

Attachment 2: Corrected text
chapters H to I334 Wairaka
Precinct

H3. Residential – Single House Zone

H3.1. Zone description

The purpose of the Residential – Single House Zone is to maintain and enhance the amenity values of established residential neighbourhoods in number of locations. The particular amenity values of a neighbourhood may be based on special character informed by the past, spacious sites with some large trees, a coastal setting or other factors such as established neighbourhood character. To provide choice for future residents, Residential – Single House Zone zoning may also be applied in greenfield developments.

To support the purpose of the zone, multi-unit development is not anticipated, with additional housing limited to the conversion of an existing dwelling into two dwellings and minor dwelling units. The zone is generally characterised by one to two storey high buildings consistent with a suburban built character.

H3.2. Objectives

- (1) Development maintains and is in keeping with the amenity values of established residential neighbourhoods including those based on special character informed by the past, spacious sites with some large trees, a coastal setting or other factors such as established neighbourhood character.
- (2) Development is in keeping with the neighbourhood's existing or planned suburban built character of predominantly one to two storeys buildings.
- (3) Development provides quality on-site residential amenity for residents and for adjoining sites and the street.
- (4) Non-residential activities provide for the community's social, economic and cultural well-being, while being in keeping with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

H3.3. Policies

- (1) Require an intensity of development that is compatible with either the existing suburban built character where this is to be maintained or the planned suburban built character of predominantly one to two storey dwellings.
- (2) Require development to:
 - (a) be of a height, bulk and form that maintains and is in keeping with the character and amenity values of the established residential neighbourhood; or
 - (b) be of a height and bulk and have sufficient setbacks and landscaped areas to maintain an existing suburban built character or achieve the planned suburban built character of predominantly one to two storey dwellings within a generally spacious setting.

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- (3) Encourage development to achieve attractive and safe streets and public open spaces including by:
- (a) providing for passive surveillance
 - (b) optimising front yard landscaping
 - (c) minimising visual dominance of garage doors.
- (4) Require the height, bulk and location of development to maintain a reasonable level of sunlight access and privacy and to minimise visual dominance effects to the adjoining sites.
- (5) Encourage accommodation to have useable and accessible outdoor living space.
- (6) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.
- (7) Provide for non-residential activities that:
- (a) support the social and economic well-being of the community;
 - (b) are in keeping with the scale and intensity of development anticipated within the zone;
 - (c) avoid, remedy or mitigate adverse effects on residential amenity; and
 - (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and the Business – Town Centre Zone.
- (8) To provide for integrated residential development on larger sites.

H3.4. Activity table

Table H3.4.1 Activity table specifies the activity status of land use and development activities in the Residential – Single House Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H3.4.1 Activity table

Activity		Activity status	Standards to be complied with
Use			
(A1)	Activities not provided for	NC	
Residential			
(A2)	Camping grounds	D	
(A3)	One dwelling per site	P	Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard

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			H3.6.10 Building coverage; Standard H3.6.11 Landscaped area; Standard H3.6.12 Front, side and rear fences and walls
(A4)	The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings	P	Standard H3.6.3 Conversion of a principal dwelling into a maximum of two dwellings
(A5)	Minor dwellings	P	Standard H3.6.4 Minor dwellings; Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage; Standard H3.6.11 Landscaped area; Standard H3.6.12 Front, side and rear fences and walls
(A6)	More than one dwelling per site (other than the conversion of a principal dwelling in Rule H3.4.1(A4) or minor dwellings in Rule a H3.4.1(A5)	NC	
(A7)	Home occupations	P	Standard H3.6.2 Home occupations
(A8)	Home occupations that do not meet Standard H3.6.2	D	
(A9)	Integrated Residential Development	D	
(A10)	Supported residential care accommodating up to 10 people per site inclusive of staff and residents	P	Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage; Standard H3.6.11 Landscaped area; Standard H3.6.12 Front, side and rear fences and walls
(A11)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents	D	
(A12)	Boarding houses accommodating up to 10 people per site inclusive of staff and residents	P	Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage;

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			Standard H3.6.11 Landscaped area; Standard H3.6.12 Front, side and rear fences and walls
(A13)	Boarding houses accommodating greater than 10 people per site inclusive of staff and residents	D	
(A14)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	P	Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage; Standard H3.6.11 Landscaped area; Standard H3.6.12 Front, side and rear fences and walls
(A15)	Visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors	D	
Commerce			
(A16)	Dairies up to 100m ² gross floor area per site	RD	Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage; and Standard H3.6.12 Front, side and rear fences and walls
(A17)	Restaurants and cafes up to 100m ² gross floor area per site	D	
(A18)	Service stations on arterial roads	D	
(A19)	Offices within the Centre Fringe Office Control as identified on the planning maps	P	Standard H3.6.5 Offices within the Centre Fringe Office Control
(A20)	Offices within the Centre Fringe Office Control as identified on the planning maps that do not comply with Standard H3.6.5	D	
Community			
(A21)	Care centres accommodating up to 10 people per site excluding staff	P	Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard

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			H3.6.10 Building coverage; Standard H3.6.11 Landscaped area; and Standard H3.6.12 Front, side and rear fences and walls
(A22)	Care centres accommodating greater than 10 people per site excluding staff	D	
(A23)	Community facilities	D	
(A24)	Education facilities	D	
(A25)	Tertiary education facilities	D	
(A26)	Emergency services adjoining an arterial road	D	
(A27)	Healthcare facilities up to 200m ² gross floor area per site	RD	Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage; Standard H3.6.11 Landscaped area; and Standard H3.6.12 Front, side and rear fences and walls
(A28)	Healthcare facilities greater than 200m ² gross floor area per site	NC	
(A29)	Veterinary clinics	D	
Rural			
(A30)	Grazing of livestock on sites greater than 2,000m ² net site area	P	
Mana Whenua			
(A31)	Marae	D	
Development			
(A32)	Demolition of buildings	P	
(A33)	Internal and external alterations to buildings	P	Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage; Standard H3.6.11 Landscaped area; Standard H3.6.12 Front, side and rear fences and walls
(A34)	Accessory buildings	P	Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard

			H3.6.10 Building coverage
(A35)	Additions to an existing dwelling	P	Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage; Standard H3.6.11 Landscaped area; Standard H3.6.12 Front, side and rear fences and walls
(A36)	New buildings and additions to buildings	The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate	
(A37)	Rainwater Tank	P	Standard H3.6.13 Rainwater tanks

H3.5. Notification

(1) Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:

(a) [deleted]

(b) development which does not comply with H3.6.12 (1a) Front, side and rear fences and walls.

(2) Any application for resource consent for an activity listed in Table H3.4.1 Activity table and which is not listed in H3.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

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

H3.6. Standards

H3.6.1. Activities listed in Table H3.4.1 Activity table

(1) Activities and buildings containing activities listed in Table H3.4.1 Activity table must comply with the standards listed in the column in Table H3.4.1 Activity table called Standards to be complied with.

H3.6.2. Home occupations

Purpose: to enable people to work from home at a scale that the residential character and amenity is maintained.

(1) A home occupation must comply with all the following standards:

- (a) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
- (b) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;
- (c) no more than four people in total may work in the home occupation;
- (d) the sale of goods or services from the home occupation that requires customers to come to the site and the delivery of goods to and from the site may not occur before 7am or after 7pm;
- (e) car trips to and from the home occupation activity must not exceed 20 per day;
- (f) heavy vehicle trips must not exceed two per week;
- (g) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
- (h) storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view;
- (i) materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and
- (j) goods sold from the home occupation must be:
 - (i) goods produced on site; or
 - (ii) goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or
 - (iii) goods ancillary and related to a service provided by the home occupation.

H3.6.3. The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings

Purpose: to enable a dwelling existing as at 30 September 2013 to be converted into a maximum of two dwellings and to provide for sufficient outdoor living space for each of the dwellings.

- (1) Where a dwelling existing as at 30 September 2013 is proposed to be converted into a maximum of two dwellings each dwelling must have an outdoor living space that is:
 - (a) at least 5m² for a studio or one-bedroom dwelling and 8m² for a two or more bedroom dwelling; and
 - (b) at least 1.8m in depth; and

(c) directly accessible from the dwelling.

H3.6.4. Minor dwellings

Purpose:

- to provide accommodation that is limited in size and secondary to the principal dwelling on a site;
- to ensure that sufficient outdoor living space is provided for the minor dwelling;
- to ensure there is no more than one minor dwelling on each site.

(1) A minor dwelling must not exceed a floor area of 65m² excluding decks and garaging.

(2) A minor dwelling must have an outdoor living space that is:

- (a) at least 5m² for a studio or one-bedroom dwelling and 8m² for a two or more bedroom dwelling; and
- (b) least 1.8m in depth; and
- (c) directly accessible from the minor dwelling.

(3) There must be no more than one minor dwelling per site.

H3.6.5. Offices within the Centre Fringe Office Control as identified on the planning maps

(1) Offices must be located in existing buildings.

