

PART 14.12 - LEARNING QUARTER: AREA 1

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Plan modification annotations - key



Indicates where content is affected by proposed plan modification x.
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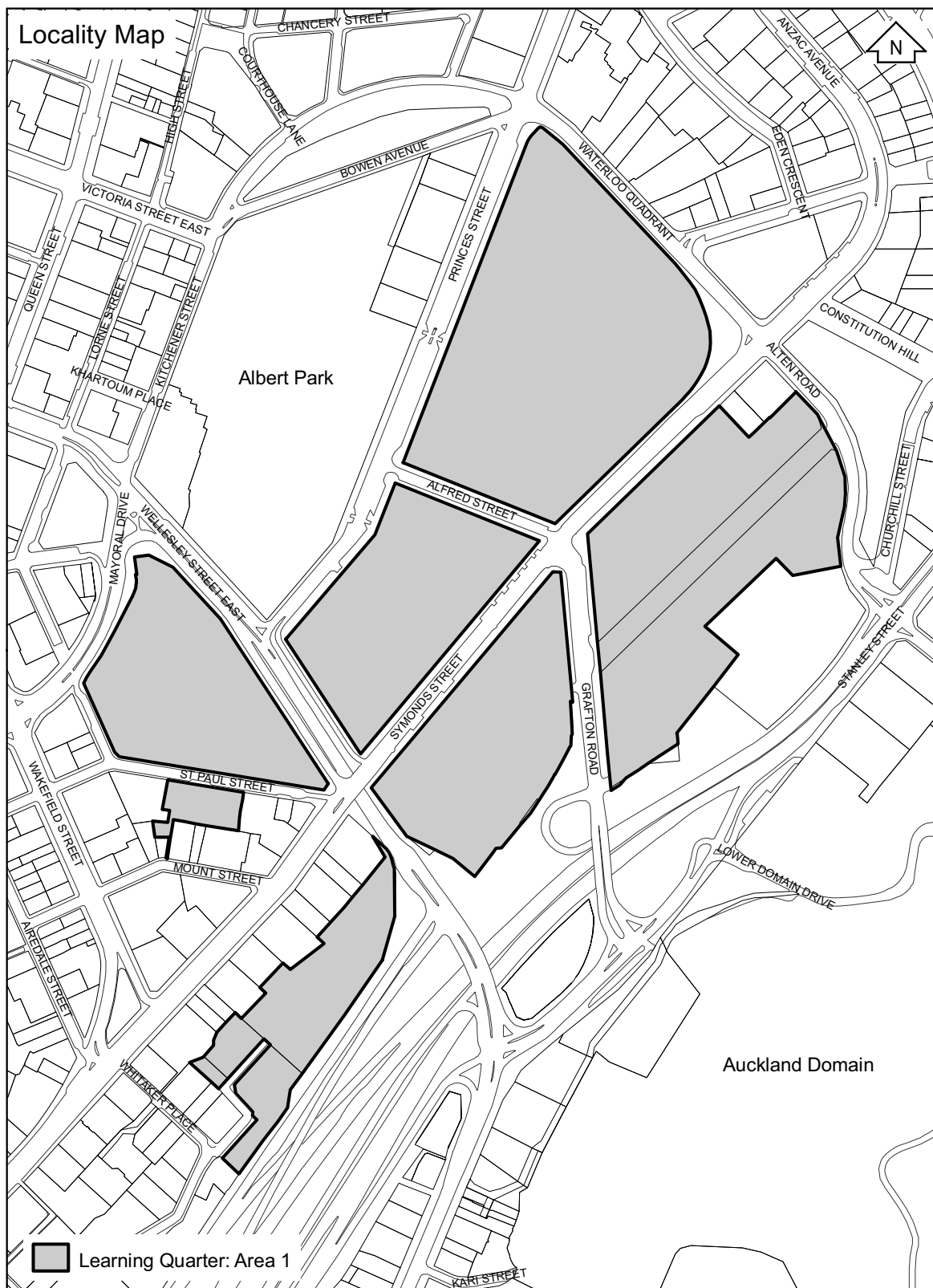
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LEARNING QUARTER: AREA 1

14.12.1 INTRODUCTION

The Learning Quarter: Area 1 (“the Quarter Area”) is applied to that part of the Central Area centred on the Symonds Street ridge. This area has for many years been dominated by education activities. The Quarter Area covers relatively extensive areas of land in close proximity to the central business district. It is generally characterised by high amenity and contains a high number of historic buildings, heritage open space and trees and sites of Maori and colonial significance. These include the site of Te Reuroa Pa, Old Government House, remnants of the former barracks and some remaining former merchant houses.

Education activities have developed within the Quarter Area since the early 1880s, with a period of rapid expansion in the 1960s and 1970s. In recent years these activities have seen considerable further development and expansion with many new buildings and facilities constructed and existing buildings redeveloped.

The amassed properties and their development by the two universities, the University of Auckland and the AUT University, have created an identified Quarter Area. The valued physical characteristics of the Quarter Area are the combination of public and private heritage buildings, parks and gardens in and around the campuses.

The concentration of education activities within the Quarter Area provides many benefits including:

- Significant student numbers with spending power
- Vitality and excitement
- Open space and heritage resources which are available for public enjoyment
- Professional and specialist practitioners and facilities
- Specialist research skills, material and equipment

The Quarter Area is one of the most significant destinations in the city with a large number of students and workers travelling to the area daily. The Quarter Area has the potential to be one of the Central Area’s prominent visitor destinations, for its heritage as well as some key facilities and open space.

The Quarter Area reflects work jointly undertaken by the Council and the universities throughout 2009 in the preparation of the Learning Quarter Plan. The purpose of the Learning Quarter Plan is to ensure the stimulation of education, research, business and cultural experiences in the city’s Learning Quarter by identifying key actions to

enhance economic and social benefits to the city, add value and vitality to the central business district and raise awareness of opportunities for learning in the quarter. Its vision is that:

“The Learning Quarter is an inspirational place that is open to all. A place that through discovery helps people realise their potential, for the benefit of human progress and Auckland’s advancement”. Learning Quarter Plan 2009 - Vision

The universities have also signalled their intent to significantly redevelop their campuses, to provide for the ever changing teaching, learning and research requirements. To provide for such growth in a comprehensive manner, both universities have separately produced master plan documents to guide their future growth. These master plan documents have informed the development of the Quarter Area provisions.

The purposes of creating this Quarter Area are:

- The recognition of the universities as important activities in the Central Area, with extensive land holdings, with a Quarter Area dedicated to that purpose.
- The need to ensure that the Quarter Area provides for growth and change in education activities.
- Formulation of development controls sympathetic to the special character of the campuses and needs of the universities.

It is intended that the Quarter Area remains the focus of the tertiary education sector in the Central City. It is important that development takes place in such a way that the particular qualities of the location are retained and enhanced.

It is also acknowledged that further expansion will be necessary within the Quarter Area. Provision is also made for education activities outside the Quarter Area, subject to relevant development controls.

Quarter Area 1 applies to part of a future wider Learning Quarter centred around the Symonds Street ridge, for which provisions will be developed at a later date. Provisions relating to the balance of the Learning Quarter will apply to land mainly outside of the University of Auckland and the AUT University campuses. The issues relating to this balance area will be more focussed on the provision of associated business and residential activities,



and the particular built character of existing residential neighbourhoods.

14.12.2 RESOURCE MANAGEMENT ISSUES

14.12.2.1 STRATEGIC DIRECTION AND GROWTH

- a) Opportunity to provide for the particular requirements of both of the existing tertiary education campuses and their growth and change over time within a dedicated Quarter Area.
- b) Opportunity to recognise the strategic importance of tertiary education campus activities and the contribution they make to the city, region and nation.
- c) Opportunity for the Quarter Area to be one of the Central Area's most prominent visitor destinations, for its heritage as well as some key facilities such as civic buildings and parks.
- d) Opportunity to better align the District Plan provisions with the master plans and long term growth plans of the universities.
- e) Risk that growth and development within the Quarter Area adversely impacts on the qualities that currently define its character and gives rise to other adverse effects on the environment.

