important vehicle access route linking the communities of Point Chevalier and Mt Albert. Unitec's proposed Precinct provisions and the Indicative Wairaka Masterplan seek to develop the potential of Carrington Road by creating a functional and well-designed street environment that accommodates all transport modes (walking, cycling, buses and vehicles, as well as links to rail); achieves an active frontage with quality architecture, landscaping and a well-defined building edge; and provides an additional opportunity for commercial and retail activities. To encourage those outcomes, Unitec has sought recognition of Carrington Road as an identified Growth Corridor in the Proposed Plan.
- 6.40 Unitec's submission also proposes several amendments to the Precinct parking controls, including to specifically provide for communal parking facilities and reduced parking ratios in sub-precinct E (campus core, student hub and business park). The nature of Unitec's core learning activities (which operate over an extended "timetable") mean that communal parking facilities are a particularly appropriate way of accommodating students and staff who come and go at various times of the day, while also encouraging public transport use through a careful fee structure (for example, by reducing fees outside of commuter peaks).
- 6.41 The amendments sought by Unitec to achieve the outcomes above are set out in **Annexures 4 and 6**.

7. CONCLUSION

- 7.1 Unitec could not gain an advantage in trade competition through this submission.
- 7.2 Unitec wishes to be heard in support of its submission.

UNITEC INSTITUTE OF TECHNOLOGY

Date: 26 February 2014

Signature:



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ANNEXURE 1: TABLE OF REQUESTED CHANGES TO THE REGIONAL POLICY STATEMENT PROVISIONS

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Vol. 3

Annexure 1: Regional Policy Statement

Provision	Unitec's submission	Relief sought
B Regional Policy Statement		
B.1 Issues of regional significance		
1.1 Enabling quality urban growth		
<p>1. B.1.1 Enabling quality urban growth Unitary Plan issue</p>	<p>It is critical that the Unitary Plan recognises the demand that Auckland's growing population places on education facilities, and in particular tertiary facilities. The need to appropriately provide for social and community infrastructure cannot be divorced from demands on housing and other infrastructure, and managing and providing for the growth and development of such facilities is essential in order to provide for the social, cultural and economic well-being of Aucklanders, and to achieve a compact and efficient urban form. Therefore the need to provide for education and other core social infrastructure must be acknowledged in issue 1.1 - Enabling quality urban growth.</p>	<p>Amend issue 1.1 as follows: Unitary Plan issue Our growing population increases demand for housing, employment, business, infrastructure, <u>education</u>, and services. This means we must manage our growth in a way that:</p> <ul style="list-style-type: none"> • enhances quality of life for individuals and communities • optimises the efficient use of our existing urban area • optimises the efficient use of existing and new infrastructure, particularly significant infrastructure • maintains and enhances the quality of our environment, both natural and built • <u>maintains</u> Māori communities, culture and values • <u>provides for the social and community infrastructure, including education, health and recreational facilities which are essential to support a growing city.</u>
<p>2. B.1.1 Enabling quality urban growth Our sense of place</p>	<p>Consideration of urban design and sustainability outcomes should encompass all of the necessary activities (including education) which are crucial to ensuring social, economic and cultural well-being. Urban design in particular should not be solely concerned with housing and urban living, as places where people learn, work and relax will need to be equally functional, sustainable, efficient and attractive if the Council is to achieve its vision of the world's most liveable city.</p>	<p>Amend issue 1.1 as follows: Our sense of place We need to consider urban form and design, and sustainability outcomes to maximise economic opportunity and well-being, social well-being, cultural diversity and environmental health. These disciplines are critical in ensuring developments provide:</p> <ul style="list-style-type: none"> • high quality urban living experiences with sufficient amenities • a range of housing to accommodate a diverse population • mixed use, vibrant and coherent high density centres

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Provision	Unitec's submission	Relief sought
3. B.1.1 Enabling quality urban growth Social wellbeing	Tertiary education facilities, and Unitec in particular, are at the forefront of modern learning and innovation methods. Facilities for research and development are part of all major tertiary institutions and there are increasing opportunities for business and industry to co-locate with tertiary facilities in order to foster shared learning programmes and increase student and graduate employment opportunities. Over the life of the Plan there will be significant advancements in technology, innovation and learning and business practices. Those opportunities must be recognised and provided for at the Regional Policy level in order to enable tertiary facilities to respond and to continue to produce highly productive talent that will contribute to Auckland's economic prosperity. The Plan must equally recognise the need for Auckland's social infrastructure to be affordable and to "pay for itself". That will require facilities which are efficient, affordable, and fit for purpose, and therefore well equipped to carry out their functions to best meet the needs of Auckland's current and future population. Changes are sought to issue 1.1 - Social wellbeing to address these concerns.	<ul style="list-style-type: none"> • visibility of Auckland's cultural diversity in urban design • <u>the range of activities which are essential to the social, cultural and economic wellbeing of a growing Auckland</u> • increased travel choices and a reduction in reliance on private vehicles. <p>Amend issue 1.1 as follows: Social Wellbeing Social and community infrastructure relates to public and private facilities and networks, which provide for Aucklanders' quality of life and socio-economic outcomes. Social and community infrastructure is an important asset to society as it provides:</p> <ul style="list-style-type: none"> • opportunities to learn • <u>opportunities to foster innovation, research and economic development associated with Auckland's tertiary education facilities</u> • facilities for the prevention and treatment of illness and injury • facilities to support the justice system • places where the community can come together to discuss issues, to participate in recreation activities or to socialise. <p>Auckland's continuing growth will necessitate a high quality network of accessible, <u>affordable, and fit for purpose</u> social and community infrastructure that meets Aucklanders' needs both locally, sub-regionally and regionally. This will need to be delivered by a range of providers including central government, local government and private organisations or individuals.</p>
B.1.2 Enabling economic wellbeing		
4. B.1.2 Enabling economic wellbeing Unitary Plan issue	It is important that tertiary institutions are recognised not only within the social infrastructure component of the Regional Policy provisions, but also for their role in	Amend issue 1.2 as follows: Unitary Plan issue Auckland plays a crucial role in New Zealand's economy as the major

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Provision	Unitec's submission	Relief sought
<p>5. B.1.2 Enabling economic wellbeing Explanation</p>	<p>enabling economic well-being (issue 1.2). Tertiary institutions are significant contributors to Auckland's economy, generating revenue from fees (including international students), accommodation and student spending, as well as employing thousands of staff and producing skilled members of Auckland's workforce. In addition, research and innovation opportunities, including opportunities to develop relationships with industry and business partners, play an important role in Auckland's economy; a role which is likely to substantially increase over the life of the Plan.</p> <p>Providing for high-speed internet connections (local and international) will be essential to maximise national and international economic opportunities and must therefore be recognised as a key outcome to be enabled by the Plan.</p>	<p>wealth creator for the country. Choices on the location and supply of land, particularly business land, the use of rural land for primary production, the management of existing and future infrastructure, <u>providing reliable and high speed internet connections within and from Auckland, leveraging the economic opportunities of innovation and research from our tertiary institutions, the security of energy supply and the use of natural resources, such as minerals, will affect our economic strength, prosperity and contribution to the national economy.</u></p>
<p>5. B.1.2 Enabling economic wellbeing Explanation</p>	<p>As set out in row 4, opportunities for education, innovation and the co-location of business and industry with tertiary institutions already play a significant role in Auckland's economy; one that is likely to increase over the next 30 years. Those opportunities should be specifically recognised in the Regional Policy provisions, to ensure they are maximised for the economic benefit of all Aucklanders over the next three decades.</p>	<p>Amend issue 1.2 as follows: Explanation The Unitary Plan does not directly address economic issues such as skills shortages and business investment; rather it provides a resource management framework that delivers certainty to Aucklanders and businesses, provides lower compliance costs and enables investment and growth. <u>Auckland benefits from a number of major tertiary institutions. The opportunity for education, learning, innovation, research and the co-location of high value industry and business with these institutions, is a significant enabler of economic development for Auckland and New Zealand.</u></p>
<p>6. B.1.2 Enabling economic wellbeing Physical infrastructure</p>	<p>Significant investment in high speed local and international internet connections will be required in order to ensure that Auckland can keep pace with other international cities, and particularly to enable business and education providers to continue to operate and succeed on a global scale, thereby ensuring Auckland's continued economic growth and development.</p> <p>Unitec seeks specific recognition of the need to enable</p>	<p>Amend issue 1.2 as follows: Physical infrastructure Auckland has invested heavily in areas such as Auckland Airport and the ports, together with supporting infrastructure such as public transport, energy supply and broadband. To provide for ongoing economic growth we need to ensure that freight can move across and through Auckland. We must continue to invest in our significant</p>

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Provision	Unitec's submission	Relief sought
<p>7. B.1.2 Enabling economic wellbeing New Section Education</p>	<p>such connections in B.1.2 Physical infrastructure.</p> <p>Unitec seeks the inclusion of new section B.1.2 Enabling economic wellbeing - Education. While the Plan recognises transport, energy, infrastructure and urban form as factors which contribute to economic wellbeing, it is entirely silent as to the essential role of primary, secondary, and tertiary education providers.</p> <p>Without education facilities, and particularly tertiary institutions, Auckland would have no skilled workforce and its economy would be entirely reliant on unskilled workers or international candidates. Plainly, Auckland's economy could not survive without the ongoing education of skilled and experienced graduates.</p> <p>Together with their original educational purpose, the role of tertiary institutions in Auckland has evolved to meet the demands of a growing international city. Tertiary facilities increasingly include opportunities for research, innovation and business development. As learning and teaching methods continue to change, as the business community becomes more sophisticated; and as Auckland's population grows, tertiary facilities will need to adapt and respond. The Plan must recognise the need to provide for those outcomes and, in particular, must recognise the benefits of the co-location of business and tertiary facilities to maximise learning and economic opportunities - allowing tertiary institutions to enhance teaching methods and businesses to profit from research, innovation and access to Auckland's brightest talent.</p>	<p>infrastructure assets, including adequate and reliable bulk water supply, wastewater reticulation and associated works, stormwater management, and transport networks to keep pace with our growth. To ensure Auckland's education and business sectors can leverage global opportunities, it is essential that Auckland develops high speed and reliable internet connections both locally and internationally.</p> <p>Insert new section in issue 1.2 - Education as follows:</p> <p>Education</p> <p><u>Education is a fundamental driver for economic wellbeing and prosperity. Auckland benefits from a broad spectrum of educational institutions at primary, secondary and tertiary level. Tertiary education in particular is a significant enabler of economic growth. As well as the education and learning opportunities to develop a skilled workforce, tertiary institutions provide hubs for innovation and research. They also provide the opportunity for business and industry in the research and development area to co-locate with the major educational institutions. This brings benefit both in terms of enhancing opportunities for innovation and research from business, as well as teaching and learning opportunities for the institution.</u></p> <p><u>To provide for this innovation and research, Auckland needs to create enabling opportunities for tertiary institutions to adapt to modern learning styles, to provide modern and fit for purpose facilities, and to provide a broad range of research and innovation activities to co-locate with tertiary institutions. Providing for this broad base of economic development within our educational institutions is a key aspect of this plan.</u></p>

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Provision	Unitec's submission	Relief sought
<p>B.1.3 Protecting our historic heritage, historic character and natural heritage</p>		
<p>8. B.1.3 Protecting our historic heritage, historic character and natural heritage Historic Heritage</p>	<p>Many tertiary facilities include historic buildings or heritage features on site. These buildings, while part of Auckland's heritage, are costly to repair and maintain; are often unfit for modern teaching purposes; and increasingly carry significant seismic risk, rendering them unsafe for students and staff.</p> <p>Tertiary institutions are commonly responsible for a significant number of buildings, all which require regular maintenance (on a limited budget). As a result, heritage buildings run the risk of falling into disrepair as buildings which are better equipped to accommodate students and staff are prioritised for maintenance, repair and upgrade.</p> <p>The Plan should recognise this tension and provide appropriately for the thoughtful adaptive reuse of heritage buildings in order to preserve the most significant heritage aspects of those buildings; ensure ongoing public safety; and enable tertiary institutes to manage their building stock to ensure that the needs of existing and future students are appropriately provided for.</p>	<p>Amend issue 1.3 as follows:</p> <p>Historic heritage</p> <p>Growth and development in urban, rural and coastal areas has altered or destroyed much of Auckland's historic heritage and places of cultural importance. Further growth places pressure on our ability to protect historic heritage. <u>Lack of knowledge on places, and the need for buildings and structures to be retained in safe condition, also limits our efforts to protect our historic heritage.</u></p> <p>Our challenge is to ensure we protect our historic heritage while enabling growth and appropriate and viable use and enjoyment of these places for future generations, <u>and ensuring public safety.</u> <u>Adaptive re-use of buildings and structures can be an appropriate way of preserving historic heritage values, while providing for growth and ensuring public safety.</u> <u>The cost of preserving heritage values of a scheduled building should be met by the use and development of that building and its immediate surrounds, unless those development rights are transferred.</u></p>
<p>B.2 Enabling quality urban growth</p>		
<p>B.2.2 A quality built environment</p>		
<p>9. B.2.2 A quality built environment Objective 1</p>	<p>It is important that regional objectives in the Plan that provide for a quality built environment also acknowledge the need to ensure that developments appropriately consider and enable access to core services, including education and health. Quality and thoughtful design has an important role to play in ensuring that a range of activities continue to be provided for and that neighbourhood and centre planning does not occur without regard to the need for, and the operational requirements of, those activities.</p>	<p>Amend Objective 1 as follows:</p> <p>Objective</p> <p>1. A quality built environment where development, including subdivision, across the site, street, block, neighbourhood and city scales:</p> <ol style="list-style-type: none"> recognises Auckland's sense of place and enriches its landscape, character, heritage and legibility (identity) provides for a rich mix of choice and opportunity for our communities and can adapt to changing needs (diversity) considers and reinforces use, activity centres, access to

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Provision	Unitec's submission	Relief sought
10. B.2.2 A quality built environment New Policy 12	For the reasons set out in row 9 Unitec seeks the inclusion of new Policy 12 to recognise the need for development to appropriately design and provide for a range of critical activities (including education and health) which are necessary to achieve social, economic and cultural well-being.	<p><u>education and health services, energy systems and movement networks which are well connected and provide convenient and equal access for all (integration)</u></p> <p>d. <u>supports and optimises the full potential of a site's intrinsic qualities, including its shape, landform, outlook and relationship to its surroundings (efficiency).</u></p> <p>Insert new Policy 12 as follows:</p> <p>Policies</p> <p>...</p> <p><u>12. Provide for the range of support activities which underpin the wellbeing of communities, including education and health services.</u></p>
B.2.7 Social Infrastructure		
11. B.2.7 Social infrastructure Introduction	<p>Unitec strongly supports the Plan's recognition of tertiary institutions as key social infrastructure providers in Part B.2.7 of the Plan.</p> <p>However B.2.7 should acknowledge the additional benefits associated with tertiary institutions, including the promotion of social and economic well-being and opportunities for innovation and research. As set out above at row 5, those opportunities will increase in the next 30 years, as business and industry seek to co-locate with tertiary education providers in order to maximise benefits for students; increase access to productive talent; increase profitability; advance teaching and learning methods; invest in research and innovation developments; and overall to enhance the social and economic wellbeing of the Auckland region.</p> <p>The introduction should recognise that there are a number of existing independent tertiary institutions as well as those associated with central government.</p>	<p>Amend B.2.7 Introduction as follows:</p> <p>Introduction</p> <p>Social infrastructure relates to public and private facilities and networks, which provide for Aucklanders' quality of life and socioeconomic outcomes such as education, health, justice, corrections, community and cultural facilities. There are a range of social infrastructure providers:</p> <ul style="list-style-type: none"> • central government – tertiary institutions, hospitals, schools, courts and prisons • council – public art galleries and museums, community centres, libraries and youth centres • <u>independent institutions – tertiary institutions</u> • private providers – private schools, places of worship and hospitals. <p>Social infrastructure is an important asset to society as it provides:</p> <ul style="list-style-type: none"> • <u>opportunities to learn and to promote social and economic wellbeing</u> • <u>opportunities to leverage innovation and research from</u>

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Provision	Unitec's submission	Relief sought
<p>12. B.2.7 Social infrastructure Policy 2</p>	<p>The Plan must include provisions which are flexible enough to allow tertiary institutions, business and industry to respond to changing teaching and learning methods; national and international economic opportunities; and technological advances.</p>	<p><u>tertiary education institutions</u></p> <ul style="list-style-type: none"> • <u>facilities for the prevention and treatment of illness and injury</u> • <u>facilities to support the justice system</u> • <u>places where the community can come together to discuss issues, to participate in recreation activities or to socialise.</u> <p>Social infrastructure also contributes to the economy of Auckland and New Zealand by providing universities and other education facilities which generate the research and skill base necessary for a high-value knowledge economy. <u>The opportunity to leverage off tertiary institutions to promote innovation and research through the co-location with knowledge industry and business is a key driver for Auckland's social and economic prosperity.</u></p> <p>Amend Policy 2 as follows:</p> <p>Policies</p> <p>...</p> <p>2. Provide Auckland with sufficient social infrastructure to meet the needs of its growing population by:</p> <ol style="list-style-type: none"> a. <u>enabling intensive use and development of existing and new social infrastructure sites</u> b. <u>working with providers to plan and fund social infrastructure to meet future growth needs in brownfield and greenfield areas</u> c. <u>requiring adaptable multi-functional buildings to meet changing needs and provide for co-sharing and co-location (where this is supported by the provider)</u> d. <u>identifying new growth areas well in advance of their development so that forward planning of the provision of social infrastructure can occur via tools such as structure planning and designations to secure sites for future social infrastructure.</u> e. <u>provide flexible provisions which enable the major education and health facilities to adapt to changing learning</u>

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Provision	Unitec's submission	Relief sought
<p>13. B.2.7 Social infrastructure Methods</p>	<p>Minor amendments are required to the Plan's regulatory methods to recognise "tertiary education institutions" (which is a broader category than "universities").</p>	<p>and caring practices and technology advances, and to make specific provision for innovative research, teaching, caring and support services and industries to co-locate with tertiary institutions.</p> <p>Amend B.2.7 Social infrastructure - Methods as follows:</p> <p>Methods</p> <p>Regulatory</p> <p>Unitary Plan:</p> <ul style="list-style-type: none"> Auckland-wide objectives, policies and rules for: infrastructure, transport; network utilities and energy, subdivision, artworks, lighting, noise and vibration, signs, universal access, sustainable design and temporary activities. Zones - objectives, policies and rules for: rural, residential, business, city centre and future urban, cemetery, healthcare facility, major recreation facility, schools, universities tertiary educational institutions and Māori purpose. Overlays - objectives, policies and rules for: airport approach path, aircraft noise areas, city centre port noise, high land transport noise and Māori land. Precincts - objectives, policies and rules for: observatory, learning, zoo and MOTAT, Auckland Museum, and Ngati Whatua o Ōrākei, and identified tertiary education institutions. Designations by Requiring Authorities – such as Auckland Council, and the Ministers of Corrections, Courts, Education, Police, Social Development and Tertiary Education for sites to accommodate social infrastructure facilities.

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Provision	Unitec's submission	Relief sought
B.3 Enabling economic well-being		
B.3.1 Commercial and industrial growth		
14. B.3.1 Commercial and industrial growth Introduction	<p>As set out above at row 11, it is appropriate for the Plan to recognise the importance of tertiary education institutions in contributing to economic well-being and commercial growth, and not solely focus on their role as social infrastructure providers. In particular, Part B.3.1 should acknowledge the significant commercial opportunities and benefits associated with the co-location of business and tertiary institutions, as well as the positive effects for Auckland's economy that will inevitably flow from a focus on research and innovation.</p>	<p>Amend B.3.1 Introduction as follows:</p> <p>Introduction</p> <p>This chapter sets out the objectives and policies for managing and developing Auckland's economy. Commercial and industrial activities are key drivers providing employment and business opportunities, and for meeting demands for economic and social well-being associated with population growth.</p> <p>The distribution and management of these activities have an important role in determining the shape of the urban environment. The policy approach seeks to ensure:</p> <ul style="list-style-type: none"> • that sufficient land for differing business activities is available to provide for social and economic well-being • an efficient urban form is achieved and productivity is maximised • new development and commercial intensification and expansion is managed to achieve high amenity, efficiency and compact urban form • <u>opportunity is provided to foster innovation and research, including opportunities of co-location of business and industry with major tertiary educational institutions.</u>
15. B.3.1 Commercial and industrial growth New Objective 4	<p>New Objective 4 is required to specifically encourage opportunities for innovation and research, which will be pivotal in ensuring that Auckland can achieve the Council's vision of the world's most liveable city and is able to maintain that position over the next 30 years.</p>	<p>Insert new Objective 4 as follows:</p> <p>Objectives</p> <p>...</p> <p><u>4. Encourage innovation and research.</u></p>
16. B.3.1 Commercial and industrial growth New Policy 12	<p>New Policy 12 is required to give effect to new Objective 4 and to enable innovation, research, business and education opportunities to be maximised and enhanced during the life of the Plan.</p>	<p>Insert new Policy 12 as follows:</p> <p>Policies</p> <p>...</p> <p><u>12. Provide for innovation and research, business and industry to co-</u></p>

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Provision	Unitec's submission	Relief sought
<p>17. B.3.1 Commercial and industrial growth Methods</p>	<p>B.3.1. Methods should be amended to acknowledge that precinct objectives, policies and rules relevant to business innovation and research activities associated with tertiary institutions will give effect to the objectives and policies in B.3.1 seeking to provide for Auckland's commercial growth.</p>	<p>locate with major tertiary educational institutions.</p> <p>Amend B.3.1 Commercial and industrial growth - Methods as follows:</p> <p>Methods</p> <p>Regulatory</p> <p>Unitary Plan:</p> <ul style="list-style-type: none"> • Auckland-wide objectives, policies and rules for: Air quality, General, Parking, Loading and Access, and Subdivision • Zone objectives, policies and rules for: City Centre, Metropolitan Centre, Town Centre, Local Centre, Neighbourhood Centre, Mixed Use, General Business, and Business Park. • Overlay objectives, policies and rules for: Additional Zone Height Controls, City Fringe Office and Identified Growth Corridor • Precinct objectives, policies and rules for: Business and Comprehensive Precincts, <u>business innovation and research activities associated with major tertiary institutions.</u>

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ANNEXURE 2: TABLE OF REQUESTED CHANGES TO THE AUCKLAND-WIDE OBJECTIVES, POLICIES AND RULES

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Annexure 2: Auckland-wide objectives, policies and rules

Provision	Unitec's submission	Relief sought
C Auckland-wide objectives and policies		
C.3 Historic heritage		
1. C.3 Historic heritage Background	It is unclear in section C.3 as to how a precautionary approach would be adopted to prevent the loss of heritage, and Unitec is concerned that section C.3 as drafted could result in unnecessary and onerous controls being placed on buildings that have not been assessed as warranting heritage protection under the Plan. Amendments to the Background section are required to address these concerns.	Amend the second paragraph to Background as follows: A precautionary approach is essential to prevent the loss of significant historic heritage places and areas occurring before they can Significant historic heritage needs to be identified through area surveys, thematic research or public nominations, or and then included in the historic heritage schedule of the plan. A precautionary approach is particularly however important in relation to archaeological sites. As of 2013, archaeological surveys have only been undertaken over 35 per cent of land within the Auckland region. Many sites are not easily identifiable or evaluated from surface evidence. Around 11,000 sites are recorded in the Auckland region, and it is likely that at least this many remain unidentified. Many archaeological sites are of Māori origin and are of interest or significance to mana whenua.
2. C.3 Historic heritage Background	A minor amendment to the Background section is required to confirm that the following objectives and policies relate to buildings or places yet to be scheduled in the Plan, rather than as an additional layer of control for those buildings and places already scheduled in Appendix 9.	Insert an additional paragraph into Background as follows: ... <u>The objectives and policies below do not apply to buildings or places that are scheduled as at [date of notification of this plan].</u>
3. C.3 Historic heritage Objective 1	Objective 1 should be amended to provide that significant historic heritage places, once identified, will be specifically scheduled in the Plan. As currently drafted, Objective 1 is ambiguous and may result in more onerous controls over unscheduled buildings than those which have been developed for scheduled buildings.	Amend Objective 1 as follows: 1. Significant historic heritage places that are not scheduled in the Unitary Plan are <u>identified and scheduled so that their heritage values can be protected from the adverse effects of use and development.</u>

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Provision	Uniftec's submission	Relief sought
4. C.3 Historic heritage Policy 2	Policy 2 is unclear as to which buildings it is intended to refer to and to how a precautionary approach would be adopted in this context. Uniftec seeks the deletion of this Policy.	Delete Policy 2 as follows: 2. Take a precautionary approach to the demolition of buildings in areas of early settlement.
5. C.3 Historic heritage Policy 3	A minor amendment is required to Policy 3 to clarify its application to activities for which resource consent is sought.	Amend Policy 3 as follows: 3. <u>In respect of activities for which a resource consent is required, manage</u> effects on historic heritage places by: ..
6. C.3 Historic heritage Policy 4	Policy 4(b) should be amended to incorporate the balancing exercise expressed in Policy 4(c). Policies 4(e)-(g) should be deleted. Re-use and development may also serve positive social needs, encourage an active and vital location and community, and bring people and activity back into historic buildings and uses. This should be enabled, rather than only allowing such a re-use proposal if the building might otherwise fall into disrepair.	Amend Policy 4 as follows: 4. Encourage protection and stewardship of significant historic heritage places that meet the criteria for scheduling by enabling appropriate use, subdivision or development that would not otherwise be provided for in the plan, where: .. b. the benefits to the wider community of enabling use, subdivision or development to secure the future conservation of a historic heritage place outweigh any adverse effects of not conforming to other sections of the plan, and on balance the <u>significant heritage values of the place or its setting are not significantly adversely affected</u> e. the significant heritage values of the place or its setting are net-on-balance adversely affected d. <u>significant</u> detrimental fragmentation of management of the place is avoided or <u>minimised</u> e. it is necessary to resolve problems arising from the inherent needs of the place, rather than the circumstances of the owner, or the monetary value of the site f. sufficient incentive mechanisms are not available from any other source g. it is demonstrated that the effects associated with enabling development have been minimised.
C.5 Natural resources		
C.5.2 Earthworks		
7. C.5.2 Earthworks Policy 2	An amendment is sought to Policy 2 to recognise that, even with best practice erosion and sediment control measures in place, earthworks will often result in some	Amend Policy 2 as follows: 2. Manage earthworks to: a. retain soil and sediment on the land, and to the extent practicable, not discharge it to water bodies and coastal water by use of best sediment and erosion control practices

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	<p>sediment entering water. That reality is recognised elsewhere in the Plan, for example in Policies 2(f) and 2(g).</p>	<p>b. carefully manage limit the amount of land being disturbed at any one time, particularly where the soil type, topography and location is likely to result in increased sediment runoff or discharge</p> <p>c. not create or exacerbate the risk of natural hazards</p> <p>d. avoid, remedy or mitigate noise, vibration, odour and other amenity effects, traffic and human health effects</p> <p>e. maintain the cultural and spiritual values of Mana Whenua in terms of land and water quality, preservation of wāhi tapu, and kaimoana gathering</p> <p>f. minimise the loss of sediment during rain events and its subsequent discharge into surface water bodies and coastal water</p> <p>g. require the use of best industry practices and standards for on-site sediment treatment or removal methods relative to the nature and scale of the activity to reduce the amount of sediment discharge.</p>										
<p>H Auckland-wide rules</p>												
<p>H.1.2 Transport</p>												
<p>8. H.1.2 Transport 3.3 (1) (Design of parking and loading spaces)</p>	<p>It is not stated anywhere in development control 3.3 that the prescribed dimensions are minimums. As drafted, the control implies that the dimensions must be complied with exactly. Unitec therefore seeks the inclusion of "minimum" for clarity. Further, Unitec seeks to ensure that parking and loading spaces are not required to be kept clear when the activity they serve is not in operation, for example at night. This is an unnecessary constraint and may restrict a reasonable use of those spaces outside normal operating hours. Also relative to this provision, some of the operative plans in Auckland refer to parking for regular users (eg employees, residents, and long term parking users) and casual users (eg shoppers and visitors). This distinction has been removed so that now</p>	<p>Amend development control as follows:</p> <p>1. Size and location of parking spaces</p> <p>a. every parking space must:</p> <p>i. comply with the minimum dimensions given in Table 8 and Figure 1.</p> <p>...</p> <p>d. be kept clear and available at all times the activity is in operation, except where stacked parking is permitted by clause 3.3.3.1 below</p> <p>...</p> <p>Table 8: Car parking space and manoeuvring minimum dimensions</p> <p>...</p> <p>Also, insert additional rows to Table 8 as follows:</p> <table border="1" data-bbox="1189 235 1364 1288"> <thead> <tr> <th data-bbox="1189 1041 1292 1288">Car parking angle</th> <th data-bbox="1189 929 1292 1041">Width of car parking space</th> <th data-bbox="1189 817 1292 929">Depth of car parking space</th> <th data-bbox="1189 705 1292 817">Manoeuvring space</th> <th data-bbox="1189 593 1292 705">Total</th> </tr> </thead> <tbody> <tr> <td data-bbox="1292 1041 1364 1288"></td> <td data-bbox="1292 929 1364 1041"></td> <td data-bbox="1292 817 1364 929">From wall*</td> <td data-bbox="1292 705 1364 817">From kerb**</td> <td data-bbox="1292 593 1364 705"></td> </tr> </tbody> </table>	Car parking angle	Width of car parking space	Depth of car parking space	Manoeuvring space	Total			From wall*	From kerb**	
Car parking angle	Width of car parking space	Depth of car parking space	Manoeuvring space	Total								
		From wall*	From kerb**									

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Provision	Unitec's submission	Relief sought																																										
	<p>all parking in effect applies casual user dimensions.</p> <p>Unitec's students and staff park regularly in the same carparks. Unitec therefore seeks these 'regular-user' parking dimensions should be reinstated in the Proposed Plan.</p> <p>The inclusion of smaller parking dimensions for regular users recognises the fact that regular users become more familiar with access to and egress from the spaces they are using; and can modify their choice of vehicle and method of use of the carpark to suit the dimensions of the space(s) they are using. Having some carpark spaces with smaller dimensions also supports the proposed policy direction which promotes a move toward a smaller vehicle fleet.</p> <p>There is also a typographical error in relation to Table 9, loading space dimensions.</p>	<table border="1"> <tr> <td></td> <td>2.3m</td> <td></td> <td></td> <td>8.3m</td> <td>13.2m</td> </tr> <tr> <td>90 degrees - regular uses (employees, resident, long term parking users, enrolled students)</td> <td>2.4m</td> <td rowspan="3">4.9m</td> <td rowspan="3">3.9m</td> <td>7.1m</td> <td>12.0m</td> </tr> <tr> <td></td> <td>2.5m</td> <td>6.7m</td> <td>11.6m</td> </tr> <tr> <td></td> <td>2.6m</td> <td>6.3m</td> <td>11.2m</td> </tr> <tr> <td></td> <td>2.7m</td> <td></td> <td></td> <td>5.9m</td> <td>10.8m</td> </tr> <tr> <td rowspan="3">90 degrees</td> <td>2.5m</td> <td></td> <td></td> <td>7.7m</td> <td>12.7m</td> </tr> <tr> <td>2.6</td> <td>5-04.9m</td> <td>4-03.9m</td> <td>7.0</td> <td>12.0</td> </tr> <tr> <td>2.7</td> <td></td> <td></td> <td>6.7</td> <td>11.7</td> </tr> </table> <p>Also, amend development control as follows:</p> <ol style="list-style-type: none"> Every loading space must: <ol style="list-style-type: none"> comply with the <u>minimum</u> dimensions given in Table 79. 		2.3m			8.3m	13.2m	90 degrees - regular uses (employees, resident, long term parking users, enrolled students)	2.4m	4.9m	3.9m	7.1m	12.0m		2.5m	6.7m	11.6m		2.6m	6.3m	11.2m		2.7m			5.9m	10.8m	90 degrees	2.5m			7.7m	12.7m	2.6	5-04.9m	4-03.9m	7.0	12.0	2.7			6.7	11.7
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<p>9. H.1.2 Transport 3.3.2</p>	<p>Most retail activities, other than large format retail, are unlikely to require loading space provision to accommodate large, articulated trucks. Eleven metre loading spaces will only be necessary to accommodate warehouses, industrial activities and large format retail.</p> <p>Unitec seeks an amendment to Table 9 to include more appropriate loading space dimensions.</p>	<p>Amend Development Control 3.3.2 as follows:</p> <p>3.3.2. Size and location of loading spaces</p> <p>1. Every loading space must:</p> <ol style="list-style-type: none"> comply with the dimensions given in Table 7. <p>Table 9: Loading space dimensions</p> <table border="1"> <thead> <tr> <th>Activity</th> <th>Length of loading space (m)</th> <th>Width of loading space (m)</th> </tr> </thead> </table>	Activity	Length of loading space (m)	Width of loading space (m)																																							
Activity	Length of loading space (m)	Width of loading space (m)																																										

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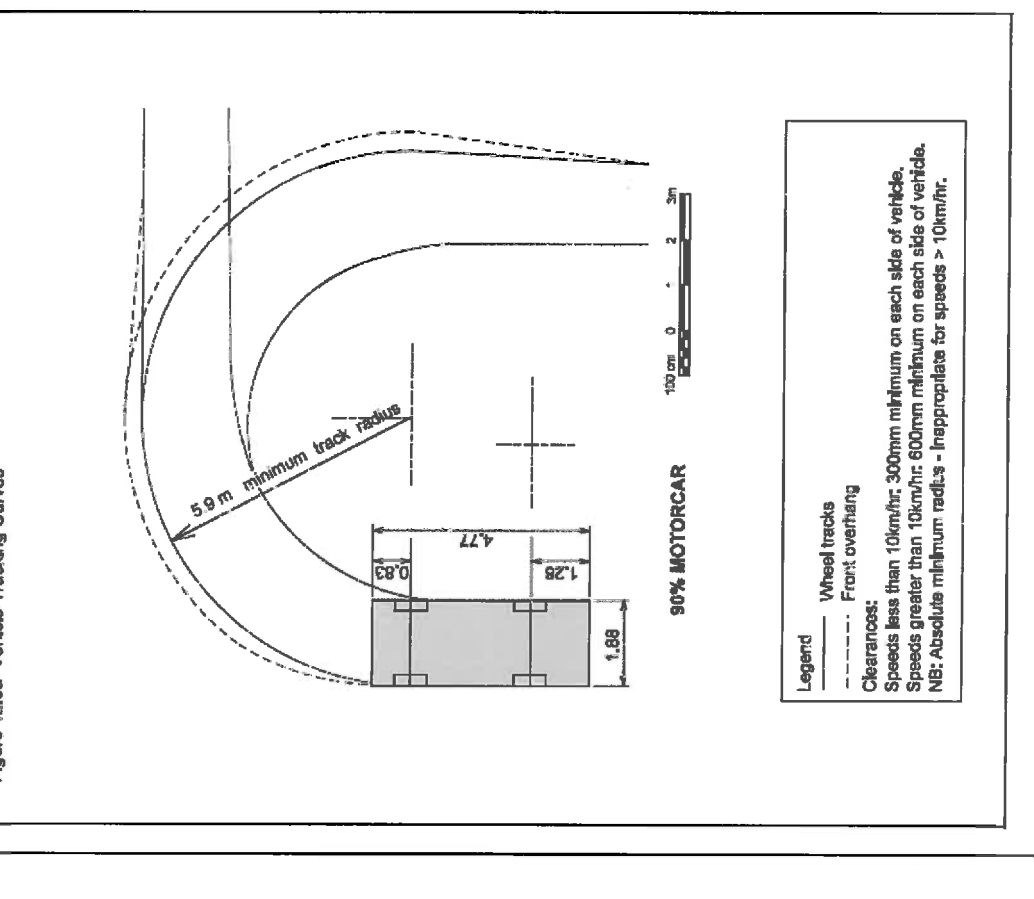
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	Provision	Unifec's submission	Relief sought
			<p>Retail and Warehouses, 11</p> <p>Industrial activities and retail activities over 5,000m² GFA</p> <p>All other activities 8.5</p>
10.	H.1.2 Transport Figure 2	<p>The B85 vehicle is larger than the 90 percentile vehicle utilised in the Auckland Council Operative District Plan: Isthmus Section and does not recognise the trend of reducing car size in the vehicle fleet. It is recommended that the 90 percentile vehicle used in the District Plan be retained as the appropriate design vehicle.</p>	<p>Delete Figure 2 - 85 percentile car tracking curve and replace with Figure 12.3(a) 90 percentile car tracking curve from Auckland Council Operative District Plan: Isthmus Section as follows:</p> <p>[See figure on following page]</p>

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Provision	Unifec's submission	Relief sought
		<p data-bbox="287 896 319 1232">Figure 12.3a Vehicle Tracking Curves</p>  <p data-bbox="973 896 1005 1120">90% MOTORCAR</p> <p data-bbox="1101 1052 1276 1142"> Legend — Wheel tracks - - - Front overhang Clearances: Speeds less than 10km/hr: 300mm minimum on each side of vehicle. Speeds greater than 10km/hr: 600mm minimum on each side of vehicle. NB: Absolute minimum radius: > 10km/hr. </p>

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Relief sought			
Amend Table 15 as follows:			
Table 15: Vehicle crossing and vehicle access widths			
Location of site frontage	Minimum width of crossing at site boundary	Maximum width of crossing at site boundary	Minimum formed access width
Centres, Mixed Use and all other zones not listed below	3.5m (for sites where access is from a state highway other than a motorway) 3.0m for other sites (one way)	3.5m (one way)	Serves nine or less parking spaces or two or less loading spaces 2.5m provided it is contained within a corridor clear of buildings or parts of a building with a minimum width of 3m
General Business, Business Park or Industrial zone	3.7m (one way) 5.5m (two-way)	4.0m (one way) 6-97.5m (two-way)	Serves ten or more parking spaces or three or more loading spaces 2.5m provided it is contained within a corridor clear of buildings or parts of a building with a minimum width of 3m

Unitec's submission

Unitec does not support the maximum width of vehicle crossings at site boundaries being only 6m. This width is inadequate for almost all non-residential crossings. Such a width is insufficient to safely and effectively accommodate two-way traffic, especially for large vehicle numbers. While the Council may consider a 6m maximum to provide for the perceived amenity of pedestrians on a footpath, the small size can have a greater effect on pedestrian safety, and there are functional factors to be taken into account. Unitec seeks that a maximum width of 7.5m be implemented for all non-residential crossings.

Provision

H.1.2 Transport Table 15

Provision	Unitec's submission	Relief sought				
		<table border="1"> <tr> <td>5.5m (two-way)</td> <td>6-7.5m (two-way)</td> <td>Serves ten or more parking spaces or three or more loading spaces</td> <td>5.5m (providing for two-way movements)</td> </tr> </table>	5.5m (two-way)	6-7.5m (two-way)	Serves ten or more parking spaces or three or more loading spaces	5.5m (providing for two-way movements)
5.5m (two-way)	6-7.5m (two-way)	Serves ten or more parking spaces or three or more loading spaces	5.5m (providing for two-way movements)			

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H.4 Natural resources
H.4.2 Earthworks

12. H.4.2 Earthworks 1.1	<p>The effects of earthworks can be managed by permitted activity controls irrespective of the zone in which the activities occur. There is no justification for a restricted discretionary activity status for earthworks in residential / other zones. A permitted activity status is more appropriate.</p> <p>The effects of general earthworks can be easily differentiated and addressed through a restricted discretionary criteria and matters for assessment. Full discretionary status is therefore not appropriate.</p>	<p>Amend the Activity Table as follows:</p> <p>1.1 Zones</p> <table border="1"> <tr> <td>Activity</td> <td>Residential zones</td> <td>Business zones</td> <td>Rural zones except Conservation</td> <td>Public open space except Public Open Space Conservation</td> <td>Rural Conservation, Open Space Conservation, Green Infrastructure</td> <td>Special Purpose zone - Quarry</td> <td>All zones roads</td> <td>other and</td> </tr> </table>	Activity	Residential zones	Business zones	Rural zones except Conservation	Public open space except Public Open Space Conservation	Rural Conservation, Open Space Conservation, Green Infrastructure	Special Purpose zone - Quarry	All zones roads	other and
Activity	Residential zones	Business zones	Rural zones except Conservation	Public open space except Public Open Space Conservation	Rural Conservation, Open Space Conservation, Green Infrastructure	Special Purpose zone - Quarry	All zones roads	other and			

29.