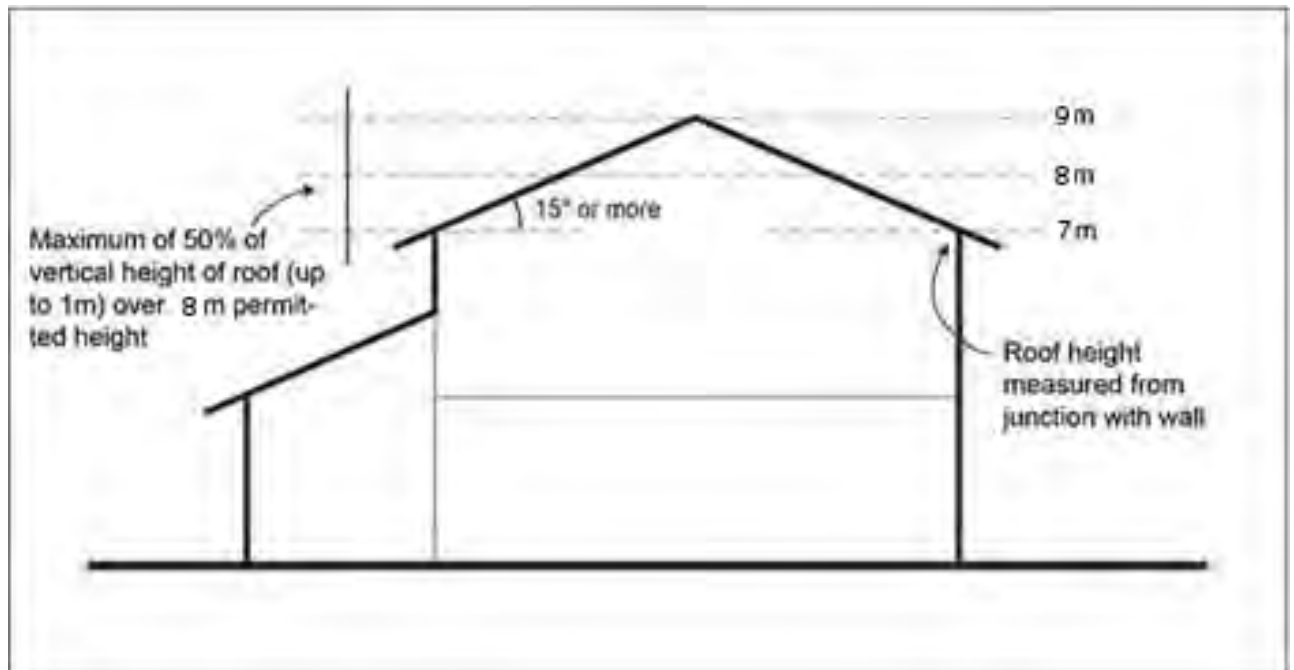
H3.6.6. Building height

Purpose: to manage the height of buildings to:

- Achieve the planned suburban built character of predominantly one to two storeys;
- minimise visual dominance effects;
- maintain a reasonable standard of residential amenity for adjoining sites; and
- provide some flexibility to enable variety in roof forms.

(1) Buildings must not exceed 8m in height except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure H3.6.6.1 Building height in the Residential – Single House Zone below.

Figure H3.6.6.1 Building height in the Residential – Single House Zone

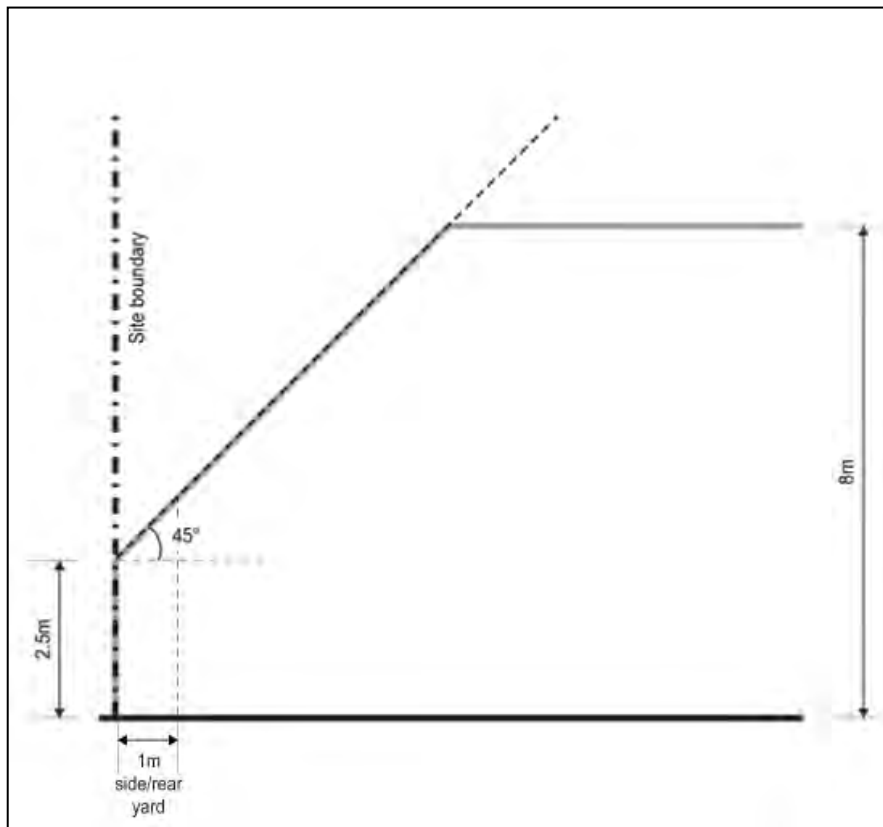


H3.6.7. Height in relation to boundary

Purpose: to manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise adverse visual dominance effects to immediate neighbours.

- (1) Buildings must not project beyond a 45-degree recession plane measured from a point 2.5m vertically above ground level along side and rear boundaries, as shown in Figure H3.6.7.1 Height in relation to boundary below.

Figure H3.6.7.1 Height in relation to boundary



(2) Standard H3.6.7(1) above does not apply to a boundary, or part of a boundary, adjoining any of the following:

(a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business - Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone.

(b) sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space - Community Zone:

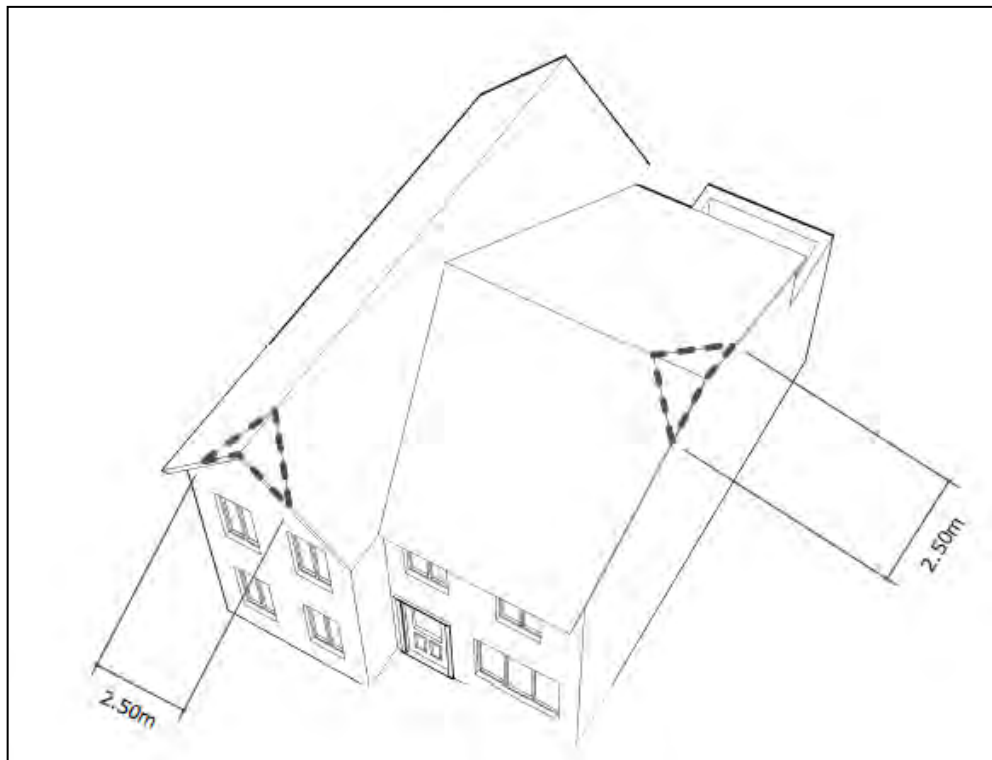
(i) that are greater than 2000m²;

(ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and

(iii) where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.

- (3) Standard H3.6.7(1) above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (4) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, control in Standard H3.6.7(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (5) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
 - (a) no greater than 1.5m² in area and no greater than 1m in height; and
 - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H3.6.7.2 Exceptions for gable ends and dormers and roof projections below .

Figure H3.6.7.2: Exceptions for gable ends and dormers and roof projections



- (6) No more than two gable ends, dormers or roof projections are allowed for every 6m length of site boundary.

H3.6.8. Yards

Purpose:

- to maintain the suburban built character of the streetscape and provide sufficient space for landscaping within the front yard;

- to maintain a reasonable standard of residential amenity for adjoining sites;
 - to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards; and
 - to enable buildings and services on the site or adjoining sites to be adequately maintained.
- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H3.6.8.1 Yards below.