14.12.2.2 BUILT FORM

- a) Opportunity to provide for growth within the Quarter Area and greater flexibility in development controls to provide for the changing needs of educational activities.
- b) Opportunity to achieve a superior standard of architecture and design within the campuses.
- c) Opportunity to increase interactive frontages to enable a better public experience of activities within the campuses.
- d) Opportunity to give greater focus on urban design matters when considering new buildings at the learning quarter.
- e) Opportunity to enhance relationship between urban form and landscaping along Grafton Gully and motorway.

- f) Opportunity for urban form within the Quarter Area to enhance and define street quality ridgeline and city form.
- g) Risk of unnecessarily prescriptive development controls which do not respond to the needs of educational activities or the characteristics of the campus sites.
- h) Risk that built form is unnecessarily restrained by development controls which do not properly provide for growth and change.
- i) Risk that new development does not have proper regard to, nor enhances, the character of the Quarter Area, including its heritage buildings, open spaces and streetscapes.
- j) Risk of building form adversely affecting the character of the quarter including by dominating adjoining open space and heritage buildings.
- k) Risk that new development does not respect the architectural integrity of campus buildings.
- l) Risk that new building along the Grafton Gully edge of the Quarter Area creates a wall effect and does not provide for views through and to and from the Domain.

14.12.2.3 ACTIVITIES

- a) Opportunity to provide for the full range of teaching, learning and research functions of the campuses and provide for other activities which support these functions.
- b) Opportunity to increase other commercial activities within the Quarter Area, in recognition of the potential synergies that exist between such activities and the research functions of the universities.
- c) Opportunity to utilise buildings and open spaces within the Quarter Area for community and cultural events and life-long education programmes and make the quarter accessible to the wider community.
- d) Risk that other non-education activities within and adjacent the Quarter Area will adversely impact on the character, ambience and other qualities of the Quarter Area.

14.12.2.4 HERITAGE

- a) Opportunity to recognise, celebrate and protect the rich heritage of the Quarter Area.
- b) Opportunity to encourage, where appropriate, the adaptive re-use of heritage buildings.



- c) Risk that new development and buildings are not sensitive to the values of all heritage, including: archaeology, built, ecology, geology, Maori and trees.
- d) Risk that there is inadequate protection for the full range of heritage in the Quarter Area.

14.12.2.5 OPEN SPACE AND LINKAGES

- a) Opportunity to achieve new open spaces, internal plaza areas and linkages in an integrated manner as areas of the campuses are developed.
- b) Opportunity to improve the safety, quality and accessibility of the linkages to, through and beyond the Quarter Area.
- c) Opportunity to improve streets and open space within the quarter for people, including residents, workers, students and visitors to enjoy and use safely.
- d) Opportunity to strengthen connections between the open space network within the campuses and the adjoining open spaces.
- e) Risk that ongoing development erodes the existing open spaces and linkages within the campuses.

14.12.2.6 TRANSPORT

- a) Opportunity to give effect to the New Zealand and Auckland Regional Land Transport Strategies which promote a holistic, multi-modal view of transport that encompasses passenger transport, cycling, walking and travel demand management designed to significantly reduce private travel to and from the Quarter Area.
- b) Opportunity for the universities through their operation and on-going development to closely manage travel demand, including by limiting the provision of on-site parking.
- c) Opportunity to recognise and reinforce the pedestrian focus of the Quarter Area, through measures such as pedestrian malls and measures to slow traffic in areas around the universities.
- d) Opportunity to support the use of public transport, walking and cycling.
- e) Opportunity that new development brings with it ways to improve the pedestrian and traffic environment through measures such as footpath upgrades.
- f) Risk that new traffic associated with new development outstrips the capacity of the road network.

- g) Risk that traffic associated with new development has adverse effects on the safety of pedestrians, the amenity of the campuses and the safety and operation of the road network.

14.12.3 RESOURCE MANAGEMENT OBJECTIVES AND POLICIES

OBJECTIVE 14.12.3.1 STRATEGIC DIRECTION AND GROWTH

To provide for education and related activities in that part of the Central Area where those activities currently predominate, in a manner which allows for their growth and change and recognises the strategic importance of these activities and the contribution they make to the city, region and nation.

Policies

- a) By the establishment of the Quarter Area which provides for the particular requirements of the existing tertiary education campuses while respecting, enhancing and, where appropriate protecting, those particular built form, heritage and amenity qualities which contribute to the special character of the campuses and their environment.
- b) By providing for the growth and development of the existing tertiary education campuses through activity and development controls that respond to the existing and likely future needs of the campuses.

Methods

- i) The use of the Quarter Area which includes provisions to meet the particular requirements of the tertiary education institutions.

OBJECTIVE 14.12.3.2 BUILT FORM

To enable development within the campuses of buildings appropriate to the needs of education, in a manner that respects and enhances its built character, incorporates high quality urban design, and ensures that adverse effects associated with development are avoided or mitigated.



Policies

- a) By adopting development controls which allow for new buildings in appropriate places within the Quarter Area.
- b) By ensuring new buildings are designed in a manner that respects existing buildings, provides for amenity, protects heritage values including scheduled trees, and where appropriate, enhances the streetscapes, and gateway locations of the campuses.
- c) By providing development controls that are flexible and allow for education activities to meet existing requirements and respond to future changes to teaching, learning and research requirements and campus environments.
- d) By ensuring that new buildings appropriately interface with the public realm through encouraging building frontages and activities to interact with the street and other public places.
- e) By allowing for a range of building heights that are appropriate to location and allow for new buildings to enhance and define the landform in a manner that is generally consistent with the adjoining urban form. These include heights in the Old Government Grounds and adjacent areas that maintain the existing character of this area of the ridge and views to the character defining features of tree tops and heritage building spires from the lower area of Grafton Gully towards Constitution Hill and Parnell Rise (from the east) and across Albert Park from the Queen Street Valley (from the west). The distribution of building heights supports a distinctive urban form, and maintains views across the ridge from buildings in the Queen Street Valley.
- f) By adopting particular development controls within the Quarter Area that reflect the predominantly large site areas, comprehensive ownership and historical development patterns of the campuses.

Methods

- i) Requiring all new building development to be assessed against design criteria 14.12.7.
- ii) Height controls in accordance with Quarter Plan A which allow for building up to 50 metres in height in certain locations, with varying reduced heights elsewhere which acknowledge the existing scale and character of such locations.
- iii) Using a combination in part of the Quarter Area of height controls, frontage height and setback controls and design assessment criteria to achieve appropriate built form, in recognition of the particular existing site and development characteristics of the Quarter Area.

- iv) Frontage height and setback controls which ensure that new buildings appropriately respond to the streetscape character of the Quarter Area and do not dominate existing heritage buildings and open spaces.
- v) Identifying on Precinct Plan B key open spaces, plazas and pedestrian linkages in an indicative manner which allows for flexibility in design responses to achieve these outcomes.
- vi) Requiring new building adjoining the Grafton Gully to respond to the landscape context of this area.

OBJECTIVE 14.12.3.3 ACTIVITIES

To continue to provide for the existing education and ancillary activities which characterise the Quarter Area; while also providing for growth, change and diversification of these activities over time, in manner that still maintains the predominately education character of the campuses and the amenity of the area.

Policies

- a) By providing for education activities, including teaching, learning and research, and other ancillary activities within the Quarter Area.
- b) By enabling the establishment of other commercial and residential activities which may not necessarily be ancillary to the education activities, but will complement and contribute positively to the predominately education function and character of the campuses.
- c) By adopting provisions which maintain and enhance the levels of amenity for education activities.
- d) By enabling the adaptive reuse of existing buildings, including where appropriate heritage buildings.
- e) By encouraging appropriate community use of the educational and research facilities, buildings and campus open spaces.