General earthworks not expressly either permitted or requiring resource consent above in this table									
From 501m ² up to 40002500 m ² and from 251m ³ up to 40002500	RDP	P	P	P	RD	P	RDP		

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Provision	Unitec's submission	Relief sought
13. H.4.2 Earthworks 2.1.1(10)	A minor amendment is sought to control 2.1.1(10) to clarify that the control cannot sensibly apply to permitted or approved works which specifically relate to a scheduled historic heritage place.	Amend Control 10 as follows: 2.1.1 General controls 10. The earthworks must be located at least 20m from any scheduled historic heritage place or scheduled sites and places of significance to Mana Whenua. <u>This excludes earthworks associated with permitted or approved works associated with a scheduled historic heritage place.</u>
14. H.4.2 Earthworks 3.2	Minor amendments are sought to assessment criteria 3.2.1(g) and (l) to ensure these criteria do not inappropriately constrain future decision-makers (ie by requiring earthworks to be limited or minimised). An amendment to 3.2.1(h) is sought to confine the assessment criteria to the relevant activity control (earthworks), as the list of considerations as drafted goes well beyond matters relevant to traffic generation effects resulting from earthworks activities.	Amend Assessment Criteria 1 as follows: 3. Assessment – Restricted discretionary activities 3.2 Assessment criteria 1. General When assessing an application for restricted discretionary activity consent, the council will consider whether the proposal will give effect to the assessment criteria provided below to determine the appropriateness of the proposal and options to avoid, remedy or mitigate potential adverse effects: ... g. whether the extent or impacts of adverse effects from the earthworks can be mitigated by <u>limiting-managing the duration, season or staging of such works</u> h. <u>managing the effects of whether-traffic generation during the period of earthworks will have adverse effects on the amenity-values-of-areas, health-and safety-of road-users-or pedestrians,-or adverse effects on the carriageways-of roads-through which it is likely to pass</u> ... l. the extent to which the area of the earthworks is minimised and is consistent with the scale of development being undertaken ...
H.4.14 Stormwater management		
15. H.4.14 Stormwater management 1.1	Minor amendments are sought to simplify the application of the activity table. It would be unnecessarily onerous to require an additional controlled activity consent where development has already been subject to a structure plan or subdivision consent process. A permitted activity status is more appropriate.	Amend the Activity Table as follows: 1. Stormwater discharges 1.1 Activity Table [rcp/rp] <div style="border: 1px solid black; padding: 5px; text-align: center;"> Diversion and discharge of stormwater to land, water or the CMA including the diversion of surface water from impervious areas </div>

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Provision	Unitec's submission	Relief sought	Activity Status
	<p>For all other diversion and discharge activities, any effects can be appropriately identified and addressed through restricted discretionary matters of assessment and criteria. A full discretionary activity status is not appropriate.</p>	<p>Activity</p> <p>...</p> <p>Impervious areas not otherwise provided for by stormwater network, public road, ground soakage and peat soil rules</p> <p>New impervious areas in a rural area, including rural zones, open space zones and special purpose zones outside the RUB where the impervious area is less than or equal to 5,000m² and which does not increase the total impervious area of the site to more than 5,000m²</p> <p>New impervious areas in an urban area, including open space zones and special purpose zones within the RUB where the impervious area meets the relevant development controls in the zone for impervious areas is less than or equal to 1,000m² and which does not increase the total impervious area of the site to more than 1,000m²</p> <p>New impervious areas in an urban area, including open space zones and special purpose zones within the RUB where the total site impervious area does not meet the relevant development controls in the zone for impervious areas is increased to greater than 1,000m² but less than or equal to 5,000m²</p> <p>New impervious areas where the development has been subject to structure or framework planning or subdivision consent that includes integrated land use and stormwater planning</p> <p>All other diversion and discharge of stormwater from impervious areas</p> <p>The diversion and discharge of stormwater from impervious areas not otherwise authorised by stormwater discharge and diversion rules</p>	<p>P</p> <p>P</p> <p>RD</p> <p>GP</p> <p>D-RD</p>
<p>16. H.4.14 Stormwater management 1.2.1</p>	<p>Unitec seeks that a new permitted activity control 1.2.1(3)(a)(ii) be inserted to recognise that impervious area from public roads will be assessed as part of a concept plan, framework plan, structure plan or</p>	<p>Amend Controls as follows:</p> <p>1. Controls</p> <p>1.2.1 Permitted Activities</p> <p>...</p>	

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	<p>subdivision consent process. In those circumstances, there should be no requirement to obtain an additional consent.</p> <p>An amendment to 1.2.1(3)(b) is sought to recognise other stormwater management measures which may be equally appropriate, and which should be included in the permitted activity controls.</p> <p>Revisions to 1.2.1(6) are sought as consequential amendments to the relief sought in row 15, and to ensure a simple and streamlined application of the stormwater controls.</p>	<p>3. Public roads operated by a road controlling authority</p> <p>a. the new impervious area, including footpaths, cycleways and ancillary areas, must:</p> <ul style="list-style-type: none"> i. <u>either be less than or equal to 105,000m², or</u> ii. <u>be part of an approved concept plan, framework plan, structure plan or subdivision consent</u> <p>b. at a minimum, stormwater treatment must be applied to catchpits for concentrated flows, or by directing sheet flows across vegetated areas where flows are not concentrated, or subject to stormwater management processes before the stormwater enters a natural water body</p> <p>c. the drainage network, including road side drainages, swales and catchpits must be managed and maintained to ensure effective operation and prevent erosion, sediment generation and discharge</p> <p>d. where stormwater is discharged to land, it must be dispersed to prevent scour and erosion.</p> <p>e. any road ancillary area must not be used for:</p> <ul style="list-style-type: none"> i. storage of roading and building materials for more than 14 days continuously ii. storage of material that may be hazardous to the environment iii. works/building yards. <p>...</p> <p>6. New impervious areas meet the relevant development controls in the zone for impervious areas less than or equal to 1,000m² in an urban area, including open space zones and special purpose zones within the RUB (excluding public roads)</p> <ul style="list-style-type: none"> a. the total impervious area on the site, including any new impervious area, meets the relevant development controls in the zone for impervious areas must be less than or equal to 1000m² b. there must be no connection to the stormwater network available. c. the discharge must be from an impervious area that is within an urban area, including open space zones and special purpose zones within the RUB. d. the new impervious area must meet the relevant requirements of Stormwater Management – Flow and Quality rules of the Unitary Plan, including in accordance with a resource consent under those rules.
17. H.4.14 Stormwater management: 2.1	Unitec seeks the inclusion of a new permitted activity to allow for the development of new impervious areas	<p>Amend the Activity Table as follows:</p> <p>2. Stormwater Management – Flow</p> <p>It is anticipated that technical guidance will be provided through best management practice guidelines</p>

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	<p>where an approved stormwater management system is in place. Minor amendments are sought to the activity table to acknowledge that, where no impervious area control exists, it would be appropriate for stormwater management purposes to require compliance with minimum landscape controls for the zone.</p>	<p>to support implementation of flow rules in this chapter.</p> <p>2.1 Activity Table [rp]</p> <table border="1" data-bbox="384 230 1129 1279"> <thead> <tr> <th data-bbox="384 371 443 1279">Section 9(2) RMA land use controls for managing stormwater flows</th> <th data-bbox="384 230 443 371"></th> </tr> <tr> <th data-bbox="443 371 528 1279">Activity</th> <th data-bbox="443 230 528 371">Activity status</th> </tr> </thead> <tbody> <tr> <td data-bbox="528 371 683 1279">Impervious areas in urban areas (excluding the strategic transport corridor and roads) not connected to the stormwater network</td> <td data-bbox="528 230 683 371"></td> </tr> <tr> <td data-bbox="683 371 767 1279">The development of new areas within a precinct or area accommodated by an approved stormwater management system</td> <td data-bbox="683 230 767 371">P</td> </tr> <tr> <td data-bbox="767 371 890 1279">All zones with an Impervious Area Threshold, or where there is no impervious area threshold control minimum landscape control; where not otherwise controlled within SMAF 1 or 2, combined sewer or not connected to stormwater network (excluding the Hauraki Gulf Islands)</td> <td data-bbox="767 230 890 371"></td> </tr> <tr> <td data-bbox="890 371 1013 1279">Total impervious area on the site is less than or equal to the impervious area threshold for the relevant zone, or where no such control exists, complies with the minimum landscape control for the zone</td> <td data-bbox="890 230 1013 371">P</td> </tr> <tr> <td data-bbox="1013 371 1129 1279">Total impervious area on the site is greater than the impervious area threshold, or where no impervious threshold control exists, is less than the minimum landscape requirement, for the relevant zone in all areas</td> <td data-bbox="1013 230 1129 371">RD</td> </tr> </tbody> </table>	Section 9(2) RMA land use controls for managing stormwater flows		Activity	Activity status	Impervious areas in urban areas (excluding the strategic transport corridor and roads) not connected to the stormwater network		The development of new areas within a precinct or area accommodated by an approved stormwater management system	P	All zones with an Impervious Area Threshold, or where there is no impervious area threshold control minimum landscape control; where not otherwise controlled within SMAF 1 or 2, combined sewer or not connected to stormwater network (excluding the Hauraki Gulf Islands)		Total impervious area on the site is less than or equal to the impervious area threshold for the relevant zone, or where no such control exists, complies with the minimum landscape control for the zone	P	Total impervious area on the site is greater than the impervious area threshold, or where no impervious threshold control exists, is less than the minimum landscape requirement, for the relevant zone in all areas	RD
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<p>18. H.4.14 Stormwater management 2.2.1</p>	<p>A minor amendment is sought to permitted activity control 2.2.1(3) to provide for impervious area not connected to a stormwater network in subdivisions or areas where a stormwater management system has been approved. In these circumstances stormwater quality and flow</p>	<p>Amend Control 3 as follows: 2.2 Controls 2.2.1 Permitted Activities ... 3. Impervious areas in urban areas (excluding the strategic transport corridor and roads) not connected to the stormwater network</p>														

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	<p>will already have been assessed and there is no reason to require an additional consent to be obtained.</p>	<p>a. either:</p> <ul style="list-style-type: none"> i. the increase in impervious area above that existing at the date of notification of the Unitary Plan is less than 25m²; or ii. the total impervious area is less than 10 percent of the site area; or iii. the development is within a precinct, subdivision, or area subject to an approved stormwater management system and the proposed development is proceeding in accordance with that approved stormwater management system. 														
<p>19. H.4.14 Stormwater management 3.1</p>	<p>Uncovered parking and the installation of roofing, cladding or architectural features should be a permitted activity where relevant stormwater management controls are already being met, as there is no need to provide Council with the ability to impose further conditions (ie any conditions would not be more stringent than permitted activity controls). Where permitted controls are not met, the adverse effects of any runoff can be appropriately addressed by way of restricted discretionary criteria, and on that basis full discretionary status is not warranted.</p>	<p>Amend the Activity Table as follows:</p> <p>3. Stormwater management - quality</p> <p>3.1 Activity table</p> <p>[rp]</p> <table border="1" data-bbox="678 235 1361 1276"> <thead> <tr> <th data-bbox="678 414 774 1276">Activity</th> <th data-bbox="678 235 774 414">Activity status</th> </tr> </thead> <tbody> <tr> <td data-bbox="774 414 917 1276">Section 9(2) RMA land use controls for managing stormwater contaminants in runoff from high contaminant generating land use activities</td> <td data-bbox="774 235 917 414"></td> </tr> <tr> <td data-bbox="917 414 1077 1276">New and redevelopment of existing uncovered parking (including that which is accessory to the main use of the site)</td> <td data-bbox="917 235 1077 414"></td> </tr> <tr> <td data-bbox="1077 414 1125 1276">Uncovered parking (including that which is accessory to the main use of the site) including entry/exit, which are greater than 1000m² in area and which are not located in the Industrial or Trade Activity area, where stormwater quality management requirements are met</td> <td data-bbox="1077 235 1125 414">CP</td> </tr> <tr> <td data-bbox="1125 414 1252 1276">New high contaminant-yielding roofing, cladding or architectural features</td> <td data-bbox="1125 235 1252 414"></td> </tr> <tr> <td data-bbox="1252 414 1361 1276">The installation of high contaminant yielding roofing, spouting, cladding material or architectural features, exceeding permitted activity area controls and where stormwater quality management requirements are met</td> <td data-bbox="1252 235 1361 414">CP</td> </tr> <tr> <td data-bbox="1361 414 1361 1276">The installation of high contaminant yielding roofing spouting, cladding material or architectural features that does not meet the permitted and controlled activity controls</td> <td data-bbox="1361 235 1361 414">DRD</td> </tr> </tbody> </table>	Activity	Activity status	Section 9(2) RMA land use controls for managing stormwater contaminants in runoff from high contaminant generating land use activities		New and redevelopment of existing uncovered parking (including that which is accessory to the main use of the site)		Uncovered parking (including that which is accessory to the main use of the site) including entry/exit, which are greater than 1000m ² in area and which are not located in the Industrial or Trade Activity area, where stormwater quality management requirements are met	CP	New high contaminant-yielding roofing, cladding or architectural features		The installation of high contaminant yielding roofing, spouting, cladding material or architectural features, exceeding permitted activity area controls and where stormwater quality management requirements are met	CP	The installation of high contaminant yielding roofing spouting, cladding material or architectural features that does not meet the permitted and controlled activity controls	DRD
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Provision	Unitec's submission	Relief sought										
<p>20. H.4.14 Stormwater management 3.1</p>	<p>As above in row 19, where stormwater quality requirements are met, there is no need for controlled activity status, as any conditions imposed should not be more stringent than existing management requirements. Permitted activity status is more appropriate.</p>	<p>Amend the Activity Table as follows:</p> <table border="1" data-bbox="336 230 754 1272"> <tr> <td colspan="2" data-bbox="336 230 432 1272">Section 9(2) RMA land use controls for managing stormwater contaminants in runoff from high contaminant generating land use activities</td> </tr> <tr> <td data-bbox="432 230 523 1272">Activity</td> <td data-bbox="432 230 523 1272">Activity status</td> </tr> <tr> <td colspan="2" data-bbox="523 230 587 1272">...</td> </tr> <tr> <td colspan="2" data-bbox="587 230 671 1272">New, and redevelopment of existing, high-use public roads operated by a road controlling authority</td> </tr> <tr> <td data-bbox="671 230 754 1272">Impervious area greater than 5000m² where stormwater quality management requirements are met</td> <td data-bbox="671 230 754 1272">CP</td> </tr> </table>	Section 9(2) RMA land use controls for managing stormwater contaminants in runoff from high contaminant generating land use activities		Activity	Activity status	...		New, and redevelopment of existing, high-use public roads operated by a road controlling authority		Impervious area greater than 5000m ² where stormwater quality management requirements are met	CP
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New, and redevelopment of existing, high-use public roads operated by a road controlling authority												
Impervious area greater than 5000m ² where stormwater quality management requirements are met	CP											
<p>21. H.4.14 Stormwater management 3.2.1</p>	<p>The inclusion of new permitted activity control 3.2.1(2)(b) will be equally as effective as the controls included in 3.2.1(2)(a) to reduce potentially contaminated runoff. Minor amendments are sought to permitted activity controls 3.2.1(3) and 3.2.1(4) to incorporate roads which are provided for as a permitted activity and to recognise the existence of stormwater management systems. These amendments will reduce the need to obtain unnecessary consents.</p>	<p>Amend Controls as follows:</p> <p>3.2 Controls</p> <p>3.2.1 Permitted activities</p> <p>...</p> <p>2. New high contaminant-yielding roofing, spouting, cladding or architectural features either:</p> <p>a. The total area of high contaminant yielding roofing, spouting, cladding or architectural features used on the site must not exceed:</p> <ul style="list-style-type: none"> i. 25m² in urban area ii. 25m² in any rural zone where the stormwater runoff from the roofing, spouting, cladding or architectural features is piped directly to a watercourse iii. 250m² in any rural zone where the stormwater runoff from the roofing, spouting, cladding or architectural features is directed to any vegetated drain/swale, wetland or similar; or <p>b. <u>All potential high contaminant yielding roofing, spouting, cladding or architectural features have been sealed/treated to industry standards to prevent or minimise leeching of contaminants.</u></p> <p>3. New, and redevelopment of existing, high use public roads provided for as a permitted activity/less</p>										

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Provision	Unitec's submission	Relief sought
22. H.4.14 Stormwater management	Deletion of these controls is sought as a consequential amendment to changes sought to activity statuses in rows 19 and	<p>than-5000m²</p> <p>a. The new/redeveloped impervious area of the high-use road must be less than or equal to 5000m²</p> <p>b. Stormwater runoff from the new/redeveloped area, and any additional existing area discharging to the same discharge point(s), must be managed by devices or a <u>stormwater management system</u> that are designed to meet the stormwater quality management requirements for the relevant contaminants of concern in Tables 3 and 4.</p> <p>c. The stormwater management devices must be certified by council-approved chartered professional engineer as being designed to meet the stormwater quality requirements and is constructed in accordance with the design and sound engineering practice.</p> <p>d. The stormwater management devices must be built generally in accordance with the certified design and is fully operational prior to public use of the new/redeveloped road.</p> <p>e. 'As built' plans and an operations and maintenance plan must be provided to council within three months of practical completion of the works.</p> <p>f. Stormwater management devices must be maintained in accordance with the operations and maintenance plan.</p> <p>g. A compliance programme must be established and followed to ensure compliance with all permitted activity controls and is provided to council by three months of practical completion of the works.</p> <p>4. New, and redevelopment of existing, high-use roads that discharge to existing stormwater quality management devices</p> <p>a. Stormwater runoff from the new/redeveloped area must be directed to an existing stormwater quality management device or <u>stormwater management system</u>, required by a current stormwater discharge consent, subject to:</p> <ul style="list-style-type: none"> i. certification by a council-approved chartered professional engineer that the existing stormwater management device is designed and sized to accommodate the increase in flow from the new/redeveloped impervious area without reducing design treatment levels or causing scour or erosion; ii. stormwater management devices are maintained in accordance with resource consent requirements or an operations and maintenance plan

Delete 3.2.2 as follows:
3.2.2 Controlled activities

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Provision	Unitec's submission	Relief sought
3.2.2	20.	<p>1. New, and redevelopment of existing, uncovered parking (including that which is accessory to the main use of the site)</p> <p>a. Where the new or redevelopment of existing uncovered parking areas, including entry/exit, comprises more than 1000m² but is less than 50 per cent of the total car park area (excluding any area that is included in an Industrial or Trade Activity area):</p> <p>i. stormwater runoff from the new / redeveloped parking must be managed by devices that are designed to meet the stormwater quality management requirements for the relevant contaminants of concern in Tables 3 and 4.</p> <p>b. Where the new or redevelopment of existing uncovered parking, including entry/exit, comprises more than 1000m² and is greater than 50 per cent of the total parking area (excluding any area that is included in an Industrial or Trade Activity area):</p> <p>i. stormwater runoff from the entire parking area must be managed by devices that are designed to meet the stormwater quality management requirements for the relevant contaminants of concern in Tables 3 and 4.</p> <p>2. New high contaminant yielding roofing, spouting, cladding or architectural features</p> <p>a. The total area of any high contaminant yielding roofing, spouting, cladding or architectural features used on the site exceeds:</p> <p>i. 25m² in any urban zone.</p> <p>ii. 25m² in any rural zone where the runoff from the roofing, spouting, cladding or architectural features is piped directly to a watercourse.</p> <p>iii. 250m² in any rural zone where the runoff from the roofing, spouting, cladding or architectural features is directed to any vegetated drain/ewall, wetland or similar.</p> <p>b. Stormwater runoff from the roofing, spouting, cladding or architectural features is managed by devices that are designed to meet the stormwater quality management requirements for the relevant contaminants of concern in Tables 3 and 4.</p> <p>3. New/redeveloped impervious area for a high use public road</p> <p>a. Stormwater runoff from the new/redeveloped impervious area, and any additional existing impervious area discharging to the same discharge point(s), is managed by a device or devices designed to meet the stormwater quality management requirements for the relevant contaminants of concern in Tables 3 and 4.</p> <p>3.3 Assessment - Controlled activities</p> <p>3.3.1 Matters of control</p>

Provision	Unitec's submission	Relief sought						
23. H.4.14 Stormwater management 3.4.1	An amendment is required to remedy a minor typographical error.	<p>1. All controlled activities</p> <p>a. the implementation of a stormwater management system or devices to achieve the stormwater quality management requirements</p> <p>b. operations and maintenance requirements</p> <p>c. monitoring and reporting, on a network wide basis.</p> <p>3.3.2 Assessment criteria</p> <p>1. All controlled activities</p> <p>a. whether the site stormwater runoff is directed to an on-site device and/or via a communal or public management device designed and sized to accommodate stormwater runoff from the site and achieve the stormwater quality management requirements.</p> <p>Amend 3.4.1 as follows:</p> <p>3.4 Assessment – Restricted discretionary activities</p> <p>3.4.1 Matters of discretion</p> <p>The council will restrict its discretion to the matters below for restricted discretionary activities.</p> <p>1. Infringement of maximum impervious area control within riparian yards or infringement of the coastal protection yard:</p> <ol style="list-style-type: none"> adverse effects on the function of the yard the continuity of any vegetation site works and associated vehicle movements practicable/practicable alternatives reasonable use and development of the site mitigation. 						
24. H.4.14 Stormwater management 3.4.2	While Unitec supports the Council's intention to improve the quality of stormwater discharge across Auckland, the standards provided for in Table 3 are extremely conservative, and these have been imposed with limited, or no, confirmation that the accepted best practise stormwater management techniques or devices will enable these standards to be met. Accordingly, it cannot be possible for the Council to	<p>Delete Tables 3 and 4 as follows and replace with method-based standard to Unitec's satisfaction:</p> <p>Table 3- Stormwater quality management requirements</p> <table border="1" data-bbox="486 1646 805 1870"> <thead> <tr> <th data-bbox="486 1646 598 1870">Symbol</th> <th data-bbox="598 1646 710 1870">Name</th> <th data-bbox="710 1646 805 1870">Design effluent quality requirement for stormwater runoff from 90% of the annual rainfall</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Symbol	Name	Design effluent quality requirement for stormwater runoff from 90% of the annual rainfall			
Symbol	Name	Design effluent quality requirement for stormwater runoff from 90% of the annual rainfall						

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Provision	Uniftec's submission	Relief sought									
	<p>determine what level of treatment (and therefore cost) might be necessary to achieve these standards, and for that reason there is no basis to say that the proposed Table 3 represents the most appropriate outcome in terms of section 32 of the Act.</p> <p>The standards in Table 3 and contaminants of concern in Table 4 should be therefore be deleted and replaced with a method-based standard, which provides that if a certain approved device is used and maintained appropriately, then the standards are deemed to be complied with. Alternatively, more research should be undertaken on what level of treatment is provided by the currently used devices, and what standards are appropriate having regard to that level of treatment, the costs of meeting that standard, and any environmental effects resulting from stormwater discharges complying with that standard.</p>	<table border="1"> <tr> <td>M</td> <td>Metals</td> <td>Total zinc < 30 µg/L, Total copper < 10 µg/L</td> </tr> <tr> <td>S</td> <td>Sediment</td> <td>Total suspended solids < 20 mg/L</td> </tr> <tr> <td>T</td> <td>Temperature</td> <td>Temperature < 25°C</td> </tr> </table>	M	Metals	Total zinc < 30 µg/L, Total copper < 10 µg/L	S	Sediment	Total suspended solids < 20 mg/L	T	Temperature	Temperature < 25°C
M	Metals	Total zinc < 30 µg/L, Total copper < 10 µg/L									
S	Sediment	Total suspended solids < 20 mg/L									
T	Temperature	Temperature < 25°C									
	<p>Table 4: Stormwater contaminants of concern</p>										
	<p>Land-use activity</p>										
Receiving environment	High-use roads, car park	Reefing metal									
River or Stream	M, S, T	M, T									
All other receiving environments	M, S	Appropriate to nature activities, contaminants and receiving environments									
	S = sediment										
	M = metals										
	T = temperature										
H.6 Subdivision											
25. H.6 Subdivision 2.1	<p>A minor amendment is sought to 2.1(1) in respect of framework plans to clarify that subdivision must be generally in accordance with an approved framework, structure, concept and/or precinct plan. The recognition that development will occur</p>	<p>Amend 2.1 as follows: 2. Development Controls 2.1 General controls The following controls apply to all subdivision that is a permitted, controlled, restricted discretionary or discretionary activity.</p>									

Provision	Unitec's submission	Relief sought
26. H.6 Subdivision 2.3.1(1)	<p>"generally in accordance" with approved plans is commonly found in resource consents, and avoids the need to obtain endless additional consents for very minor deviations from an approved plan.</p>	<p>Subdivision that does not comply with the following controls is a discretionary activity unless otherwise specified.</p> <p>1. Framework, structure, precinct and concept plans</p> <p>a. Where a framework, structure, concept and/or precinct plan has been approved, all subsequent subdivision must be <u>generally</u> in accordance with that approved plan including the location and layout of:</p> <ul style="list-style-type: none"> i. roads and access ii. public open space iii. infrastructure iv. density and site size/design v. any environmental protection or restoration areas vi. any other relevant subdivision component. <p>b. In any rural zone, a subdivision that is not in accordance with the approved framework, structure, precinct or concept plan is a non-complying activity.</p>
27. H.6 Subdivision 2.3.1 Table 1	<p>Flexibility will be required in the residential zones to enable subdivided lots of varying densities, in order to promote housing affordability and provide for Auckland's projected population growth. Discretionary activity status for proposals not meeting minimum lot controls is therefore more appropriate.</p>	<p>Amend 2.3.1(1) as follows:</p> <p>2.3.1 Residential zones</p> <p>1. Site size</p> <ul style="list-style-type: none"> a. Site sizes for proposed sites must comply with the minimum net site areas specified in table 1 below. b. In addition to the controls in table 1, subdivision of a parent site of 1ha or more and where 15 or more vacant sites are proposed, each site that will contain a building must comply with the average net site area for the zone below, provided that the proposed site size is no more or less than 20 per cent of the average net site areas: <ul style="list-style-type: none"> i. 600m² for Single House zone ii. 400m² for Mixed Housing Suburban zone iii. 300m² for Mixed Housing Urban zone. c. Clause (b) above does not apply to sites in areas listed in table 3. d. Subdivision that does not comply with this control is a <u>discretionary non-complying activity</u>.
	<p>Clarification is required to Table 1 to confirm that the minimum site area for</p>	<p>Amend Table 1 as follows:</p> <p>Table 1: Minimum net site area for vacant proposed sites</p>

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Provision	Unitec's submission	Relief sought														
	<p>subdivision purposes refers to vacant proposed sites or sites prior to redevelopment.</p>	<table border="1"> <thead> <tr> <th data-bbox="268 757 331 1294">Zone</th> <th data-bbox="268 215 331 757">Minimum net site area</th> </tr> </thead> <tbody> <tr> <td data-bbox="331 757 395 1294">Terrace Housing and Apartment Buildings</td> <td data-bbox="331 215 395 757">1200m²</td> </tr> <tr> <td data-bbox="395 757 459 1294">Mixed Housing Urban</td> <td data-bbox="395 215 459 757">300m² for vacant-proposed sites</td> </tr> <tr> <td data-bbox="459 757 523 1294">Mixed Housing Suburban</td> <td data-bbox="459 215 523 757">400m² for vacant-proposed sites</td> </tr> <tr> <td data-bbox="523 757 587 1294">Single House</td> <td data-bbox="523 215 587 757">600m²</td> </tr> <tr> <td data-bbox="587 757 651 1294">Large Lot Residential</td> <td data-bbox="587 215 651 757">4000m²</td> </tr> <tr> <td data-bbox="651 757 683 1294">Rural and Coastal Settlement</td> <td data-bbox="651 215 683 757">4000m²</td> </tr> </tbody> </table>	Zone	Minimum net site area	Terrace Housing and Apartment Buildings	1200m ²	Mixed Housing Urban	300m ² for vacant-proposed sites	Mixed Housing Suburban	400m ² for vacant-proposed sites	Single House	600m ²	Large Lot Residential	4000m ²	Rural and Coastal Settlement	4000m ²
Zone	Minimum net site area															
Terrace Housing and Apartment Buildings	1200m ²															
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Single House	600m ²															
Large Lot Residential	4000m ²															
Rural and Coastal Settlement	4000m ²															
<p>28. H.6 Subdivision 2.3.1(4)</p>	<p>A minor amendment is sought to 2.3.1(4) to recognise that an approved concept or precinct plan may incorporate more flexible access arrangements for rear sites.</p>	<p>Amend 2.3.1(4) as follows:</p> <p>...</p> <p>4. Access to rear sites</p> <p>a. A single jointly owned access lot or right-of-way easement must not serve more than eight proposed rear sites or such number of rear sites as defined in a concept plan or precinct plan for the particular area.</p> <p>b. Vehicle access to proposed sites for residential purposes without direct vehicular access to a formed legal road must be by way of an entrance strip, jointly owned access lot or right-of-way easement over adjoining land or by a combination of these, provided the total width and other dimensions of the access complies with the controls in table 2 below.</p>														
<p>29. H.6 Subdivision 2.3.2</p>	<p>The Mixed Use zone provides for residential activities. 150m² is a typical vacant site size for terraced housing, which is a housing typology that should be encouraged in this zone.</p>	<p>Amend 2.3.2 as follows:</p> <p>2.3.2 Business zones</p> <p>1. Site size</p> <p>a. Where any subdivision is proposed on a vacant site, all proposed sites must comply with the following controls:</p> <p>Table 4: Standards for vacant site subdivision in the City Centre and Business zones</p>														

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Provision	Unitec's submission	Relief sought						
		Standard	Mixed Use	General Business	Business Park	Light Industry	Heavy Industry	
30. H.6 Subdivision 2.3.2	As above at row 28, a minor amendment is sought to 2.3.2(2)(a) to recognise that an approved concept or precinct plan may incorporate more flexible provisions for rear sites.	Minimum site size	150200m ²	200m ²	1000m ²	1000m ²	2000m ²	
31. H.6 Subdivision 2.3.2	An amendment is sought to 2.3.2(4)(c) to recognise that more flexible shared parking arrangements may be incorporated in an approved precinct, framework or concept plan.	<p>Amend Control 2 as follows:</p> <p>2. Rear sites</p> <p>a. Rear sites must not exceed 20 per cent of the total number of proposed sites or such number of rear sites as defined in a concept plan or precinct plan for the particular area.</p> <p>Amend Control 4 as follows:</p> <p>4. Parking areas</p> <p>a. Where parking spaces are permitted in association with a development or required as part of a development, where resource consent has been obtained and any such development is subdivided under the Unit Titles Act, the parking spaces identified as accessory units must be:</p> <ul style="list-style-type: none"> i. held together with the principal units, or ii. form a part of the common property. <p>b. Any parking spaces identified as a principal unit must be tied to the approved land use by way of a legal instrument on the title.</p> <p>c. Discretion may be applied where specific approval has been granted by resource consent for shared car parking with other development within the same <u>area, precinct, or particular controls apply in a precinct, framework plan, or concept plan.</u></p>						
32. H.6 Subdivision 4.2	As set out elsewhere in this submission, Unitec is concerned that the majority of assessment criteria in the Proposed Plan are drafted as standards to be met, rather than criteria to assist future decision making. A series of amendments are sought to Table 14 to address that concern.	<p>Amend Assessment Criteria 4.2 as follows:</p> <p>4. Assessment – Restricted discretionary activities</p> <p>4.2 Assessment criteria</p> <p>The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above.</p> <p>...</p> <p>6. Any other restricted discretionary subdivision see table 14 below.</p> <p>Table 14: Restricted discretionary activity assessment criteria</p>						

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Provision	Unitec's submission	Relief sought			
		Assessment criteria	Subdivision that creates 4 additional sites	Subdivision that creates between 5 and 15 additional sites	Subdivision that creates over 15 additional sites
		Framework plan			
		The extent to which:			
		1. Subdivision should implement the provisions of any relevant approved framework plan, structure plan, concept plan or precinct plan.	X	X	X
		2. Infrastructure, including roads, and open space must be provided in accordance with an approved framework plan, structure plan, concept plan or precinct plan.	X	X	X
		3. Any opportunities identified in the approved framework plan, structure plan, concept plan or precinct plan to protect or enhance natural features, such as vegetation, shall be incorporated into the subdivision.	X	X	X
		Neighbourhood, blocks and roads			
		4. The layout and design of roads and blocks should maximise the ability to provide front sites.		X	X
		5. The layout and pattern of roads and blocks should maximise convenient, direct and legible access to: a. arterial and collector roads b. bus routes		X	X

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Provision	Unitec's submission	Relief sought
	c. community focal points such as schools, public open space and recreation facilities d. coastal marine area, lakes, and rivers.	
	6. Connection and integration with the surrounding neighbourhood and other sites should be provided through roads which provide for pedestrian and cycle use.	X
	7. Subdivision should be designed and laid out to reflect the planned function of the road within the roading hierarchy.	X
	8. Roads should be aligned north/south to establish blocks and site layouts that are oriented east/west, or otherwise orientated to enable proposed sites and future buildings and associated private open space to derive maximum possible benefit from solar gain. The shape factor for each site should demonstrate a future dwelling and private open space can achieve maximum solar gain.	X
	9. Provision is made for pedestrian and cycle routes that are safe, convenient and legible. As far as possible roads should be multimodal and therefore integrate cycle and pedestrian movement.	X
	10. Subdivision should provide for mitigation measures within the existing road network to address any significant increase in traffic volumes.	X
	11. Any proposed road should be designed and located to meet the roads intended primary	X

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Provision	Unitec's submission	Relief sought
		transport function as well as support the intended liveability and land use outcomes.
		12. Blocks should be <u>are</u> of a scale, length and shape to achieve a connected road layout with a choice of routes that prioritise walking and cycling.
		13. Block layout and design should <u>enables</u> the creation of sites which can meet the development standards of the Unitary Plan and an approved framework plan, precinct plan, structure plan and/or concept plan.
		14. Where staging is to occur, detail should be <u>is</u> given as to the area and number of sites included in each stage and the timeframes for the development.
		15. Manage <u>Further</u> inappropriate subdivision is managed to, which does not <u>achieve</u> the outcomes sought by the underlying zone, through an appropriate legal mechanism.
		Site design
		16. Proposed sites should be <u>are</u> able to accommodate development intended by the underlying zone. Where this is not demonstrated, a land use resource consent should be approved for that development prior to the approval of the subdivision.
		17. Proposed sites intended for detached dwellings should <u>have</u> a frontage width to length ratio that is suitable <u>for</u> development. Normally

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Provision	Unitec's submission	Relief sought
		<p>24. A proposed site's shape factor and its layout should<u>provides</u>:</p> <ul style="list-style-type: none"> a. site size and shape b. the intended building and where required open space and car parking c. vehicle and pedestrian access and manoeuvring, d. infrastructure services <p>that will meet the relevant Auckland-wide, zone, precinct or framework plan rules.</p>
		<p>25. Proposed sites should<u>be</u> are <u>designed</u> and located to prioritise maximum solar gain. Proposed site location, shape and orientation should<u>enables</u> future buildings (including the windows to habitable rooms) and private open space achieves maximum solar gain.</p> <p>Proposed sites with a frontage facing south should<u>be</u> are <u>narrower</u> in width and have longer length to allow for a dwelling to the front and the private outdoor space to the rear.</p> <p>Proposed sites with a frontage facing north should<u>be</u> are <u>wider</u> and shallower to provide a dwelling and private outdoor space to site along side each other.</p>
		<p>26. In the Large Lot and Rural and Coastal Settlement zones subdivision should<u>be</u> are <u>designed</u> to minimize visual impacts on the landscape. Sites, roads, building platforms and access should be located and designed to minimise effects on topographical features and avoid the removal of protected vegetation or</p>

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Provision	Unitec's submission	Relief sought
		vegetation within a Significant Ecological Area.
		Access
		26. Access to proposed sites should achieve an attractive streetscape appropriate to the location and character of the neighbourhood.
		27. Proposed residential sites should be located within 135m from a fire hydrant. Proposed sites for business activities should be located within 90m of a fire hydrant.
		28. Proposed sites should provide vehicle access, parking, manoeuvring areas and vehicle crossings that enables the safe movement of pedestrians, cyclists and vehicles
		29. AnyA pedestrian access strip should employ colours and materials to clearly identify to vehicles that pedestrians have priority.
		30. All Shared driveways should be designed as low speed environments (approximately 10km/h or slower).
		31. Driveways serving over eight sites or over 50m in length should be avoided, unless it can be demonstrated that a shared driveway can provide safe and convenient access and can be reasonably managed and maintained through private ownership. Any driveway serving over eight sites should have a legal width of 6.5m and formed width of 5.5m.