Table H3.6.8.1 Yards

Yard	Minimum depth
Front	3m
Side	1m
Rear	1m
Riparian	10m from the edge of all other permanent and intermittent streams
Lakeside	30m
Coastal protection yard	10m, or as otherwise specified in Appendix 6 Coastal protection yard

- (2) Standard H3.6.8.1 above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

H3.6.9. Maximum impervious area

Purpose:

- to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks;
 - to support the functioning of riparian yards, lakeside yards and coastal protection yards and water quality and ecology;
 - to reinforce the building coverage and landscaped area standards; and
 - to limit paved areas on a site to improve the site’s appearance and cumulatively maintain amenity values in a neighbourhood.
- (1) The maximum impervious area must not exceed 60 per cent of site area.
- (2) The maximum impervious area within a riparian yard, a lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, lakeside yard or coastal protection yard area.

H3.6.10. Building coverage

Purpose: to manage the extent of buildings on a site to achieve the planned suburban built character of buildings.

- (1) The maximum building coverage must not exceed 35 per cent of net site area.

H3.6.11. Landscaped area

Purpose:

- to provide for quality living environments consistent with the planned suburban built character of buildings;
- to maintain the landscaped character of the streetscape within the zone.

- (1) The minimum landscaped area must be at least 40 per cent of the net site area.

- (2) At least 50 per cent of the area of the front yard must comprise landscaped area.

H3.6.12. Front, side and rear fences and walls

Purpose: to enable fences and walls to be constructed on a front, side or rear boundary or within a front, side, rear, riparian, coastal protection or lakeside yard to a height sufficient to:

- provide privacy for dwellings while enabling opportunities for passive surveillance of the street or adjoining public place
- minimise visual dominance effects to immediate neighbours, the street or adjoining public place.

- (1) Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary:

(a) Within the front yard, either:

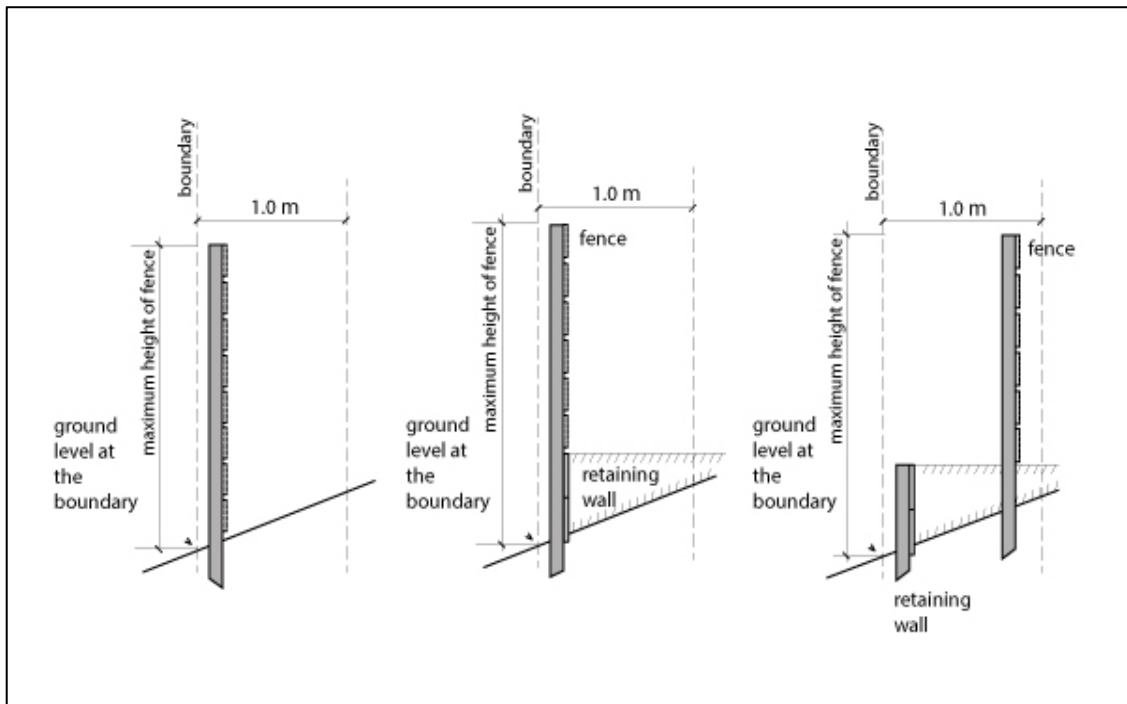
(i) 1.4m in height, or

(ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or

(iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.

(b) Within side, rear, coastal protection, lakeside or riparian yards: 2m.

Figure H.3.6.12.1 Measurement of fence height



H3.6.13. Rainwater tanks

Purpose: To enable rainwater tank installation while maintaining amenity values

- (1) Rainwater tanks must not be located in a:
 - (a) riparian, lakeside or coastal protection yard unless they are less than 1m in height, or wholly below ground level;
 - (b) front yard, unless they are at least 1.5m from the front boundary and are a maximum height of 1 m.
- (2) Rainwater tanks (excluding any pipework) must not exceed 3 m in height in a rear or side yard.
- (3) Any overflow from the rainwater tank must discharge to the existing authorised stormwater system for the site.

Note: If there is a new stormwater discharge or diversion created Chapter E8.6.2.1 and Building Act requirements must be complied with.

Note: Building Act regulations apply. A building consent may be required under the Building Act.

H3.7. Assessment – controlled activities

There are no controlled activities in this zone.

H3.8. Assessment – restricted discretionary activities

H3.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application:

- (1) for dairies up to 100m² gross floor area per site; and healthcare facilities up to 200m² gross floor area per site:
 - (a) the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following:
 - (i) building intensity, scale, location, form and appearance;
 - (ii) traffic;
 - (iii) location and design of parking and access; and
 - (iv) noise, lighting and hours of operation.

- (2) for buildings that do not comply with Standard H3.6.6 Building height; Standard H3.6.7 Height in relation to boundary; Standard H3.6.8 Yards; Standard H3.6.9 Maximum impervious areas; Standard H3.6.10 Building coverage; Standard H3.6.11 Landscaped area; Standard H3.6.12 Front, side and rear fences and walls:
 - (a) any policy which is relevant to the standard;
 - (b) the purpose of the standard;
 - (c) the effects of the infringement of the standard;
 - (d) the effects on the suburban built character of the zone;
 - (e) the effects on the amenity of neighbouring sites;
 - (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
 - (g) the characteristics of the development;
 - (h) any other matters specifically listed for the standard; and
 - (i) where more than one standard will be infringed, the effects of all infringements.

H3.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) for dairies up to 100m² gross floor area per site; and healthcare facilities up to 200m² gross floor area per site:
 - (a) building intensity, scale, location, form and appearance:

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(i) whether the intensity and scale of the activity, the building location, form and appearance is compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.

(b) traffic:

(i) whether the activity avoids or mitigates high levels of additional non-residential traffic on local roads.

(c) location and design of parking and access:

(i) whether adequate parking and access is provided or required.

(d) noise, lighting and hours of operation:

(i) whether noise and lighting and the hours of operation of the activity avoids, remedies or mitigates adverse effects on the residential amenity of surrounding properties, by:

- locating noisy activities away from neighbouring residential boundaries; and
- screening or other design features; and
- controlling the hours of operation and operational measures.

(2) for building height:

- (a) refer to Policy H3.3(1);
- (b) refer to Policy H3.3(2); and
- (c) refer to Policy H3.3(4).

(3) for height in relation to boundary:

- (a) refer to Policy H3.3(1);
- (b) refer to Policy H3.3(2); and
- (c) refer to Policy H3.3(4).

(4) for yards:

- (a) refer to Policy H3.3(1);
- (b) refer to Policy H3.3(2);
- (c) refer to Policy H3.3(4); and
- (d) refer to Policy H3.3(5).

(5) for maximum impervious areas:

PC 71 ([see Modifications](#))

(a) refer to Policy H3.3(6).

(6) for building coverage:

(a) refer to Policy H3.3(1);

(b) refer to Policy H3.3(2); and

(c) refer to Policy H3.3(4).

(7) for landscaped area:

(a) refer to Policy H3.3(1);

(b) refer to Policy H3.3(2); and

(c) refer to Policy H3.3(4).

(8) for front, side and rear fences and walls:

(a) refer to Policy H3.3(1);

(b) refer to Policy H3.3(2);

(c) refer to Policy H3.3(3); and

(d) refer to Policy H3.3(4).

H3.9. Special information requirements

There are no special information requirements in this zone.

H4. Residential – Mixed Housing Suburban Zone

H4.1. Zone description

The Residential – Mixed Housing Suburban Zone is the most widespread residential zone covering many established suburbs and some greenfields areas. Much of the existing development in the zone is characterised by one or two storey, mainly stand-alone buildings, set back from site boundaries with landscaped gardens.

The zone enables intensification, while retaining a suburban built character.

Development within the zone will generally be two storey detached and attached housing in a variety of types and sizes to provide housing choice. The height of permitted buildings is the main difference between this zone and the Residential – Mixed Housing Urban Zone which generally provides for three storey predominately attached dwellings.