Methods

- i) Providing for education and ancillary activities, accommodation, conference, community care facilities, offices, food and beverages, and retail as permitted activities within the Quarter Area. Non-permanent accommodation shall be assessed in terms of Clause 5.5.5.
- ii) Not limiting the amount of non-education activities within the Quarter Area in recognition that while education remains the core function of the universities; this use will predominate in the Quarter Area.
- iii) Allowing for adaptive re-use of heritage buildings, subject to the modifications to the heritage building being assessed in terms of Part 10 Heritage.



- iv) Specific noise controls to provide a quieter environment which is conducive to education and ancillary activities.
- v) Encouraging buildings within the campuses to have interactive frontages where they face public streets to enable a public experience of activities within.
- vi) Allowing for community use and events within the Quarter Area, including by encouraging good linkages to, through and beyond the campuses to other parts of the City, the application of the temporary activity provisions in Part 15 General Provisions and by allowances for non-permanent structures associated with functions and ceremonies in Old Government House Grounds.

OBJECTIVE 14.12.3.4 HERITAGE

To recognise, protect and enhance a full range of heritage values including heritage buildings and features, archaeological sites, Maori heritage sites, and scheduled trees, and the particular contribution they make to the special character of the Quarter Area.

Policies

- a) By protecting buildings, parts of buildings or objects and identified site surrounds.
- b) By avoiding insensitive building and development, with particular care paid to bulk and height, within proximity or adjacent to scheduled buildings or objects and within identified scheduled site surrounds, that detracts from the heritage values for which the building or object was scheduled.
- c) By enabling the reuse of scheduled buildings while ensuring that any alterations or modifications to enable such reuse do not detract from the values for which the building was listed.
- d) By avoiding adverse effects on significant archaeological sites and/or sites of significance to Maori. Where such adverse effects cannot be avoided they should be appropriately remedied or mitigated.

Methods

- i) Identifying and protecting buildings, objects and places of heritage value, Maori heritage sites, archaeological sites and trees and their protection under Part 10 Heritage of the District Plan.
- ii) Using the Old Government House Grounds Concept Plan 14.2A.7 at the Old Government House Grounds to ensure that the grounds remain an open space for passive recreation and that the heritage values of the area are protected.

- iii) Providing for a range of uses within the Quarter Area which will allow for heritage buildings to be adapted to other uses.
- iv) Encouraging design features that reflect the range of cultural values including but not limited to the Maori heritage of the area.
- v) By requiring new development to be assessed against criteria which require new buildings to appropriately respond to adjacent and nearby heritage buildings.
- vi) By requiring new development in conservation areas to be assessed under Part 10 Heritage.

OBJECTIVE 14.12.3.5 OPEN SPACE AND LINKAGES

To provide and enhance open spaces and pedestrian linkages within, through and beyond the Quarter Area, including linkages between activity and open space nodes and to the wider City environment.

Policies

- a) Development should maintain and provide for a varied network of key pedestrian linkages, open space and plazas identified within the campuses, in a manner that is consistent with the requirements of education activities and the operation of the campuses.
- b) By ensuring that pedestrian linkages are well designed, safe, and improve connectivity for all users.

Methods

- i) Requiring new development to be assessed against design assessment criteria 14.12.7, including a requirement that covered plazas, open spaces and pedestrian linkages generally be in the position shown on Quarter Plan B.
- ii) Requiring new development to be assessed against Crime Prevention Through Environmental Design (CPTED) guidelines at Annexure 6 of the Plan.

OBJECTIVE 14.12.3.6 TRANSPORT

To recognise and provide for the particular transportation demands and effects of the campuses within the Quarter Area, including the ability for the campuses to manage effects on the traffic and pedestrian environment through travel demand planning and their operations.

Policies

- a) By adopting maximum parking controls which limit the amount of parking that may be provided in



recognition of the limited carrying capacity of the road network and the desirability of maintaining the pedestrian oriented character of the campuses.

- b) By promoting and enhancing opportunities for non car-based means of transport to and from the campuses.
- c) By avoiding, remedying or mitigating the parking and traffic effects of new development at the campuses on the safety of pedestrians, the amenity of the campuses and the safety and operation of the road network.
- d) By recognising and providing for the importance of some roads within and adjoining the campuses as being predominantly pedestrian environments.

Methods

- i) Requiring new development to be considered against the extent to which it gives effect to a Travel Demand Management Plan.
- ii) Adopting rule 9.7 Parking controls, which limits the amount of parking that can be provided within the campuses.
- iii) Applying appropriate the appropriate road classification hierarchy to streets within and adjacent to the campus areas.
- iv) Requiring new access ways and footpath crossings associated with development to be considered against assessment criteria considering their impact on the safety and flow of pedestrians and traffic and on the amenity of the campus environment.
- v) By requiring an Integrated Transport Assessment to be provided with education development over 2500m².

14.12.4 RESOURCE MANAGEMENT STRATEGY

The Quarter Area has significant potential for growth and change over the coming years. In this regard both the University of Auckland and the AUT University have flagged their intent for significant growth and development in accordance with master planning work that has been undertaken by both institutions.

It is also recognised that the needs of tertiary education activities constantly change, be they teaching, learning or research. This is evidenced within both campuses by the variety of building forms and types of different eras, designed for the education needs of their day. It is expected that education requirements, including the requirements of buildings and campus layout and planning, will continue to evolve over time.

The activities within the Quarter Area have a significant positive impact on the life, vitality and economy of not only the Central City, but the wider region and nation. For these reasons it is critical that the Quarter Area properly provides for and nurtures the education activities within the Quarter Area and allows for their changing needs.

While the importance of providing for growth and change is recognised, the need to maintain and enhance those key aspects which define the character of the existing Quarter Area environment is of equal importance. This character is defined by the many historic buildings, open spaces, large trees, variety of buildings, pedestrian environment and the life and vitality created by students.

The development controls and design assessment criteria have been designed to work in conjunction to achieve a balance between providing for growth and change while respecting, enhancing and, where appropriate protecting, those particular built form, heritage and amenity qualities which contribute to the special character of the campuses.

The development controls provide a basic development framework which sets maximum height and building frontage height and setback controls which allow for building bulk in the campuses in a manner that is sensitive to heritage and existing streetscapes. The building frontage height and setback control varies according to the character of the street, while the height control allows for building heights that are responsive to the wider central city character, that will emphasis the ridgeline and are appropriate to their campus location.

The distribution of height limits retains a visual connection to the cluster of historic features at the northern end of the Symonds Street ridge (including tree tops and historic building spires) when viewed from the lower area of Grafton Gully and Parnell Rise (from the east) and across Albert Park from the Queen Street Valley (from the west).

Beyond the development control framework, a 'design based' approach has been taken with all building development required to be assessed against urban design assessment criteria. There are seven key components of the criteria being:

- i) High quality and durable building design that appropriately responds to the environment both internal and external to the campuses, as well as providing for the particular requirements of education.
- ii) Ensuring that new buildings appropriately respond to adjacent and nearby heritage buildings.
- iii) Buildings that interact appropriately with the street, including through interactive frontages that show some form of expression of campus life within to the wider public.



- iv) Crime Prevention Through Environmental Design principles for linkages and open spaces within the campuses.
- v) Particular criteria to emphasise the gateway qualities of specific sites within the campuses.
- vi) Appropriate design response to the landscaped and open space qualities of Grafton Gully and the wider environment including the Domain.
- vii) The provision of a network of open spaces, plazas and pedestrian linkages through the campuses in a manner generally consistent with that shown on quarter plan B.

In addition to education activities, a range of other activities including offices, residential, retail and food and beverage have been provided within the Quarter Area. Given the nature of the existing tertiary education institutions, education activities will continue to predominate, negating the need to impose floor space or other limitations on the other non-education activities provided for. These non-education activities are provided for to allow a range of other activities which both provide a supportive function to the predominant education activities and which benefit from immediate proximity to these activities (such as campus accommodation and research based businesses).