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Provision	Unitec's submission	Relief sought			
		32. Shared driveway design—should, where appropriate, provide for the storage of rubbish bins.		X	X
		33. Shared driveways in the business zone must be short in length and shall be designed to accommodate the anticipated volume of traffic, including heavy vehicles movements, to maximise safety.	X	X	X
		34. The position of any on-street car parking bays should take account of the likely position of driveway crossings.		X	X
		35. Cul-de-sacs should be avoided. They should only be used where connected road patterns are not possible because of natural features or where a connecting road network will result in a significant loss of developable land. Where cul-de-sacs are provided, they should be short in length, straight and include pedestrian and cycle links to surrounding roads.		X	X
		36. Where an interconnected road network is not possible, pedestrian and cycle links that are wide, short in length, observed, landscaped and accessible, should be provided.			X
		37. Pedestrian and cycle links should run along the fronts of sites or public open spaces, and not the rear of sites.			X
		Cultural and natural features			
		36. Subdivision should: a retains existing vegetation where it	X	X	X

Provision	Unitec's submission	Relief sought						
		<p>contributes to the future desired character of the area</p> <p>b. protects, restores and enhances natural waterbodies, riparian margins and other ecological sites and corridors</p> <p>c. protects and enhances any cultural or historic heritage feature.</p>	X	X	X			
		<p>37. Subdivision shall responds to identified topographical features, characteristics and landscape patterns to:</p> <p>a. form a focal point for the subdivision layout</p> <p>b. ensure access is maintained to those features.</p>	X					
		<p>38. Any earthworks associated with subdivision shall:</p> <p>a. be are minimised unless it serves to limit the visual impact of future development and its effects can be managed</p> <p>b. are undertaken, as far as practicable, in one stage rather than having prolonged or repeat land modification works</p> <p>c. avoids the need for large retaining structures or relying solely on a cut or fill. Land modification should be graded to appear as natural as possible by distributing cuts and fills across a site</p> <p>d. significant landscape modifications which only purpose is to form additional developable sites should be avoided.</p>	X	X	X		X	X
		<p>39. Subdivision design shall ensures that any natural and cultural features are accessible to</p>	X					

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Provision	Unitec's submission	Relief sought								
		the public and where appropriate form prominent features within the overall design.								
		40. Subdivision design should maximise access to coastal environments by orientating blocks perpendicular rather than parallel to the coastal edge.	X	X	X					X
		41. Proposed sites adjacent to the coastal edge should be deeper to allow for a greater setback of any future building.	X	X	X					X
		Public open space								
		42. Sites proposed for reserves and public open spaces should:	X	X	X					X
		a. demonstrate good design principles and practices								
		b. integrate with the surrounding open space network								
		c. be physically suitable and designed appropriately for the intended function.								
		43. Public access to public open space should be secured in perpetuity.	X	X	X					X
		44. The public open space administering body should provide written advice has confirmed that a proposed open space is acceptable for addition to the public open space network.	X	X	X					X
		45. Clear sight lines into all areas of reserves should be available from public roads or nearby proposed sites intended for residential use.	X	X	X					X

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Provision	Unitec's submission	Relief sought
Infrastructure and servicing		
	<p>46. Subdivision should provides coordinated and appropriately designed and located infrastructure consistent with the standards and specification that meet the requirements of Auckland Transport and Watercare as well as any other relevant Code of Practice.</p>	<p>X</p>
	<p>47. Where subdivision takes place on unserviced land, any proposed site should be is of appropriate size, shape and location to manage wastewater on-site. Consideration should given to:</p> <ul style="list-style-type: none"> a. soil type b. topography c. location of water bodies d. type of waste management system e. intensity of development. 	<p>X</p>
	<p>48. Proposed sites should connect to infrastructure that has sufficient capacity for the intended development. Where necessary, subdivision should upgrade existing infrastructure to accommodate the additional sites.</p>	<p>X</p>
	<p>49. Subdivision should provides for the appropriate management of wastewater.</p>	<p>X</p>
	<p>50. Subdivision should provides for the appropriate management of stormwater through the use of water sensitive design principles that:</p> <ul style="list-style-type: none"> a. enables design of developments so that the 	<p>X</p>

Provision	Unitec's submission	Relief sought
		<p>greatest intensity of future development (impervious area) is located in places where necessary earthworks and resulting stormwater discharges are minimised <u>can be managed</u> to have least impact on the amenity and ecological values of ecological areas and natural drainage systems, and Mana Whenua values</p> <p>b. identifies and protects floodplains and overland flow paths</p> <p>c. identifies, maintains and enhances natural hydrology and freshwater systems,</p> <p>d. integrates water sensitive design elements in the design of roads, reserves and sites including the use of:</p> <ul style="list-style-type: none"> (i) <u>the extent of minimised impervious areas</u> (ii) grassed or landscaped swales and other vegetated areas (iii) infiltration trenches and bio-retention systems (iv) wetlands and sediment ponds (v) rainwater tanks – harvesting and reuse <u>where appropriate</u> (vi) rain gardens, rooftop greening and planting <u>where appropriate</u> (vii) porous surface treatments (viii) aquifer recharge <p>e. ensures sites can accommodate on-site retention of stormwater where this is needed due to Stormwater Management Areas: Flow and stormwater contaminant rules, and or stormwater management plan, stormwater network consent or structure plan requirements</p>

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		<p>f. provides for decompaction of soils after earthworks or otherwise remediation to enhance natural absorption capability of soils</p> <p>h. Considers communal and catchment scale mitigation together with local or site based approaches.</p>
		<p>51. Subdivision should have <u>has</u> regard to the recommendations of an integrated stormwater catchment management plan or an approved network stormwater discharge consent.</p>
		<p>52. Subdivision should <u>provides</u> for the appropriate management of stormwater, including treatment, detention and disposal as relevant that will avoid or mitigate adverse effects of any subsequent development.</p>
		<p>53. Subdivision should have <u>has</u> regard to any integrated stormwater catchment management plan or an approved network stormwater discharge consent.</p>
		<p>54. Drainage reserves should <u>are</u>: a. Be <u>integrated</u> into the layout of the subdivision and neighbourhood, including reserve and pedestrian links b. <u>be</u> designed to fit in with the surrounding landscape and appear as a natural component of the overall setting</p>
		<p>55. Proposed subdivisions shall be <u>are</u> designed and located to recognise the requirements of significant infrastructure.</p>
		<p>Site suitability</p>

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Provision	Unitec's submission	Relief sought									
						<p>56. The design and layout of subdivision on land that may be subject to a hazard should:</p> <ul style="list-style-type: none"> a. avoid or remedy the relevant hazard b. avoid the potential for future damage to property or infrastructure, or risk to life resulting from any hazard event c. account for the geotechnical constraints that may exist d. give regard to the land being physically suited to the proposed development, having considered topography, stability, proximity to waterways, significant infrastructure, the possibility of inundation from flooding 	<p>57. The extent to which The design of the subdivision allows for earthworks, building and structures to comply with the New Zealand Electrical Code of Practise (NZECP34:2001).</p>	<p>58. Whether, in instances where contaminants have been identified as being present:</p> <ul style="list-style-type: none"> a. appropriate remediation works can be undertaken to satisfactorily deal with any potential adverse effects on human health b. mitigating measures can be adopted to deal with any potential effects of undertaking these works. 	X	X	X
33	H.6 General					X	X	X	X	X	

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Provision	Unitec's submission	Relief sought
34. H.6.6 Affordable housing		
35. H.6.6 Affordable Housing	<p>Unitec supports in principle the Proposed Plan's approach to retained affordable housing, however it is concerned that the proposed mechanisms are not robust enough to ensure that affordable housing will remain affordable for the life of the Plan.</p> <p>Unitec considers that more effective development controls should be developed with Council and other submitters on this section of the Plan.</p> <p>If the provisions are not amended to include a workable and effective mechanism for retained affordable housing, Unitec seeks the deletion of this section of the Plan.</p>	<p>Delete section H.6.6 and replace with appropriate and effective provisions to ensure retained affordable housing mechanisms are workable and enforceable.</p>

ANNEXURE 3: TABLE OF REQUESTED CHANGES TO THE GENERAL PROVISIONS

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Annexure 3: General provisions and definitions

	Provision	Unitec's submission	Relief sought
G General provisions			
G.1 Administration			
1.	G.1.2 Activities	This section should be amended to correctly reflect the text of section 104D of the RMA.	<p>Amend third to last paragraph as follows:</p> <p>Proposals for non-complying activities must meet one of two following tests as set out in s. 104D of the RMA:</p> <ul style="list-style-type: none"> the adverse effects of the proposed development activity <u>on the environment</u> are minor, or the proposed development activity <u>is not contrary to the objectives and policies of the Unitary Plan.</u>
2.	G.1.4 Making a resource consent application	<p>Unitec accepts that it may be generally appropriate to bundle different "district level" consents that may be required for a particular proposal.</p> <p>However, bundling of consents across regional and district provisions will generally be inappropriate given that regional plans and district plans have a distinct purpose. For example, land use under a district plan is generally permissive in nature whereas coastal/earthworks activities under a regional plan are typically more restrictive.</p> <p>While the Unitary Plan seeks to amalgamate the regional and district plan rules for Auckland into one document, they are still required to be clearly separate and identifiable rules (per section 80 of the RMA) and they should be treated accordingly for the purpose of resource consent decision-making.</p>	<p>Delete third paragraph and introduce new paragraph as follows:</p> <p>Where the proposal involves several activities with different types of consent classification that are inextricably linked, the council will generally bundle all activities and apply the most restrictive activity status.</p> <p><u>Overall activity status:</u></p> <p><u>Where a proposal involves several activities with different types of consent classification, these will be bundled together and assessed as a single activity in accordance with the most onerous activity classification, except that:</u></p> <ul style="list-style-type: none"> <u>there will be no bundling of consent classifications or assessments as between regional* and district plans, whether operative or proposed. [note: *regional plan includes regional coastal plan]</u>
3.	G.1.4 Making a resource consent application	As pre-application meetings are not compulsory, Unitec considers that this requirement should be deleted or should be marked as optional.	<p>Delete or amend bullet-point 1 in paragraph as follows:</p> <p>A number of steps occur before a decision on a resource consent application is made, including:</p> <ul style="list-style-type: none"> <u>optional pre-application meetings with the council</u>

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	Provision	Unitec's submission	Relief sought
4.	G.1.4 Consultation	<p>There has been a minor typographical error in the text. It is section 36A that provides that an applicant does not have to consult any party about a resource consent application, not section 36.</p>	<p>Amend first paragraph as follows:</p> <p>Section 36A of the RMA does not require an applicant to consult any party about a resource consent application. However, the Fourth Schedule of the RMA requires an assessment of environmental effects to identify any persons who are affected by the proposal and detail any consultation undertaken and any response or views of any persons consulted.</p>
5.	G.1.4 Consultation	<p>Unitec agrees that, as a matter of best resource management practice, Mana Whenua should be consulted in respect of consent applications where an application is likely to impact Mana Whenua interests to a significant degree. However, those sites need to be clearly identifiable. The phrase "likely to impact on Mana Whenua values" provides no direction to applicants around what those Mana Whenua values might be or which iwi may consider that a particular proposal may impact Mana Whenua values. The onus should not be on an applicant to determine when and which iwi should be consulted in respect of any given application. The focus should be on those sites identified and scheduled in the Plan as having value or significance to Mana Whenua.</p>	<p>Amend second paragraph as follows:</p> <p>Applicants are encouraged to consult with the following parties prior to lodging a resource consent application:</p> <ol style="list-style-type: none"> 1. Mana Whenua where the proposal involves an activity that is on <u>land identified as Sites and Places of Significance to Mana Whenua or Sites and Places of Value to Mana Whenua</u>, adjacent to or likely to impact on Mana Whenua values.
6.	G.1.4 Assessment criteria	<p>The Proposed Plan purports to broaden the approach in respect of the assessment of restricted discretionary activities. The provisions as drafted would result in considerable uncertainty in respect of applications for controlled and restricted discretionary activities, and may encourage processing planners to apply an inappropriate "weighting" exercise or to consider a wide range of policies and criteria which would not otherwise be immediately relevant to an application. The entire purpose of restricted assessment criteria is to limit the scope of matters that need to be assessed.</p> <p>Unitec seeks the deletion of these paragraphs.</p>	<p>Amend and delete paragraphs as follows:</p> <p>The Unitary Plan must specify the matters over which the council will reserve its control and restrict its discretion when assessing resource consent applications for controlled and restricted discretionary activities respectively. The Unitary Plan contains assessment criteria <u>to assist in the assessment that aid the interpretation of the matters of control/discretion.</u> Every development proposal is a response to a unique mix of requirements and circumstances. Sometimes, they are in competition. While each development should demonstrably satisfy all applicable criteria, the unique conditions of each location may mean some criteria are more important than others. Priority should be given to</p>

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7. G.1.5 Fees and charges	<p>Unitec supports fees not being charged for certain activities. The types of activities listed are those which impose certain values on elements of particular environmental features. Such issues involve weighing up the benefit to the public of protecting elements of the environment (ie trees, significant ecological areas) with the significant cost to private landowners to protect those elements, and not develop their land to its potential. Given the potential burden on landowners, it is appropriate that applications for such activities be exempt from processing fees.</p> <p>It is appropriate for Sites and Places of Significance and Value to Mana Whenua to be added to this list.</p>	<p>satisfying these criteria that are most critical to the overall intentions of the listed criteria in an optimal way in each unique location.</p> <p>However, the assessment criteria are not an exhaustive list and the council may consider any relevant policy or criteria within the Unitary Plan if it is within the scope of the matter of control/discretion for the particular activity.</p> <p>Amend last paragraph as follows:</p> <p>For a schedule of fees and charges associated with resource consent application, contact the council. Resource consent applications for activities listed in the Notable Tree overlay, Auckland-wide or Overlay - Vegetation Management rules (including SEAs), <u>Sites and Places of Significance to Mana Whenua</u>, <u>Sites and Place of Value to Mana Whenua</u>, Auckland-wide Trees in Streets and Public Open Space rules and for the <u>use</u>, maintenance and modification of heritage and <u>character buildings</u> will not be charged an application fee, <u>unless the activity is associated with proposed new development.</u></p>
8. G.1.10 Legal effect of Unitary Plan rules	<p>While this section lists the types of rules that may have immediate legal effect in the Proposed Plan, a number of rules have been identified as having immediate legal effect that either:</p> <ul style="list-style-type: none"> • require redrafting to clarify the intent and to ensure that they are workable; or • have been incorrectly identified as being one of the five "immediate legal effect" categories identified in section 86D. For example, the Plan has included some earthworks rules as having immediate legal effect that do not relate to soil conservation. 	<p>Retain section but review those rules that have been identified as having immediate legal effect.</p>
G.2 General rules and special information requirements		
9. G.2.1 Determining activity status (1)	<p>For the reasons set out above in row 2, it is not appropriate to bundle regional and district matters together for the purpose of</p>	<p>Amend Rule 1 as follows:</p> <p>1. General rule</p>

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	Provision	Unifec's submission	Relief sought
10.	G.2.1 Determining activity status (2)	<p>determining overall activity status. Rule 2.1.1 should also be amended to clarify that it may not be appropriate to apply the most restrictive activity status to a particular proposal that crosses more than one zone or precinct.</p> <p>Unifec has developed a comprehensive set of rules for the Wairaka Precinct. These rules, including the activity tables, have considered and incorporated matters that are otherwise addressed in overlays and, on that basis, the Precinct controls are intended to stand-alone. Section 2.1 therefore needs to be amended to reflect that outcome and similar outcomes elsewhere in the Plan.</p>	<p>a. <u>Generally</u>, the most restrictive activity status determines the overall activity status of the proposal, <u>within each zone, overlay or precinct, subject to Rule G.1.4 - applying for resource consents.</u></p> <p>Amend Rule 2 as follows:</p> <p>2. Determining activity status where the same matter is controlled by more than one rule</p> <p>a. To determine the activity status of a proposal:</p> <p>i. the user must firstly review the activity status of the activity and its associated controls within the zone and any precinct, or Auckland-wide provisions applying to the site. The activity status within a precinct takes precedence over the same activity within a zone or an Auckland-wide provision, whether more restrictive or enabling.</p> <p>ii. taking the activity status resulting from clause i above, the user must then review any overlays that apply to the site. If an overlay rule applies to the same matter then the most restrictive activity status will apply, <u>unless for any one or more overlays a rule in a precinct states that the precinct provisions will apply and the overlay rule or rules will not apply.</u></p>
11.	G.2.2 Activities not provided for	<p>Unifec does not support the default non-complying activity status for activities not specifically provided for in the Unitary Plan; instead Unifec requests that a discretionary activity status apply to activities which are not specifically provided for. (Refer to section 87B of the RMA that provides a default discretionary activity status if an activity is not otherwise mentioned in a plan.)</p> <p>A discretionary activity status is more appropriate than a non-complying status for activities which the Unitary Plan does not expressly provide for, as it will enable the Plan to respond to future developments in land use activities or other innovative methods not currently incorporated in the Plan. If the default activity status remains non-complying, this will act as a roadblock to innovation and development, and to the many</p>	<p>Amend 2.2(1) as follows:</p> <p>Any activity that is not specifically listed in the Unitary Plan as a permitted, controlled, restricted discretionary, discretionary <u>non-complying</u> or prohibited activity is a non-complying <u>discretionary</u> activity.</p>

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Provision	Unitec's submission	Relief sought
12. G.2.3 Rule infringements for permitted, controlled and restricted discretionary activities	<p>positive effects which may flow from a more flexible Plan.</p> <p>Unitec seeks the deletion of references in the Plan to the "Auckland Design Manual". The document is non-statutory and carries little weight, but nevertheless Unitec is concerned it will be inappropriately relied upon by decision makers in future due to its inclusion in the Plan.</p>	<p>Amend Rule 4 as follows:</p> <p>4. When assessing a restricted discretionary land use or development control infringement, the council may consider the following criteria as they relate to the matters of discretion above.</p> <p>...</p> <p>b. While not exhaustive, for applicable developments the ADM may offer guidance on these matters.</p>
13. G.2.4 Notification	<p>Unitec supports the Proposed Plan's notification rule subject to amendments for consistency with the test set out in section 95A of the RMA. It is sensible for controlled and restricted discretionary activities (which often have very limited adverse effects, if any) to be assessed by the Council without wider input from the general public, as this can unnecessarily hinder the progress of applications which generally comply with the Unitary Plan and the RMA.</p> <p>Unitec would oppose any amendments to the Proposed Plan that would provide for notification of proposals in a manner beyond that provided for in the RMA. There should be no gloss of "desirableness" placed on the test in the RMA for special circumstances.</p>	<p>Amend Rule 1 as follows:</p> <p>1. Controlled and restricted discretionary activities will be considered without public or limited notification, or the need to obtain written approval from affected parties, unless otherwise specified in the Unitary Plan or <u>the consent authority decides that special circumstances exist in accordance with s. 95A (4) of the RMA that make notification desirable.</u></p>
14. G.2.5 Accidental discovery protocols	<p>The accidental discovery protocols for historic heritage are inappropriate for the Proposed Plan as they are largely repetitive of the existing approval process through the Historic Places Trust.</p>	<p>Delete 2.5 Historic Heritage section.</p>
15. G.2.5 Accidental discovery protocols	<p>Unitec does not support the accidental discovery protocols for contaminated land as currently drafted. In respect of most development sites (and particularly large sites such as Unitec's 53ha Wairaka Precinct), if contaminated material were to be discovered it is likely that it will only be in a small, geographically confined area. It is very unlikely, in other words that, where contaminated material is discovered, that the entire</p>	<p>Amend Rule 5 as follows:</p> <p>Contaminated land</p> <p>5. Where contaminated land or landfill material is encountered during the course of works and disturbance of that contaminated land or landfill material is not expressly allowed as a permitted activity in the Unitary Plan, land use</p>

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	Provision	Unitec's submission	Relief sought
16.	G.2.6 Framework plans	<p>development site would be contaminated. It is therefore inappropriate to require <i>all</i> works at a site to immediately cease upon the discovery of contaminated material. Works should only be required to cease in the "immediate vicinity" of the contaminated material, where there is a risk to health and safety of people and the environment from the contaminated material. Site works should be allowed to continue in other areas of the site where no contaminated material has been discovered and where there is consequently no or minimal risk to the environment.</p> <p>Unitec's comprehensive amendments to the Wairaka Precinct provisions incorporate a number of specific amendments to the framework plan activity rules, to recognise the existing Wairaka Precinct Concept Plan. Minor amendments are sought the G.2.6 Framework plans to reflect the changes to the Precinct provisions.</p>	<p>consent or designation, the site owner or site manager must take the following steps:</p> <p>a. the works in the immediate vicinity of the contaminated land or landfill material encountered must cease and until immediate measures must be are implemented to protect the health and safety of people and the environment.</p>
16.	G.2.6 Framework plans		<p>Amend 2.6 Framework plans as follows:</p> <p>As an activity a framework plan must comply with the underlying zone and Auckland-wide provisions unless otherwise stated in the precinct. The framework plan must also comply with all relevant rules in the precinct <u>provisions</u> and any applicable overlays, <u>unless otherwise stated in the precinct provisions.</u></p> <p>Subsequent development/subdivision, as the case may be, must <u>generally</u> comply with an approved framework plan, and subsequent resource consent applications for development and/or for subdivision must <u>generally</u> comply with the most recently approved framework plan, or an application to amend or replace the framework plan must be made and approved at that time.</p> <p>...</p> <p>As framework plans are voluntary, a land owner may apply for resource consent for development or subdivision prior to the approval of a framework plan, <u>however, in some cases, a more onerous activity status will apply to allow the full consideration of potential effects and notification subject to the standard RMA tests.</u></p> <p>...</p>

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Provision	Unitec's submission	Relief sought
		<p>Activity status and notification</p> <p>2. The following rules apply to framework plans unless otherwise specified in the precinct:</p> <p>...</p> <p>c. Any subsequent resource consent applications within a precinct that do not comply with the most recently approved framework plan applying to the application area will be assessed as a non-complying <u>discretionary</u> activity, or alternatively must be accompanied by an application for approval of either an amended or a replacement framework plan.</p> <p>...</p> <p>Land use and subdivision control infringements</p> <p>3. Framework plans must comply <u>will be assessed in terms of the degree of compliance with all relevant land use and subdivision controls. Unless otherwise specified, any land use or subdivision control infringement will be considered as part of the application for a framework plan.</u></p> <p>Development control infringements</p> <p>4. Framework plans must comply with the precinct development controls, <u>or meet the assessment criteria.</u> Unless otherwise specified, any development control infringement will be considered as part of the application for the framework plan.</p> <p>5. The development control infringement will not alter the restricted discretionary status of the framework plan unless otherwise stated in the precinct rules.</p> <p>...</p>
17.	G.2.6 Framework plans As set out in other parts of this submission, Unitec is concerned that the majority of assessment criteria in the Proposed Plan are drafted as standards to be met rather than criteria that are intended to aid the assessment of matters of discretion, and therefore seeks amendments to rectify that	<p>Amend assessment criteria as follows:</p> <p>Assessment criteria</p> <p>8. The council will consider the relevant assessment criteria below for the restricted discretionary activities listed</p>

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Provision	Unitec's submission	Relief sought
	<p>approach.</p>	<p>unless other specified in the precinct.</p> <p>The extent to which:</p> <p>a. Framework plans, amendments to an approved framework plan or a replacement framework plan:</p> <p>i. The location, physical extent and design of streets and pedestrian connections:</p> <ul style="list-style-type: none"> • the extent to which streets and pedestrian connections should be <u>are</u> provided in the location identified in the precinct plan to achieve a legible street network. Where no location is identified, an integrated and efficient street and pedestrian network should be <u>are</u> provided, including connections to existing and future streets and networks. <p>ii. The location, physical extent and design of open space:</p> <ul style="list-style-type: none"> • the extent to which public open spaces should be <u>are</u> provided in the location(s) identified in the precinct plan to meet the needs of the local community. Where no location is identified, open space should be provided to and located the serve the future needs of the local community. <p>iii. The location and capacity of infrastructure servicing:</p> <ul style="list-style-type: none"> • whether adequate infrastructure should be <u>is</u> provided to service the proposed development including stormwater, wastewater, water supply, electricity and telecommunications. • the extent to which stormwater management methods that use low impact stormwater design principles and improved water quality systems are encouraged. <p>iv. Integration of development with neighbouring areas:</p> <ul style="list-style-type: none"> • where the framework plan is for a particular site or sub-precinct within a wider precinct, the extent to which the framework plan should demonstrate <u>how</u> the development achieves the overall objectives of the precinct, including the integration of streets, pedestrian connections, open spaces and other infrastructure that will serve the development.

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Provision	Unitec's submission	Relief sought
<p>18. G.2.7.1 General information requirements</p>	<p>Unitec does not support requiring a heritage or cultural impact assessment for resource consent and subdivision consent applications adjacent to scheduled historic heritage places. These requirements should relate only to the extent of land that is scheduled. If the Council considers land to be affected by the heritage status of adjacent land, then all appropriate assessment should be undertaken by Council and, if found to be significant, the extent of the scheduled place should be extended. This provides landowners with certainty and clarity as to their obligations, especially as historic places are noted on the title of a scheduled property, but not on any adjacent titles.</p>	<p>Delete Rule 2 as follows: Information requirements for resource consent and subdivision consent applications adjacent to scheduled historic heritage places 2. The following information must be provided, to the council as part of any application for the following: a. a heritage impact assessment for any discretionary or non-complying resource consent or subdivision consent application on land or affecting water adjacent to a scheduled historic heritage place b. a cultural impact assessment for any restricted discretionary, discretionary or non-complying resource consent application on land or affecting water adjacent to a scheduled historic heritage place where it is archaeology of Maori origin.</p>
<p>19. G.2.7.2 Design statements</p>	<p>Unitec does not support the requirement for applicants to provide a Design Statement with their resource consent application for specified activities. Unitec requests that this requirement is removed for the following reasons:</p> <ul style="list-style-type: none"> Applicants are already required to provide a complete package of supporting documentation with any assessment of environmental effects ("AEE"). In respect of proposals which relate to built form, applicants more often than not provide a significant amount of material, including contextual analysis, concept design, site plans and elevations. The level of control proposed in the Unitary Plan which the Council is seeking to impose on the design of virtually any new built form is concerning. This is especially so as the design statements encourage compliance with the Auckland Design Manual which has undergone very little consultation to date and is understood to be only partially drafted and is intended to change from time to time. 	<p>Delete entire 2.7.2 Design Statements section.</p>

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	Provision	Unitec's submission	Relief sought
20.	G.2.7.3 Framework plans	<ul style="list-style-type: none"> Unitec considers that the new Design Statement process is out of step with recent RMA reforms which seek to simplify and streamline the consenting process. Unitec does not consider that the Design Statement process is the only method by which quality design can be achieved throughout Auckland and the Council should not seek to rely on this at the expense of other methods. 	<p>Amend 2.7.3 Framework plans as follows:</p> <p>2.7.3 Framework plans</p> <p>1. An application for a framework plan must be accompanied by the relevant information listed in the general information requirements as well as plans and supporting information showing the following, where relevant:</p> <p>...</p> <p>h. profile of any proposed buildings and height as viewed from all existing and proposed street frontages, existing and proposed public open spaces, and any adjacent coastal margin. This should include two dimensional and three dimensional building block elevations and building cross sections</p> <p>...</p>
21.	G.2.7.5 Natural hazards	<p>Rule 2.7.5 requires an application for "any activity" to provide a report by a suitably qualified engineer which demonstrates how the proposed activity will avoid/mitigate natural hazard events, and assesses the vulnerability of the activity to natural hazards. Applicants are already required to provide a complete package of supporting documentation with any AEE. This will include engineering reports relating to natural hazards on any land that may be subject to natural hazards and where this is relevant to the assessment of the proposal's environmental effects under the RMA. Any such report, including the need for its preparation by a qualified engineer,</p>	<p>Delete entire 2.7.5 Natural hazards section.</p>

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	should reflect the type and scale of activity for which consent is being sought.	
22. G.2.7.8 Historic heritage	<p>Rule 2.7.8 requires heritage impact assessments for a wide range of applications, and identifies the particular information which should be included in such an assessment. This creates an onerous burden for applicants. The rule is too inflexible and does not allow for the exercise of judgement by the Council as to whether such an assessment is appropriate. It is particularly inappropriate for a heritage impact assessment to be required when a site is only adjacent to a scheduled historic place, as set out in the relief sought at row 18. Schedule 4 of the RMA already provides for a comprehensive list of matters required for an assessment of environmental effects. The Proposed Plan should take a consistent approach to the RMA and not impose more onerous requirements than what the legislation sets out is necessary and appropriate.</p>	<p>Delete entire 2.7.8 Historic heritage section.</p>
23. G.2.7.9.1 When an assessment is required	<p>Unitec agrees that applicants should prepare an Integrated Traffic Assessment ("ITA") where a proposal may have significant effects on Auckland's transport networks. However, the Council cannot require ITAs to be guided by "matters identified in any integrated transport assessment guidelines adopted by Auckland Transport". The RMA enables the Unitary Plan to incorporate Auckland Transport's ITA guidelines by reference, provided that it is clear from the Plan's provisions which particular guidelines ITAs should comply with. As drafted, G.2.7.9.1 is entirely unclear as to which of Auckland Transport's guidelines it is proposed that ITAs must comply with, meaning that this provision is <i>ultra vires</i>.</p>	<p>Amend Rule 3 as follows: 3. Matters to be assessed as part of an integrated transport assessment should be prepared in accordance with any integrated transport assessment guidelines adopted guided by matters identified in the by Auckland Transport integrated transport assessment guidelines 2013 and must meet the information requirements set out below.</p>
24. 2.7.9 Integrated transport assessment, 2.7.9.2 Information requirements	<p>The information requirements for an ITA are onerous. As an ITA will be prepared by a transport planner, transport engineer or other suitably qualified professional, it is not necessary for the Plan to list the requirements in such detail.</p>	<p>Delete entire 2.7.9.2 Information requirements (for an integrated transport assessment) section.</p>

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Provision	Unitec's submission	Relief sought
Part 4: Definitions		
25. A - Adaptive reuse	As a result of amendments sought by Unitec to the Historic heritage provisions (set out in Annexure 6), Unitec seeks the inclusion of a new definition of Adaptive reuse.	<p>Insert definition of Adaptive reuse as follows:</p> <p>Adaptive reuse <u>The facilitation of the social, cultural and economically useful purpose of the heritage building or place, in a manner which is sympathetic to the heritage outcomes for the place, and aids in securing a long term future for the place.</u></p>
26. B - Building coverage	An amendment is sought to the definition of Building coverage to encourage covered car parking (rather than at-grade) while preserving the same level of amenity as at-grade landscaping.	<p>Amend definition of Building coverage as follows:</p> <p>Building coverage The part of a site covered by buildings.</p> <p>Includes:</p> <ul style="list-style-type: none"> •overhanging or cantilevered parts of buildings •any part of the eaves or spouting that projects more than 750mm horizontally from the exterior wall of the building •accessory buildings. <p>Excludes:</p> <ul style="list-style-type: none"> •uncovered swimming pools •pergolas •uncovered decks •open structures that are not buildings •car park structures with landscaped decks, roof, or podiums above.
27. C - Contaminated land	A new definition of Contaminated land, as per section 2 of the RMA, is required to avoid uncertainty with respect to the provisions of the Plan dealing with contamination.	<p>Insert definition of Contaminated land as follows:</p> <p>Contaminated land <u>Land that has a hazardous substance in or on it that—</u> (a) <u>has significant adverse effects on the environment; or</u> (b) <u>is reasonably likely to have significant adverse effects on the environment</u></p>
28. E - Education facilities	Unitec supports the differentiation in the Proposed Plan	Retain the definition of Education facilities as follows:

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		<p>between school facilities and tertiary education facilities. Primary and secondary schools have a range of different development and land use requirements (in particular to reflect the school timetable and need for recreational facilities) and it is appropriate that the Plan provides for those activities without introducing additional controls that would be inappropriate for tertiary facilities.</p>	<p>Education facilities Facilities used for education to secondary level.</p> <p>Includes:</p> <ul style="list-style-type: none"> -schools -accommodation, administrative, cultural, health, retail and communal facilities accessory to the above. <p>Excludes:</p> <ul style="list-style-type: none"> -care centres -tertiary education facilities.
29.	L - Landscaped area	The definition of Landscaped area requires a minor amendment to enable "half-in/half-out" car parks with terraced roof structures.	<p>Amend definition of Landscaped area as follows:</p> <p>Landscaped area In relation to any site, means any part of that site being not less than 5m² in area which is grassed and planted in trees or shrubs and may include:</p> <ol style="list-style-type: none"> 1. ornamental pools not exceeding 25 per cent coverage of the landscaped area 2. areas paved with open jointed slabs, bricks or gobi or similar blocks where the maximum dimension of any one such paver does not exceed 650mm or 3. terraces or uncovered timber decks where no part of such terrace or deck exceeds more than 1.5m in height above the ground immediately below or 4. pathways not exceeding 1m in width <p>where the total land area occupied by the feature in 1, 2 and 3 above does not cover more than 25 per cent of the landscaped area. Any part of a landscaped area may be situated over an underground structure with adequate soil depth and drainage.</p> <p>Excludes any area which:</p> <ul style="list-style-type: none"> • falls within the definition of building coverage

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30.	P - Partial demolition	<p>Retain definition of Partial demolition as follows:</p> <p>Partial demolition</p> <p>To cause or instigate modification, damage or destruction to a significant or scheduled historic heritage place not constituting total or substantial demolition or destruction.</p>
31.	S - Student accommodation	<p>Amend definition of Student accommodation as follows:</p> <p>Student accommodation</p> <p>Living accommodation, primarily used or designed to be used by registered students, lecturers, research assistants and any guests of a tertiary education facility and which is served by one or more communal living areas, including kitchens. The building(s) in which the student accommodation is located is composed of no more than one site or stratum estate in feehold or leasehold, in one certificate of title.</p>
32.	New definition: S - Substantial demolition	<p>Delete the definition of Total or substantial demolition and insert a definition new for Substantial demolition as follows:</p> <p>Total or substantial demolition</p> <p>Of a significant historic heritage place:</p> <p>To cause or instigate complete or irreversible material destruction, damage or modification to a significant or scheduled historic heritage place that results in a reduction in the level of significance of the place. The criteria for determining whether an activity constitutes partial or substantial demolition or destruction are set out in clause 4.3 of the Historic Heritage overlay rules.</p> <p>Of a character-defining or character-supporting building or identified building in a special character area:</p>

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			<p>To cause or instigate the material destruction, damage or modification to a character-defining or character-supporting place that results in a reduction in character values as identified in the special character statement.</p> <p>Substantial demolition</p> <p><u>The demolition of the significant majority of a scheduled place and, in the case of a scheduled building, comprises the demolition of more than 60% of the scheduled aspects of the building and excludes any permitted demolition.</u></p>
33.	T - Tertiary education facilities	<p>As above at row 28, Unitec supports the differentiation in the Proposed Plan between school facilities and tertiary education facilities, and supports the inclusion of a separate definition for tertiary education facilities. However, the definition should be amended to incorporate the wide range of ancillary activities which can form part of a modern tertiary education facility. Tertiary education facilities more than ever incorporate opportunities to learn while working, in response to changing skill requirements and demand from industry and business organisations. The Proposed Plan should include appropriate recognition of the core relationship between tertiary education and business/innovation facilities.</p>	<p>Amend the definition of Tertiary education facilities as follows:</p> <p>Tertiary education facilities</p> <p>Facilities used for education at a post-secondary level.</p> <p>Includes:</p> <ul style="list-style-type: none"> • universities • technical institutes • teachers' and other specialist colleges • any other institution within the meaning of s.159 Education Act 1989 • accommodation, administrative, entertainment, laboratory, research facilities, meeting and conference facilities (including accommodation), innovation centres, business centres, cultural, health, retail and community facilities accessory to the above.

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ANNEXURE 4: TABLE OF REQUESTED CHANGES TO THE WAIRAKA PRECINCT OBJECTIVES, POLICIES AND RULES

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Annexure 4: Wairaka Precinct objectives, policies and rules

Provision	Unitec's submission	Relief sought
F Precinct objectives and policies		
F.2 Central		
F.2.23 Wairaka		
<p>1. F.2.23 Introduction</p>	<p>The suite of amendments to the Wairaka Precinct objectives and policies proposed by Unitec are sufficiently comprehensive that the underlying zone objectives and policies should not apply, unless specifically referenced within the Precinct provisions.</p>	<p>Amend Introduction as follows: The objectives and policies of the underlying Special Purpose Tertiary Education, <u>mixed use and terrace housing and apartment zones do not apply in the Wairaka sub-precincts unless otherwise specified. Refer to planning maps for the location and extent of the pPrecinct and sub-precincts.</u></p>
<p>2. F.2.23 Wairaka Precinct description</p>	<p>The Wairaka Precinct presents a unique opportunity to give effect to many of the important objectives of the Unitary Plan. As a large under-utilised site adjacent to Point Chevalier town centre, largely held by one landowner, the Precinct represents a significant physical resource to provide for the needs of Auckland's growing population - through the provision of educational, recreational, residential and business services and facilities.</p> <p>Unitec has developed an overall Indicative Wairaka Masterplan for the Precinct, which is included as an attachment to this submission to demonstrate an outcome that will be enabled by Unitec's proposed Precinct provisions.</p> <p>Unitec wishes to develop the Precinct as a vibrant urban village, serving the needs of an on-site population and the wider Point Chevalier, Mt Albert and Waterview communities with core campus facilities, accommodation, employment and recreational opportunities. The Wairaka Precinct will be an exciting example of Auckland's "compact city" vision. The amendments sought here and throughout Unitec's submission are intended to enable the outcomes illustrated in Unitec's Indicative Wairaka Masterplan.</p>	<p>Amend the Precinct description as follows: Precinct description The Wairaka pPrecinct extends from the north western motorway at Point Chevalier in the north, through to Woodward Road in the south, and from Oakley Creek in the west to Carrington Road in the east, where the Unitec Institute of Technology (Unitec), the Crown, Waitemata District Health Board, <u>one private landowner, and Ngati Whatua Orakei own contiguous blocks of land that make up the site.</u></p> <p>The purpose of the Wairaka pPrecinct is to provide for <u>a diverse urban community, including the ongoing development and operation of the tertiary education facility, and enables the development and operation of a range of community, recreation, and social activities, the development of a compact residential community, and commercial activities and services activities. A business and innovation park is to be enabled, including activities which benefit from co-location with a major tertiary education institute. The Precinct, it also enables new development to occur to create an urban environment that caters for a diverse student-population, employees and visitors in the area and that integrates with the Point Chevalier, Mt Albert and Waterview communities.</u></p> <p><u>Wairaka 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</u></p>

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Provision	Unitec's submission	Relief sought
	<p>Amendments to the Precinct description are necessary to properly establish the purpose of the Precinct, and to recognise the mix of uses that are intended to occur around the campus core (including business, residential and commercial services). In particular, the Precinct description should recognise that the Wairaka Precinct is an ideal location to provide for some of the intensification (in a mix of housing typologies) that will be necessary to cater for Auckland's projected population growth.</p>	<p><u>to live, work, and learn within the Precinct, while enjoying the high amenity of the Wairaka environment.</u></p> <p><u>The Wairaka Precinct provides for an urban community within which there is a high quality tertiary education institution.</u></p> <p>The location and extent of a major tertiary education institution (Unitec) at Wairaka Precinct is significant to the region. The Precinct is 64.5ha, and comprises twelve land titles and four owners. Unitec owns 83 per cent of the total land, for tertiary education and its necessary activities. In addition medical and light industrial activities also occur on the site.</p>
<p>3. F.2.23 Wairaka Precinct description</p>	<p>Amendments are sought to sub-precincts A and B to provide certainty for the surrounding community as to the mix of activities that may ultimately establish on the Site, including after the eventual departure of the existing light industrial healthcare activities within the Site.</p> <p>Three new sub-precincts are sought to give effect to the outcomes anticipated in Unitec's Indicative Masterplan:</p> <ul style="list-style-type: none"> • Sub-precinct C is located on the northern part of the Wairaka Site, in close proximity to the Point Chevalier town centre, in an ideal location to provide for intensive residential development and business uses to complement the existing services in the Point Chevalier town centre and along Carrington Road. • Sub-precinct D, in the south-western part of the Precinct, will provide for residential intensification comprising a range of housing typologies, promoting affordability, choice and high quality design. • Sub-precinct E specifically provides for the campus core, including educational, office, research, laboratory, and ancillary uses; while also enabling business, office and innovation opportunities to establish in a business/innovation park fronting 	<p>Amend Precinct description paragraph 4 as follows:</p> <p>The Wairaka Precinct and provides overall objectives for the whole area, and two five Sub-precincts:</p> <ul style="list-style-type: none"> • Sub-precinct A provides for healthcare/hospital related purposes, and is intended to accommodate the Mason Clinic while that remains at Wairaka. <u>These activities are in addition to those provided for in Precinct C.</u> • 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 while they remain at Wairaka. <u>These activities are in addition to those provided for in Precinct C.</u> • Sub-precinct C provides for mixed use development in the northern part of the Precinct, focused on residential activity but providing for a range of business activities. • Sub-precinct D to the south and west of the Precinct provides for a broad range of residential activities, together with supporting uses, and activities appropriately located adjacent to a major tertiary education institution; and • Sub-precinct E provides for both the core of the Wairaka Unitec campus, and the business and innovation park. <u>The business park creates the opportunity for employment and economic activity within the area. Critically it also provides opportunities for those businesses which will benefit from co-locating with a major tertiary educational institution.</u>