Up to three dwellings are permitted as of right subject to compliance with the standards. This is to ensure a quality outcome for adjoining sites and the neighbourhood, as well as residents within the development site.

Resource consent is required for four or more dwellings and for other specified buildings in order to:

- achieve the planned suburban built character of the zone;
- achieve attractive and safe streets and public open spaces;
- manage the effects of development on neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and
- achieve high quality on-site living environments.

The resource consent requirements enable the design and layout of the development to be assessed; recognising that the need to achieve a quality design is increasingly important as the scale of development increases.

H4.2. Objectives

- (1) Housing capacity, intensity and choice in the zone is increased.
- (2) Development is in keeping with the neighbourhood's planned suburban built character of predominantly two storey buildings, in a variety of forms (attached and detached).
- (3) Development provides quality on-site residential amenity for residents and adjoining sites and the street.
- (4) Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

H4.3. Policies

- (1) Enable a variety of housing types including integrated residential development such as retirement villages.

- (2) Achieve the planned suburban built character of predominantly two storey buildings, in a variety of forms by:
 - (a) limiting the height, bulk and form of development;
 - (b) managing the design and appearance of multiple-unit residential development; and
 - (c) requiring sufficient setbacks and landscaped areas.

- (3) Encourage development to achieve attractive and safe streets and public open spaces including by:
 - (a) providing for passive surveillance
 - (b) optimising front yard landscaping
 - (c) minimising visual dominance of garage doors.

- (4) Require the height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.

- (5) Require accommodation to be designed to meet the day to day needs of residents by:
 - (a) providing privacy and outlook; and
 - (b) providing access to daylight and sunlight and providing the amenities necessary for those residents.

- (10) Recognise the functional and operational requirements of activities and development.

- (6) Encourage accommodation to have useable and accessible outdoor living space.

- (7) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.

- (8) Enable more efficient use of larger sites by providing for integrated residential development.

- (9) Provide for non-residential activities that:
 - (a) support the social and economic well-being of the community;
 - (b) are in keeping with the scale and intensity of development anticipated within the zone;
 - (c) avoid, remedy or mitigate adverse effects on residential amenity; and
 - (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and Business – Town Centre Zone.

H4.4. Activity table

Table H4.4.1 Activity table specifies the activity status of land use and development activities in the Residential – Mixed Housing Suburban Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H4.4.1 Activity table

		Activity status	Standards to be complied with
Use			
(A1)	Activities not provided for	NC	
Residential			
(A2)	Camping grounds	D	
(A3)	Up to three dwellings per site	P	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; Standard H4.6.11 Outlook space; Standard H4.6.12 Daylight; Standard H4.6.13 Outdoor living space; Standard H4.6.14 Front, side and rear fences and walls
(A4)	Four or more dwellings per site	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards
(A5)	The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings	P	Standard H4.6.3 The conversion of a principal dwelling into a maximum of two dwellings
(A6)	Home occupations	P	Standard H4.6.2 Home occupations
(A7)	Home occupations that do not meet Standard H4.6.2	D	
(A8)	Integrated Residential Development	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards
(A9)	Supported residential care accommodating up to 10 people per site inclusive of staff and residents	P	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; Standard H4.6.11 Outlook space; Standard H4.6.12 Daylight; Standard H4.6.13 Outdoor

H4 Residential – Mixed Housing Suburban Zone

			living space; Standard H4.6.14 Front, side and rear fences and walls
(A10)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards
(A11)	Boarding houses accommodating up to 10 people per site inclusive of staff and residents	P	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; Standard H4.6.11 Outlook space; Standard H4.6.12 Daylight; Standard H4.6.13 Outdoor living space; Standard H4.6.14 Front, side and rear fences and walls
(A12)	Boarding houses accommodating greater than 10 people per site inclusive of staff and residents	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards
(A13)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	P	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; and Standard H4.6.14 Front, side and rear fences and walls
(A14)	Visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards
Commerce			
(A15)	Dairies up to 100m ² gross floor area per site	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; and Standard H4.6.14 Front, side and rear

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			fences and walls
(A16)	Restaurants and cafes up to 100m ² gross floor area per site	D	
(A17)	Service stations on arterial roads	D	
Community			
(A18)	Care centres accommodating up to 10 people per site excluding staff	P	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; and Standard H4.6.14 Front, side and rear fences and walls
(A19)	Care centres accommodating greater than 10 people per site excluding staff	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; and Standard H4.6.14 Front, side and rear fences and walls
(A20)	Community facilities	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; and Standard H4.6.14 Front, side and rear fences and walls
(A21)	Education facilities	D	
(A22)	Tertiary education facilities	D	
(A23)	Emergency services adjoining an arterial road	D	
(A24)	Healthcare facilities up to 200m ² gross floor area per site	RD	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard

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			H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; and Standard H4.6.14 Front, Side and rear fences and walls
(A25)	Healthcare facilities greater than 200m ² gross floor area per site	D	
(A26)	Veterinary clinics	D	
Rural			
(A27)	Grazing of livestock on sites greater than 2,000m ² net site area	P	
Mana Whenua			
(A28)	Marae complex	D	
Development			
(A29)	Demolition of buildings	P	
(A30)	Internal and external alterations to buildings	P	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; Standard H4.6.11 Outlook space; Standard H4.6.12 Daylight; Standard H4.6.13 Outdoor living space; Standard H4.6.14 Front, side and rear fences and walls; Standard H4.6.15 Minimum dwelling size
(A31)	Accessory buildings	P	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage.
(A32)	Additions to an existing dwelling	P	Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; Standard H4.6.11 Outlook space; Standard H4.6.12 Daylight; Standard H4.6.13 Outdoor living space; Standard H4.6.14 Front, side and rear fences and walls; Standard H4.6.15 Minimum dwelling size

(A33)	New buildings and additions to buildings which do not comply with H4.6.5 Height in relation to boundary, but comply with H4.6.6 Alternative height in relation to boundary	RD	Standard H4.6.6 Alternative height in relation to boundary Note: Compliance with Standard H4.6.5 Height in relation to boundary is not required.
(A34)	New buildings and additions	The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate	
(A35)	Rainwater Tank	P	Standard H4.6.16 Rainwater tanks

H4.5. Notification

- (1) Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:
- (a) four or more dwellings per site that comply with all of the standards listed in Table H4.4.1 Activity table
 - (b) an integrated residential development that complies with all of the standards listed in Table H4.4.1 Activity table;
 - (c) New buildings and additions to buildings which do not comply with H4.6.5 Height in relation to boundary, but comply with Standard H4.6.6 Alternative height in relation to boundary.
 - (d) development which does not comply with H4.6.14 (1a) Front, side and rear fences and walls; or
 - (e) development which does not comply with Standard H4.6.15 Minimum dwelling size.
- (2) Any application for resource consent for an activity listed in Table H4.4.1 Activity table and which is not listed in H4.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

H4.6. Standards

H4.6.1. Activities listed in Table H4.4.1 Activity table

- (1) Activities and buildings containing activities listed in Table H4.4.1 Activity table must comply with the standards listed in the column in Table H4.4.1 called Standards to be complied with.

H4.6.2. Home occupations

Purpose: to enable people to work from home at a scale that the residential character and amenity is maintained.

(1) A home occupation must comply with all the following standards:

- (a) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
- (b) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;
- (c) no more than four people in total may work in the home occupation;
- (d) the sale of goods or services from the home occupation that requires customers to come to the site and the delivery of goods to and from the site may not occur before 7am or after 7pm;
- (e) car trips to and from the home occupation activity must not exceed 20 per day;
- (f) heavy vehicle trips must not exceed two per week;
- (g) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
- (h) storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view;
- (i) materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and
- (j) goods sold from the home occupation must be:
 - (i) goods produced on site; or
 - (ii) goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or
 - (iii) goods ancillary and related to a service provided by the home occupation.

H4.6.3. The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings

Purpose: to enable a dwelling existing as at 30 September 2013 to be converted into a maximum of two dwellings and to provide for sufficient outdoor living space for each of the dwellings.