14.12.5 ANTICIPATED ENVIRONMENTAL RESULTS

It is expected that the provisions adopted for the Quarter Area will result in the following:

- a) An environment that provides for growth and change in education activities while retaining the essential features which make up the character of the campuses and their surrounds.
- b) Campuses environments that are a destination in their own right, known for their heritage and contemporary buildings, open spaces, life and vitality.
- c) A vibrant environment which continues to be one of the most significant destinations in the city and which continues to significantly contribute to the life, vitality and economy of the city, region and nation.
- d) Continued growth and development in education activities, with a high-quality built form that properly provides for learning, teaching and research needs.
- e) An attractive and safe network of open spaces and linkages both through and beyond the Quarter Area.

- f) An environment with a character that is still defined by its heritage buildings, large trees, open spaces, streetscapes and education activities.
- g) The retention and enhancement of existing scheduled heritage buildings, heritage features and open spaces through appropriate design of new buildings.
- h) New buildings which appropriately respond to the streetscape character, adjacent heritage buildings and the requirements of education activities, while exhibiting high quality design and appropriately interacting with the public realm.
- i) An environment which focuses on the needs of pedestrians, with a transport network that encourages travel to and from the campuses on modes other than the private car.

14.12.6 RULES - ACTIVITIES

The activities provided for in the Learning Quarter: Area 1 (excluding the Old Government House Grounds Concept Plan refer 14.2A.7) are as follows.

Activity	Consent Required
Education and ancillary activities	P
Accommodation	P
Conference facilities	P
Community care facilities	P
<ul style="list-style-type: none"> i) the erection of any new building; and ii) the external alteration or addition to any existing building (other than a heritage building scheduled under Part 10 of the Plan), excluding minor cosmetic alterations, maintenance or repairs which do not change the design and appearance of the existing buildings (see assessment criteria at 14.12.7) 	RD



Minor cosmetic alterations, maintenance or repairs which do not change the design and appearance of the existing building (see Part 10 for heritage buildings).	P
Relocation of buildings	RD
The demolition or removal of any building, or part of a building (except a scheduled heritage building or object) or creation of vacant space (see assessment criteria at 5.6.1.1)	RC
Food and beverage	P
Entertainment and gathering	P
New vehicle access or footpath crossings or modifications to existing vehicle access or footpath crossings from sites within the Learning Quarter: Area 1 (see note below)	RD
Offices	P
Pedestrian overpasses (see assessment criteria at 14.2C.3)	RD
Pedestrian underpasses (see assessment criteria at 14.2C.3)	RC
Retail	P
Services	P

P = Permitted Activity
 C = Controlled Activity
 RC = Restricted Controlled
 RD = Restricted Discretionary Activity
 D = Discretionary Activity

The activities provided for within the area defined as the Old Government House Grounds are as listed in 14.2A.7.

In addition to the activities provided for above, Rule 5.5.5 applies for non-permanent accommodation.

These provisions do not apply to earthworks which are carried out as part of

- i) the excavation and filling necessary to construct a building which is otherwise a permitted activity and which has been granted a building consent; or:
- ii) a network utility service of the type where specific provision has been made for earthworks in this Plan.

Rule 9.7.3.3 Vehicular Access Over Footpaths shall not apply to new vehicle access or footpath crossings or

modifications to existing vehicle access or footpath crossings from sites within the Learning Quarter: Area 1, with these being instead assessed as a restricted discretionary activity in accordance with the assessment criteria below.

14.12.6.1 PERMITTED ACTIVITIES

Permitted activities are allowed without a resource consent where they comply in all respects with the relevant development controls in 14.12.8.

Explanation

The range of permitted activities are those which will contribute positively to the primary function, interest and character of this Quarter Area. These activities acknowledge the emphasis on education, while allowing for growth, change and diversification of these activities over time, in manner that still maintains the predominately education character of the campuses and the amenity of the area and provide for the full range of associated ancillary activities

14.12.6.2 RESTRICTED CONTROLLED ACTIVITY

For the demolition or removal of buildings, or part of a building, or creation of vacant space the criteria under Clause 5.6.1.1 shall apply.

For pedestrian underpasses, in addition to the assessment criteria at 14.2C.3.1, these shall be designed in accordance with the Crime Prevention Through Environmental Design guidelines in Annexure 6 of the Plan

14.12.6.3 RESTRICTED DISCRETIONARY ACTIVITIES

The restricted discretionary activities in the Learning Quarter: Area 1 may be consented to by the Council in accordance with the criteria set out below and may be subject to conditions to avoid, reduce or mitigate potential significant adverse effects.

The Council has restricted its discretion in respect of restricted discretionary activities in the Learning Quarter Area 1 to the matters set out in 14.12.7 Assessment Criteria below.



14.12.7 ASSESSMENT CRITERIA

An application for resource consent shall be accompanied by an assessment of the environmental effects of the proposed activity in terms of the relevant criteria contained in the Plan and the criteria below and elsewhere in the Plan (where identified). Where the Council has restricted its discretion the assessment of environmental effects and conditions imposed shall address only those matters listed.

In all cases the practicability of achieving the objective in the context of the education purpose of the Learning Quarter is a relevant consideration.

Note: Alterations or additions to any items within the Learning Quarter: Area 1 which are listed on the Heritage Schedule are also subject to obtaining any necessary resource consents (see Part 10).

The erection of new buildings, and/or relocation of buildings, and/or the demolition or removal of any buildings, or part of a building, and/or the external alteration or addition to any existing building (other than a heritage building scheduled under Part 10 of the Plan), excluding minor cosmetic alterations, maintenance or repairs which do not change the design and appearance of the existing building.

a) General Criteria for all buildings

- i) Buildings shall be designed to address the street, through alignment, façade modulation, windows, pedestrian entrances/plazas and materials that are appropriate for a contemporary university and compatible with heritage buildings and objects
- ii) Buildings fronting streets and open spaces shall incorporate design elements which acknowledge the adjacent built form, and enhance pedestrian comfort and amenity, and the character of the Quarter Area. In particular:
 - Frontage height and design should have regard to existing buildings in the vicinity and maintain a compatible scale. This does not mean a rigid adherence to a single height but it does mean a respect for the general appearance of the surrounding blocks.
 - Buildings shall ensure high levels of visual quality and visual interest, as viewed from near and afar, by the use of the number and composition of elements on the building's façade, and the contrasting relationships between them, having regard to the scale and proportions of components on existing buildings within the vicinity. At every scale,

from a range of viewing distances, building surfaces should appear rich in detail.

- Buildings should employ the use of human scale proportions in the components of a façade, especially at the lower levels where pedestrians are experiencing the building from closer distances in order to maintain high levels of pedestrian visual interest.
- iii) At all levels, large expanses of blank walls should be avoided and must not be visible from streets or public open spaces. If blank walls cannot be avoided, they should be minimal in relation to the overall size and length of the building frontage or located within campuses and mitigated with architectural detailing, artwork or landscaping.
 - iv) Where the frontage height and setback control applies, the design of upper setback levels should relate naturally to the lower frontage height levels in an acceptable architectural manner such as continuation of an elevational rhythm or recognisable visual theme or proportion.
 - v) Design of buildings on corner sites should enhance the particular spatial qualities of street intersections that contribute to the prominence of sites. Building design on such sites should consider the relationship to other buildings and open spaces on opposite and adjacent corner sites.
 - vi) Materials used in new buildings shall be durable and of high quality, particularly at ground level to enhance the pedestrian experience.
 - vii) Designs must provide strong architectural cues to accessways and pedestrian routes that reflect the hierarchy of routes and clearly express pedestrian entrances to enhance the visibility of pedestrian access to and through the campuses and their buildings. The criteria under Clause 6.7.5.2 should be referred to for the incorporation of appropriate design features which contribute to a safe and comfortable pedestrian environment.
 - viii) Frontages should be designed to avoid service and access interruptions to frontage continuity, by locating and agglomerating such requirements internally within the campuses where practicable.
 - ix) Where the proposed development is an extension or alteration to an existing building, it should be designed with consideration to the architecture of the original building.
 - x) Building form and height should consider the impact of shading and wind on the internal communal spaces of the campus and public streets.
 - xi) Building and landscape design should include environmentally sustainable design features, such



as passive solar design on-site stormwater conservation measures, rainwater harvesting devices, green roofs, site landscaping, rain gardens and wetland treatment systems and stormwater planter boxes.