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Provision	Unitec's submission	Relief sought
<p>4. F.2.23 Wairaka Precinct description</p>	<p>Carrington Road.</p> <p>One of the most important aspects of Unitec's Wairaka Precinct is the opportunity to connect the Precinct to the surrounding communities of Point Chevalier, Mt Albert and Waterview, and to enable public access to the significant open spaces and recreational facilities within the site, as well as facilitating access to the Oakley Creek reserve - an existing but very under-utilised area of significant open space. Pedestrian and cycle linkages will be provided, as well as connections to encourage use of, and investment in, public transport infrastructure. In addition, Unitec's Indicative Wairaka Masterplan provides for significant infrastructure to serve its on-site population and the surrounding area.</p> <p>These outcomes should be appropriately provided for in the Precinct description.</p>	<p>Amend Precinct description paragraph 5 and insert new paragraph as follows:</p> <p>There are also particular attributes of the Wairaka pPrecinct, which contribute to the amenity of the area and are to be retained through the development of the pPrecinct. These include:</p> <ul style="list-style-type: none"> • The significant ecological area on the adjacent land of Oakley Creek • An open space network linking areas within the Wairaka pPrecinct and providing amenity to neighbouring housing and business areas • A network of pedestrian and cycleway linkages that integrate with the area network • Retention of the open space storm water management area which services Wairaka and adjacent areas, and the amenity of the associated wetland • The Wairaka stream and the landscape amenity this affords, and • The scheduled buildings, and notable and urban-trees on site. <p>The implementation of the Precinct overlay requires a series of public works which the benefits the broader Auckland area outside the Precinct. These focus on the open space and roading network giving access from the east to the important Oakley Creek public open space, and the walking and cycling connections linking east to west Waterview and areas further west to Point Chevalier / Mt Albert, and north to south Mt Albert to Point Chevalier. This Precinct overlay also provides key linkages on the western regional cycle network. The Precinct provides stormwater treatment for all land within the Precinct, as well as an extended network to part of the Mt Albert area, prior to entering Oakley Creek. Development contributions will be assessed on this basis, through a combination of vested works, land and funded contribution.</p>
<p>5. F.2.23 Wairaka Precinct description</p>	<p>Unitec has prepared a detailed Concept Plan for the Wairaka Precinct (refer to Figure 1 - Concept Plan in row 40). If development proceeds in accordance with that Concept Plan, the requirement for a framework plan will be unnecessary.</p>	<p>Amend Precinct description paragraph 6 as follows:</p> <p>To reduce the potential of new development occurring in an uncoordinated manner, the pPrecinct encourages the land owner/s to either develop the land in accordance with the Concept Plan forming part of this Precinct, or prepare a framework plan. This method provides for integrated development of the area and ensures high quality outcomes are achieved.</p>

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Provision	Unitec's submission	Relief sought
<p>6. F.2.23 Objective 1</p> <p>Wairaka</p>	<p>Unitec's amendments to the Precinct provisions are sufficiently comprehensive that the objectives listed in the Special Purpose Tertiary Education zone should not apply.</p> <p>Given the very large land area of the Wairaka Precinct, it would be inefficient to require tertiary education activities to be the predominant use across the entire Precinct. Unlike primary or secondary schools, tertiary institutes do not require large tracts of land for ancillary recreational activities. Unitec's comprehensive Property Strategy (confirmed December 2013) provides for the consolidation of its building portfolio and campus activities into an area of approximately six hectares in the core of the Precinct.</p> <p>Unitec will utilise facilities which are purpose-built for modern teaching methods, and operate over an extended weekly timetable to provide maximum flexibility for students. By doing so, Unitec will reduce costs and operate a more successful campus which will serve its existing and future students population more efficiently.</p>	<p>Amend Objective 1 as follows:</p> <p>Objectives:</p> <p>The objectives are as listed in the Special Purpose Tertiary Education zone except as specified below:</p> <p>1. The predominance 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 overtime.</p>
<p>7. F.2.23 Objectives 4 and 5</p> <p>Wairaka</p>	<p>Changes are sought to the Precinct objectives to clearly signal that the existing commercial and healthcare uses may not remain at Wairaka for the duration of the Unitary Plan. Consequential changes to sub-precinct policies and rules below will provide certainty to the surrounding community as to the activities that may occur in these areas in future.</p>	<p>Amend Objective 4 as follows:</p> <p>4. The healthcare/hospital facility, and accessory activities and associated buildings, structures and infrastructure in sub-precinct A (Mason Clinic) are provided for while that activity remains at Wairaka.</p> <p>5. The commercial laundry service and accessory activities and associated buildings, structures and infrastructure in sub-precinct B are provided for while those activities remain at Wairaka.</p>
<p>8. F.2.23 Objective 6</p> <p>Wairaka</p>	<p>As set out in row 51, an assessment of Building 1 has confirmed the potential for the adaptive reuse of much of the scheduled building. Amendments are required to Objective 6 to recognise that outcome.</p> <p>The Proposed Plan does not provide for the general protection of trees (in line with recent legislative amendments) and Objective 6 should be amended to delete the reference to the retention of urban trees.</p>	<p>Amend Objective 6 as follows:</p> <p>6. Historic-identified heritage values are retained through including the adaptive reuse of the scheduled buildings and retention of notable trees, together with the management of historic heritage places, and Maori sites of significance on the adjacent Oakley Creek land, and notable and urban trees, and the contribution they make to the Precinct's character and landscape, are recognised, protected and enhanced in the Precinct.</p>

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Provision	Unitec's submission	Relief sought
9. F.2.23 Wairaka Objectives 7 and 8	As an important aspect of the Wairaka Indicative Masterplan, the inclusion of cycling linkages should be provided for in the Precinct objectives.	<p>Amend Objectives 7 and 8 as follows:</p> <p>7. Open spaces, <u>cycling</u> and pedestrian linkages from the <u>pPrecinct</u> to the wider area and neighbouring suburbs, including linkages between activities and open space nodes are provided for and enhanced.</p> <p>8. The transportation demands of the <u>pPrecinct</u> are provided for and the effects on traffic, <u>cyclists</u> and pedestrians are managed.</p>
10. F.2.23 Wairaka Objective 9	The Wairaka Site includes significant existing stormwater infrastructure which serves the wider Mt Albert neighbourhood. Appropriate recognition of that infrastructure should be included in Objective 9.	<p>Amend Objective 9 as follows:</p> <p>9. An integrated mixed use urban environment is created, which:</p> <ol style="list-style-type: none"> incorporates high quality built form and urban design recognises, protects and enhances the environmental attributes of Wairaka in planning and development of the <u>pPrecinct</u>, avoids, mitigates and remedies adverse effects on existing stormwater, wastewater and road/s infrastructure, and recognises that the stormwater system services areas beyond Wairaka develops in a comprehensive and integrated manner, which complements and fits within the landscape and character of the surrounding environment contributes to the Mt Albert, Waterview and Point Chevalier communities.
11. F.2.23 Wairaka Policies	The suite of proposed amendments to the Wairaka Precinct policies are sufficiently comprehensive that the underlying zone policies should not apply, unless specifically referenced within the Precinct provisions.	<p>Amend as follows:</p> <p>Policies</p> <p>The policies are as listed in the Special Purpose Tertiary Education zone except as specified below:</p>
12. F.2.23 Wairaka Policy 1 and New Policy 1A	Unitec seeks changes to the Wairaka Precinct policies to recognise that the Precinct is an ideal location to provide for growth, including business and commercial growth, and a wide range of activities should be provided for in order to enable the efficient use of the available physical resource. Education activities will form a campus core, supported by a compact urban village including a mix of housing typologies and business and commercial services.	<p>Amend Policy 1 and include new Policy 1A as follows:</p> <p>1. Enable and provide for a wide range of activities, including education, business, office, research, health, recreation, residential accommodation, community facilities and appropriate accessory activities to meet existing needs.</p> <p>1A. Respond to future demand and changes in the manner of learning, the desire to integrate business and education, and the benefits of creating a diverse urban environment within which there is a high quality tertiary education institution, teaching, learning, student population, research requirements and campus environment.</p>

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Provision	Unitec's submission	Relief sought
13. F.2.23 Wairaka Policy 2	<p>Unitec has undertaken a comprehensive planning and design exercise informing its proposed Concept Plan (refer row 40) and the Precinct policies should recognise and provide for that Concept Plan by enabling integrated development in accordance with either the Concept Plan or a framework plan.</p> <p>To reflect the relief sought in row 3, the policies should equally recognise that the existing Mason Clinic and commercial laundry may not remain on the Site for the life of the Unitary Plan.</p> <p>Unitec also seeks amendments to Policy 2 to appropriately recognise the potential for adaptive reuse of existing heritage buildings (clause i) and the opportunity to create linkages through the Site and to the Oakley Creek reserve (clause ii).</p>	<p>Amend Policy 2 as follows:</p> <p>2. Promote comprehensive planning by enabling development <u>either in accordance with the Concept Plan forming part of this Precinct overlay, or through a framework plan process that provides for:</u></p> <ul style="list-style-type: none"> a. Tertiary education and associated research, and community activities b. The ongoing operation of the Mason Clinic <u>while it remains at Wairaka</u> c. The operation of the commercial laundry service <u>while it remains at Wairaka</u> d. Residential accommodation associated with tertiary education e. Economic development and employment f. Public infrastructure <u>including stormwater and recognising the wider public benefit Wairaka provides in treating stormwater from a broader catchment</u> g. Integrated transport planning h. Traffic management i. Identification and protection of significant landscape features, <u>the adaptive reuse of the scheduled historic-heritage buildings, identified trees and open space network</u> ii. <u>Public road and open space access to the Oakley Creek reserve</u> j. Supporting urban connections and services to Point Chevalier, Waterview and Mt Albert
14. F.2.23 Wairaka Policy 4	<p>Policy 4 should be amended to encourage residential intensification in appropriate locations within the Precinct. The Wairaka Precinct will be a market-attractive location, offering unique opportunities to live close to employment, education and recreation opportunities. An increased residential population will support and strengthen the existing services within Point Chevalier, Waterview and Mt Albert, and will encourage investment in public transport and community facilities.</p>	<p>Amend Policy 4 as follows:</p> <p>4. Encourage a mix of <u>residential lifestyles and housing typologies to cater for a diverse residential community at Wairaka, primarily support the tertiary-education activity and the needs of accessory activities in the precinct.</u></p>
15. F.2.23 Wairaka New Policy 7A	<p>New Policy 7A recognises that the Mason Clinic may relocate during the life of the Plan. If that were to occur, the provisions of sub-precinct C, which provide for a mix of</p>	<p>Insert New Policy 7A as follows:</p> <p>Sub-precinct A</p>

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Provision	Unitec's submission	Relief sought
	activities and uses in close proximity to the Point Chevalier town centre, should apply.	... <u>7A. Recognise that should the Mason Clinic relocate from Wairaka, then the activities and controls of sub-precinct C would apply.</u>
16 F.2.23 Wairaka New Policy 10A	New Policy 10A recognises that the existing commercial laundry may relocate from the Wairaka Precinct during the life of the Unitary Plan. If that were to occur, the provisions of sub-precinct C, which provide for a vibrant mix of uses in close proximity to the Point Chevalier town centre, should apply.	Insert New Policy 10A as follows: Sub-precinct B ... <u>10A. Recognise that should the commercial laundry service and associated activities on this sub-precinct relocate from Wairaka, then the activities and controls of sub-precinct C would apply.</u>
17 F.2.23 Wairaka New Policies 10B - 10F	Unitec seeks the inclusion of a new sub-precinct C, as shown in row 82. Sub-precinct C is located on the northern part of the Wairaka Site, in close proximity to the Point Chevalier town centre, and is an ideal location to provide for intensive residential development and business uses to complement the existing services in the Point Chevalier town centre and along Carrington Road. New Policies 10B - 10F are required to provide an appropriate and enabling framework for sub-precinct C. New Policy 10C also specifically provides for the adaptive reuse of the existing scheduled heritage building ("Building 1") in sub-precinct C. The value of Building 1 on the Unitec site has been compromised, and continues to be compromised, by the proximity of the North Western Motorway and Waterview Connection. The Building is earthquake prone and, as a former psychiatric hospital, has a layout that does not enable alternative uses. Unitec seeks relief throughout its submission that would enable an exciting redevelopment, comprising heritage and new-build elements, and breathing new life into the northern part of the Site. The result will be an inviting gateway to the Wairaka Precinct and is an outcome that should be supported and enabled by the provisions of the Plan.	Insert New Policies 10B - 10F as follows: Sub-precinct C <u>10B. Provide for a rich mix of residential and business activities which will enable a residential core to the Wairaka Precinct.</u> <u>10C. Provide for the adaptive reuse of the scheduled part of the heritage building for economically viable activities which ensure ongoing economic sustainability for this building and its integration into the Wairaka Precinct.</u> <u>10D. Integrate development with the Pt Chevalier town centre.</u> <u>10E. Provide for a discrete area of intensive residential development at significant scale, which contributes to managing Auckland's growth, and reinforces activity in this northern portion of the Precinct close to Pt Chevalier.</u> <u>10F. Provide for a range of business activity which complements the mixed use area, and provides employment opportunities.</u>
18 F.2.23 Wairaka New	Unitec seeks the inclusion of new sub-precinct D, shown in	Insert New Policies 10G - 10J as follows:

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Provision	Unitec's submission	Relief sought
<p>Policies 10G - 10J</p>	<p>row 82, to provide for additional residential development to the south of the Precinct. Sub-precinct D will provide certainty to existing residential neighbours as to the activities that will establish in this location and will provide for a range of housing typologies, promoting affordability, choice and high quality design. Sub-precinct D will act as a buffer between existing residential neighbourhoods and the campus core. New linkages through sub-precinct D will improve access to the Oakley Creek reserve and will connect the Wairaka Precinct to the Mt Albert town centre and Waterview community.</p> <p>New Policies 10G - 10J are required to promote a range of quality housing typologies, as well as ancillary commercial and retail services, of an intensity suitable for the Site and its surrounds.</p>	<p>Sub-precinct D</p> <p>10G. Provide a broad range of high intensity residential activity adjacent to the Oakley Creek and residential neighbourhoods to the south of the Precinct.</p> <p>10H. Promote a range of housing typologies which provide a transition between the intense campus activities within sub-precinct E, and the existing residential neighbourhood to the south.</p> <p>10I. Provide quality homes which face west across Oakley Creek, providing high amenity to the area and passive surveillance of the public lands within Oakley Creek Valley.</p> <p>10J. Provide for a range of business and retail activities which support this residential core and the adjacent Unitec Campus.</p>
<p>19. F.2.23 Wairaka New Policies 10K and 10L</p>	<p>Unitec seeks the inclusion of new sub-precinct E, shown in row 82. Sub-precinct E specifically provides for the campus core, including educational, office, research, laboratory, and ancillary uses; while also enabling business, office and innovation opportunities to establish in a business/innovation park fronting Carrington Road. The campus and business activities will provide learning and employment opportunities and will directly respond to directives in the Auckland Plan to support innovation centres and relationships between education providers and high-value industries.</p> <p>New Policies 10K and 10L are required to facilitate the vibrant mix of activities necessary for the success of the campus core.</p>	<p>Insert New Policies 10K and 10L as follows:</p> <p>Sub-precinct E</p> <p>10K. Enable a broad range of educational, research, laboratory, office and business uses which meet the needs and respond to future changes in teaching, learning, and research requirements for a modern campus environment.</p> <p>10L. Provide for a broad range of business, office, innovation and research activities which will encourage employment and economic development to locate in Wairaka, including those which benefit from the co-location with a tertiary education institution.</p>
<p>20. F.2.23 Wairaka Policies 11-13</p>	<p>Consequential amendments to Policies 11-13 are required to recognise and provide for the potential adaptive reuse of Building 1, as sought in the relief set out above in row 17.</p>	<p>Amend Policies 11-13 as follows:</p> <p>Built Form and Character</p> <p>11. Encourage the retention and adaptive re-use of the historic-heritage and character buildings, features, structures and elements identified within the Precinct Concept Plan.</p>

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Provision	Unitec's submission	Relief sought
21. F.2.23 Wairaka New Policy 13A	A key objective of Unitec's Wairaka proposed planning framework is the intensification and efficient use of a very large, currently under-utilised, serviced site in close proximity to Point Chevalier town centre and key transport linkages. New Policy 13A is required to provide for that intensification and to enable buildings of a sufficient scale, to justify the significant investment that will occur in and around the site.	<p>12. Require new buildings to be designed in a manner that respects existing buildings, provides for a high standard of amenity, recognises, protects historic heritage and landscape values and, where appropriate, enhances the streetscape and gateway locations of the pPrecinct.</p> <p>13. Require proposals for new buildings, structures and infrastructure or additions to existing buildings, structures and infrastructure adjoining or adjacent to <u>the any</u> scheduled historic heritage buildings and places, and/or the significant ecological area of Oakley Creek to be sympathetic and provide contemporary and high-quality design, which enhances the pPrecinct's built form and natural landscape.</p> <p>Insert New Policy 13A as follows:</p> <p><u>13A. Provide the opportunity for additional intensification through buildings of significant scale in identified parts of the Precinct and subject to design controls.</u></p>
22. F.2.23 Wairaka New Policy 15A	New Policy 15A is required to recognise the public connections shown on the Wairaka Concept Plan that will provide valuable through-site linkages and enable access to Oakley Creek reserve - a significant public asset that is currently under-utilised by the surrounding community.	<p>Insert New Policy 15A as follows:</p> <p>Public Open Space</p> <p>...</p> <p><u>15A. Provide public connections to Oakley Creek from Carrington Road through public roads and open space, giving quality public access to this important ecological area.</u></p>
23. F.2.23 Wairaka Policies 16-18 and New Policy 18A	New Policy 18A, and consequential amendments to Policies 16-18, are required to emphasise important pedestrian and cycle linkages through the Precinct (including the Oakley Creek/Waterview pedestrian/cycle bridge) and the network of public roads that will connect the Precinct with the surrounding Mt Albert, Waterview and Point Chevalier communities.	<p>Amend Policies 16-18 and insert New Policy 18A as follows:</p> <p>Pedestrian and cycle access, street quality and safety</p> <p>16. Require development to maintain and provide a varied network of key pedestrian and cycle linkages, open space and plazas within the pPrecinct.</p> <p>17. Require pedestrian and cycle linkages to be well designed, safe and improve connectivity for all users.</p> <p>18. Provides for Encourage the construction of a bridge for pedestrians and cyclists connecting Great North Road with Wairaka (over Oakley Creek), and provides for the continuing connections to Carrington Road (through the pPrecinct and over</p>

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Provision	Unitec's submission	Relief sought
24. F.2.23 Wairaka Policy 19	Due to an increased focus on e-learning and a move toward an extended timetable to cater for additional programmes and part-time students, Unitec's campus activities do not emphasise the need to travel during commuter peak periods. Through careful transport planning and the provision of shared parking facilities, students, staff, residents and employees can be encouraged to travel out of peak. Minor amendments to Policy 19(d) are sought to recognise that outcome.	Oakley-Creeky to improve public connectivity. <u>18A. Establish a network of public roads which give access through the Precinct and connect to the Oakley Creek and Waterview pedestrian / cycle bridge.</u> Amend Policy 19 as follows: Transport planning 19. Require development to incorporate integrated transport planning that: a. Promotes a transport network that integrates rail, bus, pedestrian and cycle connections b. Provides for 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 c. Avoids adverse traffic effects on pedestrian and residents' safety and amenity d. Reduce the peaks in traffic generation Enables and encourages out of peak travel to achieve more even traffic flows through the day and the year e. Avoids parking occurring in residential streets or arterial roads in the vicinity of the Precinct
25. F.2.23 Wairaka Policy 20	A minor amendment to Policy 20 is sought to recognise that, because of the assessment undertaken as part of this Plan process, it is only the implementation of a new framework plan which should necessitate a separate integrated transport and traffic management plan.	Amend Policy 20 as follows: 20. Require an integrated transport management and traffic management plan to be developed as part of any new development and/or framework plan.
26. F.2.23 Wairaka New Policy 20A	New Policy 20A is required to encourage car parking to be concentrated in purpose-built parking buildings rather than at-grade, in order to ensure that available land within the Precinct is used most efficiently.	Insert New Policy 20A as follows: <u>20A. Encourage large parking areas, or parking servicing the heritage area, to be provided within parking buildings.</u>
27. F.2.23 Wairaka Policy 21	As set out above, Unitec has undertaken a comprehensive planning exercise which has resulted in the development of the Wairaka Concept Plan (refer to Figure 1 - Concept Plan in row 40). Policy 21 should be amended to encourage integrated development in accordance with either the Concept Plan or a framework plan. Consequential amendments are also required to recognise the inclusion of	Amend Policy 21 as follows: Integrated development 21. Encourage development to <u>either proceed generally in accordance with the Concept Plan forming part of this Precinct, or a framework plan a framework plan for future development and/or redevelopment that gives regard to:</u> a. Land ownership

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Provision	Unitec's submission	Relief sought
	new sub-precincts C, D and E.	<p>b. Character</p> <p>c. Building bulk and form</p> <p>d. Historic heritage features, and open space</p> <p>e. Activities that support a mixed urban community, including tertiary education purposes and the uses in sub-precincts A, and B, C, D and E</p> <p>f. Existing and proposed street pattern</p> <p>g. Transport and traffic management</p> <p>h. Linkages to surrounding centres.</p>
28. F.2.23 Wairaka Policy 22	Amendments to Policy 22 are sought to recognise that avoidance of effects such as dominance, privacy and overshadowing are primarily related to the protection of residential amenity. Many of the Wairaka Precinct boundaries do not adjoin residential properties (eg the extended Cairington Road frontage), and higher buildings should not be prevented from locating on those boundaries. It is a common urban design solution to use taller buildings to frame public open spaces and Policy 22 should not constrain that outcome.	<p>Amend Policy 22 as follows:</p> <p>22. Require graduated building heights and locate higher buildings away from the precinct boundary adjacent to residential uses so they do not cause overshadowing, adverse wind effects, visual dominance or loss of visual privacy for neighbouring residential properties and public open space zoned land.</p>
29. F.2.23 Wairaka Policy 24	An amendment is sought to Policy 24 to recognise that the Wairaka Precinct is made up of sites in multiple ownership.	<p>Amend Policy 24 as follows:</p> <p>24. Encourage the joint consideration of framework plan applications. Where a framework plan is applied for, encourage joint application by multiple landowners and any related development to provide for coordinated development of the precinct.</p>
30. F.2.23 Wairaka New Policies 26A - 26C	New Policies 26A - 26C are required to provide for "super-block" subdivision consents to facilitate development in accordance with the Wairaka Concept Plan, and to otherwise import the relevant subdivision controls of the underlying zone, in order that the Precinct provisions can stand alone as the only relevant planning controls for the Precinct.	<p>Insert New Policies 26A - 26C as follows:</p> <p>Subdivision</p> <p>26A. Provide for the subdivision of the sub-precincts to create title boundaries that define the sub-precincts, and to create the public road and open space network shown on the Concept Plan for the Wairaka Precinct.</p> <p>26B. To apply the subdivision controls of the underlying zoning to subsequent subdivision of the sub-precinct, subject to that subdivision also meeting the requirements of the Concept Plan.</p> <p>26C. To enable subdivision related to the scheduled heritage building on the</p>

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Provision	Unitec's submission	Relief sought												
		Precinct as a controlled activity.												
K Precinct rules														
K.2 Central														
K.2.23 Wairaka														
31. K.2.23 Wairaka Introduction	Unitec considers that its proposed amendments to the Wairaka Precinct activities, controls and assessment criteria are sufficiently comprehensive that the underlying zone controls need not apply.	<p>Amend Introduction as follows:</p> <p>The activities, controls and assessment criteria set out below, in the underlying Special Purpose Tertiary Education zone and the Auckland-wide Infrastructure Rules apply throughout the in the Wairaka Precinct and in the sub-precincts unless otherwise specified. Refer to planning maps for the location and extent of the Precinct and sub-precincts.</p>												
32. K.2.23 Wairaka 1 Activity Table	<p>The Activity Table should be amended to provide for activities which should be specifically encouraged in the sub-precincts in accordance with the Wairaka Indicative Masterplan, which include in some cases activities which are enabled in the underlying zones.</p> <p>Unitec seeks a number of amendments to the Activity Table to appropriately provide for the range of activities that should be encouraged to locate in the Wairaka Precinct and sub-precincts.</p>	<p>Amend the Activity Table as follows:</p> <p>The following activities apply throughout the Wairaka Precinct. Additional activities applying in the sub-precincts are set out in sections 1.1 to 1.4 in the Special Purpose Tertiary Education zone apply in the Wairaka precinct unless otherwise specified in the activity table below.</p> <table border="1" data-bbox="869 168 1380 1041"> <thead> <tr> <th data-bbox="869 526 933 1041">Activity</th> <th data-bbox="869 168 933 526">Activity Status</th> </tr> </thead> <tbody> <tr> <td data-bbox="933 526 997 1041">Accommodation</td> <td data-bbox="933 168 997 526"></td> </tr> <tr> <td data-bbox="997 526 1061 1041">Dwellings</td> <td data-bbox="997 168 1061 526">RDP</td> </tr> <tr> <td data-bbox="1061 526 1141 1041">Boarding houses and visitor accommodation not accessory to Tertiary Educational Facilities</td> <td data-bbox="1061 168 1141 526">PRD</td> </tr> <tr> <td data-bbox="1141 526 1268 1041">Conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses</td> <td data-bbox="1141 168 1268 526">RD</td> </tr> <tr> <td data-bbox="1268 526 1380 1041">Student accommodation, boarding houses and visitor accommodation accessory to Tertiary Educational Facilities</td> <td data-bbox="1268 168 1380 526">P</td> </tr> </tbody> </table>	Activity	Activity Status	Accommodation		Dwellings	RDP	Boarding houses and visitor accommodation not accessory to Tertiary Educational Facilities	PRD	Conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses	RD	Student accommodation, boarding houses and visitor accommodation accessory to Tertiary Educational Facilities	P
Activity	Activity Status													
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Student accommodation, boarding houses and visitor accommodation accessory to Tertiary Educational Facilities	P													

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Provision	Unitec's submission	Relief sought
		Commerce
		Commercial services <u>RDP</u>
		Entertainment facilities <u>RD</u>
		Food and beverage accessory to Tertiary Educational facilities <u>P</u>
		Food and beverage not accessory to Tertiary Educational facilities up to 2000m ² GFA per site <u>RDP</u>
		Food and beverage in sub-precincts A - C and sub-precinct E not accessory to Tertiary Educational Facilities greater than 2000m ² GFA per site <u>RD</u>
		Offices in sub-precincts A - C up to 4500 5000 m ² GFA per site <u>RDP</u>
		Offices in sub-precinct D up to 200m ² per site <u>P</u>
		Offices not otherwise provided for greater than 4500 ² GFA per site <u>PRD</u>
		Retail up to 450 2000m ² GFA per site in sub-precincts A - E provided that individual retail units do not exceed 450m ² <u>RD</u>
		Retail exceeding 2000m ² per site or retail units greater than 450m ² GFA in sub-precincts A - C and in sub-precinct E <u>RD</u>
		One supermarket up to 1500m ² in sub-precinct C or E <u>P</u>

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Provision	Unitec's submission	Relief sought
		More than 6,500m ² of retail (inclusive of one supermarket up to 1500m ²) within the Precinct <u>D</u>
		Supermarkets not otherwise provided for <u>D</u>
		More than 4000m ² of food and beverage within the Precinct <u>D</u>
		Retail not otherwise provided for <u>D</u>
		Community facilities
		Artworks <u>P</u>
		Care centres <u>RD</u>
		Emergency services <u>D</u>
		Healthcare services <u>RDP</u>
		Information facilities <u>P</u>
		Informal recreation and leisure <u>P</u>
		Organised sport and recreation <u>P</u>
		Industry
		Artisan industries <u>RD</u>
		Industrial laboratories <u>RD</u>
		Light manufacturing and servicing <u>D</u>
		Repair and maintenance services <u>D</u>
		Warehousing and storage <u>D</u>

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Provision	Unitec's submission	Relief sought
		<p>Waste management facilities accessory to Tertiary Educational Facilities <u>D</u></p> <p>Mana Whenua</p> <p>Marae complex <u>P</u></p> <p>Development</p> <p>Food and beverage, offices, commercial services, community facilities, recreation and leisure activities within a heritage building <u>P</u></p> <p>Buildings not provided for as a permitted or controlled activity <u>RD</u></p> <p>Parking buildings/ structures except in sub-precinct E <u>RD</u></p> <p>Floodlighting, including exterior lighting, fittings and supports and towers <u>P</u></p> <p>Parks and playing/sports field structures accessory to educational facilities <u>P</u></p> <p>Any development or subdivision proceeding in accordance with the approved Wairaka Precinct Concept Plan <u>P</u></p> <p>A framework plan, amendments to an approved framework plan or a replacement framework plan complying with clause 3.2 below <u>RD</u></p> <p>A framework plan, amendments to an approved framework plan or a replacement framework plan not complying with clause 3.2 below <u>NGD</u></p>

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Provision	Unitec's submission	Relief sought
		<p>P Any development or activity complying with an approved framework plan</p>
		<p>NG-D Any development or activity that does not comply with the Concept Plan and prior to the approval of a framework plan or not specified in this table or in clause 4.3.3.1 and/or not complying with an approved framework plan</p>
		<p>C Any subdivision complying with the Concept Plan or an approved framework plan</p>
		<p>NG-D Any subdivision not complying with the Concept Plan and prior to the approval of a framework plan or not complying with an approved framework plan and/or does not comply with the general subdivision controls in 2.1 of the Auckland-wide - Subdivision rules</p>
		<p>P Alterations and additions to buildings existing at the date of notification of this Unitary Plan that do not comply with the Concept Plan or an approved framework plan (excluding minor cosmetic alterations or repairs which do not change the design and appearance of the building) provided the height or gross floor area of the building existing at the date of notification of this Unitary Plan is not increased by more than 10%</p>
		<p>G-P New buildings, alterations and additions to the buildings that comply with the Precinct Concept Plan or an approved framework plan and have a GFA less than 2,000m²</p>
		<p>C New buildings, alterations and additions to the</p>

Provision	Unitec's submission	Relief sought
33. K.2.23 Wairaka 1.1 Activity table	The introduction to Activity Table 1.1 should be amended to appropriately reflect the activities to be enabled in sub-precinct A in accordance with the Indicative Wairaka Masterplan, including activities enabled in the underlying Mixed Use zone (where not incompatible with the Precinct or sub-precinct provisions).	<p>building that comply with the Precinct Concept; <u>Plan or an approved framework plan and have a GFA greater than 2,000m², not otherwise provided for as a permitted activity</u></p> <p><u>Building demolition</u> P</p> <p><u>General</u></p> <p><u>Earthworks associated with a permitted activity or development</u> P</p> <p><u>Any activity or development not otherwise provided for</u> D</p>
34. K.2.23 Wairaka 1.2 Activity table	The introduction to Activity Table 1.2 should be amended to appropriately reflect the activities to be enabled in sub-precinct B in accordance with the Indicative Wairaka Masterplan, including activities enabled in the underlying Mixed Use zone (where not incompatible with the Precinct or sub-precinct provisions).	<p>Amend Activity Table 1.1 as follows:</p> <p>1.1 Activity table - Sub-precinct A</p> <p>The activities in the <u>Special Purpose Tertiary Education-Mixed Use zone</u> and <u>Wairaka pPrecinct activity table 1</u> apply unless otherwise specified in activity table 2 below. <u>Where the activity status is inconsistent between the Wairaka Precinct or sub-precinct and the Mixed Use zone, then the activity status of the Precinct or sub-precinct takes precedence.</u></p> <p>Amend Activity Table 1.2 as follows:</p> <p>1.2 Activity table - Sub-precinct B</p> <p>The activities in the <u>Special Purpose Tertiary Education-Mixed Use zone</u> and <u>Wairaka pPrecinct activity table 1</u> apply unless otherwise specified in activity table 3 below. <u>Where the activity status is inconsistent between the Wairaka Precinct or sub-precinct and the Mixed Use zone, then the activity status of the precinct and sub-precinct takes precedence.</u></p>
35. K.2.23 Wairaka 1.3 Activity table	Activity Table 1.3 should be included to appropriately reflect the activities to be enabled in sub-precinct C in accordance with the Indicative Wairaka Masterplan, including activities enabled in the underlying Mixed Use zone (where not incompatible with the Precinct or sub-precinct provisions).	<p>Insert Activity Table 1.3 as follows:</p> <p>1.3 Activity table - Sub-precinct C</p> <p><u>The activities in the Mixed Use zone and Wairaka Precinct activity table 1 apply unless otherwise specified in activity table 1.3 below. Where the activity status is inconsistent between the Wairaka Precinct or sub-precinct and the Mixed Use zone,</u></p>

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Provision	Unitec's submission	Relief sought																		
<p>36. K.2.23 Wairaka 1.4 Activity table</p>	<p>Activity table 1.4 should be included to appropriately reflect the activities to be enabled in sub-precinct E in accordance with the Indicative Wairaka Masterplan, including activities enabled in the underlying Special Purpose Tertiary Education zone (where not incompatible with the Precinct or sub-precinct provisions).</p>	<p>then the activity status of the Precinct or sub-precinct takes precedence.</p> <table border="1" data-bbox="311 1310 518 1624"> <thead> <tr> <th>Activity</th> <th>Activity Status</th> </tr> </thead> <tbody> <tr> <td>Food and beverage, offices, commercial services, community facilities, recreation and leisure activities within a heritage building</td> <td>P</td> </tr> </tbody> </table> <p>Insert Activity Table 1.4 as follows: 1.4 Activity table - Sub-precinct E The activities in the Special Purpose Tertiary Education zone and Wairaka Precinct activity table 1 apply unless otherwise specified in activity table 1.4 below. Where the activity status is inconsistent between the Wairaka Precinct or sub-precinct and the Special Purpose Tertiary Education zone, then the activity status of the Precinct and sub-precinct apply.</p> <table border="1" data-bbox="534 1310 742 1624"> <thead> <tr> <th>Activity</th> <th>Activity Status</th> </tr> </thead> <tbody> <tr> <td>Tertiary education facilities</td> <td>P</td> </tr> <tr> <td>Offices</td> <td>P</td> </tr> <tr> <td>Laboratories and research facilities</td> <td>P</td> </tr> <tr> <td>New buildings, alterations and additions to the building and parking buildings that comply with the precinct Concept Plan or an approved framework plan</td> <td>P</td> </tr> <tr> <td>Food and beverage</td> <td>P</td> </tr> <tr> <td>Retail associated with Tertiary Education Facilities</td> <td>P</td> </tr> </tbody> </table>	Activity	Activity Status	Food and beverage, offices, commercial services, community facilities, recreation and leisure activities within a heritage building	P	Activity	Activity Status	Tertiary education facilities	P	Offices	P	Laboratories and research facilities	P	New buildings, alterations and additions to the building and parking buildings that comply with the precinct Concept Plan or an approved framework plan	P	Food and beverage	P	Retail associated with Tertiary Education Facilities	P
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Food and beverage, offices, commercial services, community facilities, recreation and leisure activities within a heritage building	P																			
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Food and beverage	P																			
Retail associated with Tertiary Education Facilities	P																			

Provision	Unitec's submission	Relief sought
37. K.2.23 Wairaka 2 Notification	Unitec supports the Proposed Plan's approach that restricted discretionary activities will be considered without public notification. This is appropriate as such activities often have very limited adverse effects (if any), and can be dealt with by Council without input from the general public. A minor amendment is sought to 2(1) to avoid repetition.	<div style="border: 1px solid black; padding: 2px; margin-bottom: 5px;">Boarding houses and visitor accommodation</div> <p style="text-align: right; margin-right: 10px;">P</p> <p>Amend Rule 2(1) as follows: 2. Notification 1. Council will consider restricted discretionary activity resource consent applications for framework plans (including amendments to an approved framework plan or a replacement framework plan) without the need for public notification.⁵⁷ However limited notification may be undertaken, including notice being given to any owner of land within the precinct who has not provided their written approval. 2. Other resource consent applications will be assessed against the tests for notification under the RMA.</p>
38. K.2.23 Wairaka 3.1 Land use control	Unitec considers that its proposed amendments to the Precinct land use controls are sufficiently comprehensive that the underlying zone controls should not apply.	<p>Delete Land use control 3.1 as follows: 3. Land use controls 3.1-General 1. The land use controls in the Special Purpose Tertiary Education zone apply in the Wairaka precinct unless otherwise specified below.</p>
39. K.2.23 Wairaka New Control 3.1A	As a consequential amendment to the relief sought above in row 30, Unitec seeks the inclusion of new controls 3.1A(1)-(3) to import the subdivision land use controls and assessment criteria from the relevant underlying zones.	<p>Insert new Land use control 3.1A as follows: 3.1A Subdivision 1. <u>Subdivision to create new lots which align with the sub-precinct boundaries and create the public road network is a controlled activity.</u> 2. <u>Other subdivision will comply with the normal subdivision controls for the underlying zone and are subject to the additional assessment criteria that subdivision should generally be in accordance with the Wairaka Precinct Concept Plan shown at Figure 1.</u> 3. <u>Assessment criteria for controlled activity:</u> a. <u>The degree to which subdivision boundaries align with the sub-precinct boundaries and with the Concept Plan shown in Figure 1</u> b. <u>The provision of infrastructure which either meets the Council's infrastructure standards, or an assessment of infrastructure demonstrates that adequate capacity can be derived for the activities and intensity provided</u></p>

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40 K.2.23 Wairaka New Control 3.1B	Unitec seeks the inclusion of its proposed Figure 1 - Concept Plan for the Wairaka Precinct. The Concept Plan is the result of a comprehensive planning exercise and will provide certainty to the surrounding communities and users of the proposed Unitary Plan as to the form of development that will be enabled in the Wairaka Precinct. The Concept Plan depicts public roads, key areas of open space and primary access points.	<p>within the sub-precinct.</p> <p><u>g. The location of public roads is generally as shown on the Concept plan in Figure 1.</u></p> <p><u>d. The location of primary access to the precincts is as shown on the Concept Plan in Figure 1 or is subject to a detailed traffic analysis demonstrating that alternate access points are appropriate.</u></p> <p><u>e. Adequate stormwater management is provided for within the site and prior to water entering the Oakley Creek.</u></p> <p><u>f. The design of the road layout to manage the connections between sub-precinct E and the residential land to the east.</u></p>
		<p>Insert New Control 3.1B as follows:</p> <p>3.1B Concept Plan</p> <p>1. <u>Figure 1 sets out the Concept Plan for the Wairaka Precinct.</u> <u>NB: detailed dimensions of roads to be agreed with Auckland Transport.</u></p> <p>Figure 1 - Concept Plan [On the following page]</p>

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Provision	Unitec's submission	Relief sought
<p>41. K.2.23 Wairaka Land use control</p>	<p>Unitec seeks minor amendments to Development Control 3.2(e) in order to clarify the additional information that a resource consent application will be required to include.</p>	 <p>Amend Development Control 3.2(c) and (e) as follows: 3.2 Framework plan 1. A resource consent application for a framework plan, amendments to an approved framework plan or a replacement framework plan must: ... c. Comply with:</p>

Provision	Unitec's submission	Relief sought
		<p>i. the general rules and information requirements applying to framework plans specified in Part 4 of the Unitary Plan</p> <p>ii. the special information requirements for framework plans in clause 78 - special information requirements below, and</p> <p>iii. any relevant controls in this precinct</p> <p>...</p> <p>e. Contain the additional following information:</p> <ul style="list-style-type: none"> i. The integration of development with the surrounding area ii. The location and layout of yards iii. The location of <u>the any-protected historic heritage building or parts of a building, place, objects and structures (items)</u> iv. The location of any protected archaeological site/s v. The location of any protected and/or notable/urban trees vi. The location and layout of any additional historic heritage building/s, place/s, object/s and structure/s, archaeological site/s, tree/s that you propose or want to be <u>scheduled/protected conserved.</u> vii. The location and extent of <u>buildings platforms</u> fronting Carrington Road, Oakley Creek and the south boundary of the precinct, and viii. Traffic generation and management plan.
42. K.2.23 Wairaka Land use control 3.3	<p>Unitec seeks a minor change to Development Control 3.3(1) to clarify that the control on floodlights should be enforced in respect of residential zones outside the boundary of the Precinct. New residents of the Precinct who elect to live in a vibrant urban community will benefit from a range of activities and recreational opportunities, some of which may extend beyond traditional residential hours.</p>	<p>Amend Development Control 3.3 as follows:</p> <p>3.3 Floodlights</p> <p>1. Where floodlights are located adjacent to a residential zone <u>outside the Wairaka Precinct</u>, the hours of operation must not extend beyond:</p> <ul style="list-style-type: none"> a. 10pm Monday to Saturday b. 7.30pm Sunday and Public Holidays. <p>...</p>
43. K.2.23 Wairaka Development Control 4.1	<p>Unitec considers that its proposed amendments to the Wairaka Precinct development controls are sufficiently comprehensive that the underlying zone development</p>	<p>Amend Development Control 4.1 as follows:</p> <p>4.1 Application of development controls</p> <p>1. The <u>following</u> development controls <u>in the Special Purpose Tertiary Education</u></p>

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Relief sought

zone-apply in the Wairaka pPrecinct-unless-otherwise-specified-below.