(1) Where a principal dwelling existing as at 30 September 2013 is proposed to be converted into a maximum of two dwellings each dwelling must have an outdoor living space that is:

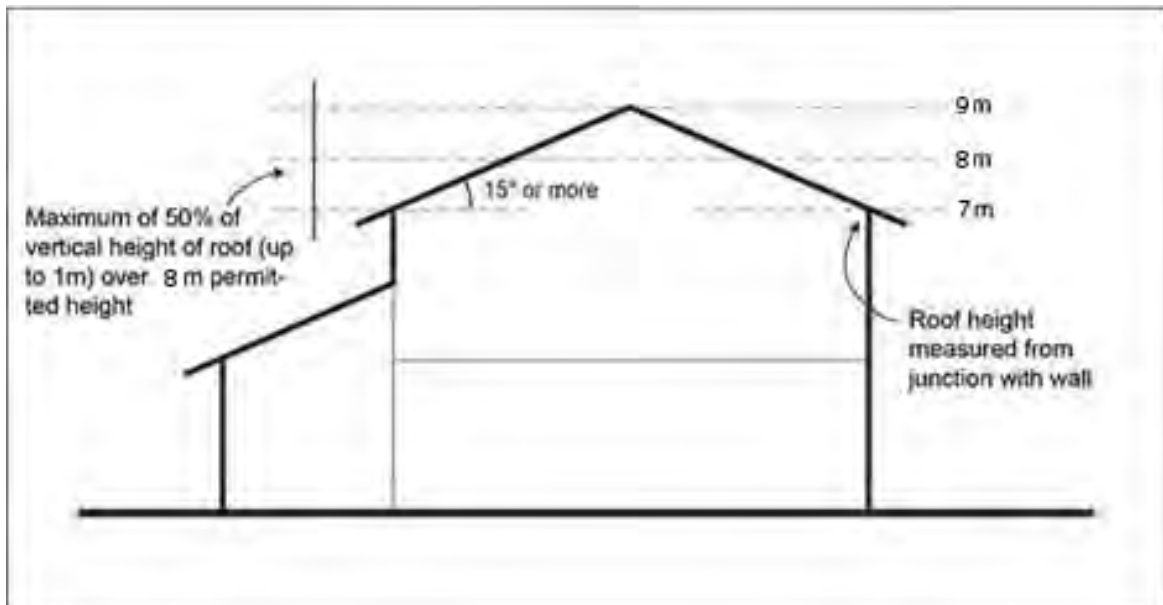
- (a) at least 5m² for a studio or one-bedroom dwelling and 8m² for a two or more bedroom dwelling; and
- (b) at least 1.8m in depth; and
- (c) directly accessible from the dwelling.

H4.6.4. Building height

Purpose: to manage the height of buildings to:

- achieve the planned suburban built character of predominantly one to two storeys;
 - minimise visual dominance effects;
 - maintain a reasonable standard of residential amenity for adjoining sites; and
 - provide some flexibility to enable variety in roof forms.
- (1) Buildings must not exceed 8m in height except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure H4.6.4.1 Building height in the Residential – Mixed Housing Suburban Zone below.

Figure H4.6.4.1 Building height in the Residential – Mixed Housing Suburban Zone

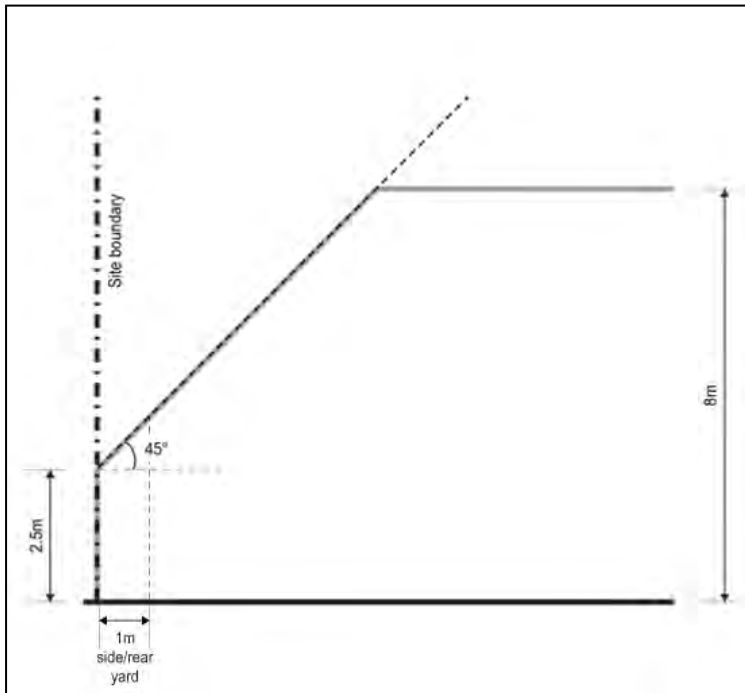


H4.6.5. Height in relation to boundary

Purpose: to manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise adverse visual dominance effects to immediate neighbours.

- (1) Buildings must not project beyond a 45 degree recession plane measured from a point 2.5m vertically above ground level along side and rear boundaries, as shown in Figure H4.6.5.1 Height in relation to boundary below.

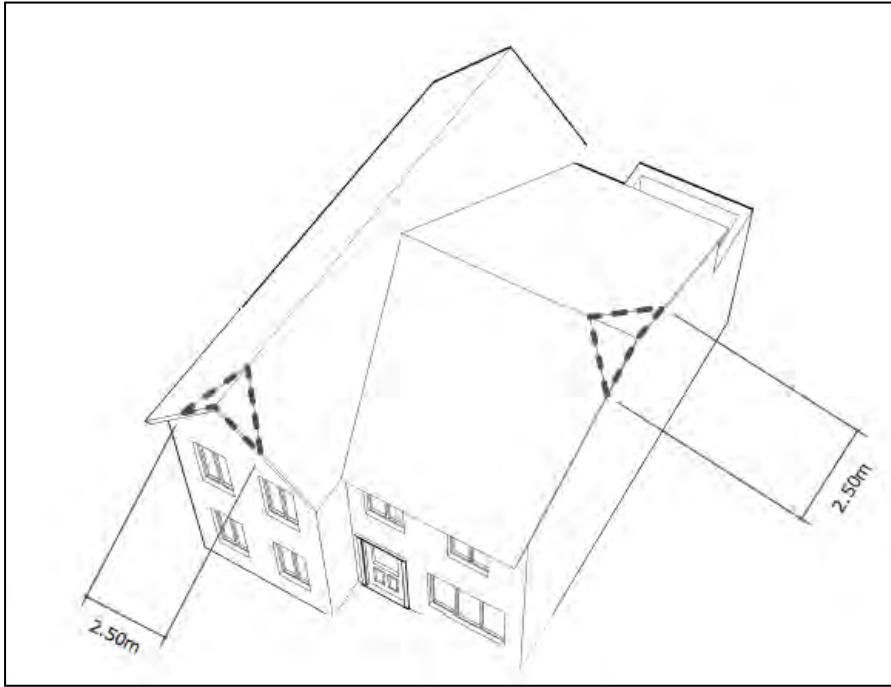
Figure H4.6.5.1 Height in relation to boundary



- (2) Standard H4.6.5(1) above does not apply to a boundary, or part of a boundary, adjoining any of the following:
- (a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or
 - (b) sites within the: Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone:
 - (i) that are greater than 2000m²;
 - (ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and
 - (iii) Where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.
- (3) Standard H4.6.5(1) above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (4) Where the boundary forms part of a legal right of way, entrance strip, access site, or pedestrian access way, the control in Standard H4.6.5(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.

- (5) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
- (a) no greater than 1.5m² in area and no greater than 1m in height; and
 - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H4.6.5.2 Exceptions for gable ends, dormers and roof projections below.

Figure H4.6.5.2 Exceptions for gable ends, dormers and roof projections



- (6) No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.
- (7) The height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

H4.6.6. Alternative height in relation to boundary

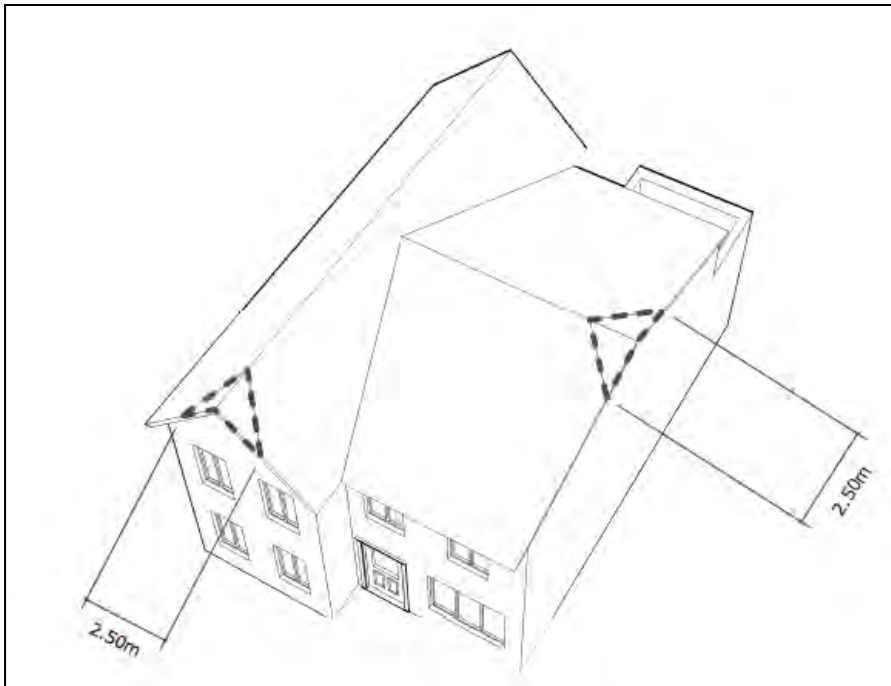
Purpose: to enable the efficient use of the site by providing design flexibility where a building is located close to the street frontage, while maintaining a reasonable level of sunlight access and minimising overlooking and privacy effects to immediate neighbours.