- xii) Parking, whether at-grade or within buildings shall be screened from public open spaces and streets.

b) Relationship to heritage

- i) The scale, form and design of new buildings should have regard to the significant heritage elements and built form of any scheduled heritage items adjacent to or in close proximity with the development site. This will require careful consideration to avoid the potential for dominance due to height and bulk. In doing so, the full development potential otherwise offered by the development controls may not be able to be achieved.
- ii) New buildings and additions to existing buildings adjacent to or in close proximity with a scheduled heritage building shall have regard to and respect the latter's contribution to the streetscape, so that the heritage building is able to maintain its contribution to the streetscape and its historical relationship with its site surrounds and wider area, including any adjacent open space.
- iii) Landscaping, where contextually appropriate, should acknowledge both the natural and cultural heritage of the area, particularly when in proximity to or adjacent to any scheduled heritage building, site surrounds or conservation area.
- iv) Design features that reflect the cultural heritage of the area, including Maori cultural values associated with the historic settlement and use of the area, are encouraged. For example in the design of buildings, landscaping, artwork, signs and place names. This should be undertaken in consultation with the Council and tangata whenua.
- v) New and upgraded buildings shall avoid inappropriate adverse effects on scheduled street trees and shall respect their visual prominence on the streetscape.

c) Relationship with the street

- i) Buildings and their uses should maintain and where practicable enhance the quality and usability of streets, the public realm and campus pedestrian linkages through appropriate building scale, design and location. Generally, buildings should have interactive frontages where they face public streets to enable a public experience of activities within the campuses. 'Interactive frontages' are frontages which enable some form of public view or experience of activities within the campus, whether

directly through openings and glazed areas into internal campus spaces or indirectly through landscaping, façade design, or artwork expressive of campus activities.

- ii) On areas identified on Quarter Plan B as being within an active use node, active commercial and retail or entertainment uses are encouraged that provide for the needs of students, as well as residents, workers and visitors. Where not feasible buildings are encouraged to be designed with a ground floor that could adapt to these activities in the future.
- iii) When adjacent to public streets, buildings shall be designed to encourage visual and physical interaction with the street to support its safety and amenity for pedestrians.
- iv) The main entries for all buildings adjacent to streets shall generally be from the street or directly visible from the street and when a building has more than one street frontage, multiple entries are encouraged. If the main entry is internal to the site a secondary street entry is encouraged.
- v) Generous canopies shall be provided at all entries and encouraged in intermittent locations along street frontages to provide pedestrian shelter, when this can be incorporated into the design of the building. Verandahs are encouraged on streets and within campuses.
- vi) Artwork is encouraged to be incorporated into the street facades of buildings, open spaces and plazas.

d) Crime Prevention Through Environmental Design

- i) New and upgraded buildings and public open spaces shall be designed in accordance with the Crime Prevention Through Environmental Design guidelines in Annexure 6 of the Plan. In particular, consideration shall be given to the following:
 - Public/Private Interface
 - Activity Generators
 - Places and Spaces
 - Visibility
 - Lighting
 - Obstructions along Pedestrian Routes
 - Signs
 - Maintenance

For the purpose of this assessment, internal open spaces, plazas, foyers, lanes and pedestrian linkages within the Campuses shall be considered as if they are public places and spaces.



In addition, notwithstanding anything to the contrary within the Annexure 6 guidelines, 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.

e) Development on the corners Symonds Street and Wellesley Street

- i) For buildings on the corner sites of Symonds and Wellesley Street, A high standard of architecture is expected due to its high profile, landmark location on the crest of the Wellesley Street axis, the location of scheduled heritage buildings in close proximity to the corner sites; its prominence as a significant gateway to the Central Area from the Grafton Gully; and to the campuses from Wellesley and Symonds Street. Particular attention is required to the views of the building along Wellesley Street from the direction of both the city and motorway ends, and along Symonds Street.
- ii) On the north-eastern corner of the intersection where a 50 metre height limit is applied without a frontage control, the architectural detailing on both frontages of the corner should support the articulation of the corner as distinctive from the rest of the building, and include a vertical emphasis in keeping with its location on the crest of the ridge. It should support the creation of a distinctive landmark that in the horizontal proportions of its faade complements the historic forms of the nearby heritage buildings.
- iii) Development on the corner of Wellesley Street East and St Paul Street should be sympathetic to the heritage building at 59-67 Wellesley Street East.

f) Grafton Gully

- i) All buildings that abut the motorway corridor or connecting streets, as shown on Quarter Plan B as subject to the Grafton Gully Landscaped Edge, shall be designed to incorporate a varied building form that responds to the landscape context of this area, is organic in character, and does not present the appearance of a solid wall. Particular attention is required to the view of proposed buildings from Grafton Bridge, along Grafton Gully, from within the Domain, and from Auckland Hospital. The landscape context is the valley with the green open space of the Domain; the steep slopes, mature trees and vertical towers of the CBD; the unfolding views of Rangitoto and the harbour. Geological and ecological heritage values are present in this gully and should be recognised and protected from significant adverse effects. Building podiums and parking levels along this corridor shall exhibit a

high quality of architectural design befitting their prominent location and be planted at their base using eco-sourced species naturally occurring in the area.

- ii) An emphasis on enhancing the vertical characteristics of buildings and limiting the appearance of dominant horizontal elements along the Grafton Gully Landscaped Edge is encouraged. Buildings should provide architectural interest along this edge, provide fronts rather than backs to this edge, and where practical maintain views in between buildings into and from the campus, to enhance Grafton Gully's role as a gateway to the central area.

g) Covered Plazas, Open Spaces and Pedestrian Linkages

- i) Covered plazas, open spaces and pedestrian linkages shall generally be in the position shown on Quarter Plan B. With the exception of Wynyard Street, the location and orientation of these covered plazas, and pedestrian linkages are indicative only; however building and open space design should seek to incorporate these elements, whether internally within buildings or externally, in a manner that provides for the same degree of permeability, legibility and accessibility within the campuses and beyond as envisaged by the indicative layout of open spaces and pedestrian linkages shown on Quarter Plan B.
- ii) Wynyard Street is part of the historical street network and shall maintain its historic alignment and become primarily a pedestrian route and linear open space. It must maintain a minimum width of 10 metres, except for the first 50 metres from the Alten Road boundary where the width may be reduced to a minimum of 6 metres, to reinforce its primacy as a major pedestrian route through the campus. Wynyard Street must be open to the air for the majority of its length. Pedestrian over bridges and sections of the street may be covered by glazing for weather protection. These shall be designed and located to enhance the amenity of the street and to maintain views along its length.
- iii) The network of covered plazas, open spaces and linkages shall above all ensure a cohesive, permeable and legible or 'self explaining' network of pedestrian links and routes to create efficient, safe and attractive circulation around the campuses for people of all movement ability levels.
- iv) Building heights and form should be designed to allow a reasonable level of natural light into existing and planned communal open spaces within the campuses, appropriate to their intended use and limit the adverse effects of shading on student



amenity. This may require building form to be modified to the north of such spaces.

- v) Buildings should be designed to support high quality open spaces and where appropriate provide views to the wider landscape and/or surrounding streets, to enhance the legibility, accessibility and character of the campuses.
- vi) Buildings shall provide legible entrances and exits to covered plazas, open spaces and pedestrian linkages.
- vii) The detailed design of pedestrian routes should also support the legibility of the campuses from the public realm (namely adjoining streets and open spaces).
- viii) Provision for cycle access and cycle parking should be included along major entries where practicable.

h) Travel Demand Management and Integrated Transport Assessment

- i) Where no current travel plan exists for the Quarter Area or that part of a campus within which a development is proposed, one shall be submitted with a development with gross floor area greater than 2,500m². The travel plan shall demonstrate the tools and targets to encourage people to travel by alternative modes of transport other than by private car, including public transport, walking and cycling and ride sharing. The travel plan shall include the following:
 - Information on existing vehicle, public transport, cycle and pedestrian infrastructure;
 - Details on the initial implementation and continued development of the travel plan;
 - Methods to achieve and monitor the objectives of the travel plan;
 - A description of facilities to encourage alternative means of transport such as showers and bicycle racks. The ratios for bicycle parking for private development set out in the ARTA Guidance Note for Cycle Parking Facilities 2007 shall be used as a guide for the provision of cycle parking.
- ii) Where additional floor area greater than 2500m is provided for within a development, then it shall be subject to an Integrated Transport Assessment (ITA) scoping process to determine whether an ITA is required. If an ITA is required by Council, then the ITA may, where relevant, include the following:
 - A description of the proposal: what it is for, size and scale, existing land use and transport constraints (if any).