Amend 4.2 as follows:

4.2 Height

Purpose:

- manage the effects of building height
- allow reasonable sunlight and daylight access to streets, public open space, the subject site and nearby sites
- avoid visual dominance effects on sites outside the Precinct
- provide for variations across different parts of the precinct as shown on Figure 2. This provides a transition in building scale between the residential properties to the south and the properties to the east on Carrington Road and the core of the Precinct. It also provides for more intensive development in the northwest corner of the site, which abuts the motorway interchange.

1. Buildings must not exceed the heights as set out in Figure 2 - Height Plan below.

Table-1

Building location	Maximum height (m)
Less than 20m from a boundary with Carrington Road or any residential or public open space zone	16.5m
Greater than or equal to 20m from a boundary with Carrington Road or any residential or public open space zone	24.5m

Unitec's submission

controls should not apply, unless specifically referenced.

Unitec seeks the inclusion of its Figure 2 - Height Plan, and provisions which clearly set out the purpose of the Height Plan, to enable a series of maximum permitted building heights in the Wairaka Precinct. As a market-attractive location adjacent to the town centres of Point Chevalier and Mt Albert, the Wairaka Precinct presents an ideal location to provide for intensive residential and commercial growth in a range of building typologies, including some taller buildings. A range of building heights will encourage a variety of built form across the Precinct; enable flexibility to achieve high quality design outcomes; and provide opportunities for a mix of typologies, encouraging affordability and providing for an intensive local population in close proximity to services and public transport links.

Provision

44 K.2.23 Wairaka 4.2 Development Control

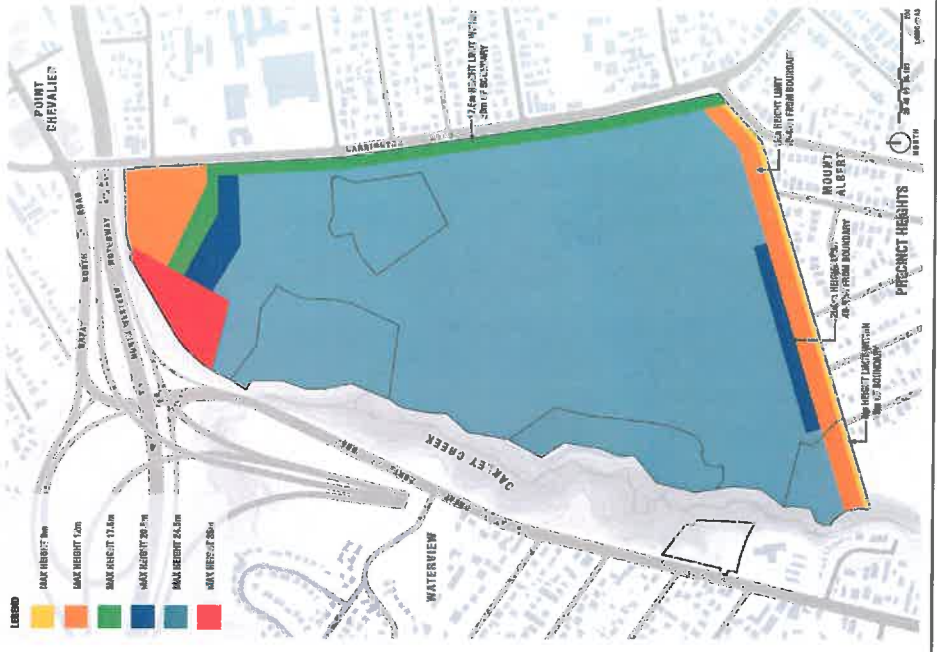
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Relief sought

Figure 2 - Height Plan



1A. Development in the height area shown (red) on Figure 2, that exceeds 24m but is less than 35m, is a restricted discretionary activity and subject to design

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<p>45. K.2.23 Wairaka 4.3 Development Control</p>	<p>Amendments are sought in Development Control 4.3 to recognise the purpose of the height in relation to boundary control, which is to preserve the amenity of neighbouring residential zones.</p> <p>The height in relation to boundary control, if applied internally within the Wairaka sub-precincts, will prevent the development of zero-lot line detached housing, which is a housing typology which should be encouraged in appropriate locations to provide housing choice and promote housing affordability, in accordance with the objectives and policies of the Plan.</p>	<p>2. Development that does not comply with clause 1 above is a discretionary activity.</p> <p>Amend Development Control 4.3 as follows:</p> <p>4.3 Height in relation to boundary Purpose:</p> <ul style="list-style-type: none"> allow reasonable sunlight and daylight access, and avoid visual domination effects on the neighbouring residential zones to the south where lower height limits apply, and to the Oakley Creek Reserve to the west. avoid visual dominance effects on neighbouring zones outside the precinct where lower height limits apply. <p>1. Buildings must not project beyond a 45-degree recession plane measured from 3m vertically above ground level at any siteWairaka sub-precinct boundary, which adjoins a Residential and/or Public Open Space zone.</p>
<p>46. K.2.23 Wairaka 4.4 Development Control</p>	<p>An amendment to Development Control 4.4 is sought to recognise the purpose of the building coverage control, which is to enable a reasonably intensive urban village environment and discourage low-rise, suburban style development.</p> <p>Maximum building coverage should not apply in sub-precinct E, which will accommodate intensive campus facilities.</p>	<p>Amend Development Control 4.4 as follows:</p> <p>4.4 Building coverage Purpose:</p> <ul style="list-style-type: none"> Provide for a mid-rise intensive urban-built character within the zone. <p>1. Building coverage:The following maximum building coverage applies:</p> <ol style="list-style-type: none"> 50 per cent for the whole precinct site, except for Wairaka sub-precinct A. 70 per cent for Wairaka sub-precinct A. 65 per cent for Wairaka sub-precincts B, C and D. This rule does not apply in sub-precinct E.
<p>47. K.2.23 Wairaka 4.5 Development Control</p>	<p>Amendments are sought in Development Control 4.5 to recognise the purpose of the landscaping control, which is to ensure a high amenity environment with sufficient open spaces for students and residents to enjoy.</p> <p>A minor amendment is sought to 4.5(1) to reference the Wairaka Precinct Concept Plan.</p>	<p>Amend Development Control 4.5 as follows:</p> <p>4.5 Landscaping Purpose:</p> <ul style="list-style-type: none"> Provide for a high amenity and key open space areas within the Precinct. and Improve stormwater absorption.

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48. K.2.23 Wairaka 4.6 Development Control	<p>Amendments are sought to Development Control 4.6 to recognise the purpose of the boundary setback controls, which is to provide appropriate setbacks from the various Precinct boundaries, which differ according to the nature of the adjacent zone.</p> <p>For clarity, minor amendments are sought to 4.6(1) and 4.6(2) to confirm that building setbacks should be from the Precinct boundary rather than any internal zone boundaries.</p>	<p>139</p> <p>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 illustrated on Figure 1 - Concept Plan or an approved framework plan.</p> <p>Amend Development Controls 4.6(1) and (2) as follows:</p> <p>4.6 Precinct boundary setback</p> <p>Purpose:</p> <ul style="list-style-type: none"> To ensure buildings are adequately set back from adjacent residential properties to the south. To provide adequate setbacks from the Oakley Creek ecological area and open space. Provide setbacks to the Carrington Road frontage to enable future walkway and cycleway connections and appropriate landscaping. <p>1. Buildings on land 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 Business zone clause 4.17 apply.</p> <p>2. Buildings on land adjoining public open space zoned land outside the Precinct and/or from the edge of all permanent and intermittent streams must be set back a minimum width of 10m from the external precinct boundary. Planting requirements of Business zone clause 4.17 apply.</p>
49. K.2.23 Wairaka 4.6 Development Control	<p>New Development Control 4.6(3) is required to provide a specific setback for buildings on Carrington Road, to recognise the role of Carrington Road as a key interface with the Wairaka Precinct. Given the nature of the Precinct, priority should be given to pedestrian and cycle linkages and public transport infrastructure, as well as to amenity considerations such as landscaping or street infrastructure.</p>	<p>140</p> <p>Insert new Development Control 4.6(3) as follows:</p> <p>3. Buildings on land fronting Carrington Road must be set back a minimum width of 3m from the Carrington Road boundary. This setback may be used for walkways, cycleways, public transport facilities, site access, street furniture, outdoor dining and cafes. Other areas within the 3m not used for active uses shall be landscaped.</p>
50. K.2.23 Wairaka 4.7 Development Control	<p>An amendment is sought to Development Control 4.7 to recognise the purpose of the tree protection control, namely the protection of certain identified trees within the Precinct.</p> <p>Delete Development Control 4.7(1)(a)(iii) as this repeats the requirement in 4.7(1)(a)(i) that any regular trimming or</p>	<p>141</p> <p>142:</p> <p>4.7 Tree protection</p> <p>Purpose:</p> <ul style="list-style-type: none"> To protect critical identified trees on the site. <p>#2742</p>

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	<p>maintenance should be undertaken in accordance with currently accepted arboricultural practice.</p>	<p>1. In addition to any notable tree, the following trees identified in Figure 34 and in the table below must not be altered, removed or have works undertaken within the dripline.</p> <ul style="list-style-type: none"> a. Exceptions to this control are the following: <ul style="list-style-type: none"> ... iii. if the trimming rule above does not apply, any regular minor trimming or maintenance must be done by hand-operated secateurs or pruning shears, in accordance with the accepted arboricultural practice iv. trees located within any existing or future road-widening area along Carrington Road frontage are not subject to this control. <p>These trees are identified in Figure 34 and fifteen trees are specifically identified and listed below:</p> <p>Figure 34: Trees to be retained [On the following page]</p>

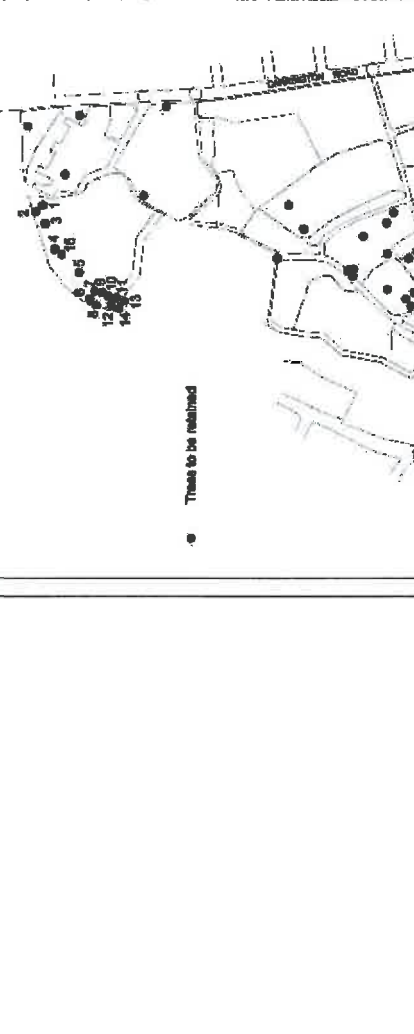
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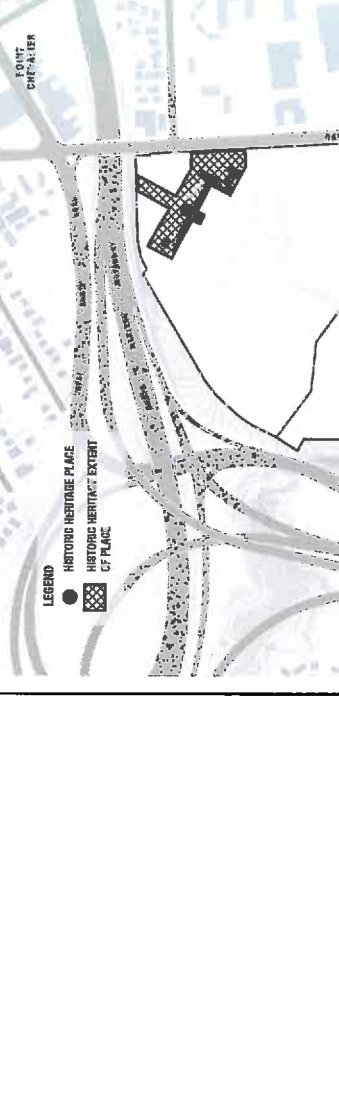
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<p>51. K.2.23 Wairaka 4.8 Development Control</p>	<p>Unitec has commissioned a comprehensive historic heritage assessment of Building 1 on the Unitec site. That assessment has determined that much of the Building and its site surrounds do not warrant full Category A protection. Unitec therefore seeks the inclusion of its proposed Figure 4 - Historic Heritage which amends the extent of scheduling of the Building and its site surrounds.</p> <p>Inclusion of a new purpose for Development Control 4.8 is required to recognise the purpose of the controls, which is to</p>	 <p>Amend Development Control 4.8 as follows: 4.8 Historic heritage items Purpose:</p> <ul style="list-style-type: none"> To provide for the protection and adaptive reuse of parts of the identified original portions (pre-1887) of the Oakley Hospital and part of the forecourt to the north and east of the building. <p>1. A scheduled building is identified as a category A place and protected in accordance with the rules and controls in overlay rules - Historic Heritage.</p>

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	<p>both provide for the protection of key heritage features and enable the adaptive reuse of parts of Building 1 that no longer warrant complete conservation.</p>	<p>2. <u>Figure 4 - Historic Heritage below shows the full extent of the scheduled building and the site surrounds. Other later additions / parts of the structure are not subject to this scheduling.</u></p> <p>Figure 4 - Historic Heritage</p> 
52	K.2.23 Wairaka 4.9 Development Control	<p>Amend Development Control 4.9 as follows:</p> <p>4.9 Access</p> <p>Purpose:</p> <ul style="list-style-type: none"> • <u>To ensure primary access to the site is from Carrington Road.</u> • <u>To manage the effects of traffic access from the adjacent roading network to the south, and</u> • <u>To provide quality pedestrian and cycling connections through the site and to the proposed pedestrian and cycle bridge to Waterview.</u> <p>1. Access from Mark Road and Rhode Avenue must be restricted to a minor access-</p>

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<p>53 K.2.23 Wairaka 4.10 Development Control</p>	<p>Amendments to the parking controls contained in Development Control 4.10 are sought to establish controls that are appropriate to a high-density transport orientated development that will benefit from shared parking and which will not be focussed on commuter peak periods.</p> <p>In particular, new control 4.10(3) specifies a parking ratio for sub-precinct E (the campus core) that reflects the number of students that are likely to require parking at any particular time (given Unitec's emphasis on e-learning and extended weekly timetable). Reducing car parking ratios and extended communal parking facilities will encourage public transport use and allow the efficient use of land that may otherwise be required for at-grade parking.</p> <p>New control 4.10(2) recognises that the redevelopment of Building 1 will be constrained by the need to incorporate heritage features and additional parking constraints may be detrimental to achieving the best outcome for the Building.</p>	<p>serving pedestrians and local traffic when the road layout is configured in terms of the attached Concept Plan; or at locations shown on the framework plan. Where a roading pattern is not in accordance with the Concept Plan and when approved in a framework plan or in the absence of a framework plan, access is restricted to pedestrians and cyclists only.</p> <p>2. The primary traffic access to the precinct must be from Carrington Road at locations shown on the framework-Concept Plan or any other locations approved through a framework plan, or in the absence of a framework plan, the existing Unitec Campus entrances on Carrington Road as at the date of notification.</p> <p>3. The proposed bridge connection from Wairaka to Waterview should be restricted to pedestrian and cyclists only. Development that does not comply with this control is a discretionary activity.</p> <p>Amend Development Control 4.10 as follows:</p> <p>4.10 Parking</p> <p>Purpose:</p> <ul style="list-style-type: none"> • To provide for integrated parking associated with the campus and business park; • To encourage this parking within parking buildings; • To provide appropriate levels of parking in the other sub-precincts; and • To recognise the constraints with providing parking associated with a scheduled heritage building. <p>1. Activities must comply with the standard parking and access controls in the Auckland-wide rules – Transport, subject to clauses 2 to 4 below, set out in the framework plan, or in the absence of framework plan controls, the standard parking controls in the Auckland-wide rules – Transport.</p> <p>2. No parking is required for activities located within the scheduled heritage building. Specific shared parking controls, when set out in a framework plan, must be applied to the precinct.</p> <p>3. Required parking can be provided in communal parking facilities located within the sub-precinct. Parking does not need to be provided on an individual site provided appropriate legal instruments give the new development legal access rights to the communal parking.</p>

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<p>54. K.2.23 Wairaka New Control Development Control 4.11</p>	<p>In order to include a comprehensive set of relevant land use controls within the Precinct, control 4.11 is required to import a number of relevant controls from the underlying Mixed Use zone into sub-precincts A, B and C.</p>	<p>4. The Concept Plan for the precinct or any approved framework plan may set parking controls which replace those in the Auckland-wide rules – Transport.</p> <p>Insert new Development Control 4.11 as follows:</p> <p>4.11 Additional development controls – sub-precincts A, B and C</p> <p>The following additional controls apply in sub-precincts A, B and C. The purpose for these controls is as set out for the relevant control within the Mixed Use zone. Development must comply with the following controls specified in the Mixed Use zone Rule 1.3 Business zones 4:</p> <ul style="list-style-type: none"> i. <u>Building setback at upper floors applying to the precinct boundary.</u> ii. <u>Tower separation.</u> iii. <u>Roller doors.</u> iv. <u>Wind.</u> v. <u>Dwellings, visitor accommodation and boarding houses.</u>
<p>55. K.2.23 Wairaka New Control Development Control 4.12</p>	<p>In order to include a comprehensive set of relevant land use controls within the Precinct, control 4.12 is required to import a number of relevant controls from the underlying Terrace Housing and Apartment Building zone into sub-precinct D.</p>	<p>Insert new Development Control 4.12 as follows:</p> <p>4.12 Additional development controls in sub-precinct D</p> <p>The following additional rules applicable in the Terrace Housing and Apartment Building zone rule 1.1 Residential zone 9 shall apply. The purpose for these controls is as set out for the relevant control within the Terrace Housing and Apartment Building zone.</p> <ul style="list-style-type: none"> i. <u>Outlook space.</u> ii. <u>Fences.</u> iii. <u>Garages.</u> iv. <u>Minimum dwelling size except this shall not apply to student accommodation.</u> v. <u>Daylight to dwellings.</u> vi. <u>Minimum dimension of principal living rooms and principal bedrooms.</u> vii. <u>Servicing and waste.</u> viii. <u>Storage.</u>

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56 K.2.23 Wairaka Subdivision controls	The deletion of Rule 5 is a consequential amendment arising from the insertion of relevant controls at row 39 above.	<p>ix. Dwelling mix except this shall not apply to student accommodation.</p> <p>x. Universal access.</p>
57 K.2.23 Wairaka 6.1 Matters of discretion - restricted discretionary activities	Unitec has proposed a comprehensive suite of amendments to the Wairaka Precinct provisions. As a result, additional matters of discretion as specified in the Special Purpose Tertiary Education zone are not required.	<p>Delete Development Control 5 as follows:</p> <p>5. Subdivision controls</p> <p>1. The subdivision controls in Auckland wide rules - Subdivision apply in the Wairaka precinct unless otherwise specified below.</p> <p>2. Any subdivision activity in the Wairaka precinct must take place in accordance with and following an approved framework plan.</p> <p>Amend 6.1 as follows:</p> <p>6.1 Matters of discretion</p> <p>For activities/development that is a restricted discretionary activity in the Wairaka pPrecinct, the council will restrict its discretion to the following matters, in addition to the matters specified for the relevant restricted discretionary activities in the Special Purpose Tertiary Education zone.</p>
58 K.2.23 Wairaka 6.2 Assessment criteria - restricted discretionary activities	Unitec has proposed a comprehensive suite of amendments to the Wairaka Precinct provisions and as a result, additional assessment criteria as specified in the Special Purpose Tertiary Education zone are not required.	<p>Amend 6.2 as follows:</p> <p>6.2 Assessment criteria</p> <p>For development that is a restricted discretionary activity in the Wairaka pPrecinct, the following assessment criteria apply, in addition to the criteria specified for the relevant restricted discretionary activities in the Special Purpose Tertiary Education zone:</p>
59 K.2.23 Wairaka 6.2(1) Assessment criteria - restricted discretionary activities	Unitec is concerned that the majority of assessment criteria in the Proposed Plan are drafted as standards to be met rather than criteria that are intended to aid the assessment of the matters of control/discretion. The criteria should be redrafted in accordance with good resource management practice so that they will properly inform decision making under the proposed Plan in the future. (While Unitec requires relief to address this concern throughout this submission, for brevity the specific reason for the relief	<p>Amend 6.2(1) as follows:</p> <p>1. Development design</p> <p>a. The extent to which the design of buildings should contribute to the local streetscape and sense of place by responding to the planned future form and character of the surrounding area and significant natural landforms and landscape features.</p> <p>b. The extent to which buildings are designed to avoid long, unrelieved frontages and excessive bulk and scale when viewed from streets and public open spaces. Building mass can be visually broken up into</p>

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	<p>sought is not repeated on each occasion.)</p>	<p>distinct elements to reflect a human scale and the typical pattern of development in the area. Techniques include the use of recesses, variation in building height and roof form, horizontal and vertical rhythms and facade modulation and articulation.</p> <p>c. <u>The extent to which buildings are</u> should be designed to differentiate ground, middle and upper levels.</p> <p>d. <u>The extent to which blank walls are</u> should be avoided on all levels of building frontages to streets and public open spaces. Side or rear walls <u>can</u> should be used as an opportunity to introduce creative architectural solutions that provide interest in the facade including modulation, relief or surface detailing.</p> <p>e. <u>The extent to which buildings</u> should provide a variety of architectural detail at ground and middle levels including maximising the use of entrances, and windows and balconies overlooking the streets and public open spaces.</p> <p>f. <u>The extent to which roof profiles are</u> should be designed as part of the overall building form and contribute to the architectural quality of the skyline as viewed from both ground level and the surrounding area. This includes integrating plant, exhaust and intake units and other mechanical and electrical equipment into the overall rooftop design.</p> <p>...</p> <p>h. Where the proposed development is an extension or alteration to an existing building, <u>the extent to which it</u> is it should be designed with consideration to the architecture to the original building.</p> <p>i. <u>The extent to which buildings on corner sites</u> should consider the relationship to other buildings and open spaces on opposite and adjacent corner sites and make a positive contribution to the architectural quality of the street.</p> <p>j. <u>The way in which colour variation and landscaping, without the use of other design techniques,</u> should not be is used to mitigate a lack of building articulation or design quality.</p> <p>k. Ground floor glazing should fully integrate with the design of upper levels.</p> <p>l. <u>The extent to which buildings</u> should use quality, durable and easily</p>

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		<p>maintained materials and finishes on the facade, particularly at street level.</p> <p>m. The extent to which servicing elements are <u>should be avoided</u> on building facades unless integrated into the facade design.</p> <p>n. Where provided, <u>the extent to which signage should be</u> is designed as an integrated part of the building facade.</p> <p>o. For residential development <u>the extent to which:</u></p> <ul style="list-style-type: none"> i. the unrelieved repetition of unit types are <u>avoided</u> ii. balconies are <u>should be designed</u> as an integral part of the building. iii. apartments above ground floor are <u>should be accessed</u> from internal corridors or entrance ways. External walkways / breezeways should generally be avoided <u>unless integrated into the design of the building.</u> <p>p. The extent to which buildings should <u>not use</u> reflective materials that would adversely affect safety, pedestrian amenity or the amenity of surrounding properties.</p>
60. K.2.23 Wairaka Assessment criteria - restricted discretionary activities	<p>Criterion 6.2(1)(g) should be deleted as it solely relates to the Metropolitan Centre zone.</p>	<p>Delete 6.2(1)(g) as follows:</p> <p>g. In the Metropolitan Centre zone, the silhouette of the building as viewed from distant locations should positively contribute to the centre's skyline.</p>
61. K.2.23 Wairaka 6.2(2) Assessment criteria - restricted discretionary activities	<p>As above, the majority of assessment criteria are drafted as standards to be met rather than criteria to aid assessment. Unitec seeks amendments to rectify the approach to those criteria within the Plan.</p> <p>Unitec seeks the deletion of any references in the proposed Plan to the Auckland Design Manual. While the Council has recognised the design manual is not a statutory document, the references in the Proposed Plan will nevertheless encourage future decision makers to rely on its content and encourage compliance with examples contained in the manual. This is inappropriate as the Design Manual has undergone no formal consultation and has been subject to no independent oversight.</p>	<p>Amend 6.2(2) as follows:</p> <p>2. Internal layout of dwellings, visitor accommodation and boarding houses</p> <p>a. <u>The extent to which d</u>wellings are <u>should be located</u>, proportioned and orientated within a site to maximise the amenity of future residents by:</p> <ul style="list-style-type: none"> i. clearly defining communal, semi-communal and private areas within a development ii. maximising passive solar access while balancing the need for buildings to front the street iii. providing for natural cross-ventilation by window openings facing different directions. <p>b. <u>The extent to which d</u>wellings are <u>should be designed</u> to provide a good standard of internal amenity by providing adequate circulation space around</p>

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		<p>standard sized household furniture. The Auckland Design Manual illustrates possible ways of achieving this.</p> <p>c. <u>The extent to which adequate storage space for larger items such as bikes, gardening and cleaning equipment, are should be provided either within each dwelling or within the building containing the dwellings.</u></p> <p>d. <u>The extent to which common areas within buildings containing dwellings, visitor accommodation and boarding houses are should be designed to be accessible by people of all ages and physical abilities, in particular, by providing corridors and circulation spaces of sufficient dimension to allow ease of movement and minimising stairs where possible. For dwellings in particular, common areas within the building and the dwelling itself should allow for standard household furniture to be easily moved in and out. Refer to the Auckland Design Manual.</u></p> <p>e. <u>The extent to which visitor accommodation and boarding houses are should be designed to achieve a reasonable standard of internal amenity. Consideration will be given to:</u></p> <ul style="list-style-type: none"> i. any specific internal design elements that facilitate the more efficient use of internal space ii. the relationship of windows or balconies to principal living rooms iii. the provision of larger indoor or outdoor living spaces whether communal or exclusive to the unit, especially in units that are not self-contained. <p>Amend 6.2(5) as follows:</p> <p>5. Building interface with the public realm</p> <p><u>The extent to which:</u></p> <ul style="list-style-type: none"> a. Buildings should have clearly defined public fronts that address the street and public open spaces to positively contribute to the public realm and pedestrian safety. b. Pedestrian entrances are should be located on the street frontage and be clearly identifiable and conveniently accessible from the street. c. Buildings should provide legible entrances and exits to covered plazas,
62. K.2.23 Wairaka Assessment criteria- restricted discretionary activities	As above, the majority of assessment criteria are drafted as standards to be met rather than criteria to aid assessment. Unitec seeks amendments to rectify the approach to those criteria within the Plan.	

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63. K.2.23 Wairaka 6.2(6) Assessment criteria-restricted discretionary activities	As above, the majority of assessment criteria are drafted as standards to be met rather than criteria to aid assessment. Unitec seeks amendments to rectify the approach to those criteria within the Plan.	<p>open spaces and pedestrian linkages.</p> <p>d. Separate pedestrian entrances are <u>should be provided</u> for residential uses within mixed use buildings.</p> <p>e. Activities that engage and activate streets and public open spaces are encouraged at ground and first floor levels.</p> <p>f. Internal space at all levels within buildings are <u>should be designed</u> to maximise outlook onto street and public open spaces.</p> <p>g. Building heights and form are <u>should be designed</u> 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.</p> <p>h. Buildings are <u>should be designed</u> 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.</p> <p>i. Through-site links and covered plazas are supported where they integrate with the existing or planned public realm and pedestrian network. They should be:</p> <ul style="list-style-type: none"> i. publicly accessible and attractive ii. be designed to provide a high level of pedestrian safety. <p>Amend 6.2(6) as follows:</p> <p>6. Public open space and pedestrian network</p> <p><u>The extent to which:</u></p> <ul style="list-style-type: none"> a. Development staging should <u>corresponds</u> with the implementation of wider network improvements to public open space, including covered plazas, open spaces and pedestrian walkways and linkages. b. The layout and design of public open space within the subject land area should <u>ensures</u> well-connected, legible and safe vehicular and pedestrian routes with appropriate provision of footpaths, servicing, infrastructure services and landscape treatment within the precinct and to neighbouring streets, open space and centres. c. The network of such covered <u>plazas</u>, open spaces and pedestrian

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64. K.2.23 Wairaka 6.2(7) Assessment criteria - restricted discretionary activities	As above, the majority of assessment criteria are drafted as standards to be met rather than criteria to aid assessment. Unitec seeks amendments to rectify the approach to those criteria within the Plan.	<p>linkages within the precinct should ensure a cohesive, permeable and legible or 'self explaining' network of pedestrian links and routes to create efficient, safe and attractive circulation around the precinct for people of all movement ability levels.</p> <p>d. The layout and design of public open space and lanes within the subject land area should integrate with and complement the form and function of existing and proposed public open space and streets.</p> <p>e. Where relevant, proposals are required to protect cultural landmarks, the scheduled buildings, identified trees and historic heritage in and adjacent to the Wairaka pPrecinct.</p> <p>f. The detailed design of pedestrian routes should also supports the legibility of the campuses from public spaces (namely adjoining streets and open spaces).</p> <p>g. Provision for cycle access and cycle parking are should be included along major entries where practicable.</p>
65. K.2.23 Wairaka 6.2(8) Assessment criteria - restricted discretionary activities	As above, the majority of assessment criteria are drafted as standards to be met rather than criteria to aid assessment. Unitec seeks amendments to rectify the approach to those criteria within the Plan.	<p>Amend 6.2(7) as follows:</p> <p>7. Safety</p> <p><u>The extent to which:</u></p> <p>a. New and upgraded buildings and public open spaces are should be designed in accordance with crime safety principles. For the purpose of this assessment, internal open spaces, plazas, foyers, lanes and pedestrian linkages within the campuses will be considered as if they are public open spaces.</p> <p>b. For open spaces, plazas, foyers, lanes and pedestrian linkages, multiple entrances and exits are generally considered more appropriate in a campus environment rather than a single way in and out of such places and spaces.</p>
65. K.2.23 Wairaka 6.2(8) Assessment criteria - restricted discretionary activities	As above, the majority of assessment criteria are drafted as standards to be met rather than criteria to aid assessment. Unitec seeks amendments to rectify the approach to those criteria within the Plan.	<p>Amend 6.2(8) as follows:</p> <p>8. Services</p> <p><u>The extent to which:</u></p> <p>a. Stormwater, wastewater, water supply, and electricity and telecommunication infrastructure are should be provided to adequately service the nature and staging of anticipated development within the subject</p>

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66. K.2.23 Wairaka 6.2(9) Assessment criteria - restricted discretionary activities	As above, the majority of assessment criteria are drafted as standards to be met rather than criteria to aid assessment. Unitec seeks amendments to rectify the approach to those criteria within the Plan.	<p>land area.</p> <p>b. The location of built form, public open space and stormwater management infrastructure provides for the establishment of future stormwater management features, which incorporate low impact stormwater design principles and improved water quality systems.</p> <p>Amend 6.2(9) as follows:</p> <p>9. Traffic</p> <p><u>The extent to which:</u></p> <p>a. The expected traffic generated by the activity manages should not create adverse effects beyond the capacity of the surrounding transport network, particularly at peak times. Adverse effects may be mitigated by upgrades to road and intersection design <u>on the Carrington Road frontage.</u></p>
67. K.2.23 Wairaka 6.2(10) Assessment criteria - restricted discretionary activities	As above, the majority of assessment criteria are drafted as standards to be met rather than criteria to aid assessment. Unitec seeks amendments to rectify the approach to those criteria within the Plan. In 6.2.(10), traffic management will require an overall Precinct approach, rather than being an assessment matter for individual site developments.	<p>Amend 6.2(10) as follows:</p> <p>10. Travel plans and integrated transport assessments</p> <p><u>The extent to which:</u></p> <p>a. All developments should include 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.</p>
68. K.2.23 Wairaka 6.2(11) Assessment criteria - restricted discretionary activities	As above, the majority of assessment criteria are drafted as standards to be met rather than criteria to aid assessment. Unitec seeks amendments to rectify the approach to those criteria within the Plan.	<p>Amend 6.2(11) as follows:</p> <p>11. Design of parking, access and servicing</p> <p><u>The extent to which:</u></p> <p>a. Parking is be appropriately located for example whether Preference is for parking to be is underground, within buildings, to the rear of the building or separated from the street frontage by uses that activate the street.</p> <p>b. Parking, whether at-grade or within buildings is must be screened from public open spaces and streets.</p> <p>c. Surface parking is should be softened with landscaping including tree planting As a guide one tree should be planted every sixth parking bay.</p> <p>d. Ventilation and fumes from parking structures or other uses avoids should</p>

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69. K.2.23 Wairaka 6.2(12) Assessment criteria - restricted discretionary activities	As above, the majority of assessment criteria are drafted as standards to be met rather than criteria to aid assessment. Unitec seeks amendments to rectify the approach to those criteria within the Plan.	<p>net-be-ventinged into the adjacent pedestrian environment at ground level.</p> <p>e. Vehicle crossings and access ways should <u>should</u> prioritise pedestrian movement and in particular be:</p> <ul style="list-style-type: none"> i. designed to reduce vehicle speed and be visually attractive ii. clearly separated from pedestrian access, unless designed as a shared space. <p>f. The design of pedestrian routes between parking areas, building entrances/lobbies and the street are <u>are</u> should-be-accessible by people of all ages and physical abilities and provide a high level of pedestrian safety.</p> <p>g. Where <u>Any necessary ramps</u> are necessary <u>they should be minimal in length and integrated into the design of the building.</u></p> <p>h. For commercial activities, suitable provision is <u>should-be-made</u> for on-site rubbish storage and sorting of recyclable materials that:</p> <ul style="list-style-type: none"> i. is a sufficient size to accommodate the rubbish generated by the proposed activity ii. is accessible for rubbish collection. Kerbside collection is generally not appropriate. iii. for new buildings, is located within the building iv. for alterations or additions to existing buildings where it is not possible to locate the storage area within the building, is located in an area not visible from the street or public open spaces. v. The development is <u>must-be-able-to-be</u> adequately served by wastewater and transport infrastructure.
	Amend 6.2(12) as follows: 12. Effect on historic heritage	<ul style="list-style-type: none"> a. The extent to which <u>Buildings</u> adjoining or in close proximity to any historic heritage: <ul style="list-style-type: none"> i. should <u>should</u> have regard to the significant historic heritage elements and built form of the place. This does not mean a rigid adherence to the height of the place, nor does it reduce the development potential of the site, but it does require careful consideration to minimise the effects of dominance

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Provision	Unitec's submission	Relief sought
70. K.2.23 Wairaka 6.2(13) Assessment criteria - restricted discretionary activities	As a consequential amendment to the activity status sought in row 32, the assessment criteria relating to building demolition should be deleted.	<p>ii. may not be required to adjoin the site frontage if a better design outcome could be achieved by respecting the setback and/or spatial location of the place</p> <p>iii. use materials that respect rather than replicate any patterns or elements existing in the place, however new and contemporary interpretations in form and detail may be used</p> <p>iv. should generally avoid ground floor frontages entirely of glass, i.e. curtain walling or continuous shop front glazing.</p>
71. K.2.23 Wairaka 6.2(14) Assessment criteria -	As above, the majority of assessment criteria are drafted as standards to be met rather than criteria to aid assessment.	<p>Delete assessment criteria as follows:</p> <p>43. Building demolition</p> <p>a. Sites containing buildings that are proposed to be demolished should not have significant adverse effects on the quality and amenity of the public realm and the safety and efficiency of the surrounding transport network. In particular:</p> <ul style="list-style-type: none"> i. A high quality and safe temporary hard or landscaped edge should be provided along the site boundaries so that a defined boundary to streets and public open spaces is maintained. This should include the provision and maintenance of continuous pedestrian cover within the precinct. ii. An edge treatment should be maintained that is designed to reduce its vulnerability to graffiti and vandalism. iii. Demolished materials should be re-used and recycled as much as possible. iv. If the site is not developed following demolition, the site should be landscaped to provide good standard of visual amenity and the site should not be used for temporary or permanent parking without undergoing a consent process. v. With regard to the effects of building demolition on the transport network, consideration should be given to the proposed hours of operation, the frequency and timing of truck movements to and from the site and the location of vehicle access.