- (1) This standard is an alternative to the permitted Standard H4.6.5 Height in relation to boundary and applies to development that is within 20m of the site frontage.
- (2) Buildings within 20m of the site frontage must not exceed a height of 3.6m measured vertically above ground level at side and rear boundaries.

Thereafter, buildings must be set back one metre and then 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then one metre for every additional metre in height (45 degrees) as shown in Figure H4.6.6.1 Alternative height in relation to boundary below.

- (4) Standard H4.6.6(2) above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (5) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard H4.6.6(2) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (6) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
 - (a) no greater than 1.5m² in area and no greater than 1m in height; and
 - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H4.6.6.2 Exceptions for gable ends and dormers and roof projections below.

Figure H4.6.6.2 Exceptions for gable ends, dormers and roof projections



- (7) No more than two gable ends, dormer or roof projections are allowed for every 6m length of site boundary.
- (8) The alternative height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

H4.6.7. Yards

Purpose:

- to maintain the suburban built character of the streetscape and provide sufficient space for landscaping within the front yard;
- to maintain a reasonable standard of residential amenity for adjoining sites;

- to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards; and
- to enable buildings and services on the site or adjoining sites to be adequately maintained.

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H4.6.7.1 Yards below.

Table H4.6.7.1 Yards

Yard	Minimum depth
Front	3m
Side	1m
Rear	1m
Riparian	10m from the edge of all other permanent and intermittent streams
Lakeside	30m
Coastal protection yard	10m, or as otherwise specified in Appendix 6 Coastal protection yard

(2) Standard H4.6.7(1) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

H4.6.8. Maximum impervious area

Purpose:

- to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks;
- to support the functioning of riparian yards, lakeside yards and coastal yards and water quality and ecology;
- to reinforce the building coverage and landscaped area standards; and
- to limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood.

(1) The maximum impervious area must not exceed 60 per cent of site area.

(2) The maximum impervious area within a riparian yard, a lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, the lakeside yard or the coastal protection yard area.

H4.6.9. Building coverage

Purpose: to manage the extent of buildings on a site to achieve the planned suburban built character of buildings.

- (1) The maximum building coverage must not exceed 40 per cent of the net site area.

H4.6.10. Landscaped area

Purpose:

- to provide for quality living environments consistent with the planned suburban built character of buildings within a generally spacious setting; and
- to maintain the landscaped character of the streetscape within the zone.

- (1) The minimum landscaped area must be at least 40 per cent of the net site area.
- (2) At least 50 per cent of the area of the front yard must comprise landscaped area.

H4.6.11. Outlook space

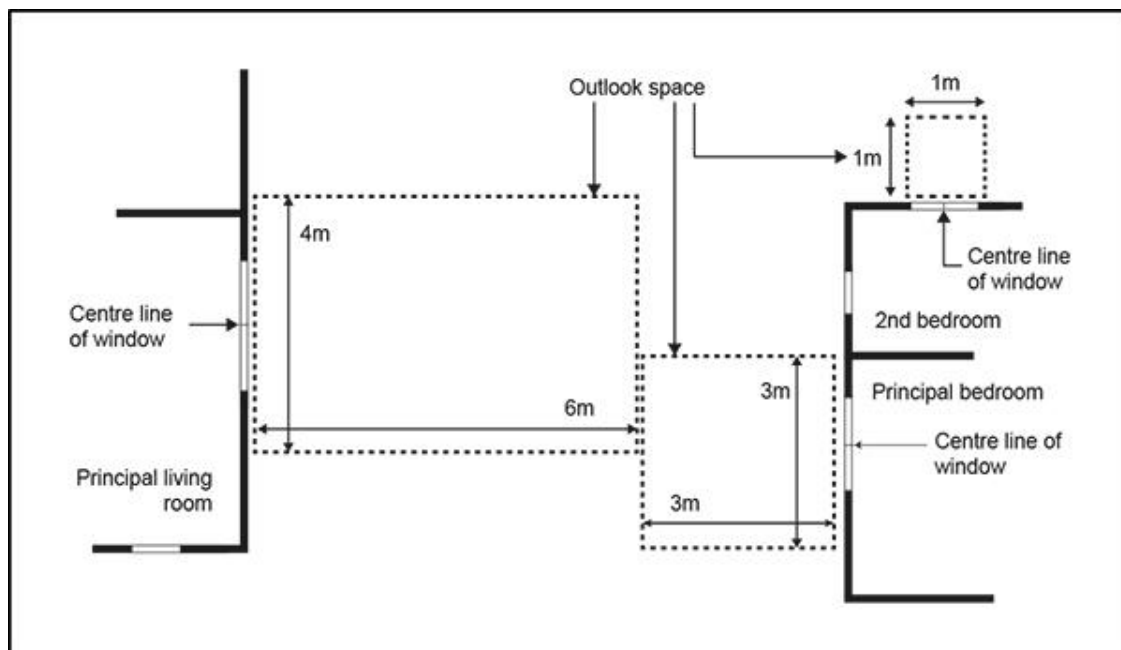
Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
- in combination with the daylight standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

- (1) An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.
- (2) The minimum dimensions for a required outlook space are as follows:
 - (a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of 6m in depth and 4m in width;
 - (b) a principal bedroom of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width; and
 - (c) all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.
- (3) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.
- (4) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (5) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.

- (6) Outlook spaces may be within the site, over a public street, or other public open space.
- (7) Outlook spaces required from different rooms within the same building may overlap.
- (8) Outlook spaces may overlap where they are on the same wall plane.
- (9) Outlook spaces must:
 - (a) be clear and unobstructed by buildings;
 - (b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in Standard H4.6.11(6) above; and
 - (c) not extend over an outlook spaces or outdoor living space required by another dwelling.

Figure H4.6.11.1 Required outlook space



H4.6.12. Daylight

Purpose:

- to ensure adequate daylight for living areas and bedrooms in dwellings, supported residential care and boarding houses; and
 - in combination with the outlook standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.
- (1) Where the proposed building and/or opposite building contains principal living room or bedroom windows in a dwelling, or main living/dining area or bedroom windows in supported residential care and boarding houses, then:
 - (a) That part of a building higher than 3m opposite buildings within the same site is limited in height to twice the horizontal distance between the two buildings for a length defined by a 55 degree arc from the centre of the window. The arc

may be swung to within 35 degrees of the plane of the wall containing the window as shown in Figure H4.6.12.2 Required setbacks for daylight below.

Refer to Table H4.6.12.1 Maximum height of the part of a building within a site facing a principal living room or bedroom window within the same site; Figure H4.6.12.1 Required setbacks for daylight and Figure H4.6.12.2 Required setbacks for daylight below).

- (2) Where the principal living room, main living/dining area or bedroom has two or more external faces with windows, Standard H4.6.12(1) above will apply to the largest window.
- (3) Where the window is above ground level, the height restriction is calculated from the floor level of the room containing the window.
- (4) Standards H4.6.12(1), (2) and (3) do not apply to development opposite the first 5m of a building which faces the street, measured from the front corner of the building.

Table H4.6.12.1 Maximum height of that part of a building within a site facing a principal living room or bedroom window within the same site

Distance of the building from the largest principal living room, living/dining room or bedroom window (x)	Maximum height of the defined portion of wall opposite an identified window	Length of wall restricted if 55 degree arc is perpendicular to window (y) (rounded)
1.0m	2.0m	1.0m
1.5m	3.0m	1.5m
2.0m	4.0m	2.0m
2.5m	5.0m	2.5m
2.7m	5.4m	2.7m
3.0m	6.0m	3.0m
3.5m	7.0m	3.5m
4.0m	8.0m	4.0m
4.5m	9.0m	4.5m