- A description of how the proposal supports the national, regional and local land use and transport planning and policy framework and if not, detail regarding the justification of the proposal.
- A summary of land use/urban design characteristics that may impact on the wider transport sustainability of the network and an assessment of measures to influence travel by a variety of transport options.
- A description of the intended method for assessing potential trip generation and impacts including an assessment of the transport environment, safety, accessibility, integration, economy, transport network effects and a parking impact analysis.
- A description of the mitigation measures to be undertaken to help prevent or reduce the actual or potential transport and land use effects including the intended timeframe for completion and staging options.
- The outcomes of the scoping discussion undertaken with the appropriate transport agencies.
- Where the scale or significance of the proposal's transport and land use effects are such that monitoring or external agreements are required, a description of how and whom will monitor the proposal must be agreed by the local territorial authority and where appropriate other transport agencies.

i) Vehicular access over footpaths from sites within the Learning Quarter: Area 1

- i) Where appropriate, vehicle access ways and footpath crossings to and from sites within the campuses shall be agglomerated in appropriate locations so as to avoid multiple access ways along frontages.
- ii) The extent to which access ways and footpath crossings to and from sites within the campuses provides adequate sight distances and avoids, remedies or mitigates congestion likely to have more than minor adverse effects.
- iii) The extent to which vehicle access ways and footpath crossings are designed to ensure the safety of pedestrians.
- iv) The extent to which parking areas associated with new access ways and footpath crossings are designed to enable safe and efficient on-site vehicle circulation to avoid or mitigate adverse effects on the roading network.



- v) The extent to which traffic generated from the parking area associated with new access ways and footpath crossings may give rise to adverse effects on the roading network, having regard to the current and future traffic volumes in the area and any traffic problems in the areas, e.g. high accident rates.
- vi) The extent to which the vehicle access way impacts on existing and proposed cycle routes.
- vii) The matters set out in rule 9.7.3.3 shall apply as assessment criteria.

Note: In order to satisfy the above criteria a Traffic Impact Assessment (TIA) will be required with the resource consent application, outlining any safety and operational risks and impacts on the road network, including trip generation and distribution, mode of travel, pedestrian and cycle activity and connectivity, identification of vehicle parking and loading facilities, and vehicle and pedestrian access points.

14.12.8 RULES - NOISE

The A-weighted L10 noise level, the L10 noise levels at 63Hz and 125Hz respectively, and maximum noise level (Lmax) arising from any activity (except for the construction and blasting activities where rule 7.6.4 shall apply) occurring outside of the Learning Quarter: Area 1 and measured 1 metre from the façade of any occupied building within the Learning Quarter: Area 1 shall not exceed the following levels.

7:00am to 10:00pm	L ₁₀ 65dBA
10:00pm to 7:00am	L ₁₀ 55dBA L ₁₀ 65dBA @ 63Hz L ₁₀ 60dBA @ 125Hz L _{max} 75dBA

The noise levels shall be measured in accordance with the requirements of NZS6801:1991 "Measurement of Sound" and during the day time shall be assessed in accordance with NZS6802:1992 "Assessment of Environmental Sound". At night time noise shall be assessed in accordance with NZS6802:1992 "Assessment of Environmental Sound" except Clause 4.4 shall not be used. The noise shall be measured with a sound level meter complying at least with the International Standard IEC651 (1979) Sound Level Meters, Type 1.

In situations where common building elements such as floors and walls are shared by two units under different ownership, the noise arising from any activity outside of the Learning Quarter: Quarter Area 1 measured within an adjacent unit* within the Learning Quarter: Quarter Area 1 shall not exceed the following levels

7:00am to 10:00pm	L ₁₀ 50dBA
10:00pm to 7:00am	L ₁₀ 45dBA L ₁₀ 55dB @ 63Hz L ₁₀ 50dB @ 125Hz L _{max} 65dBA

Noise measurement shall be taken in the affected adjacent unit with all windows, doors and other openings likely to affect the noise measurements in the adjacent unit shut.

**Adjacent unit means any habitable space (as defined by the NZ Building Code) or tenancy, or office or building which has a different owner than that where the noise source is located. It does not include any bathroom, water closet, laundry, pantry, walk-in-wardrobe, corridor, hallway, lobby, stairwell, clothes drying area, or other space of a specialised nature occupied neither frequently nor for extended periods.*

Explanation

The purpose of the Learning Quarter: Area 1 is to provide a quieter environment which is conducive to education and ancillary activities. The control of noise levels is considered appropriate in providing for such an environment and those specified for the Learning Quarter: Area 1 are designed to assist in achieving this purpose.

14.12.9 RULES - DEVELOPMENT CONTROLS

All development within the Learning Quarter: Area 1 is subject to the development controls contained in Part 6, except where otherwise specified below.

14.12.9.1 MAXIMUM PERMITTED HEIGHT

- a) No building shall exceed the specified maximum permitted heights shown on Quarter Plan A.
- b) For the area shown on Quarter Plan C, height shall be determined in accordance with clause a) in the definition of height and Figure 16.1 in Part 16 (being the vertical distance between the ground level at any



point and the highest part of the building immediately above that point). For the purpose of measuring height, ground level shall be deemed to be the contours as shown on Quarter Plan C.

- c) For other areas, height shall be determined in accordance with clause b) in the definition of Height and Figure 16.1 in Part 16 (being the vertical distance between Mean Street Level and a horizontal plane above that level).
- d) Where an area is shown on Quarter Plan A as “Existing buildings only – no buildings outside of existing building platforms” then no additional height is permitted.
- e) An entry canopy (and any associated steps, balustrades and retaining walls defined as “building”) will be considered as a restricted discretionary activity in the position indicated by the symbol “#” within the “No building” area shown on Quarter Plan A subject to the relevant criteria in 14.12.7 and the following:
 - i) Whether the canopy will enhance the visibility, legibility and overall quality of the entrance at this position; while
 - ii) Being designed and having a scale that maintains the open space qualities of the no-building area and the character of the street and its context, including the scheduled building, identified surrounds and the street trees.
- f) Alterations to or replacement of the existing fire egress stairs in the position indicated by the symbol “@” within the “No building” area shown on Quarter Plan A will be considered as a restricted discretionary activity subject to the relevant criteria in 14.12.7 and the following:
 - i) Whether the altered/replaced stairs meet functional and regulatory requirements; while
 - ii) Avoiding or mitigating their impact on the street, and the landscaping and open space characteristics of the no building area, through measures such as their design, materials, and orientation.
- g) The exclusions for rooftop projections set out in Part 16 of the District Plan under *Development Controls – Height* shall not apply to the heights specified on Quarter Plan A where those provisions would otherwise permit projections higher than those that existed lawfully at 1 October 2010.

Explanation

The height limits imposed on buildings in the Quarter Area allow for a range of building heights that are appropriate to location. The height limits provide for new buildings to enhance and define the landform in a manner that is generally consistent with the adjoining urban form. These

provisions also seek to address the effects that tall buildings would have on the amenity and heritage significance of parts of the Quarter Area. In order to allow the universities to grow and respond to changing teaching, learning and research needs generous height limits have been set, where that is appropriate. The methods for measuring height have also been tailored to the particular site characteristics of the campuses, where the use of mean street level is not always appropriate for larger sites. In view of the unique character of the Old Government House Grounds Concept Plan area and the character of the campus area immediately to the south, lower height limits have generally been set that are consistent with the existing built form and open character of this area. These height limits will not apply to the Old Government House Concept Plan area where there are separate height controls.