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Provision	Unitec's submission	Relief sought
restricted discretionary activities	Unitec seeks amendments to rectify the approach to those criteria within the Plan.	<p>14. Noise, lighting and hours of operation</p> <p><u>The extent to which:</u></p> <p>a. Noise and lighting from the activity <u>avoids</u> not adversely effects on the amenity of surrounding residential properties <u>outside</u> the Precinct. In determining this, consideration will be given to the location of any potentially noisy activities e.g. outdoor play areas associated with a care centre, and any proposed measures to mitigate noise including:</p> <ul style="list-style-type: none"> i. locating noisy activities away from neighbouring residential boundaries ii. screening or other design features iii. the proposed hours of operation.
72. K.2.23 Wairaka 6.2(16) Assessment criteria - restricted discretionary activities	As above, the majority of assessment criteria are drafted as standards to be met rather than criteria to aid assessment. Unitec seeks amendments to rectify the approach to those criteria within the Plan.	<p>Amend 6.2(16) as follows:</p> <p>16. Degree of integration with other centres</p> <p><u>The extent to which:</u></p> <ul style="list-style-type: none"> a. The extent to which <u>The</u> location, scale and staging of anticipated activity types in the precinct avoid or mitigates potential conflicts with activities within neighbouring centres. b. The layout and design of land uses and public open space within the subject land area should <u>ensures</u> well-connected, legible and safe vehicular and pedestrian routes with appropriate provision of footpaths, servicing, infrastructure services and landscape treatment within the precinct and to neighbouring streets, open space and centres. c. The extent to which <u>buildings</u> may provide opportunities for the establishment of community facilities, for future occupants of the Precinct and for the wider community.
73. K.2.23 Wairaka 6.2(17) Assessment criteria - restricted discretionary activities	As above, the majority of assessment criteria are drafted as standards to be met rather than criteria to aid assessment. Unitec seeks amendments to rectify the approach to those criteria within the Plan.	<p>Amend 6.2(17) as follows:</p> <p>17. Degree of integration with surrounding neighbourhood</p> <p><u>The extent to which:</u></p> <ul style="list-style-type: none"> a. The extent to which <u>The</u> location and staging of anticipated activity types and/or the location, orientation or layout of buildings in the precinct avoids or mitigates potential conflicts on the surrounding neighbourhood b. The proposed development layout should <u>integrates</u> with the surrounding

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Provision	Unitec's submission	Relief sought																									
74. K.2.23 Wairaka 7.1 Matters of discretion - development control infringements	The proposed amendments to the Wairaka Precinct provisions are sufficiently comprehensive that the specific matters of discretion in the Special Purpose Tertiary Education zone need not apply.	<p>neighbourhood street and public open space network and natural landscape.</p> <p>Amend 7.1 as follows: 7.1 Matters of discretion 1. In addition to the general matters set out in clause 2.3 of the General Provisions and the specific matters set out for the infringement in the Special Purpose Tertiary Education zone, the council will restrict its discretion to the matters below for the relevant development control infringement.</p>																									
75. K.2.23 Wairaka 7.1 Matters of discretion - development control infringements	Reference to the 4.6 Precinct boundary setback control should be added to the bulk and location controls in Table 5.	<p>Amend Table 5 as follows: Table 5</p> <table border="1" data-bbox="614 197 1380 1025"> <thead> <tr> <th data-bbox="614 801 858 1025">Infringement</th> <th data-bbox="614 645 858 801">Interface with the public realm and effects on neighbouring sites</th> <th data-bbox="614 510 858 645">Building scale and dominance (bulk and location)</th> <th data-bbox="614 376 858 510">Outlook and privacy</th> <th data-bbox="614 197 858 376">Effect on traffic and access</th> </tr> </thead> <tbody> <tr> <td data-bbox="858 801 1136 1025">Bulk and location controls: - building height - height in relation to boundary - building coverage - precinct boundary setback</td> <td data-bbox="858 645 1136 801">X</td> <td data-bbox="858 510 1136 645">X</td> <td data-bbox="858 376 1136 510">X</td> <td data-bbox="858 197 1136 376"></td> </tr> <tr> <td data-bbox="1136 801 1257 1025">Amenity controls: - landscaping - screening</td> <td data-bbox="1136 645 1257 801">X</td> <td data-bbox="1136 510 1257 645"></td> <td data-bbox="1136 376 1257 510">X</td> <td data-bbox="1136 197 1257 376"></td> </tr> <tr> <td data-bbox="1257 801 1321 1025">Access</td> <td data-bbox="1257 645 1321 801"></td> <td data-bbox="1257 510 1321 645"></td> <td data-bbox="1257 376 1321 510"></td> <td data-bbox="1257 197 1321 376">X</td> </tr> <tr> <td data-bbox="1321 801 1380 1025">Parking</td> <td data-bbox="1321 645 1380 801"></td> <td data-bbox="1321 510 1380 645"></td> <td data-bbox="1321 376 1380 510"></td> <td data-bbox="1321 197 1380 376">X</td> </tr> </tbody> </table>	Infringement	Interface with the public realm and effects on neighbouring sites	Building scale and dominance (bulk and location)	Outlook and privacy	Effect on traffic and access	Bulk and location controls: - building height - height in relation to boundary - building coverage - precinct boundary setback	X	X	X		Amenity controls: - landscaping - screening	X		X		Access				X	Parking				X
Infringement	Interface with the public realm and effects on neighbouring sites	Building scale and dominance (bulk and location)	Outlook and privacy	Effect on traffic and access																							
Bulk and location controls: - building height - height in relation to boundary - building coverage - precinct boundary setback	X	X	X																								
Amenity controls: - landscaping - screening	X		X																								
Access				X																							
Parking				X																							

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Provision	Unitec's submission	Relief sought
<p>76. K.2.23 Wairaka 7.2 Assessment criteria - development control infringements</p>	<p>The proposed amendments to the Wairaka Precinct provisions are sufficiently comprehensive that reference to the general assessment criteria and assessment criteria in the Special Purpose Tertiary Education zone is not required.</p>	<p>Amend 7.2 as follows: 7.2 Assessment criteria In addition to the general assessment criteria in clause 4.1.7.2 and the specific assessment criteria for the infringement in the Special Purpose Tertiary Education zone, the council will consider the relevant assessment criteria below for the infringement listed.</p>
<p>77. K.2.23 Wairaka 7.2(1) Assessment criteria - development control infringements</p>	<p>As above, the majority of assessment criteria are drafted as standards to be met rather than criteria to aid assessment. Unitec seeks amendments to rectify the approach to those criteria within the Plan.</p>	<p>Amend 7.2(2) as follows: 1. Building interface with the public realm <u>The extent to which:</u></p> <ul style="list-style-type: none"> a. Buildings that do not comply with the bulk and location and amenity controls should 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. b. Buildings should activate the adjoining street or public open space by: <ul style="list-style-type: none"> i. being sufficiently close to the street boundary and of a frontage height that contributes to street definition, enclosure and pedestrian amenity. ii. having a pedestrian entrance visible from the street and located sufficiently close to reinforce pedestrian movement along the street. iii. 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 iv. avoiding blank walls at ground level v. providing convenient and direct entry between the street and the building for people of all ages and abilities. c. Dwellings located on the ground floor of a building adjoining a street or public open space should positively contribute to the public realm while achieving privacy and a good standard of amenity for occupiers of the dwelling, in particular by: <ul style="list-style-type: none"> i. providing balconies over-looking the street or public open space

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Provision	Unitec's submission	Relief sought
<p>78. K.2.23 Wairaka 7.2(2) Assessment criteria - development control infringements</p>	<p>As above, the majority of assessment criteria are drafted as standards to be met rather than criteria to aid assessment. Unitec seeks amendments to rectify the approach to those criteria within the Plan.</p>	<p>ii. 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</p> <p>iii. 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 over look the street or public open space.</p> <p>d. Development that does not comply with the amenity controls should demonstrate that:</p> <p>i. 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. Landscaping should be planted to ensure sight lines to or from site entrances are not obscured.</p> <p>ii. 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.</p>
<p>79. Amend 7.2(2) as follows: 2. Building scale and dominance (bulk and location) The extent to which:</p>	<p>a. Buildings that exceed the building height, height in relation to boundary and maximum building coverage should demonstrate that:</p> <ul style="list-style-type: none"> i. the height, location and design of the building allows reasonable sunlight and daylight access to: <ul style="list-style-type: none"> • streets and public open spaces • adjoining sites, particularly those with residential uses • the proposed building ii. they meet policies in the Special Purpose Tertiary Education zone and Wairaka Precinct. iii. the building is not visually dominating when viewed from the street, neighbouring sites, public open spaces and from distant 	<p>169.</p> <p>170.</p>

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Provision	Unitec's submission	Relief sought
<p>79. K.2.23 Wairaka 7.2(3) Assessment criteria - development control infringements</p>	<p>As above, the majority of assessment criteria are drafted as standards to be met rather than criteria to aid assessment. Unitec seeks amendments to rectify the approach to those criteria within the Plan.</p>	<p>locations. b. Buildings on corner sites should demonstrate that additional building mass and height is appropriate in that location and makes a positive contribution to the streetscape.</p> <p>Amend 7.2(3) as follows: 3. Outlook and privacy <u>The extent to which:</u> a. Activities and buildings that do not comply with the outlook control should demonstrate that: i. occupants are provided with a good standard of outlook and privacy between useable/occupied spaces on the same and adjacent sites ii. the building positively contributes to passive surveillance of the street, rear/sides of site and streetscape amenity iii. does not prevent any complying new/ existing development on an adjoining site, unless the requirements of the outlook control are met.</p>
<p>80. K.2.23 Wairaka 7.2(4) Assessment criteria - development control infringements</p>	<p>As above, the majority of assessment criteria are drafted as standards to be met rather than criteria to aid assessment. Unitec seeks amendments to rectify the approach to those criteria within the Plan.</p>	<p>Amend 7.2(4) as follows: 4. Effect on traffic and access <u>The extent to which</u> a. Activities that do not comply with the access and parking controls should demonstrate that: i. the expected traffic generated by the activity and development will not create <u>significant</u> adverse effects on the surrounding transport network, particularly at peak times. ii. parking, whether at-grade or within buildings is must be screened from public open spaces and streets with landscaping, including tree planting. iii. vehicle crossings and access ways designed to reduce vehicle speed and be visually attractive, and clearly separated from pedestrian access.</p>

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Provision	Unitec's submission	Relief sought
<p>81. K.2.23 Wairaka 8 Special information requirements</p>	<p>A number of consequential amendments are required to Rule 8 to recognise that a framework plan may not be sought in respect of a particular development proposal (particularly if the development is in accordance with the Wairaka Precinct Concept Plan).</p> <p>Rule 8.1(b) should be deleted as it requires information at a level of detail well in excess of what might be determined at framework plan level in order to encourage Integrated Development. That level of design detail will be provided and assessed during subsequent resource consent processes.</p> <p>An amendment to Rule 8.1(c) is required to provide sufficient flexibility at the framework plan stage in respect of public spaces likely to vest with Council in future.</p>	<p>iv. The design of pedestrian routes between parking areas, building entrances/lobbies and the street should be accessible by people of all ages and physical abilities and provide a high level of pedestrian safety.</p> <p>Where ramps are necessary, they <u>are</u> should be minimal in length and integrated into the design of the building and precinct.</p>
	<p>Amend 8 as follows:</p> <p>8. Special information requirements</p> <p>1. Approved Framework Plan Any resource consent application must be accompanied by a copy of any approved framework plan for the site where relevant.</p> <p>2. Framework Plan – where any proposal is seeking a framework plan, the following shall apply. Any framework plan, amendments to an approved framework plan or replacement framework plan must be accompanied by the following information requirements for framework plans specified in the general provisions (cross reference to Part 4), and clause 3.2 stated above and the following:</p> <p>a. Plans showing:</p> <ul style="list-style-type: none"> i. the overall context of the subject land area relative to existing buildings, public open space and transport connections and any approved buildings and approved framework plans generally ii. where significant contour changes are intended, the relationship of site contours to existing and proposed streets, lanes, any public open space shown iii. building envelopes, general footprints, profiles and height relative to existing and proposed streets, lanes and any existing or proposed public open space iv. the location and general 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 v. the location and general layout of vehicle access, entries, exits, parking areas, including number of spaces and loading and storage 	<p>172.</p> <p>173</p> <p>#2742</p>

Provision	Unitec's submission	Relief sought
		<p>areas:</p> <ul style="list-style-type: none"> vi. the location and layout of services and infrastructure. vii. The location and function of pedestrian, cycling and vehicle routes to and within the precinct, and their relationship to other areas. This <u>should</u> <u>must</u> include representative street and lane cross sections showing the width of footpaths, cycle paths and traffic lanes. viii. The general location and function of existing and proposed streets and lanes, including <u>indicative</u> <u>cross-sections</u> where applicable. ix. <u>indicative location and layout of proposed sites at a concept level, including general their site areas and buildings typologies.</u> <p>b. <u>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:</u></p> <ul style="list-style-type: none"> i. <u>overall building form and height (as opposed to detailed design)</u> ii. <u>indicative proposed floor to ceiling heights of each building storey</u> iii. <u>areas at ground level adjoining public open space intended to be available for active uses;</u> iv. <u>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.</u> <p>c. A landscape management plan for landscaped areas to be covenanted, public open space landscaping, roads and streetscapes and walkways. The plan must either provide details on:</p> <ul style="list-style-type: none"> i. plant species schedules ii. planting specifications including individual tree planting locations iii. weed control and management

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Provision	Unitec's submission	Relief sought
		<p>iv. implementation, and</p> <p>v. the location and design of public seating, vehicle barriers, signage, pedestrian lighting, litter receptacles, and other amenity features in line with CPTED principles.</p> <p><u>Or provide a general plan of public spaces showing areas of landscaping, walkways and cycleways, plazas and laneways, and the process by which the Council will agree the detailed design of these future vested public spaces.</u></p> <p>d. 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:</p> <ul style="list-style-type: none"> i. Location and extent of infrastructure ii. any proposed new or upgrade to infrastructure iii. staging of development iv. meet-compliance with the Council's relevant codes of practice and infrastructure standards. <p>e. 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:</p> <ul style="list-style-type: none"> i. 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 ii. be prepared in accordance with current best practice guidelines adopted by Auckland Transport. <p>f. The general location of activity types with potential to influence the staging and design of development across the subject land area including:</p> <ul style="list-style-type: none"> i. general proposed activity types at activity interfaces, including activity types to be established adjacent to existing lawful activities (including industrial activities). ii. Proposed staging of demolition, earthworks and building development, , and where information is available, the staging of public open space.

Provision	Unitec's submission	Relief sought
		<p>3. Design Statement</p> <p>a. A design statement must be submitted for the all non-complying, discretionary, and restricted discretionary activities specified in table 1 of the Wairaka pPrecinct in accordance with the general provisions identified in clause 4.3.3.6.1, special information requirements of a design statement. As a minimum, the design statement is required to the matters indicated within the table as set out in clause 4.1.17.3.2.</p>
Maps		
Urban grid 31		
82 Urban grid 31 Precincts - Unitec site	For the reasons set out in row 3, Unitec seeks that Urban Grid 31 - Precincts be amended to include Wairaka sub-precincts A-E.	Amend Urban Grid 31 Precincts to include the sub-precincts below: [See diagram on following page]

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ANNEXURE 5: TABLE OF REQUESTED CHANGES TO THE HERITAGE OBJECTIVES, POLICIES AND RULES

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Vols

Annexure 5: Heritage objectives, policies and rules

Provision	Unitec's submission	Relief sought
<p>E - Overlay objectives and policies</p> <p>E.2 Historic Heritage</p>		
<p>1. E.2 Historic Heritage Overlay description</p>	<p>The former Carrington Hospital building occupies the northern part of Unitec's Wairaka site ("Building 1"). Building 1 in its entirety (including a number of ancillary buildings and extensive site surrounds) is currently scheduled as a Category A building in the Proposed Plan. Unitec has commissioned a comprehensive independent assessment of Building 1, which has concluded that the entire building no longer warrants Category A protection in the Proposed Plan. Instead, it has been determined that there are various parts of the Building which <i>should</i> be retained (as they have the highest historical and architectural values); those which <i>could</i> be retained (because their configuration lends itself more readily to adaptive reuse than other parts of the complex); those which <i>could</i> be removed (because they generally have less architectural value and comprise a series of small, unusable spaces, making them difficult to adapt for new purposes); and those which <i>should</i> be removed (because they are of later, ad hoc construction and are considered to detract from the Building's remaining heritage values). Based on the findings of the heritage assessment, Unitec seeks a series of amendments to Appendix 9 of the Proposed Plan to reflect the relative value of the various parts of the Building, and to provide for conservation, reuse or demolition of those parts of the building accordingly. Amendments should be made to the Overlay description to recognise this approach and to also refer readers of the Plan to precinct plans, which may contain additional provisions or diagrams in relation to</p>	<p>Amend Overlay description as follows:</p> <p>Overlay description</p> <p>...</p> <p>The primary features of Category A and A* places are those which form the fundamental basis of why a historic heritage place has been scheduled. These primary features are identified in the schedule and shown on the planning maps. <u>Where a building has been progressively added to over time, the schedule in Appendix 9 identifies the particular parts of the building that are scheduled and subject to protection.</u></p> <p>The extent of a historic heritage area is delineated by a boundary that defines the heritage values of the area as a whole. Both contributing and non-contributing properties, places or features may be present within the scheduled extent. These are identified in the historic heritage areas schedule - refer to Appendix 9, in historic heritage area statements of significance - refer to Appendix 9.2, and in diagrams - refer to Appendix 9.3. Where a heritage building or place is within a precinct, the precinct plan may also have plans and diagrams which identify the extent of the scheduled building and scheduled historic heritage area. Non-contributing properties, places or features are either not relevant to, or may detract from, the values for which an area has been scheduled, or have the potential to adversely affect the heritage values of the place through future use and development. Historic heritage areas and identified contributing places or features within heritage areas are protected from the adverse effects of development or subdivision. Rules also apply to demolition or modifications to existing non-contributing places or features and to new buildings or structures within the extent of scheduled historic heritage areas to control potential adverse effects.</p> <p><u>The overlay provides for the adaptive re-use of scheduled buildings and places. Objectives, policies and rules acknowledge that thoughtful adaptive re-use</u></p>

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Provision	Unitec's submission	Relief sought
	<p>scheduled buildings or areas.</p>	<p>(including proposals to restore and repair remaining heritage features) can be an appropriate way of preserving historic heritage values while ensuring public safety and efficient use and development of land and buildings.</p> <p>...</p>
<p>2. E.2 Historic Heritage Overlay description</p>	<p>It is important that the heritage overlay provisions are clearly linked to scheduled historic heritage places, in order to avoid introducing additional uncertainty for applicants.</p>	<p>Amend Overlay description as follows:</p> <p>For the purpose of this overlay the following terms are explained:</p> <ul style="list-style-type: none"> • Conservation <p>Means all of the processes of understanding and caring for a place so as to safeguard its cultural heritage value.</p> <ul style="list-style-type: none"> • Demolition or destruction <p>Means any activity that destroys, damages or modifies in whole or in part, the fabric of a <u>scheduled historic heritage place</u> and adversely affects the values that contribute to the significance of the place.</p> <ul style="list-style-type: none"> • Setting <p>Means elements of the surrounding or spatial context within which a <u>scheduled historic heritage place</u> is experienced, including sea, sky, land, structures, features, backdrop, skyline and views to and from the place. Setting can include landscapes, townscapes, and streetscapes and relationships with other historic heritage places which contribute to the value of the place.</p>
<p>3. E.2 Historic Heritage Objective 1</p>	<p>As drafted, the historic heritage objectives do not recognise the economic burden placed on private property owners in respect of scheduled historic heritage buildings. The retention of historic heritage features for the benefit of the wider public introduces significant constraints on the efficient use of land. Unitec seeks appropriate recognition in Objective 1 that some scheduled historic places will be appropriate for adaptive reuse and that, in many cases, a successful adaptive reuse proposal will be critical to ensuring the long term survival of a building.</p>	<p>Amend Objective 1 as follows:</p> <ol style="list-style-type: none"> 1. A scheduled historic heritage place is protected and conserved while enabling <u>continuing use or appropriate, adaptive reuse of that place to assist in its long term existence, economic viability, maintenance and repair.</u> 2. A scheduled historic heritage place is protected from inappropriate demolition or destruction and the adverse affects of development and/or subdivision.

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Provision	Unitec's submission	Relief sought
4. E.2 Historic Heritage Policy 1(f)	Seismic strengthening of historic buildings places a significant financial burden on private landowners. In many cases, owners who are unable to afford the significant cost of strengthening works will allow a building to fall into disrepair. New Policy 1(f) is sought to encourage adaptive reuse and modification options that will ensure that historic buildings are safe and able to be adapted to a variety of uses over time.	<p>Amend Policy 1(d) and (f) as follows:</p> <ol style="list-style-type: none"> 1. Allow for the use of a scheduled historic heritage place where the proposed use: <ol style="list-style-type: none"> a. will not detract from the significance of the place b. will contribute to the ongoing maintenance and enhancement of the historic heritage values of the place c. is in accordance with good practice conservation principles and methods d. will not result in immediate or cumulative damage of the place e. will secure the long-term viability and retention of the place and not lead to adverse effects on the surrounding area. f. <u>Enable adaptive reuse of buildings to encourage viable activity which assists in the economic sustainability of the scheduled historic heritage place.</u>
5. E.2 Historic Heritage New Policy 2A	New Policy 2A is sought to recognise the financial burden placed on private landowners for the upkeep and seismic strengthening of heritage buildings, and to provide policy support for adaptive reuse and modification in situations where it will ensure ongoing conservation of some or all of the building by enabling the heritage aspects to "pay for themselves".	<p>Insert new Policy 2A as follows:</p> <p>2A. <u>Enable the conservation of scheduled historic heritage places requiring significant seismic upgrade by allowing adaptive reuse and appropriate (sympathetic) modification of the building, including partial demolition, to ensure their long term survival and economic viability. Any seismic upgrade should take cognisance of the heritage values of the building and its component parts.</u></p>
6. E.2 Historic Heritage New Policy 6A	It is critical that the heritage provisions of the Proposed Plan provide sufficient flexibility to ensure the retention of key heritage items, while reducing the financial burden on private landowners by allowing for appropriate redevelopment of other parts of scheduled buildings and places. New Policy 6A is required to address that tension.	<p>Insert new Policy 6A as follows:</p> <p>6A. <u>Notwithstanding Policy 6, recognise the need for scheduled heritage buildings, particularly those which require significant seismic upgrade, to be adaptively re-used to ensure that management of the buildings is affordable and that they can continue to exist in the long-term.</u></p>
7. E.2 Historic Heritage Policy 8	Amendments to Policy 8 are required to provide greater flexibility and to allow heritage values to be considered alongside other important considerations at the time of subdivision (eg the efficient use of land).	<p>Amend Policy 8 as follows:</p> <ol style="list-style-type: none"> 8. Allow subdivision of a scheduled historic heritage place <u>only if taking into account:</u> <ol style="list-style-type: none"> a. <u>if supports whether the use and development that is either complementary to the heritage values of the place or will enable successful adaptive reuse</u> b. <u>all heritage values associated with the place have been considered and</u>

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Provision	Unitec's submission	Relief sought
8. E.2 Historic Heritage Policy 9 and New Policies 9A and 9B	As set out in row 1, in many cases the partial or even substantial demolition of a scheduled building will allow more effective use of the building over time or will enable the removal of parts of a building detracting from more important features. Amendments to Policy 9 and the inclusion of new Policies 9A and 9B will enable more flexible outcomes in that respect.	<p>adverse effects are minimised.</p> <p>Amend Policy 9 as follows:</p> <p>9. Prevent the <u>total</u> destruction, <u>partial</u>, <u>total</u> or <u>substantial</u> demolition or destruction; or relocation beyond the site of the scheduled features of a Category A scheduled historic heritage place.</p> <p>Insert new Policy 9A as follows:</p> <p>9A. <u>Avoid substantial demolition of a Category A scheduled historic heritage place unless it is part of an adaptive reuse proposal for the place which retains the key outcomes for the place and is the only means of achieving the long-term survival and financial viability of the remainder.</u></p> <p>Insert new Policy 9B as follows:</p> <p><u>Enable partial demolition to enable an adaptive reuse proposal that retains the key outcomes of the place.</u></p>
9. E.2 Historic Heritage Policy 10	There are a number of circumstances in which the partial demolition of heritage features may be appropriate, and those do not always turn on significant public benefit. As discussed in row 1, modification to a building may be necessary to allow its effective and long term reuse, or to remove elements which otherwise detract from more significant heritage features. An amendment to Policy 10 to restrict its application to total or substantial demolition is more appropriate, leaving an assessment of the merits of any new application for partial demolition to be undertaken on a case by case basis.	<p>Amend Policy 10 as follows:</p> <p>10. Avoid the destruction, <u>partial</u>, <u>total</u> or <u>substantial</u> demolition or destruction, or relocation, of Category A* primary features and Category B features, and other features located within a scheduled historic heritage place unless:</p> <ol style="list-style-type: none"> the action is required to allow for significant public benefit that could not otherwise be achieved the significant public benefit outweighs the retention of the feature, or parts of the feature the action is undertaken in accordance with an <u>adaptive reuse proposal</u>.
10. E.2 Historic Heritage New Policy 12A	Unitec seeks the inclusion of new Policy 12A in order to provide policy direction in the case of an application for partial demolition of a building. Partial demolition may be appropriate in a number of cases, including to enable the future efficient use of a scheduled building; to ensure the protection of the most important parts of the building, which for financial reasons may otherwise fall into complete disrepair; or because some parts of a scheduled building detract from its most important features. In these	<p>Insert new Policy 12A as follows:</p> <p>12A. <u>In considering the partial demolition of a scheduled historic heritage place have regard to:</u></p> <ol style="list-style-type: none"> The heritage values of that part of the building being modified or removed as determined by a heritage assessment. Whether the partial demolition or modification of the building is likely to assist in the long-term survival and financial viability of the remaining areas. Whether the original form of the building will still be able to be discerned once

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Provision	Unitec's submission	Relief sought																				
	<p>circumstances it is important that regard be had to all of the relevant considerations rather than simply the original heritage classification.</p>	<p>the modifications are complete. d. Whether partial demolition occurs in conjunction with a conservation plan or adaptive reuse proposal e. Whether permanent protection of remaining Category A features is provided.</p>																				
J - Overlay rules																						
J.2 Historic Heritage																						
J.2 Historic Heritage 1																						
<p>11. J.2 Historic Heritage 1 (Activity Table 1)</p>	<p>Unitec seeks a number of changes to Activity Table 1 to address the concerns raised in this submission. In particular, a non-complying activity status for partial demolition is too onerous in light of the situations discussed above where there may be significant benefits associated with the proposal. A discretionary activity status is more appropriate.</p>	<p>Amend Activity Table 1 as follows: Activity table 1 – Significant scheduled historic heritage place overlay</p> <table border="1" data-bbox="590 1321 782 1769"> <thead> <tr> <th></th> <th>Primary feature Category A place</th> <th>Primary feature Category A* place</th> <th>Category B place and non-primary features within the scheduled place extent of Category A and A* place</th> <th>Features identified in exclusions column</th> </tr> </thead> <tbody> <tr> <td>Development - demolition or destruction</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Total or substantial demolition or destruction</td> <td>Pr</td> <td>NC</td> <td>NC</td> <td>C</td> </tr> <tr> <td>Partial demolition or destruction</td> <td>NGD</td> <td>NGD</td> <td>D</td> <td>C</td> </tr> </tbody> </table>		Primary feature Category A place	Primary feature Category A* place	Category B place and non-primary features within the scheduled place extent of Category A and A* place	Features identified in exclusions column	Development - demolition or destruction					Total or substantial demolition or destruction	Pr	NC	NC	C	Partial demolition or destruction	NGD	NGD	D	C
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Total or substantial demolition or destruction	Pr	NC	NC	C																		
Partial demolition or destruction	NGD	NGD	D	C																		
<p>12. J.2 Historic Heritage 1 (Activity Table 1)</p>	<p>The impact of any new modifications on a scheduled place will be readily ascertainable and therefore able to be dealt with as a specific matter of discretion. A</p>	<p>Amend Activity Table 1 as follows: Activity table 1 – Significant scheduled historic heritage place overlay</p>																				

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Provision	Unitec's submission	Relief sought																				
	restricted discretionary activity status is more appropriate.	<table border="1"> <tr> <td></td> <td>Primary feature Category A place</td> <td>Primary feature Category A* place</td> <td>Category B place and non-primary features within the scheduled place extent of Category A and A* place</td> <td>Features identified in exclusions column</td> </tr> <tr> <td colspan="5">...</td> </tr> <tr> <td colspan="5">Development - modifications</td> </tr> <tr> <td>Modifications to buildings or structures or the fabric or features of a scheduled place</td> <td>DRD</td> <td>DRD</td> <td>DRD</td> <td>P</td> </tr> </table>		Primary feature Category A place	Primary feature Category A* place	Category B place and non-primary features within the scheduled place extent of Category A and A* place	Features identified in exclusions column	...					Development - modifications					Modifications to buildings or structures or the fabric or features of a scheduled place	DRD	DRD	DRD	P
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Development - modifications																						
Modifications to buildings or structures or the fabric or features of a scheduled place	DRD	DRD	DRD	P																		
13. J.2 Historic Heritage 1 (Activity Table 1)	The impact of any new buildings or structures on a scheduled historic heritage place will be readily discernible. The majority of new buildings are categorised as restricted discretionary activities throughout the Plan, and that is a more appropriate activity classification here, as any additional effects on historic heritage can be easily dealt with as a specific matter of discretion and, if those effects are too great, the proposal can be declined.	<p>Amend Activity Table 1 as follows:</p> <table border="1"> <tr> <td colspan="5">Activity table 1 – Significant scheduled historic heritage place overlay</td> </tr> <tr> <td></td> <td>Primary feature Category A place</td> <td>Primary feature Category A* place</td> <td>Category B place and non-primary features within the scheduled place extent of Category A and A* place</td> <td>Features identified in exclusions column</td> </tr> <tr> <td colspan="5">...</td> </tr> <tr> <td colspan="5">Development - new buildings and structures</td> </tr> </table>	Activity table 1 – Significant scheduled historic heritage place overlay						Primary feature Category A place	Primary feature Category A* place	Category B place and non-primary features within the scheduled place extent of Category A and A* place	Features identified in exclusions column	...					Development - new buildings and structures				
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...																						
Development - new buildings and structures																						

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Provision	Unitec's submission	Relief sought														
14. J.2 Historic Heritage 1 (Activity Table 1)	<p>Subdivision of land containing a scheduled historic place in many cases will have significant positive benefits, ie the efficient use of land, and very limited (if any) effects on the scheduled place. Other subdivision consents will also be required to authorise the activity. Therefore restricted discretionary activity status is more appropriate, as any particular effects on heritage can be addressed as a specific matter of discretion.</p>	<table border="1"> <tr> <td data-bbox="255 1120 351 1232">New buildings or structures</td> <td data-bbox="255 1232 351 1344">DRD</td> <td data-bbox="255 1344 351 1456">DRD</td> <td data-bbox="255 1456 351 1568">DRD</td> <td data-bbox="255 1568 351 1680">NA</td> </tr> </table> <p>Amend Activity Table 1 as follows:</p> <p>Activity table 1 – Significant scheduled historic heritage place overlay</p> <table border="1"> <tr> <td data-bbox="351 1120 414 1232">Primary feature Category A place</td> <td data-bbox="351 1232 414 1344">Primary feature Category A* place</td> <td data-bbox="351 1344 414 1456">Category B place and non-primary features within the scheduled place extent of Category A and A* place</td> <td data-bbox="351 1456 414 1568">Features identified in exclusions column</td> </tr> </table> <p>...</p> <p>Development - subdivision</p> <table border="1"> <tr> <td data-bbox="414 1120 478 1232">Subdivision of land containing a scheduled historic heritage place</td> <td data-bbox="414 1232 478 1344">NGRD</td> <td data-bbox="414 1344 478 1456">NGRD</td> <td data-bbox="414 1456 478 1568">NGRD</td> <td data-bbox="414 1568 478 1680">NA</td> </tr> </table>	New buildings or structures	DRD	DRD	DRD	NA	Primary feature Category A place	Primary feature Category A* place	Category B place and non-primary features within the scheduled place extent of Category A and A* place	Features identified in exclusions column	Subdivision of land containing a scheduled historic heritage place	NGRD	NGRD	NGRD	NA
New buildings or structures	DRD	DRD	DRD	NA												
Primary feature Category A place	Primary feature Category A* place	Category B place and non-primary features within the scheduled place extent of Category A and A* place	Features identified in exclusions column													
Subdivision of land containing a scheduled historic heritage place	NGRD	NGRD	NGRD	NA												
15. J.2 Historic Heritage 1 (Activity Table 1)	<p>It is unduly onerous to require an applicant to seek consent to undertake temporary works required by the Council under separate legislation and at significant cost. Permitted activity status is more appropriate for temporary seismic strengthening purposes, particularly as permitted activity standards can be included in the Plan to limit the activity where necessary.</p>	<p>Amend Activity Table 1 as follows:</p> <p>Activity table 1 – Significant scheduled historic heritage place overlay</p> <table border="1"> <tr> <td data-bbox="414 1120 478 1232">Primary feature Category A place</td> <td data-bbox="414 1232 478 1344">Primary feature Category A* place</td> <td data-bbox="414 1344 478 1456">Category B place and non-primary features within the scheduled place extent of</td> <td data-bbox="414 1456 478 1568">Features identified in exclusions column</td> </tr> </table>	Primary feature Category A place	Primary feature Category A* place	Category B place and non-primary features within the scheduled place extent of	Features identified in exclusions column										
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Provision	Unitec's submission	Relief sought
		<p>Category A and A* place</p> <p>...</p> <p>Development - earthquake strengthening</p> <p>Temporary dismantling for seismic strengthening to meet the requirements of the council's plans prepared under the Building Act</p> <p>RDP</p> <p>RDP</p> <p>RDP</p> <p>RDP</p> <p>CP</p>
16. J.2 Historic Heritage 1 (Activity Table 1)	<p>A non-complying activity status for signs is unnecessary and particularly onerous when the effects of signage can be easily addressed as a specific matter for assessment. Restricted discretionary activity status is more appropriate.</p> <p>It is appropriate to include a specific permitted activity status for signage undertaken in accordance with an approved conservation plan, as any effects of signage will be considered as part of that process.</p>	<p>Amend Activity Table 1 as follows:</p> <p>Activity table 1 – Significant scheduled historic heritage place overlay</p> <p>Primary feature Category A place</p> <p>Primary feature Category A* place</p> <p>Primary feature within the scheduled place extent of Category A and A* place</p> <p>Category B place and non-features identified in exclusions column</p> <p>...</p> <p>Development - signs and systems</p> <p>Signs not NGRD RD RD NA</p>

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Provision	Unitec's submission	Relief sought									
		<p>otherwise specified</p> <p>Signs in accordance with an approved conservation plan</p> <p>P</p> <p>P</p> <p>P</p> <p>NA</p>									
<p>17. J.2 Historic Heritage 1 (Activity Table 1)</p>	<p>Given the importance of network utility infrastructure, and the functional need to sometimes locate in scheduled heritage areas (ie to ensure efficient and effective network operations), a restricted activity status is more appropriate.</p>	<p>Amend Activity Table 1 as follows:</p> <p>Activity table 1 – Significant scheduled historic heritage place overlay</p> <table border="1"> <tr> <td>Primary feature Category A place</td> <td>Primary feature Category A* place</td> <td>Category B place and non-primary features within the scheduled place extent of Category A and A* place</td> <td>Features identified in exclusions column</td> </tr> </table> <p>...</p> <p>Development and maintenance - Infrastructure</p> <table border="1"> <tr> <td>Upgrading and replacement of network utilities</td> <td>DRD</td> <td>DRD</td> <td>DRD</td> <td>C</td> </tr> </table>	Primary feature Category A place	Primary feature Category A* place	Category B place and non-primary features within the scheduled place extent of Category A and A* place	Features identified in exclusions column	Upgrading and replacement of network utilities	DRD	DRD	DRD	C
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Upgrading and replacement of network utilities	DRD	DRD	DRD	C							
<p>18. J.2 Historic Heritage 1 (Activity Table 3)</p>	<p>Unitec seeks the inclusion of a separate category in Activity Table 3 for the modification or partial demolition of a building, feature or landscape feature within a Category A or B scheduled historic area. It would be unnecessary onerous to assign a non-complying activity status to modification or partial demolition, when the potential for adverse effects is significantly less than in the case of</p>	<p>Amend Activity Table 3 as follows:</p> <p>Activity table 3 - Scheduled historic heritage areas</p> <table border="1"> <tr> <td></td> <td>Contributing</td> <td>Non-contributing</td> </tr> <tr> <td>Except as otherwise provided for, total:</td> <td>NC</td> <td>C</td> </tr> </table>		Contributing	Non-contributing	Except as otherwise provided for, total:	NC	C			
	Contributing	Non-contributing									
Except as otherwise provided for, total:	NC	C									

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Provision	Unitec's submission	Relief sought								
	<p>total or substantial demolition, and consideration of the potential effects can be appropriately restricted to the impact of the partial demolition or modification of the scheduled historic heritage area.</p>	<p>substantial or partial demolition or destruction of a building, feature or landscape feature within a Category A historic heritage area</p> <p>Total or substantial or partial demolition or destruction of a building, feature or landscape feature within a Category B historic heritage area</p> <p>...</p> <p>Modification or partial demolition of a building, feature or landscape feature within a Category A or Category B scheduled historic heritage area, if undertaken in conjunction with conservation plan or adaptive reuse proposal</p>								
<p>19. J.2 Historic Heritage 1 (Activity Table 3)</p>	<p>Unitec seeks restricted discretionary activity status for subdivision within a historic heritage area, as the potential effects of such a subdivision can be restricted to a consideration of the impact of the subdivision on the scheduled heritage area.</p>	<p>Amend Activity Table 3 as follows:</p> <table border="1" data-bbox="813 1142 1053 1478"> <thead> <tr> <th colspan="2">Activity table 3 - Scheduled historic heritage areas</th> </tr> <tr> <th>Contributing</th> <th>Non-contributing</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> </tr> <tr> <td>Subdivision of land within a historic heritage area</td> <td>RD</td> </tr> </tbody> </table>	Activity table 3 - Scheduled historic heritage areas		Contributing	Non-contributing			Subdivision of land within a historic heritage area	RD
Activity table 3 - Scheduled historic heritage areas										
Contributing	Non-contributing									
Subdivision of land within a historic heritage area	RD									
<p>J.2 Historic Heritage 2</p>										
<p>20. J.2 Historic Heritage 2.3 (Identification signs)</p>	<p>A number of amendments are sought to Rule 2.3(1) to appropriately differentiate between signage controls in residential zones and business/other non-residential zones which are subject to the historic heritage overlay, to recognise that different considerations exist between the zones in respect of way-finding and urban design.</p>	<p>Amend 2.3(1) as follows:</p> <ol style="list-style-type: none"> Identification signs within a scheduled historic heritage place must not: <ol style="list-style-type: none"> be attached, painted, fixed, or projected on to the exterior of any scheduled building, object, feature, or structure for residential zones, exceed two signs per site. For the purposes of calculating compliance with this rule, only one side of double sided signs will be taken into account. If a sign has more than two sides, then all of the faces of the 								

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Provision	Unitec's submission	Relief sought
		<p>sign will be taken into account</p> <p><u>bb. for business and other non-residential zones, signs may be erected at public entrances to the site and at public entrances to the building.</u></p> <p><u>cc. In business zones, exceed 2m² per sign</u></p> <p><u>c. in residential and open space zones, exceed 0.5m² per sign</u></p> <p><u>d. be flashing, illuminated or variable</u></p> <p><u>e. involve disturbance of land or the foreshore or seabed to construct the sign where archaeological controls apply.</u></p>
J.2 Historic Heritage 4		
<p>21. J.2 Historic Heritage 4.1 (Matters of discretion)</p>	<p>As set out in row 1, Building 1 on the Unitec site has a number of shortcomings that will require considerable financial resources to address, including costly seismic strengthening and Building Code compliance requirements, and the need to undertake a significant modification before the Building will be suitable for either its existing use or any alternative activities. It is appropriate that issues such as these are considered as a specific matter of discretion when assessing any application for restricted discretionary consent.</p>	<p>Amend control 4.1(9) as follows:</p> <p>...</p> <p>9. Seismic strengthening</p> <p>a. whether the proposed works are the most appropriate method of achieving seismic resilience and</p> <p>b. the method of dismantling, removal, relocation and reassembly.</p> <p>c. <u>the economic viability of the building and the opportunities that adaptive reuse offers.</u></p>
<p>22. J.2 Historic Heritage 4.2 (Assessment criteria)</p>	<p>As a consequential amendment, relevant assessment criteria should be included in 4.2(1) to address the new matter of discretion 4.1(9)(c) sought in row 21 above.</p>	<p>Add criteria 4.2(1)(f) - (h) as follows:</p> <p>1. All restricted discretionary activities</p> <p>...</p> <p>f. <u>Whether adaptive reuse of the building will encourage long-term sustainability of the building.</u></p> <p>g. <u>Whether modifications to, or the range of activities within, scheduled heritage buildings will encourage the economic viability of the building, including seismic upgrade and restoration.</u></p> <p>h. <u>Whether permanent protection of the remaining scheduled heritage features (by way of covenant or other mechanism) is provided for.</u></p>
<p>23. J.2 Historic Heritage 4.3</p>	<p>Amendments are sought to the assessment criteria in 4.3 for consistency with the relief sought in row 18 above.</p>	<p>Amend criterion 4.3 as follows:</p> <p>4.3 Assessment criteria for total or substantial demolition or partial</p>

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Provision	Unitec's submission	Relief sought
(Assessment criteria for total or substantial demolition or partial demolition or destruction)		<p>demolition or destruction</p> <p>The following criteria will determine whether a proposed demolition activity constitutes:</p> <p><u>partial demolition or destruction or total or substantial demolition of a scheduled historic heritage place:</u></p> <ol style="list-style-type: none"> 1. The amount or size of the parts of the place to be demolished, destroyed, damaged or modified. Any proposal to demolish, damage or destroy <u>3050</u> per cent or more by, volume or area of any building or other feature is considered total or substantial demolition or destruction. 2. The relative proportion of the part of the place to be demolished, destroyed, damaged or modified, compared to the <u>whole of the scheduled historic heritage place, having regard to the value of the parts to be demolished and the parts that are to remain.</u> ... 8. Demonstration that the proposal for total or substantial demolition or destruction is critical to the <u>economic viability and longevity of the scheduled heritage place</u> and has sufficiently exhausted all other alternatives, such as relocation, dismantling, or limiting works to <u>partial-substantial or total demolition.</u>
J.2 Historic Heritage 5		
24. 5 Heritage policy documents (1)	The existing special information requirements for heritage places are onerous, particularly in respect of activities that do not propose the substantial or total demolition of features. The subdivision of heritage places will often take place without impacting the scheduled place or building, and it is not appropriate on these occasions to require heritage policy documents as a matter of course. The requirement in 5.1(b) in respect of subdivision of sites should be deleted.	Amend Rule 1 as follows: Heritage policy documents 1. Where an application for resource consent or subdivision consent involves significant works or alteration to a scheduled historic heritage place, it must be accompanied by a conservation plan or conservation policy. The following triggers will be used to determine where a proposal constitutes significant work: a. the proposal involves substantial or total demolition of any feature(s) within a scheduled historic heritage place, excluding any features within scheduled historic heritage places identified in the exclusions column in the schedule of historic heritage places b. the proposal is for the subdivision of a scheduled historic heritage place not including non-contributing sites.