Figure H4.6.12.1 Required setbacks for daylight

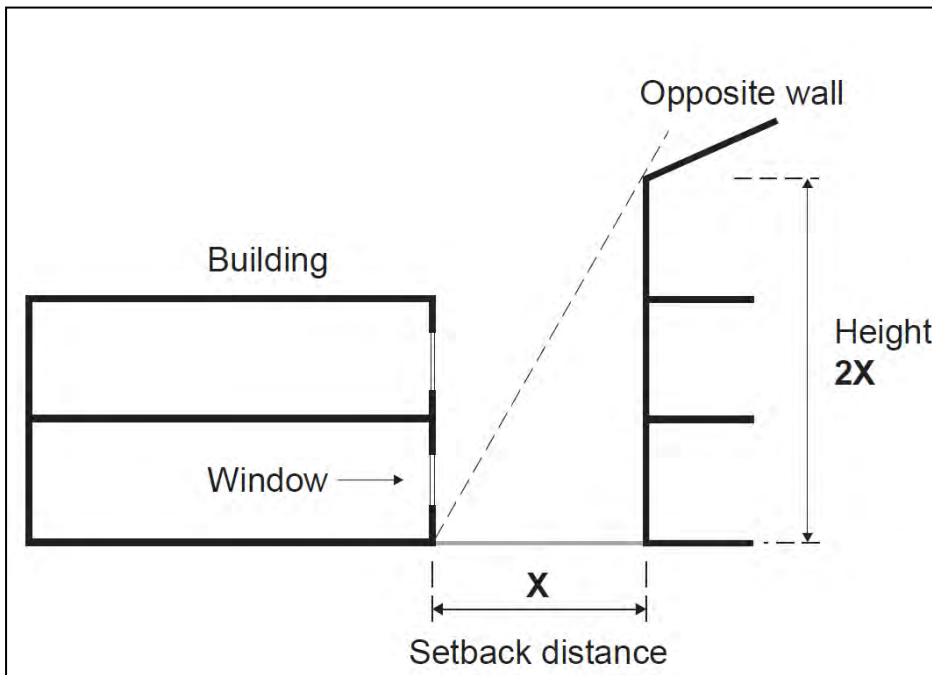
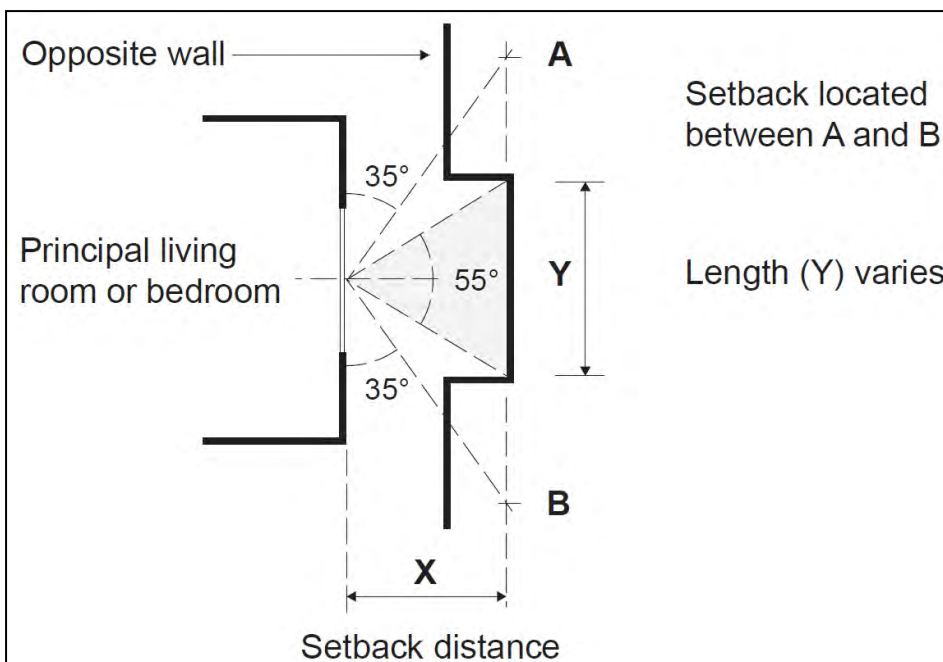


Figure H4.6.12.2 Required setbacks for daylight

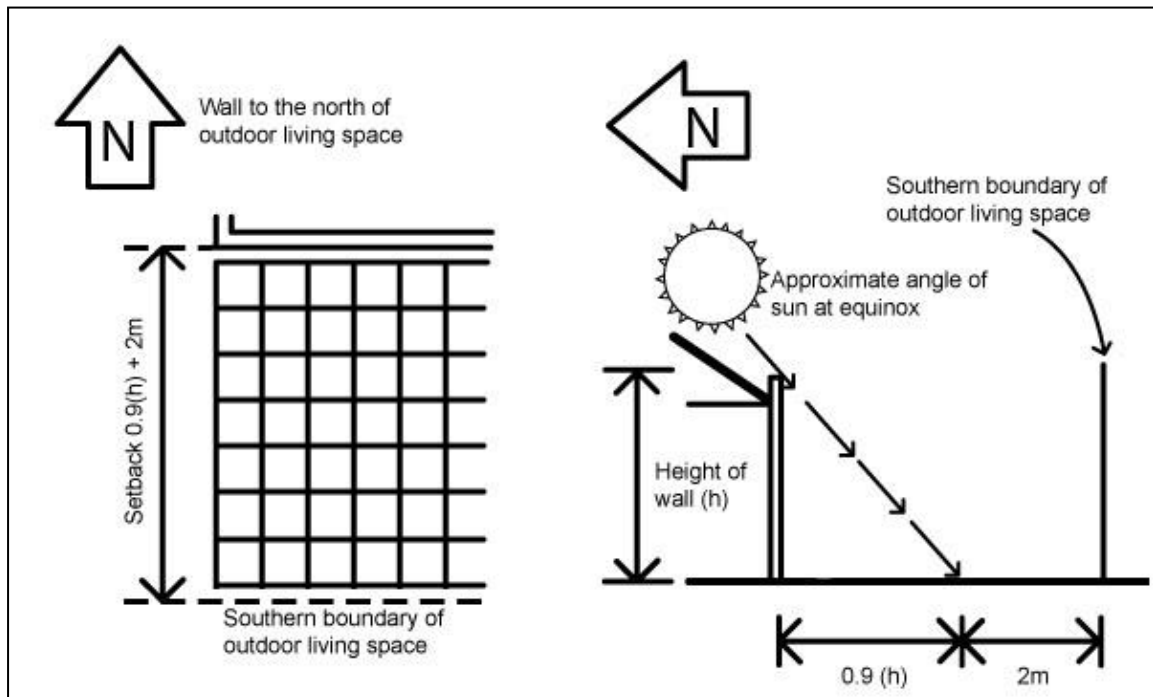


H4.6.13. Outdoor living space

Purpose: to provide dwellings, supported residential care and boarding houses with outdoor living space that is of a functional size and dimension, has access to sunlight, and is accessible from the dwelling.

- (1) A dwelling, supported residential care or boarding house at ground floor level, must have an outdoor living space that is at least 20m² that comprises ground floor and/or balcony/roof terrace space that:
 - (a) where located at ground level has no dimension less than 4m and has a gradient not exceeding 1 in 20; and/or
 - (b) where provided in the form of balcony, patio or roof terrace is at least 5m² and has a minimum dimension of 1.8m; and
 - (c) is accessible from the dwelling, supported residential care unit or boarding house; and
 - (d) is free of buildings, parking spaces, servicing and manoeuvring areas.
- (2) A dwelling, supported residential care or boarding house located above ground floor level must have an outdoor living space in the form of a balcony, patio or roof terrace that:
 - (a) is at least 5m² for studio and one-bedroom dwellings and has a minimum dimension of 1.8m; or
 - (b) is at least 8m² for two or more bedroom dwellings and has a minimum dimension of 1.8m; and
 - (c) is accessible from the dwelling, supported residential care unit or boarding house.
- (3) Where outdoor living space required by Standard H4.6.13(1) or Standard H4.6.13(2) above is provided at ground level, and is located south of any building located on the same site, the southern boundary of that space must be separated from any wall or building by at least $2m + 0.9(h)$, where (h) is the height of the wall or building as shown in the Figure H4.6.13.1 Location of outdoor living space below. For the purpose of this standard south is defined as between 135 and 225 degrees.

Figure H4.6.13.1 Location of outdoor living space



H4.6.14. Front, side and rear fences and walls

Purpose: to enable fences and walls to be constructed on a front, side or rear boundary or within a front, side, rear, riparian, coastal protection or lakeside yard to a height sufficient to:

- provide privacy for dwellings while enabling opportunities for passive surveillance of the street or adjoining public place.
- minimise visual dominance effects to immediate neighbours, the street or adjoining public place.

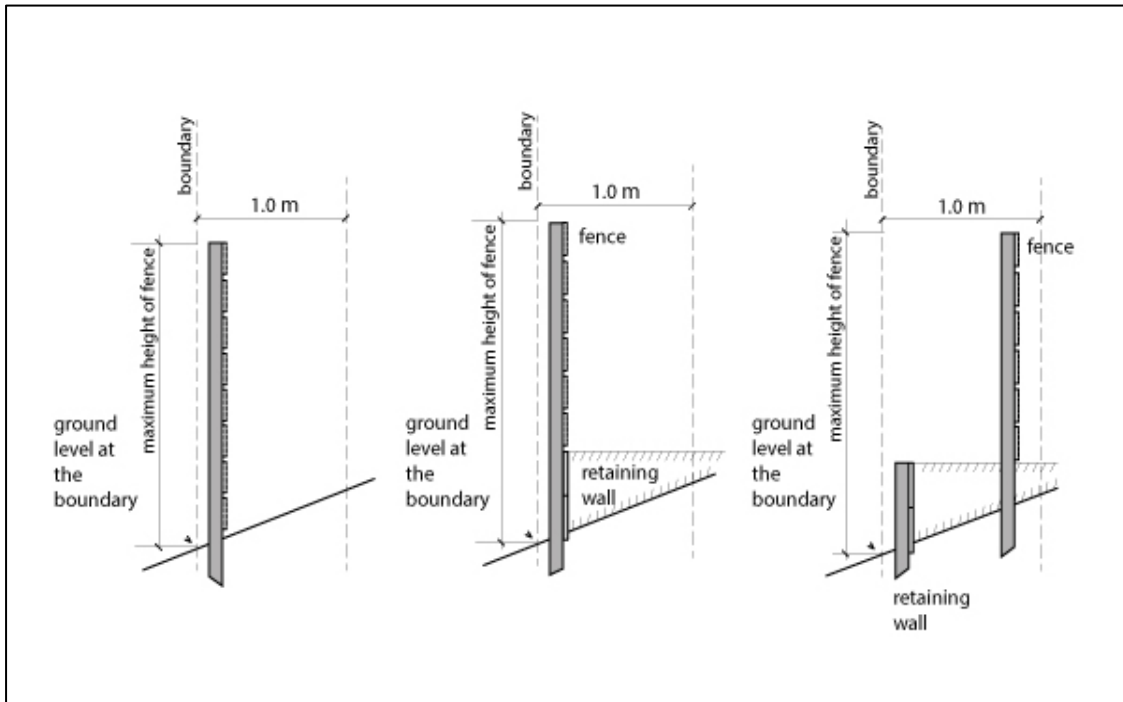
(1) Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary:

(a) Within the front yard, either:

- (i) 1.4m in height, or
- (ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or
- (iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.