14.12.9.2 FRONTAGE HEIGHT AND SETBACK

In addition to the height limits in 14.12.9.1, all new buildings subject to a Frontage Control on Quarter Plan A shall also meet the following frontage height and setback requirements (as illustrated in Figure 14.12.9).

- a) For frontages identified as being subject to Frontage Type A on Quarter Plan A:
 - i) No part of a building shall project through a plane starting at 20 metres above the level of the street boundary immediately adjacent the building and rising at 50 degrees to its baseline parallel to the street boundary of that part of the site to which the control applies; and
 - ii) No part of a building shall exceed a height of 20 metres above the level of the road boundary immediately adjacent the building for a depth of 10 metres into the site back from the street boundary; and
 - iii) The building shall be an emphatic or stepped profile of not less than two stories, and shall not be a literal regression of the 50 degree angle. Where the building is on a corner site, this requirement shall apply to both frontages.
- b) For frontages identified as being subject to Frontage Type B on Quarter Plan A:
 - i) No part of a building shall exceed a height of 30 metres above the level of the street boundary immediately adjacent the building for a depth of 10 metres into the site back from the street boundary.
- c) For frontages identified as being subject to Frontage Type C on Quarter Plan A:



- i) No part of a building shall project through a plane starting at 15 metres above the level of the street boundary immediately adjacent the building and rising at 45 degrees to its baseline parallel to the street boundary of that part of the site to which the control applies; and
 - ii) No part of a building shall exceed a height of 15 metres above the level of the street boundary immediately adjacent the building for a depth of 15 metres into the site back from the street boundary; and
 - iii) The building shall be an emphatic or stepped profile of not less than two stories, and shall not be a literal regression of the 45 degree angle. Where the building is on a corner site, this requirement shall apply to both frontages.
- d) For frontages identified as being subject to Frontage Type D on Quarter Plan A:
- i) No part of a building shall exceed a height of 35 metres above the level of the street boundary immediately adjacent the building for a depth of 10 metres into the site back from the street boundary.
- e) For frontages identified as being subject to Frontage Type E on Quarter Plan A:
- i) No part of a building shall project through a plane starting at RL 41.623 metres (Lands and Survey Datum (MSL) Auckland 1946) above the level of the street boundary immediately adjacent the building and rising at 45 degrees to its baseline parallel to the street boundary of that part of the site to which the control applies; and
 - ii) No part of a building shall exceed a height of 41.623 metres (Lands and Survey Datum (MSL) Auckland 1946) above the level of the street boundary immediately adjacent the building for a depth of 15 metres into the site back from the street boundary; and
 - iii) The building shall be an emphatic or stepped profile of not less than two stories, and shall not be a literal regression of the 45 degree angle. Where the building is on a corner site, this requirement shall apply to both frontages.

Explanation

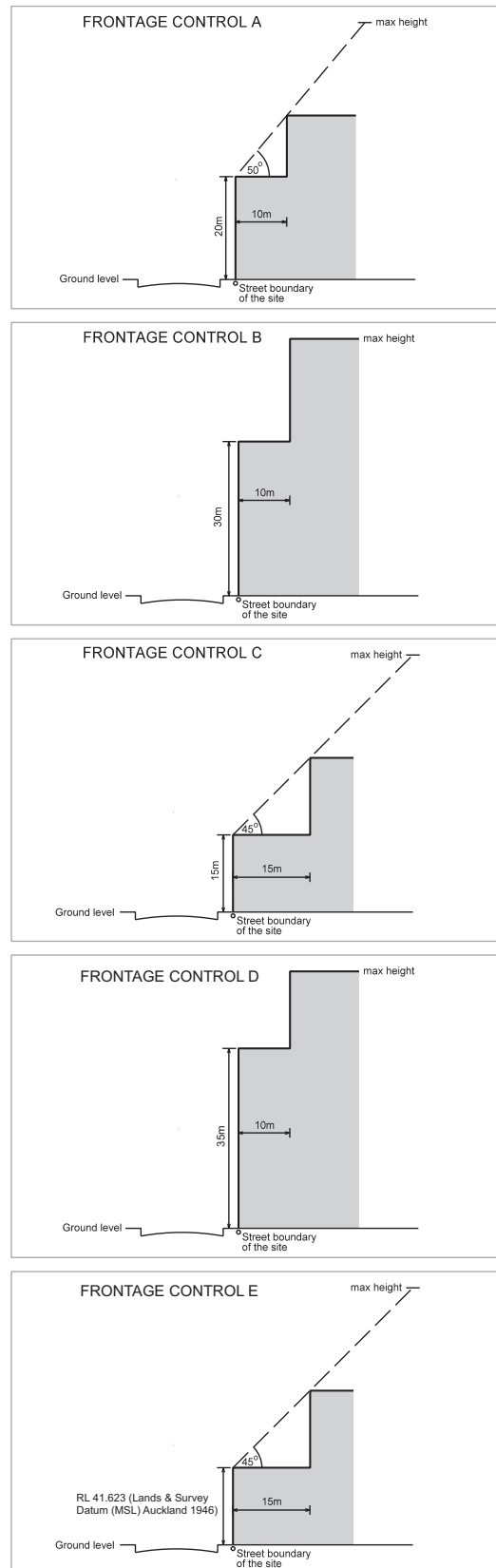
Different frontage height and setback controls have been applied to the street frontages of sites to ensure that new development respects the existing streetscape character of the Quarter Area. The height and setback requirements vary and respond to the different streetscape character. Frontage types A, B and D are applied to those frontages where a generally taller development scale has already been set by existing development. Frontage type C is

applied to those frontages where heritage buildings predominate and where development is of a lower scale.

Frontage Control E as applied on Alten Road sets a maximum frontage height of RL 41.623, which is the height of the underside of the pediment of the adjoining St Andrews Church. This frontage height is set to ensure that the pre-eminence of the St Andrews Church is maintained in the streetscape.



Figure 14.12.9



14.12.9.3 WYNYARD STREET BUILDING COVERAGE AND PEDESTRIAN LINK CONTROL

- a) The maximum permitted building coverage for that part of the Quarter Area identified on Quarter Plan A as being subject to the Wynyard Street Coverage and Pedestrian Link Control shall be 50%.
- b) For this area a continual pedestrian link shall be provided from Grafton Road through to Alten Road. The pedestrian link shall include a continuous minimum width of 10 metres, except for the first 50 m from the Alten Road boundary where the width may be reduced to a minimum of 6 m, that is open to the air and aligned so as to maintain a clear line of sight for pedestrians on Grafton Road through to Alten Road.
- c) Sections of the pedestrian link may be covered by glazing for weather protection and narrow pedestrian over bridges for pedestrian connectivity to upper floors of adjacent buildings providing that Wynyard Street remains open to the air for the majority of its length and a clear line of sight for pedestrians on Grafton Road through to Alten Road is maintained.
- d) Pedestrian over bridges and glazing shall be counted as coverage for the purpose of this control.

Explanation

This control applies to the former Wynyard Street which is part of the historic street network. This control seeks to maintain its historic alignment and provide an open air pedestrian route and linear open space between Grafton and Alten Roads. Wynyard Street is approximately 20 metres wide. The control allows encroachment from both sides of the street while maintaining pedestrian link and open space.