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Provision	Unitec's submission	Relief sought														
<p align="center">Appendix 9.1 - Schedule of Significant Heritage Places</p>																
<p>25. Schedule ID O1618</p>	<p>For the reasons set out at row 1, Appendix 9.1 - Schedule of Significant Heritage Places, ID O1618 Oakley Hospital Main Building should be updated to reflect the Primary Features that have been recently assessed as worthy of ongoing Category A protection.</p>	<p>Amend Schedule ID O1618 Oakley Hospital Main Building: Primary Feature as follows:</p> <table border="1" data-bbox="359 212 726 1108"> <thead> <tr> <th>Schedule ID</th> <th>Place Name and/or Description</th> <th>Verified Location</th> <th>Verified Legal Description</th> <th>Category</th> <th>Primary Feature</th> <th>Known Heritage values</th> </tr> </thead> <tbody> <tr> <td>01618</td> <td>Oakley Hospital Main Building</td> <td>1 Carrington Road, Point Chevalier</td> <td></td> <td>A</td> <td>Building (pre-1905 footprint) Building (pre 1887 footprint) Exterior and site surrounds</td> <td>A, B, F, G, H</td> </tr> </tbody> </table>	Schedule ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Known Heritage values	01618	Oakley Hospital Main Building	1 Carrington Road, Point Chevalier		A	Building (pre-1905 footprint) Building (pre 1887 footprint) Exterior and site surrounds	A, B, F, G, H
Schedule ID	Place Name and/or Description	Verified Location	Verified Legal Description	Category	Primary Feature	Known Heritage values										
01618	Oakley Hospital Main Building	1 Carrington Road, Point Chevalier		A	Building (pre-1905 footprint) Building (pre 1887 footprint) Exterior and site surrounds	A, B, F, G, H										
<p align="center">Appendix 9.3 - Historic Heritage Place Maps</p>																
<p>26. New Map inserted in Appendix 9.3</p>	<p>As explained in row 1, Unitec has commissioned a comprehensive independent assessment of Building 1, which has concluded that the entire Building does not warrant Category A protection under the proposed Plan. Unitec seeks the inclusion of a new Map which depicts the extent of Building 1 and site surrounds that should continue to be categorised as Category A, which will allow for a more flexible regime for the remaining parts of the building, providing for adaptive reuse options that maximise the opportunities presented by Building 1 and the northern part of the Wairaka Precinct.</p>	<p>Add the following map:</p> 														

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Provision	Unitec's submission	Relief sought
<p>Maps</p> <p>Urban grid 31</p>		
<p>27. Urban grid 31 Historic Heritage - Unitec Site</p>	<p>As explained in row 1, Unitec has commissioned an extensive historic heritage assessment to determine which parts of Building 1 continue to warrant the highest possible protection, and which parts are less significant and could be demolished or altered to make way for an impressive redevelopment proposal, incorporating and enhancing key heritage features. Amendments to Urban grid 31 - Historic Heritage - Unitec site are required to reflect the outcome of that assessment.</p>	<p>Amend Urban grid 31 Historic Heritage to include the following historic heritage place and extent of place:</p> 

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ANNEXURE 6: TABLE OF REQUESTED CHANGES TO OTHER RELEVANT PROVISIONS

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Annexure 6: Other relevant provisions

Provision	Unitec's submission	Relief sought
D Zone objectives and policies		
D.1 Residential zones		
D.1.7 Terrace Housing and Apartment Buildings zone		
1.	<p>Unitec seeks a minor amendment to the Zone description to recognise that, because of Auckland's growing population, it will be appropriate to apply the Terrace Housing and Apartment Buildings zone in growth nodes which are well serviced by transport links and community facilities and therefore are appropriate for intensive residential development.</p> <p>While four to six storeys is generally provided for in the zone, Unitec seeks amendments to the Zone description and elsewhere to acknowledge that, through precinct provisions or the additional height overlay, in some circumstances (eg because of particular site characteristics) an additional height opportunity will be enabled in the Terrace Housing and Apartment Buildings zone.</p>	<p>Amend the Zone description as follows:</p> <p>Zone description</p> <p>This zone allows urban residential living in the form of terrace housing and apartments. The zone is located around metropolitan, town and local centres, and the rapid and frequent service network, and key nodes that are attractive and appropriate for intensive development.</p> <p>The purpose of the zone is to make efficient use of land and infrastructure, increase the supply of housing and ensure that residents have convenient access to services, employment, education facilities, retail and entertainment opportunities and public transport. This will promote walkable neighbourhoods, foster a sense of community and increase the vitality of centres.</p> <p>The zone provides for the greatest density, height and scale of development out of all the residential zones. Buildings of four to six storeys are allowed, depending on the scale of the centre the zone adjoins, to achieve a transition in height from the centre to lower scale residential zones. <u>Additional height is allowed in appropriate circumstances as provided for in a precinct or as identified on the "additional height limit overlay".</u> This new form of development will lead to a change from a suburban to urban residential character and a moderate to high degree of visual change over time.</p>
2.	<p>For the reasons set out in row 1, Unitec seeks an amendment to Objective 1 to recognise that, to provide sufficiently for Auckland's future growth, it will also be appropriate for the Terrace Housing and Apartment Buildings zone to be located in key growth areas which are particularly appropriate, because of site characteristics or other reasons, for residential intensification.</p>	<p>Amend Objective 1 as follows:</p> <p>Objectives</p> <p>1. Land surrounding centres, and the rapid and frequent service network, and key growth nodes is efficiently used to provide urban living that increases Auckland's housing supply and access to centres and public transport.</p>

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Provision	Unitec's submission	Relief sought
<p>3. D.1.7 Terrace Housing and Apartment Buildings zone Policy 3</p>	<p>As set out in row 1, in some cases it will be appropriate for the Terrace Housing and Apartment Buildings zone to provide a greater height opportunity and Unitec seeks an amendment to Policy 3 to reflect that.</p>	<p>Amend Policy 3 as follows: 3. Manage the height, bulk, form and appearance of development and require sufficient setbacks and landscaped areas consistent with an urban residential character generally of between four and six storeys, or other heights in identified locations.</p>
<p>D 8 Special Purpose zones</p>		
<p>D.8.10 Tertiary Education zone</p>		
<p>4. D.8.10 Tertiary Education zone description</p>	<p>The Tertiary Education zone description should be amended to recognise the increasing need for business and innovation facilities to co-locate with the tertiary institutes that are providing productive talent required to facilitate Auckland's economic growth and development. Providing opportunities for business and other facilities in the Tertiary Education zone encourages conditions which promote intellectual development and commercialisation of innovation, which are key priorities in the Auckland Plan. Improving connections between the business community and tertiary education providers will be critical to Auckland's development as the world's most liveable city, and Unitec seeks amendments here and throughout its submission to enable that outcome to be achieved.</p>	<p>Amend the Zone description as follows: Zone description The Tertiary education zone applies to Auckland's tertiary education facilities outside the city centre, metropolitan or town centres. Generally, these are large facilities in campus-style developments, with extensive and highly visible buildings, substantial parking areas and significant areas of private open space. <u>Increasingly, business, offices, research and laboratory facilities are co-locating within these campuses, to the benefit of the tertiary institution, the students and the economic development of Auckland.</u> The purpose of the zone is to enable the development and operation of a range of activities to cater for the diverse requirements of the student population, employees, and visitors, and enable shared benefits arising from the co-location of business activities and tertiary education facilities. Community use of the facilities is also provided for. Some of these sites are subject to designations. Where there is conflict, the designation prevails over the zone controls.</p>
<p>5. D.8.10 Tertiary Education zone New Objective 2A</p>	<p>As set out in row 4, Unitec seeks the inclusion of a new objective to recognise the benefits of the location of appropriate business and commercial services alongside tertiary institutes which are producing Auckland's most productive talent.</p>	<p>Insert new Objective 2A as follows: 2A. <u>Enable shared benefits arising from the co-location of business activities and tertiary education facilities</u></p>
<p>6. D.8.10 Tertiary</p>	<p>As set out in row 4, Unitec seeks the inclusion of a new policy to recognise the benefits of the location of appropriate</p>	<p>Insert new Policy 1A as follows:</p>

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Provision	Unitec's submission	Relief sought
Education zone New Policy 1A	business and commercial services alongside tertiary institutes which are producing Auckland's most productive talent.	<p>Policies</p> <p>1A. Provide for those businesses which significantly contribute to and benefit from a co-location within a tertiary education environment, including offices, research, laboratories, and other activities which may provide a combination of research, innovation, learning, economic development and work experience.</p>
E Overlay objectives and policies		
E.4 Built Environment		
E.4.5 Identified Growth Corridor		
7. E.4.5 Identified Growth Corridor Overlay description	<p>Unitec supports the Plan's provision for a limited number of identified road corridors, where additional opportunities will be provided for commercial growth and urban intensification. Identification of these key corridors will enable improvements to existing street environments with the introduction of new, quality development and a vibrant mix of uses, all contributing to the Council's vision for an efficient, compact and quality urban form. Unitec seeks minor amendments to the Identified Growth Corridor overlay description to provide for an appropriate mix of activities and development on the identified corridors.</p>	<p>Amend the Overlay description as follows:</p> <p>Overlay description</p> <p>The overlay is applied to a limited number of significant road corridors or significant segments of these corridors. The purpose of the overlay is to provide additional opportunity to those commercial activities (including predominantly retail activities) that:</p> <ul style="list-style-type: none"> • may not be appropriate for, or are not able to locate in centres due to the size, scale or nature of the activity, and • are not typically provided for in the underlying zone. <p>Where commercial activities are enabled by an identified growth corridor, these should:</p> <ul style="list-style-type: none"> • promote urban development down significant growth corridors • respect the current land uses and the outcomes anticipated by the underlying zone • support a compact urban form • maintain the safety and efficiency of the road network and promote integrated transport • not diminish the function and viability of the city centre, metropolitan, town and local centres. <p>The overlay is a policy overlay. It does not change the activity status of land use activities within the overlay area. It provides additional objectives and policies that must be considered when assessing a proposal for a resource consent.</p>
8. E.4.5 Identified Growth Corridor	<p>As set out in row 7, Unitec supports the Plan's provision for additional development opportunities along significant, identified growth corridors. Unitec seeks the inclusion of new Objective 1A to emphasise that appropriate</p>	<p>Insert new Objective 1A as follows:</p> <p>Objectives</p> <p>1A. Enable development along significant growth corridors that will support the Plan's</p>

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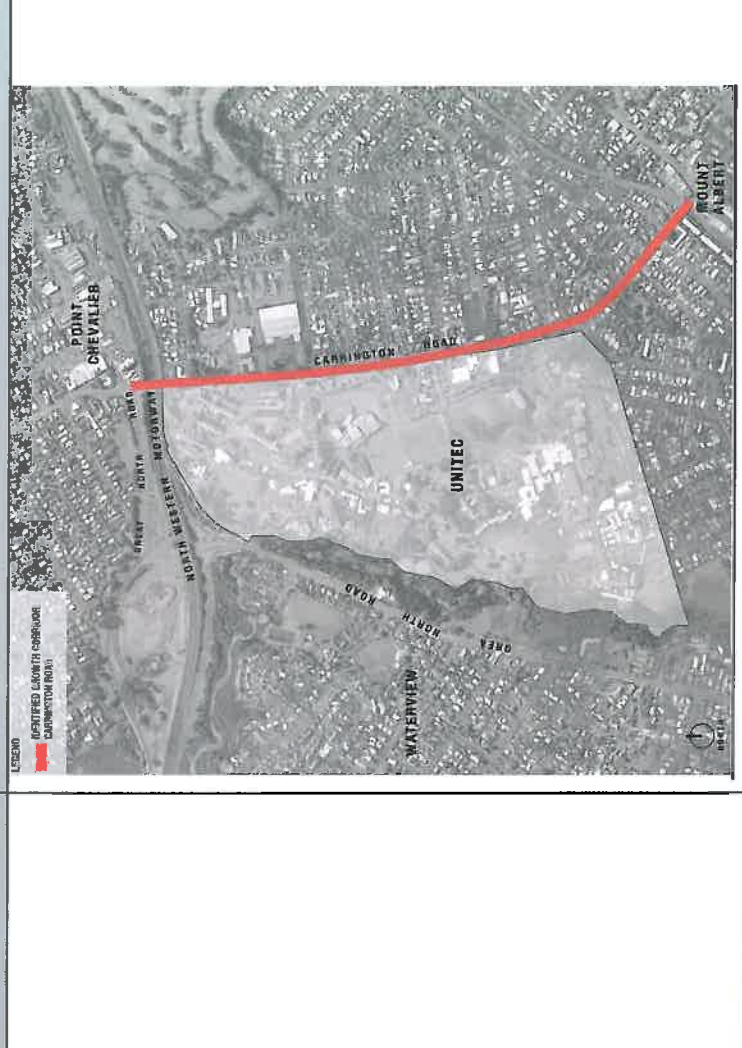
	Provision	Unitec's submission	Relief sought
	Objectives - New Objective 1A	development, to help achieve necessary growth and intensification, will be enabled on the corridors.	growth strategy
9.	E.4.5 Identified Growth Corridor Policies - New Policy 1A	Unitec seeks the inclusion of new Policy 1A for the reasons set out in rows 7-8 and to give effect to new Objective 1A.	Insert new Policy 1A as follows: Policies <u>1A. Promote quality development that will support opportunities for growth along key corridors</u>
10.	E.4.5 Identified Growth Corridor New Figure 2	<p>The Wairaka Precinct fronts Carrington Road, a significant access route linking the communities of Mt Albert and Point Chevalier. A number of existing commercial services have direct frontage to Carrington Road, and the Wairaka Precinct provisions anticipate a significant upgrade and revitalisation of the Carrington Road interface and streetscape.</p> <p>Carrington Road will experience a significant reduction in traffic volumes as a result of the Waterview Tunnel. This will increase pedestrian amenity and result in improved intersection performance, resulting in greater development potential for properties fronting the road corridor.</p> <p>Given the mix of activities likely to occur within the Wairaka Precinct, the opportunity to significantly improve the existing street environment, and its strategic location linking two existing town centres, Carrington Road should be provided for in the Proposed Plan as an Identified Growth Corridor.</p>	Insert New Figure 2 as follows: <u>Figure 2: Identified Growth Corridor locations - Carrington Road</u> [On the following page]

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Provision	Unitec's submission	Relief sought
		
I Zone rules		
I.1 Residential zones		
I.1 Residential zones 9 Development Controls - Terrace Housing and Apartment Buildings zone		
11.1 Residential zones 9.1	<p>The purpose of 9.1 Development Control Infringements is to manage effects on neighbouring residential amenity. Maximum impervious area and outlook infringements will not result in adverse effects on neighbouring properties and therefore should not contribute to a potential discretionary activity status under this control.</p>	<p>Amend Development Control as follows:</p> <p>9.1 Development control infringements</p> <p>1. Buildings that infringe three or more of the following development controls are a discretionary activity:</p> <ul style="list-style-type: none"> a. building height b. yards

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Provision	Uniftec's submission	Relief sought
		<p>c. building setbacks within the Terrace Housing and Apartment Buildings zone</p> <p>d. building setbacks adjoining lower density zones</p> <p>e. maximum impervious area</p> <p>f. building coverage</p> <p>g. landscaping</p> <p>h. outlook</p>
<p>12. I.1 Residential zones 9.6</p>	<p>Minor amendments are sought to Development Control 9.6 to clarify that minimum frontage and site widths apply to vacant, not developed, sites.</p>	<p>Amend Development Control 9.6 as follows:</p> <p>9.6 Minimum frontage and site width</p> <p>Purpose: ensure <u>vacant sites</u> are of a size sufficient to:</p> <ul style="list-style-type: none"> • enable higher density development including apartment buildings • provide a positive interface with the public realm • provide a good standard of on-site amenity. <p>1. A <u>vacant site</u> must be at least 25m wide:</p> <ol style="list-style-type: none"> a. at the road boundary b. for at least 80 per cent of the length of its side boundaries c. where a building of up to four storeys is proposed. <p>2. Where a building of more than four storeys is proposed, a <u>vacant site</u> must be at least 30m wide:</p> <ol style="list-style-type: none"> a. at the road boundary b. for at least 80 per cent of the length of its side boundaries.
<p>13. I.1 Residential zones 9.8</p>	<p>A minor increase to 65% site coverage is sought to reflect the housing typologies that are currently being built in high density residential areas. The Terrace Housing and Apartment Buildings zone is applied to only a very small percentage of urban Auckland, and it is exactly within those areas that growth should be targeted. The zone provisions must provide the mechanisms for that growth to occur.</p>	<p>Amend Development Control 9.8 as follows:</p> <p>9.8 Building coverage</p> <p>Purpose: provide for a mid-rise urban built character within the zone.</p> <p>Maximum building coverage: 65% per cent.</p>

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Provision	Unitec's submission	Relief sought
<p>14. I.1 Residential zones 9.9</p>	<p>An amendment is sought to Development Control 9.9 in order to provide for sufficiently intensive development in the Terrace Housing and Apartment Buildings zone.</p>	<p>Amend Development Control 9.9 as follows: 9.9 Landscaping Purpose:</p> <ul style="list-style-type: none"> provide for on-site amenity and an attractive streetscape character improve stormwater absorption on-site. <p>1. At least 3040 per cent of a site must comprise landscaped area.</p>
<p>15. I.1 Residential zones 9.11</p>	<p>The application of Development Control 9.11 would prevent the development of zero-lot line detached housing, which is a housing typology which should be encouraged in appropriate locations to provide housing choice and promote housing affordability, in accordance with the objectives and policies of the Plan. Unitec seeks its deletion.</p>	<p>Delete Development Control 9.11 as follows: 9.11 Separation between buildings within a site Purpose: require reasonable separation between buildings on the same site to manage dominance, provide access to daylight and natural ventilation: 1. Buildings must be separated where the habitable room of a dwelling has windows or balconies that face out to the wall of another building on the same site (the facing wall). Where the room has two or more external faces with windows or balconies the building separation must be applied from, in order of priority, the face with the largest balcony or the largest area of area of glazing. 2. The separation space required must be free of buildings for the depth, width and height set out below. 3. The depth of the separation space is measured at right angles to, and horizontal from, the window or balcony to which it applies across to the facing wall, excluding eaves or guttering. Where the building separation applies to a balcony, it is measured from the outside edge of the balcony. 4. For the principal living room, the depth of the separation space required is equal to the height of the facing wall above the floor level of the habitable room, or 15m, whichever is the lesser. 5. For the principal bedroom, the depth of the separation space required is 6m. 6. For other habitable rooms, the depth of the separation space required is 3m. 7. The width of the separation space is 50 per cent of its depth and is measured from the centre point of the largest window on the building face to which it applies or from the centre point of the largest balcony. 8. The height of the separation space is from the height of the floor or balcony upwards, clear to the sky except that eaves or gutters may protrude into it.</p>

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Provision	Unitec's submission	Relief sought
16.1.1 Residential zones 9.12	<p>Amendments to Development Control 9.12 are required to ensure that sufficient separation distances are provided in the Plan to enable dwellings facing taller buildings to retain appropriate outlook and amenity within outdoor living spaces.</p> <p>Development Control 9.12(2) should be amended to provide for a minimum outdoor living space (balcony or roof terrace) depth of 1.8m, which will allow sufficient functional space to accommodate chairs and a table, while retaining flexibility for detailed design.</p>	<p>9. Where the adjacent building is not perpendicular to the distance being measured, the minimum separation depth required must be measured as an average around the centre line of the window/balcony.</p> <p>Amend Development Control 9.12 as follows:</p> <p>9.12 Outdoor living space</p> <p>Purpose: provide dwellings with outdoor living space that is of a usable size and dimension for the type of dwelling and is accessible from the principal living room.</p> <p>1. A dwelling with the principal living room at ground level must have an outdoor living space capable of containing a delineated area measuring at least 20m² that:</p> <p>a. has no dimension less than 4m</p> <p>b. is directly accessible from the principal living room</p> <p>c. has a gradient not exceeding 1 in 20.</p> <p>Purpose: require reasonable space outside the windows of a dwelling to provide access to daylight, opportunities for ventilation and to manage the effects of dominance of the dwelling by nearby buildings.</p> <p>1. Where the habitable room of a dwelling has windows or balconies that face out toward a boundary and/or the wall of a building ('the facing wall'), an outlook space must be provided between the dwelling's windows or balconies and the boundary or facing wall. Where the room has two or more external faces with windows or balconies the building separation must be applied from, in order of priority, the face with the largest balcony or the largest area of glazing.</p> <p>The outlook space is an open space free of buildings of the length, width and height as set out below. The length of the outlook space increases as the height of the facing wall increases to avoid excessive dominance and blocking of sky light by the facing wall.</p> <p>The length of the outlook space is measured at right angles to, and horizontal from, the window or balcony to which it applies across to the facing wall, excluding eaves or guttering. Where the building separation applies to a balcony, it is measured from the outside edge of the balcony.</p> <p>Where the adjacent building is not perpendicular to the distance being measured, the minimum distance required shall be measured as an average around the centre point of the window/balcony.</p> <p>The height of the outlook space is from the level of the floor or balcony upwards.</p>

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Provision	Unitec's submission	Relief sought	Height of facing wall				Total length	
			Width	Length Standard	Extension	Total		
		<p>clear to the sky except that eaves overhangs or gutters may protrude into it.</p> <p>The length of the outlook space is a combination of a standard length required for the window's outlook, plus an extension length which increases as the height of the facing wall increases. Therefore windows facing taller buildings will generally require a greater separation distance (longer outlook space) than those facing lower buildings.</p> <p>Table X - Size of the required outlook space outside the rooms of a dwelling (related to the height of the facing wall)</p>						
		Principal Living Room:						
		PLR	W	Std	Ext	Total		
		1 storey	4	*6	0	6		
		2 storeys	4	*6	2	8		
		3 storeys	4	6	4	10		
		4 storeys	4	6	6	12		
		5 storeys	4	6	8	14		
		6 storeys and above	4	6	10	16		
		Principal Bedroom:						
		PBR	W	Std	Ext	Total		
		1 storey	3	3	0	3		
		2 storeys	3	3	0	3		
		3 storeys	3	3	1	4		
		4 storeys	3	3	1	4		
		5 storeys	3	3	2	5		
		6 storeys and above	3	3	2	5		
		Other habitable rooms:						
		OHR	W	Std	Ext	Total		
		1 storey	2	1	0	1		
		2 storeys	2	1	0	1		
		3 storeys	2	1	1	2		
		4 storeys	2	1	2	3		

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Provision	Unitec's submission	Relief sought								
		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; text-align: center;">5 storeys</td> <td style="width: 25%; text-align: center;">2</td> <td style="width: 25%; text-align: center;">1</td> <td style="width: 25%; text-align: center;">4</td> </tr> <tr> <td style="text-align: center;">6 storeys and above</td> <td style="text-align: center;">2</td> <td style="text-align: center;">1</td> <td style="text-align: center;">4</td> </tr> </table> <p>* <u>This dimension may be reduced to 4 metres where the room is on the ground floor and has a fence at least 1.6m high giving privacy from neighbouring windows.</u> <u>Where a common access balcony (breezeway) passes the outside of the window of a dwelling, the width of the balcony is added to the required outlook space.</u></p> <p>2. Where an entire dwelling is above ground level, it must have an outdoor living space in the form of a balcony or roof terrace that:</p> <ol style="list-style-type: none"> a. is at least 8m² b. has a minimum depth of <u>2.4 1.8m.</u> 	5 storeys	2	1	4	6 storeys and above	2	1	4
5 storeys	2	1	4							
6 storeys and above	2	1	4							
17. 1.1 Residential zones 9.13	Amendments are required to Development Control 9.13 in order to provide more appropriately for the intensive terrace housing typology that is encouraged in this zone.	<p>Amend Development Control 9.13 as follows:</p> <p>9.13 Maximum building length</p> <p>Purpose: require breaks in building facades and manage the length of buildings along side and/or rear boundaries and the separation between buildings on the same site to visually integrate them into the neighbourhood.</p> <p>1. There must be a <u>break recess</u> in the facade of a building where it faces a side or rear boundary from the point at which the building exceeds a length of 16m. <u>The break may comprise a recess, or change of glazing, materials or design detail. The break must:</u> recess must</p> <p><u>if a recess:</u></p> <ol style="list-style-type: none"> a. be at least 2m, for a length of at least 4m b. be for the full height of the wall, excluding any structures 1m or less in height above ground level c. include a break in the eave line and roof line of the facade. <p><u>if another mechanism:</u></p> <ol style="list-style-type: none"> a. <u>be at least for a length along the face of the building of 4m</u> b. <u>create a clear visual distinction to the form, design, glazing or materials of the building so as to give a clear sense of breaking up the bulk of the building</u> c. <u>be for the full height of the wall, excluding any structures 1m or less in height above ground level</u> 								

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Provision	Unitec's submission	Railier sought																																																
18.	<p>i.1 Residential zones 9.22</p> <p>Requiring a floor to floor height of 4m in the Terrace Housing and Apartment Buildings zone will result in unnecessary cost to applicants. There is no need to future proof all ground floor development for future commercial uses. Unitec seeks the deletion of Development Control 9.22(1). Development Control 9.22(2) should be amended to reflect the Building Code minimum height of 2.4m. Requiring a greater minimum height is inappropriate and will adversely impact housing affordability.</p>	<p>221</p> <p>2. The maximum length of a building along a side or rear boundary is 30m, after which there must be a separation of at least 5m along the same boundary to any other building on the same site.</p> <p>Delete Development Control 9.22(1) as follows: 9.22 Minimum floor to floor/ceiling ratio Purpose: buildings are adaptable to a wide variety of uses over time and provided with adequate daylight access.</p> <p>1. The ground floor of a new building must have a minimum finished floor-to-floor height of 4m for a minimum depth of 10m where it adjoins an arterial road.</p> <p>2. In all other instances, the finished floor to finished ceiling height of habitable rooms must be at least 2.554m.</p>																																																
<p>1.3 Business zones</p> <p>1.3 Business zones 1 Activity table</p>																																																		
19.	<p>I.3 Business zones 1</p> <p>Unitec seeks a number of amendments to the Activity Table in the Mixed Use zone to reflect the broad nature of the activities that are encouraged to occur in that zone. The effects of such activities, if they are to locate in the Mixed Use zone, can be appropriately assessed as matters of specific discretion, and therefore restricted discretionary activity status is appropriate.</p> <p>Unitec seeks a minor change to the Activity Table to provide for Tertiary education facilities, which are specifically distinguished in the Plan from Education facilities (primary and secondary schools). (Refer to the amended definition of Tertiary education facilities in Appendix 3, at row 31.)</p>	<p>222.</p> <p>223.</p> <p>224.</p> <p>Amend the Activity Table as follows:</p> <table border="1"> <thead> <tr> <th>Activity</th> <th>Metro Centre zone</th> <th>Town Centre zone</th> <th>Local Centre zone</th> <th>Neighbourhood Centre zone</th> <th>Mixed Use zone</th> <th>General Business zone</th> <th>Business Park zone</th> </tr> </thead> <tbody> <tr> <td>...</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Commerce</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>...</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Offices greater than 500m² GFA per site</td> <td>P</td> <td>P</td> <td>NC</td> <td>NC</td> <td>BRD</td> <td>D</td> <td>P</td> </tr> <tr> <td>...</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Activity	Metro Centre zone	Town Centre zone	Local Centre zone	Neighbourhood Centre zone	Mixed Use zone	General Business zone	Business Park zone	...								Commerce								...								Offices greater than 500m ² GFA per site	P	P	NC	NC	BRD	D	P	...							
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		<table border="1"> <tr> <td>Retail up to 450m² per site</td> <td>P</td> <td>P</td> <td>P</td> <td>P</td> <td>DRD</td> <td>D</td> <td>D</td> </tr> <tr> <td>...</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Supermarkets up to 4000m² GFA per site</td> <td>P</td> <td>RD</td> <td>P</td> <td>NC</td> <td>DRD</td> <td>D</td> <td>NC</td> </tr> <tr> <td>...</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="8">Community</td> </tr> <tr> <td>...</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Tertiary Education facilities</td> <td>P</td> <td>P</td> <td>P</td> <td>D</td> <td>P</td> <td>P</td> <td>D</td> </tr> <tr> <td>...</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="8">Industry</td> </tr> <tr> <td>...</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>Industrial Laboratories</td> <td>P</td> <td>P</td> <td>P</td> <td>NC</td> <td>P</td> <td>P</td> <td>P</td> </tr> <tr> <td>...</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>	Retail up to 450m ² per site	P	P	P	P	DRD	D	D	...								Supermarkets up to 4000m ² GFA per site	P	RD	P	NC	DRD	D	NC	...								Community								...								Tertiary Education facilities	P	P	P	D	P	P	D	...								Industry								...								Industrial Laboratories	P	P	P	NC	P	P	P	...							
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20. 1.3 Business zones 1 (Activity)	Unifec is the largest supplier of skilled members of the construction workforce in New Zealand. The opportunity to locate potential tertiary education trade school facilities or	<p>Amend the activity table as follows:</p> <p>2. The Activity Table below specifies the status of activities in the Industrial zones.</p>																																																																																																

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Provision	Unitec's submission	Relief sought																																	
Table Industrial zones)	similar in the Industrial zones should be provided for in Activity Table 2.	<table border="1"> <thead> <tr> <th data-bbox="295 1041 343 1153">Activity</th> <th data-bbox="295 828 343 1041">Heavy Industry</th> <th data-bbox="295 526 343 828">Light Industry</th> </tr> </thead> <tbody> <tr> <td data-bbox="343 1041 391 1153">...</td> <td data-bbox="343 828 391 1041"></td> <td data-bbox="343 526 391 828"></td> </tr> <tr> <td data-bbox="391 1041 438 1153">Community</td> <td data-bbox="391 828 438 1041"></td> <td data-bbox="391 526 438 828"></td> </tr> <tr> <td data-bbox="438 1041 486 1153">Care centres</td> <td data-bbox="438 828 486 1041">NC</td> <td data-bbox="438 526 486 828">D</td> </tr> <tr> <td data-bbox="486 1041 534 1153">Community facilities</td> <td data-bbox="486 828 534 1041">NC</td> <td data-bbox="486 526 534 828">D</td> </tr> <tr> <td data-bbox="534 1041 582 1153">Education facilities that are accessory to an industrial activity on the site</td> <td data-bbox="534 828 582 1041">P</td> <td data-bbox="534 526 582 828">P</td> </tr> <tr> <td data-bbox="582 1041 630 1153">Education facilities not otherwise provided for</td> <td data-bbox="582 828 630 1041">not D</td> <td data-bbox="582 526 630 828">D</td> </tr> <tr> <td data-bbox="630 1041 678 1153">Tertiary education facilities that are accessory to a business or industrial activity</td> <td data-bbox="630 828 678 1041">D</td> <td data-bbox="630 526 678 828">P</td> </tr> <tr> <td data-bbox="678 1041 726 1153">Tertiary education facilities not otherwise provided for</td> <td data-bbox="678 828 726 1041">NC</td> <td data-bbox="678 526 726 828">D</td> </tr> <tr> <td data-bbox="726 1041 774 1153">Emergency services</td> <td data-bbox="726 828 774 1041">D</td> <td data-bbox="726 526 774 828">P</td> </tr> <tr> <td data-bbox="774 1041 821 1153">Hospitals</td> <td data-bbox="774 828 821 1041">NC</td> <td data-bbox="774 526 821 828">D</td> </tr> </tbody> </table>	Activity	Heavy Industry	Light Industry	...			Community			Care centres	NC	D	Community facilities	NC	D	Education facilities that are accessory to an industrial activity on the site	P	P	Education facilities not otherwise provided for	not D	D	Tertiary education facilities that are accessory to a business or industrial activity	D	P	Tertiary education facilities not otherwise provided for	NC	D	Emergency services	D	P	Hospitals	NC	D
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Tertiary education facilities that are accessory to a business or industrial activity	D	P																																	
Tertiary education facilities not otherwise provided for	NC	D																																	
Emergency services	D	P																																	
Hospitals	NC	D																																	
I.3 Business zones 4 Development Controls - Centres, Mixed Use, General Business and Business Park zones																																			
21. I.3 Business zones 4.1	The proposed Plan includes a suite of development controls and assessment criteria which address building design. The maximum tower dimension is simply another layer of control which will not result in higher quality design. Unitec seeks the deletion of this control.	<p>Amend Development Control 4.1 as follows:</p> <p>4.1 Development control infringements</p> <p>1. Buildings that infringe three or more of the following development controls are a discretionary activity:</p> <p>a. height</p>																																	

Provision	Unitec's submission	Relief sought
<p>22. 1.3 Business zones 4.5</p>	<p>Consequential amendments to Development Control 4.5 are required to reflect the relief sought in row 21.</p>	<p>b. height in relation to boundary c. building setback at upper floors d. maximum tower dimension and tower separation e. buildings fronting the street f. residential at ground floor g. yards h. outlook</p>
<p>22.</p>	<p>Amend Development Control 4.5 as follows: 4.5 Maximum tower dimension and tower separation Purpose: ensure that high-rise buildings -</p> <ul style="list-style-type: none"> • are not overly bulky in appearance and avoid significant visual dominance effects • allow reasonable sunlight and daylight access to streets, public open space, the subject site and nearby sites • provide adequate sunlight and outlook around buildings • mitigate adverse wind effects. <p>1. The following controls apply to buildings within the Metropolitan Centre, Town Centre and Mixed Use zones</p> <p>2. The maximum plan dimension of that part of the building above the required set-back in clause 4.4 above must not exceed 50m.</p> <p>3. The maximum plan dimension is the horizontal dimension between the exterior faces of the two most separate points of the building.</p> <p>4. The part of a building above either 24.5m or six storeys must be located at least 6m from any side or rear boundary of the site.</p> <p>Figure 13: Maximum tower dimension at setback for Town Centre and Mixed Use zone Figure 14: Maximum tower dimension plan view</p>	<p>Amend Development Control 4.5 as follows: 4.5 Maximum tower dimension and tower separation Purpose: ensure that high-rise buildings -</p> <ul style="list-style-type: none"> • are not overly bulky in appearance and avoid significant visual dominance effects • allow reasonable sunlight and daylight access to streets, public open space, the subject site and nearby sites • provide adequate sunlight and outlook around buildings • mitigate adverse wind effects. <p>1. The following controls apply to buildings within the Metropolitan Centre, Town Centre and Mixed Use zones</p> <p>2. The maximum plan dimension of that part of the building above the required set-back in clause 4.4 above must not exceed 50m.</p> <p>3. The maximum plan dimension is the horizontal dimension between the exterior faces of the two most separate points of the building.</p> <p>4. The part of a building above either 24.5m or six storeys must be located at least 6m from any side or rear boundary of the site.</p> <p>Figure 13: Maximum tower dimension at setback for Town Centre and Mixed Use zone Figure 14: Maximum tower dimension plan view</p>

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	Provision	Unitec's submission	Relief sought
23.	I.3 Business zones 4.6	Development Control 4.6(4) is designed to address commercial and retail activities. Residential activities are expressly contemplated in the Mixed Use zone and therefore 4.6(4)(a) should be deleted.	<p>Delete Development Control 4.6(4)(a) as follows:</p> <p>4.6 Buildings fronting the street</p> <p>...</p> <p>4. A new building must adjoin at least 50 per cent of the site frontage in the following areas:</p> <ul style="list-style-type: none"> a. Mixed Use zone b. General Business zone c. All areas of Metropolitan and Town Centre zones that are not subject to a Key Retail or General Commercial Frontage overlay.
24.	I.3 Business zones 4.8	Development Control 4.8(2) is designed to address commercial and retail activities. Residential activities are expressly contemplated in the Mixed Use zone and therefore 4.8(2)(c) should be deleted.	<p>Amend Development Control 4.8(2) as follows:</p> <p>4.8 Minimum floor to floor/ceiling height</p> <p>...</p> <p>2. The ground floor of a new building must have a minimum finished floor to floor height of 4m for a minimum depth of 6m where it adjoins streets or public open spaces in the following zones:</p> <ul style="list-style-type: none"> a. Local Centre b. Neighbourhood Centre c. Mixed Use d. General Business e. Business Park f. those parts of Metropolitan and Town Centre zones that are not subject to the Key Retail Frontage and General Commercial Frontage overlay. <p>...</p>
25.	I.3 Business zones 4.9	Development Control 4.9(2) is designed to address commercial and retail activities. Residential activities are expressly contemplated in the Mixed Use zone and therefore 4.9(2)(c)(iv) should be deleted.	<p>Amend Development Control 4.9(2) as follows:</p> <p>4.9 Glazing</p> <p>...</p> <p>2. The ground floor of a building must have clear glazing for:</p> <ul style="list-style-type: none"> a. at least 50 per cent of its width and 50 per cent of its height where it fronts a street or public open space

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	Provision	Unifec's submission	Relief sought
			<p>b. at least 30 per cent of its width and 75 per cent of its height where it fronts a public open space which is on the side or rear boundary</p> <p>c. this rule applies in the following areas:</p> <ul style="list-style-type: none"> i. General Commercial Frontage overlay ii. Local Centre zone iii. Neighbourhood Centre zone iv. Mixed-Use zone v. Business Park zone vi. General Business zone vii. those areas in the Metropolitan Centre and Town Centre zones not subject to a Key Retail Frontage overlay. <p>...</p>
26.	I.3 Business zones 4.12	A minor amendment to Development Control 4.12(1) is required to clarify that the ground floor at street frontage control is not intended to apply to residential buildings.	<p>Amend Development Control 4.12(1) as follows:</p> <p>4.12 Ground floor at street frontage level</p> <p>...</p> <p>1. Entrances to the ground floor of a <u>non-residential</u> building must be at grade with the adjoining street.</p>
27.	I.3 Business zones 4.20	Assessment of separation between buildings on the same site is provided for in the assessment criteria for new buildings and therefore does not require an additional control.	<p>Amend Development Control 4.20 as follows:</p> <p>4.20 Dwellings, visitor accommodation and boarding houses</p> <p>Purpose: ensure a good standard of amenity within and between dwellings and visitor accommodation dwellings.</p> <p>1. Dwellings must comply with the controls specified for the relevant zones below:</p> <p>...</p> <p>b. in the Town Centre, Local Centre, Neighbourhood Centre and Mixed Use zones, refer to the Terraced Housing and Apartment Building zone rules:</p> <ul style="list-style-type: none"> i. outlook space ii. outdoor living space iii. daylight to dwellings iv. minimum dwelling size

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Provision	Unitec's submission	Relief sought												
		v. minimum dimension of principal living rooms and principal bedrooms vi. servicing and waste vii. storage viii. separation between buildings on the same site ix. dwelling mix x. universal access.												
1.24 Special Purpose - Tertiary Education zone														
1.24 Special Purpose - Tertiary Education zone 1 Activity table														
28. I.24 Special Purpose - Tertiary Education zone New Section 1.1	A minor amendment is sought to clarify that a tertiary education facility will be interpreted as a single site for the purpose of determining activity status (ie buildings or activities on an adjacent site will still be considered ancillary to the tertiary education activity).	Insert a new section 1.1 as follows: 1.1 Application of activity table rules 1. Where a tertiary education facility comprises multiple sites but has a common tertiary education zone, the entire facility will be treated as a single site for the purpose of applying the following activity table controls.												
29. I.24 Special Purpose - Tertiary Education zone 1 (Activity Table)	The activity table should specifically recognise offices in the Tertiary Education zone as a permitted activity. Offices will be ancillary to education or other activities also permitted within the zone or, in other cases, may benefit from co-location with a tertiary facility (ie to employ student or graduate talent).	Amend the Activity Table as follows: 1.2 Activity Table The following table specifies the activity status of activities in the Tertiary education zone. <table border="1" data-bbox="917 246 1299 1120"> <thead> <tr> <th>Activity</th> <th>Activity status</th> </tr> </thead> <tbody> <tr> <td>...</td> <td></td> </tr> <tr> <td>Commerce</td> <td></td> </tr> <tr> <td>...</td> <td></td> </tr> <tr> <td>Offices</td> <td>P</td> </tr> <tr> <td>...</td> <td></td> </tr> </tbody> </table>	Activity	Activity status	...		Commerce		...		Offices	P	...	
Activity	Activity status													
...														
Commerce														
...														
Offices	P													
...														
30. I.24 Special Purpose -	Healthcare facilities (for example student clinics) should be specifically provided for in the tertiary education zone.	Amend the Activity Table as follows:												

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Provision	Unitec's submission	Relief sought												
Tertiary Education zone 1 (Activity Table)		<table border="1"> <tr><td>Activity</td><td>Activity status</td></tr> <tr><td>...</td><td></td></tr> <tr><td>Community</td><td></td></tr> <tr><td>...</td><td></td></tr> <tr><td>Healthcare facilities</td><td>P</td></tr> <tr><td>...</td><td></td></tr> </table>	Activity	Activity status	...		Community		...		Healthcare facilities	P	...	
Activity	Activity status													
...														
Community														
...														
Healthcare facilities	P													
...														
31. I.24 Special Purpose - Tertiary Education zone 1 (Activity Table)	Tertiary facilities are constantly modified in order to keep pace with new learning programmes, demand for new teaching methods, or increasing student populations. The ability to modify existing buildings to address these demands should be specifically provided for in the activity table.	Amend the Activity Table as follows: <table border="1"> <tr><td>Activity</td><td>Activity status</td></tr> <tr><td>...</td><td></td></tr> <tr><td>Development</td><td></td></tr> <tr><td>...</td><td></td></tr> <tr><td>Alterations and additions to existing buildings which do not increase the existing building footprint or building envelope by more than 24%</td><td>P</td></tr> <tr><td>...</td><td></td></tr> </table>	Activity	Activity status	...		Development		...		Alterations and additions to existing buildings which do not increase the existing building footprint or building envelope by more than 24%	P	...	
Activity	Activity status													
...														
Development														
...														
Alterations and additions to existing buildings which do not increase the existing building footprint or building envelope by more than 24%	P													
...														
32. I.24 Special Purpose - Tertiary Education zone 1 (Activity Table)	Tertiary education facilities often have large sites, with a network of private roads and significant internal public open space areas. As a result, the restricted discretionary activity status for all buildings, alterations, additions and demolitions visible from roads or public open space areas would have wide (and very onerous) application if not constrained to public roads or external open spaces.	Amend the Activity Table as follows: <table border="1"> <tr><td>Activity</td><td>Activity status</td></tr> <tr><td>...</td><td></td></tr> </table>	Activity	Activity status	...									
Activity	Activity status													
...														

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Provision	Unitec's submission	Relief sought												
33. I.24 Special Purpose - Tertiary Education zone 1 (Activity Table)	A minor amendment is sought to the activity table to recognise that not all facilities will have an incorporated concept plan. As such plans are not a mandatory requirement of the Unitary Plan, there is no justification for a more stringent activity status in the absence of a concept plan.	<p>Development</p> <p>...</p> <p>Buildings greater than 5000m² GFA RD</p> <p>Buildings, alterations, additions and demolition within the site and visible from and located within 10m of a <u>public road</u> or public open space <u>outside the site</u> RD</p> <p>...</p>												
34. I.24 Special Purpose - Tertiary Education zone 2 Land use controls	A number of other controls (noise, lighting etc) elsewhere in the Plan will ensure that any potential adverse effects arising from the use of the community facilities are appropriately managed. Therefore, to allow maximum flexibility (and to enable more recreational opportunities for Auckland's growing population), Unitec seeks an extension to the Monday-Thursday operational hours for community	<p>Amend the Activity Table as follows:</p> <table border="1"> <thead> <tr> <th data-bbox="678 398 767 450">Activity</th> <th data-bbox="678 450 767 501">Activity status</th> </tr> </thead> <tbody> <tr> <td data-bbox="767 398 831 450">...</td> <td data-bbox="767 450 831 501"></td> </tr> <tr> <td data-bbox="831 398 879 450">Development</td> <td data-bbox="831 450 879 501"></td> </tr> <tr> <td data-bbox="879 398 943 450">...</td> <td data-bbox="879 450 943 501"></td> </tr> <tr> <td data-bbox="943 398 1034 450">Any development not in accordance with an incorporated concept plan <u>where such a plan exists</u></td> <td data-bbox="943 450 1034 501">RD</td> </tr> <tr> <td data-bbox="1034 398 1098 450">...</td> <td data-bbox="1034 450 1098 501"></td> </tr> </tbody> </table>	Activity	Activity status	...		Development		...		Any development not in accordance with an incorporated concept plan <u>where such a plan exists</u>	RD	...	
Activity	Activity status													
...														
Development														
...														
Any development not in accordance with an incorporated concept plan <u>where such a plan exists</u>	RD													
...														
34. I.24 Special Purpose - Tertiary Education zone 2.1	A number of other controls (noise, lighting etc) elsewhere in the Plan will ensure that any potential adverse effects arising from the use of the community facilities are appropriately managed. Therefore, to allow maximum flexibility (and to enable more recreational opportunities for Auckland's growing population), Unitec seeks an extension to the Monday-Thursday operational hours for community	<p>Amend Land Use Control 2.1(1) as follows:</p> <p>2.1 Community facilities and/or community use of tertiary education facilities</p> <p>1. Community facilities and the community use of tertiary education facilities must not operate outside of the following:</p> <ol style="list-style-type: none"> 4011pm on Monday to Thursday and midnight on Fridays and Saturdays 10pm on Sunday and public holidays. 												

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	Provision	Unitec's submission	Relief sought
35.	<p>1.24 Special Purpose - Tertiary Education zone 2.2</p>	<p>facilities / community use of tertiary facilities.</p> <p>A number of other controls (noise, lighting etc) elsewhere in the Plan, as well as liquor licence conditions, will ensure that any adverse effects from the use of licensed premises are appropriately managed. Unitec therefore seeks extended operating hours for licensed premises to enable greater flexibility and social opportunities for Auckland's growing population.</p>	<p>Amend 2.2 as follows:</p> <p>2.2 Licensed premises</p> <p>1. Licensed premises with an on-licence must not operate outside the following:</p> <ul style="list-style-type: none"> a. before 9am and after 40pm<u>midnight</u> on Monday to Thursday b. before 9am and after 1130pm<u>1am</u> on Friday and Saturday. <p>except that a <u>premises may open from 6am for the purpose of serving food and non alcoholic beverages.</u></p>
<p>J Overlay rules</p>			
<p>J.6.3 Volcanic viewshafts and height sensitive areas</p>			
36.	<p>J.6.3 Volcanic Viewshafts and Height-sensitive Areas, Introduction</p>	<p>A non-complying activity status for buildings penetrating the floor of a volcanic viewshaft is inappropriate, particularly if the building is still within the permitted height of the underlying zone. A restricted discretionary activity status would be more appropriate, as any effects on a viewshaft would be easily identifiable and could be dealt with as a particular matter of discretion (with appropriate assessment criteria). Restricted discretionary activity status would also allow any application for inappropriate development to be declined (which reflects the intention of section 6 of the RMA, to protect natural features and landscapes from <i>inappropriate</i> subdivision, use and development, rather than all use and development).</p> <p>Restricted discretionary activity status will provide appropriate protection for the most significant views of Auckland's volcanic cones, while ensuring that sufficient flexibility remains to provide for necessary vertical growth and development in Auckland's important commercial centres.</p>	<p>Amend J.6.3 Introduction as follows:</p> <p>This overlay incorporates two elements:</p> <p>1. The volcanic viewshafts protect identified regionally significant views to the volcanic features. The volcanic viewshafts are identified as a layer on the planning maps. It is a <u>restricted discretionary non-complying</u> activity for buildings to penetrate the floor of the volcanic viewshafts except where the land is within a height sensitive area, as explained below.</p>

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Provision	Unifac's submission	Relief sought						
<p>37. J.6.3 Volcanic viewshafts and height sensitive areas 1</p>	<p>As set out in row 36, a non-complying activity status for buildings penetrating the floor of a volcanic viewshaft is inappropriate. A restricted discretionary activity status would be more appropriate, as any effects on a viewshaft would be easily identifiable and could be dealt with as a particular matter of discretion (with appropriate assessment criteria).</p>	<p>Amend Activity Table as follows:</p> <table border="1" data-bbox="316 271 536 1144"> <thead> <tr> <th data-bbox="316 427 416 584">Activity</th> <th data-bbox="316 584 416 752">Activity Status</th> </tr> </thead> <tbody> <tr> <td data-bbox="416 427 480 752">Development (where it penetrates the floor of a volcanic viewshaft)</td> <td data-bbox="416 584 480 752"></td> </tr> <tr> <td data-bbox="480 427 536 752">Buildings and structures except in a height sensitive area.</td> <td data-bbox="480 584 536 752">NCRD</td> </tr> </tbody> </table> <p>Insert new matters of discretion and assessment criteria as follows: 4. Restricted discretionary activities - Matters of discretion Council will restrict the exercise of its discretion to the matters below: 1. Visual integrity of the view of the volcanic cones. 5. Assessment criteria 1. Buildings and structures and any additions or alterations must be designed to maintain the integrity of the view of the volcanic feature the viewshafts are designed to protect</p>	Activity	Activity Status	Development (where it penetrates the floor of a volcanic viewshaft)		Buildings and structures except in a height sensitive area.	NCRD
Activity	Activity Status							
Development (where it penetrates the floor of a volcanic viewshaft)								
Buildings and structures except in a height sensitive area.	NCRD							
<p>38. J.6.3 Volcanic viewshafts and height sensitive areas 2</p>	<p>As a consequential amendment to the relief sought in rows 12 - 13, Rule J.6.3.2 (which provides for default notification of non-complying activities within the volcanic viewshafts overlay) should be deleted. Instead, Rule G.2.4.1 (Notification) should apply to any application which seeks to penetrate the floor of a volcanic viewshaft.</p>	<p>Delete Rule J.6.3.2 as follows: 4. The council will publicly notify resource consent applications for all non-complying activities within the volcanic viewshafts and height sensitive areas overlay.</p>						
Maps								
Urban grid 31								
<p>39. Urban grid 31 Zoning - Unifac Site</p>	<p>Unitec, with input from a large and experienced team of planners, urban designers, architects and infrastructure experts, has developed an Indicative Wairaka Masterplan for the future development of the Wairaka site which illustrates an example of the development that would be enabled by Unifac's proposed zone and precinct provisions. Unifac's proposed amendments to the Wairaka Precinct,</p>	<p>Amend Urban grid 31 zoning to rezone the Unifac site as follows: [Diagram on the following page]</p>						

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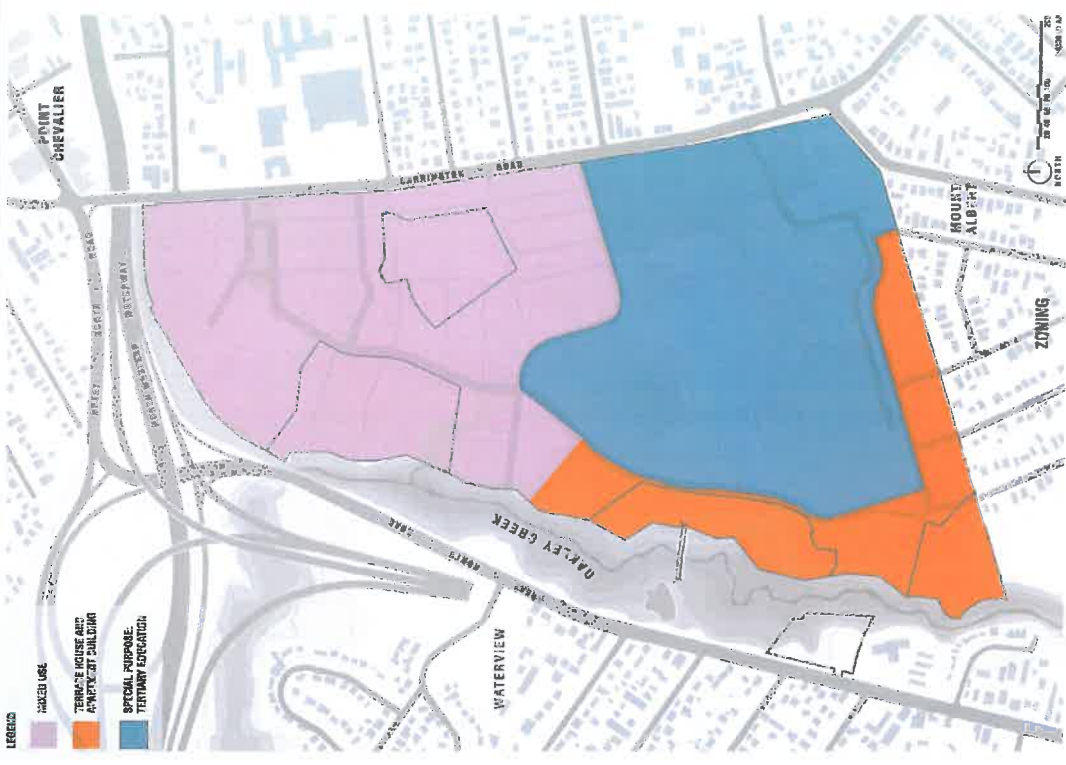
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Provision	Unitec's submission	Relief sought
	<p>and to the underlying zoning, reflect the outcomes anticipated in that Indicative Wairaka Masterplan. At present the entire Wairaka site is zoned Special Purpose Tertiary Education, a zoning which constrains the future use of an approximately 53 hectare site by requiring the tertiary facility to remain the predominant activity.</p> <p>As set out elsewhere in this submission, Unitec wishes to consolidate its education facilities to a compact campus core to enable more effective and modern teaching practices and to make more efficient use of the extensive land area surrounding the proposed campus centre and social hub, with a mix of residential, community and business uses. Therefore, to provide certainty to the existing communities as to the potential future use of the Precinct, Unitec seeks an appropriate mix of Tertiary Education, Terrace Housing and Apartment Building and Mixed Use zoning, as shown on the amended Urban grid 31 map in the relief column.</p>	

ANNEXURE 7: INDICATIVE WAIRAKA MASTERPLAN

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Annexure 7: Indicative Wairaka Masterplan



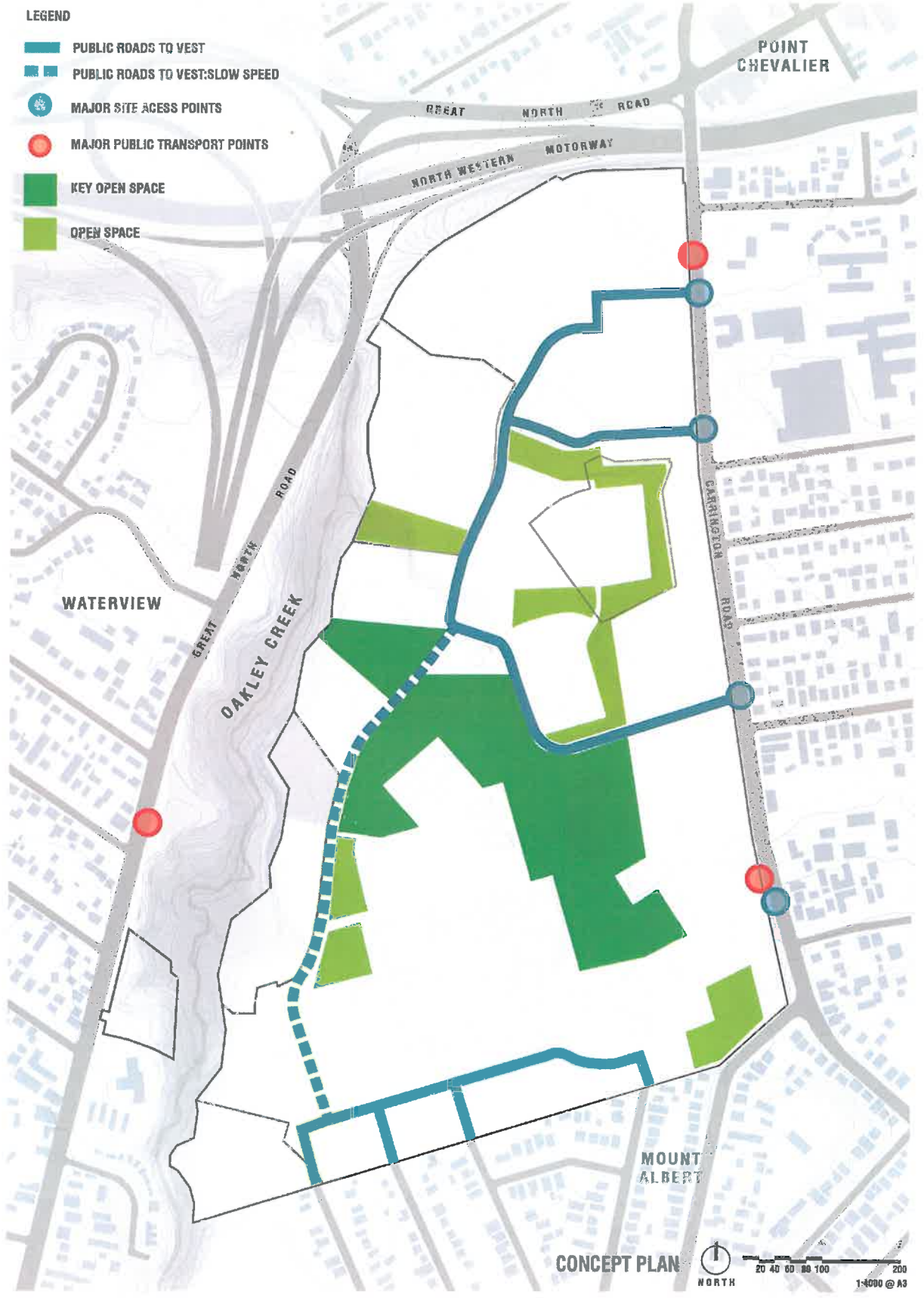
ANNEXURE 8: FULL SIZE PLANS

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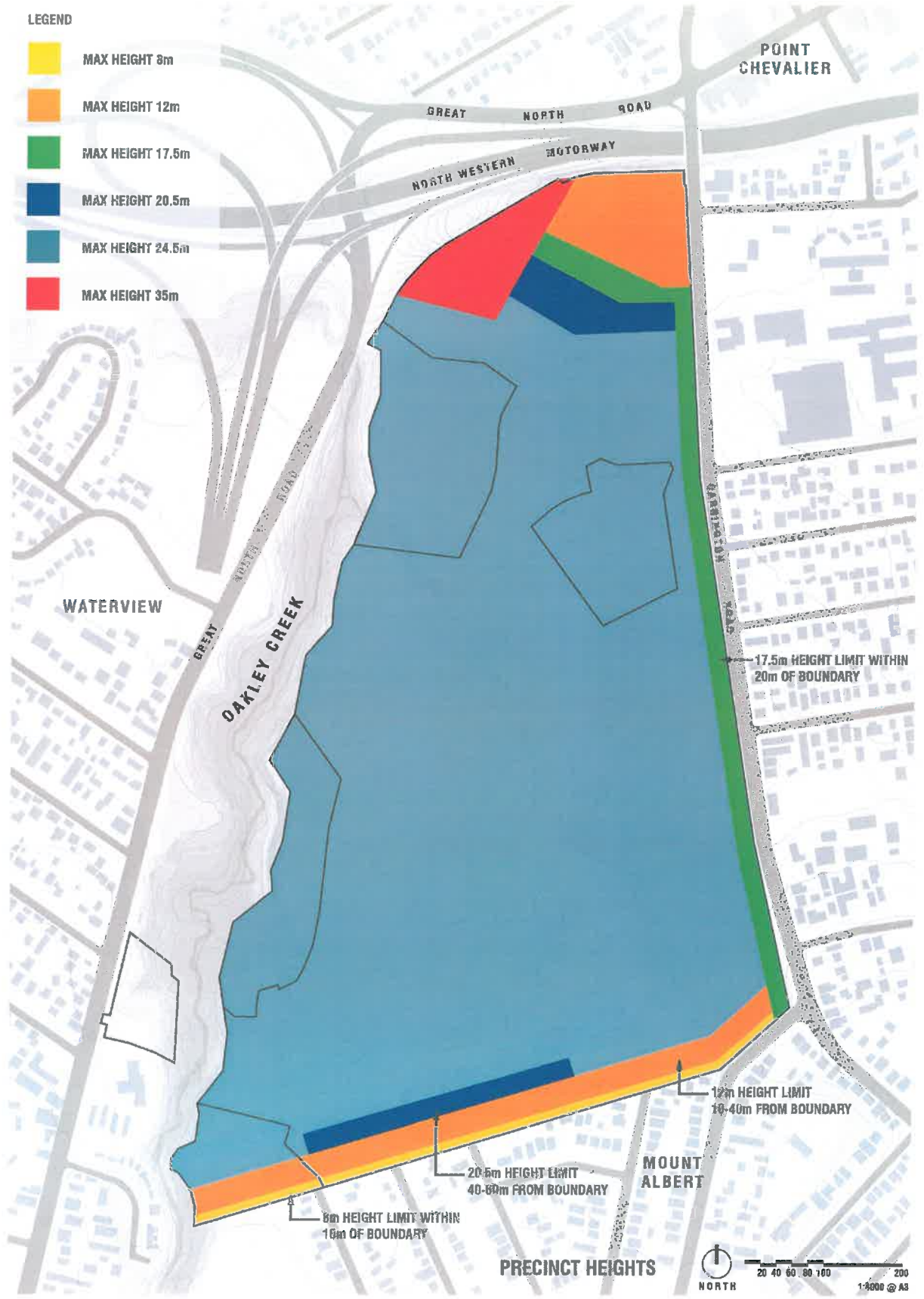
4/10

Annexure 8: Plans
Concept plan
(Row 40 of Annexure 4)



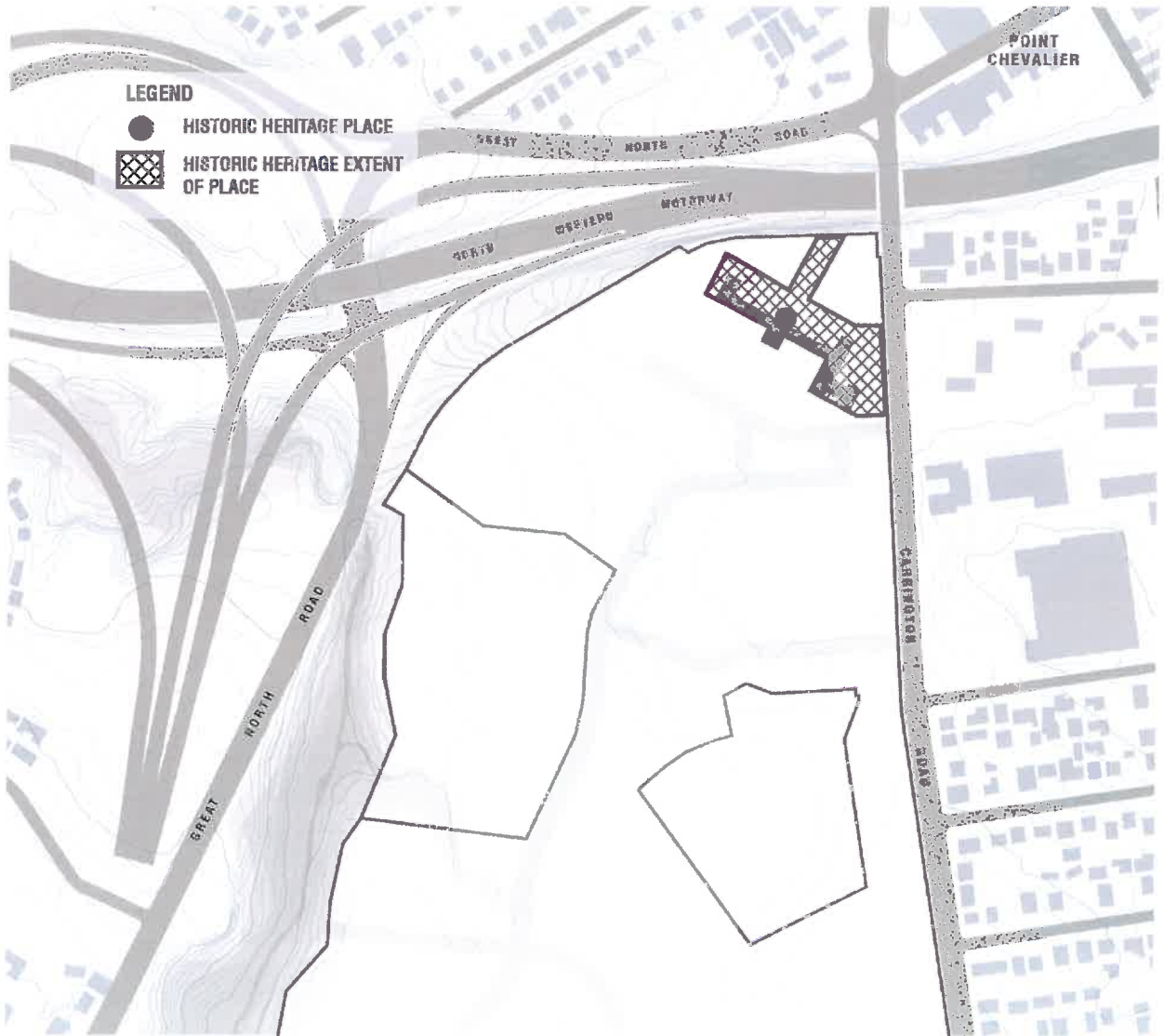
#2742
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Height plan
(Row 44 of Annexure 4)



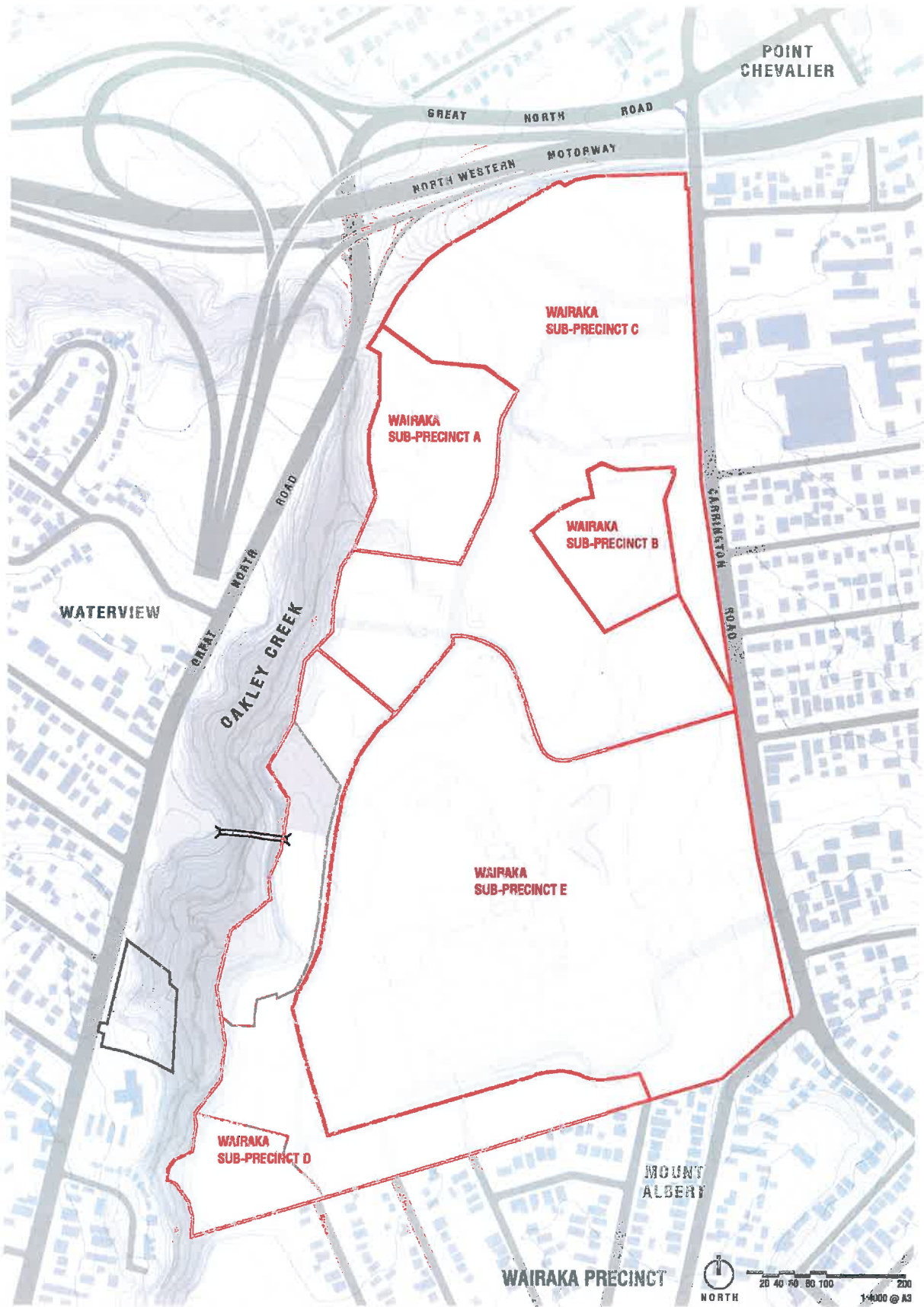
#2742
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Historic heritage plan
(Row 51 of Annexure 4 and rows 26 and 27 of Annexure 5)



Sub-precincts plan
(Row 82 of Annexure 4)

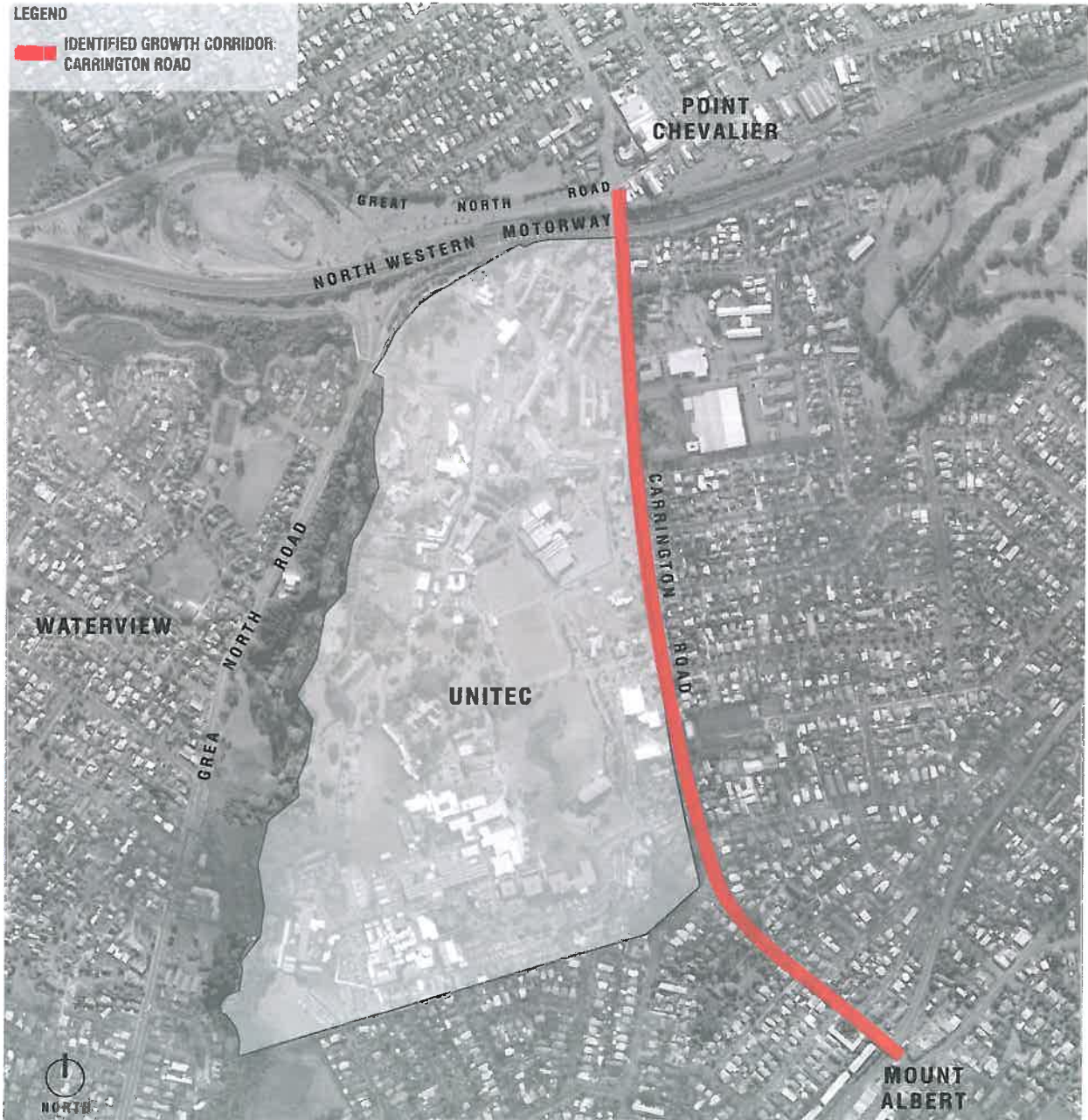
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Growth corridor plan
(Row 10 of Annexure 6)

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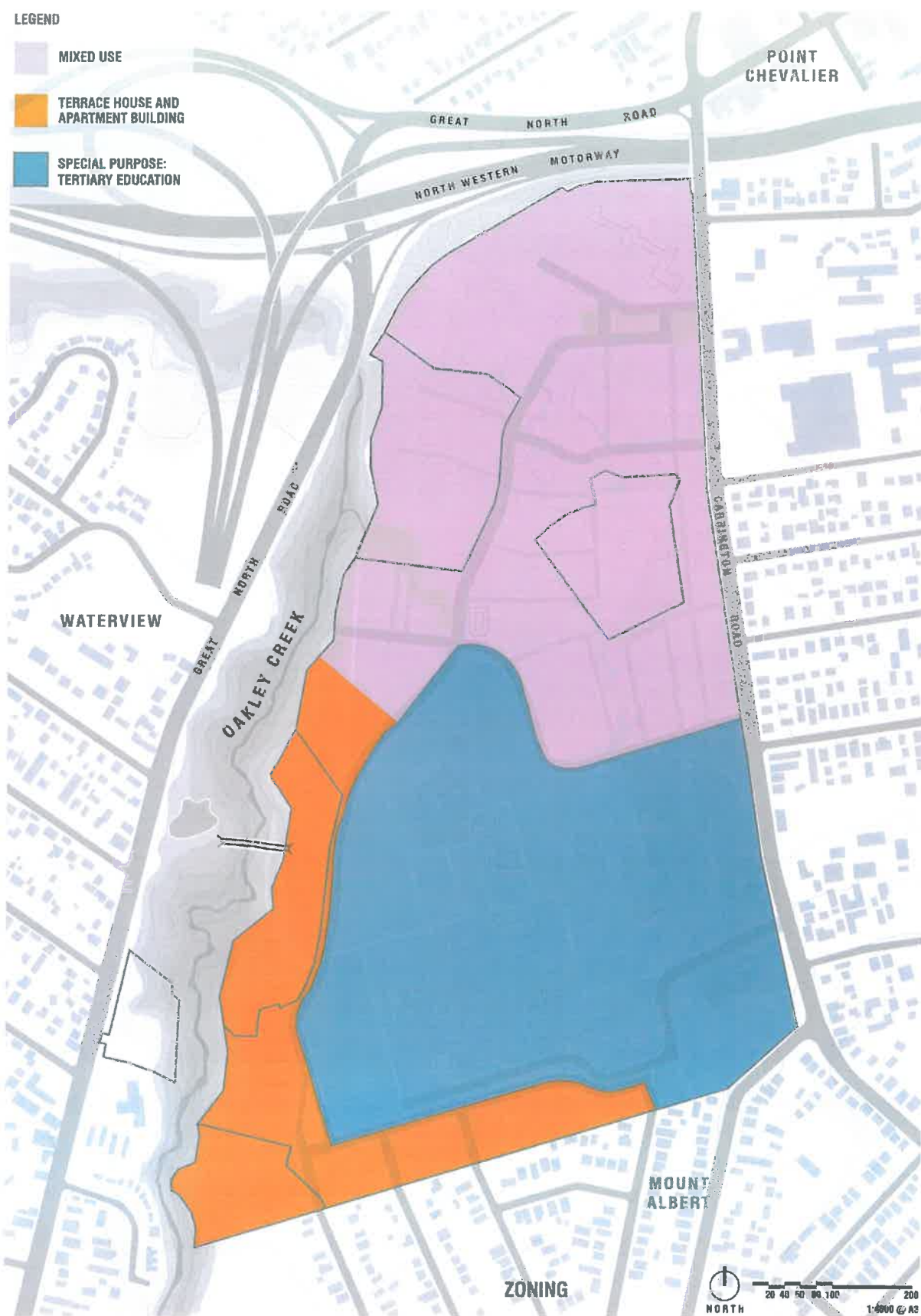
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Zoning plan
(Row 39 of Annexure 6)

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LEGEND

-  MIXED USE
-  TERRACE HOUSE AND APARTMENT BUILDING
-  SPECIAL PURPOSE: TERTIARY EDUCATION



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Carrington Road zoning plan
(Row 40 of Annexure 6)

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LEGEND

Mixed Housing Urban and Mixed
Housing Suburban to be rezoned:
TERRACE HOUSE AND
APARTMENT BUILDING