14.12.10 FINANCIAL CONTRIBUTIONS

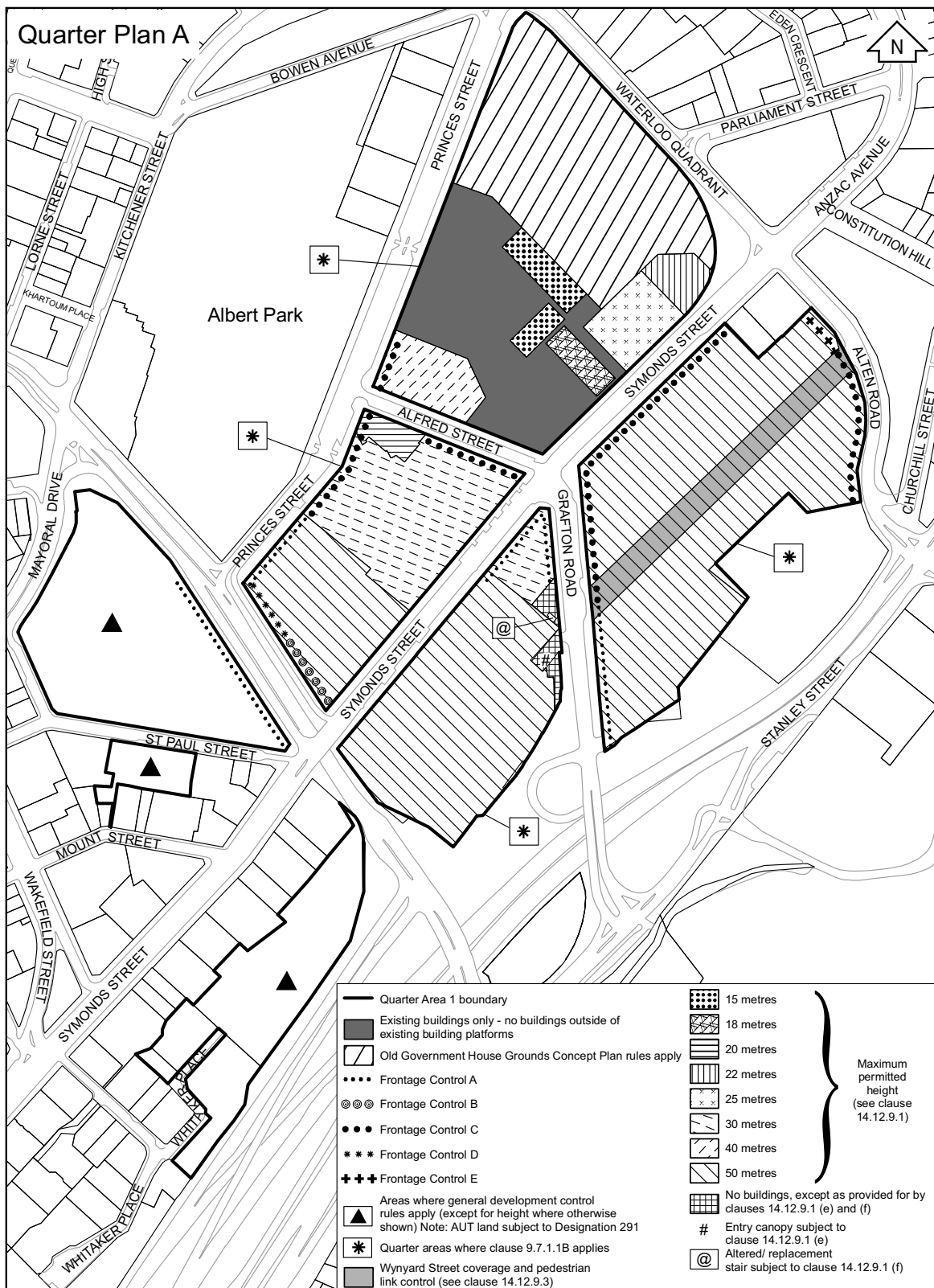
The development of education activities as defined in Part 16 of the Plan within the Learning Quarter: Area 1 is exempt from financial contributions. Refer Clause 8.7.1.3.

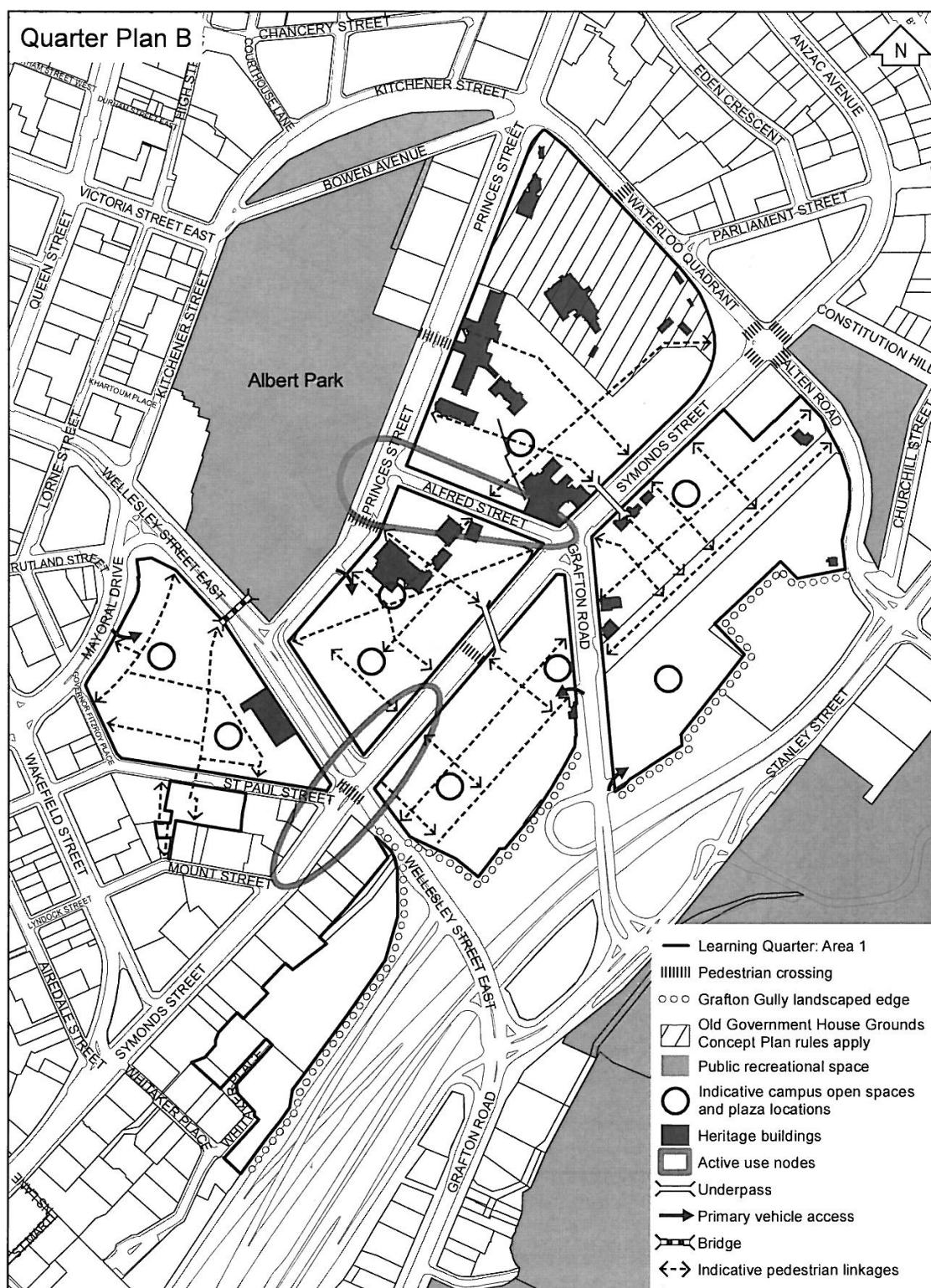
14.12.11 REFERENCES

Reference should also be made to the following parts of the Plan:

- Part 4 Strategic Management Areas
- Part 5 Activities
- Part 6 Development Controls
- Part 7 Noise, Signs and Lighting
- Part 8 Financial Contributions
- Part 9 Transportation
- Part 10 Heritage
- Part 11 Hazardous Facilities and Contaminated sites
- Part 12 Network Utility Services
- Part 13 Subdivision
- Part 14 Public Open Space Precincts
- Part 15 General Rules/Designations
- Part 16 Definitions and Interpretations







Locations of "campus open spaces and plazas" and "pedestrian linkages" are indicative only and are shown in approximate locations only and may therefore be subject to change in the future.