(b) Within side, rear, coastal protection, lakeside or riparian yards: 2m.

Figure H.4.6.14.1 Measurement of fence height



H4.6.15. Minimum dwelling size

Purpose: to ensure dwellings are functional and of a sufficient size to provide for the day to day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

- (1) Dwellings must have a minimum net internal floor area as follows:
 - (a) 30m² for studio dwellings.
 - (b) 45m² for one or more bedroom dwellings.

H4.6.16. Rainwater tanks

Purpose: To enable rainwater tank installation and maintain amenity values.

- (1) Rainwater tanks must not be located:
 - (a) in a riparian, lakeside or coastal protection yard unless less than 1m in height, or wholly below ground level;
 - (b) in a front yard, unless they are at least 1.5m from the front boundary and are a maximum height of 1 m;
 - (c) forward of any street facing or private vehicle access building façade, unless they are at least 1.5m from the front boundary and are a maximum height of 1m;
 - (d) Clause (c) does not apply
 - (i) to sites with (or proposed to have) three or less dwellings;

(ii) to a rear service lane where the dwellings have frontage to a public street.

- (2) Rainwater tanks located within any required outlook area must be no higher than 1 m.
- (3) Rainwater tanks located within the required 20m² outdoor living space with minimum dimensions of 4m must be installed wholly below ground level.
- (4) Rainwater tanks (excluding any pipework) must not exceed 3 m in height in a rear or side yard.
- (5) Any overflow from the rainwater tank must discharge to the existing authorised stormwater system for the site.

Note: If there is a new stormwater discharge or diversion created Chapter E8.6.2.1 and Building Act requirements must be complied with.

Note: Building Act regulations apply. A building consent may be required under the Building Act.

H4.7. Assessment – controlled activities

There are no controlled activities in this zone.

H4.8. Assessment – restricted discretionary activities

H4.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary activity resource consent application:

- (1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:
 - (a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:
 - (i) building intensity, scale, location, form and appearance;
 - (ii) traffic;
 - (iii) location and design of parking and access; and
 - (iv) noise, lighting and hours of operation.
 - (b) Infrastructure and servicing.
- (2) for four or more dwellings per site:
 - (a) the effects on the neighbourhood character, residential amenity, safety and the surrounding residential area from all of the following:

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- (i) building intensity, scale, location, form and appearance;
 - (ii) traffic; and
 - (iii) location and design of parking and access.
- (b) all of the following standards:
- (i) Standard H4.6.8 Maximum impervious areas;
 - (ii) Standard H4.6.9 Building coverage;
 - (iii) Standard H4.6.10 Landscaped area;
 - (iv) Standard H4.6.11 Outlook space;
 - (v) Standard H4.6.12 Daylight;
 - (vi) Standard H4.6.13 Outdoor living space;
 - (vii) Standard H4.6.14 Front, side and rear fences and walls; and
 - (viii) Standard H4.6.15 Minimum dwelling size.
- (c) Infrastructure and servicing.
- (3) for integrated residential development:
- (a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:
- (i) building intensity, scale, location, form and appearance;
 - (ii) traffic;
 - (iii) location and design of parking and access; and
 - (iv) noise, lighting and hours of operation.
- (b) all of the following standards:
- (i) Standard H4.6.8 Maximum impervious areas;
 - (ii) Standard H4.6.9 Building coverage;
 - (iii) Standard H4.6.10 Landscaped area;
 - (iv) Standard H4.6.11 Outlook space;
 - (v) Standard H4.6.12 Daylight;
 - (vi) Standard H4.6.13 Outdoor living space;
 - (vii) Standard H4.6.14 Front, side and rear fences and walls; and
 - (viii) Standard H4.6.15 Minimum dwelling size.
- (c) Infrastructure and servicing.
- (4) for buildings that do not comply with Standard H4.6.4 Building height; Standard H4.6.5 Height in relation to boundary; Standard H4.6.6 Alternative height in relation to boundary; Standard H4.6.7 Yards; Standard H4.6.8 Maximum impervious areas; Standard H4.6.9 Building coverage; Standard H4.6.10 Landscaped area; Standard

H4.6.11 Outlook space; Standard H4.6.12 Daylight; Standard H4.6.13 Outdoor living space; Standard H4.6.14 Front, side and rear fences and walls; Standard H4.6.15 Minimum dwelling size:

- (a) any policy which is relevant to the standard;
 - (b) the purpose of the standard;
 - (c) the effects of the infringement of the standard;
 - (d) the effects on the suburban built character of the zone;
 - (e) the effects on the amenity of neighbouring sites;
 - (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
 - (g) the characteristics of the development;
 - (h) any other matters specifically listed for the standard; and
 - (i) where more than one standard will be infringed, the effects of all infringements.
- (5) For new buildings and additions to buildings which do not comply with H4.6.5. Height in relation to boundary, but comply with H4.6.6 Alternative height in relation to boundary:
- (a) Sunlight access;
 - (b) Attractiveness and safety of the street; and
 - (c) Overlooking and Privacy.

H4.8.2. Assessment criteria

The Council will consider the assessment criteria below for restricted discretionary activities to the extent relevant to the proposal:

- (1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:
- (a) infrastructure and servicing:
 - (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.
 - (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.
 - (b) building intensity, scale, location, form and appearance:

(i) whether the intensity and scale of the activity, the building location, form and appearance is compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.

(c) traffic:

(i) whether the activity avoids or mitigates high levels of additional non-residential traffic on local roads.

(d) location and design of parking and access:

(i) whether adequate parking and access is provided or required.

(e) noise, lighting and hours of operation:

(i) whether noise and lighting and the hours of operation of the activity avoids, remedies or mitigates adverse effects on the residential amenity of surrounding properties, by:

- locating noisy activities away from neighbouring residential boundaries;
- screening or other design features; and
- controlling the hours of operation and operational measures.

(2) for four or more dwellings on a site:

(a) the extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:

(i) Standard H4.6.8 Maximum impervious areas;

(ii) Standard H4.6.9 Building coverage;

(iii) Standard H4.6.10 Landscaped area;

(iv) Standard H4.6.11 Outlook space;

(v) Standard H4.6.12 Daylight;

(vi) Standard H4.6.13 Outdoor living space;

(vii) Standard H4.6.14 Front, side and rear fences and walls; and

(viii) Standard H4.6.15 Minimum dwelling size

(b) The extent to which the development contributes to a variety of housing types in the zone and is in keeping with the neighbourhood's planned suburban build character of predominantly two storey buildings (attached or detached) by limiting the height, bulk and form of the development and managing the design and appearance as well as providing sufficient setbacks and landscaped areas.

(c) [deleted]

(d) The extent to which development achieves attractive and safe streets and public open space by:

- (i) providing doors, windows and/or balconies facing the street and public open space
 - (ii) minimising tall, visually impermeable fences
 - (iii) designing large scale development (generally more than 15 dwellings) to provide for variations in building form and/or façade design as viewed from streets and public open spaces.
 - (iv) optimising front yard landscaping
 - (v) providing safe pedestrian access to buildings from the street
 - (vi) minimising the visual dominance of garage doors, walkways or staircases to upper level dwellings, and carparking within buildings as viewed from streets or public open spaces
- (e) The extent to which the height, bulk and location of the development maintains a reasonable standard of sunlight access and privacy and minimises visual dominance to adjoining sites.
- (f) The extent to which dwellings:
- (i) Orientate and locate windows to optimise privacy and encourage natural cross ventilation within the dwelling
 - (ii) Optimise sunlight and daylight access based on orientation, function, window design and location, and depth of the dwelling floor space
 - (iii) Provide secure and conveniently accessible storage for the number and type of occupants the dwelling is designed to accommodate.
 - (iv) Provide the necessary waste collection and recycling facilities in locations conveniently accessible and screened from streets and public open spaces.
- (g) The extent to which outdoor living space:
- (i) Provides for access to sunlight
 - (ii) Provides privacy between the outdoor living space of adjacent dwellings on the same site and between outdoor living space and the street.
 - (iii) When provided at ground level, is located on generally flat land or is otherwise functional.
- (h) refer to Policy H4.3(7); and
- (i) infrastructure and servicing:
- (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.
 - (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.

(3) for integrated residential development:

(a) the extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:

- (i) Standard H4.6.8 Maximum impervious areas;
- (ii) Standard H4.6.9 Building coverage;
- (iii) Standard H4.6.10 Landscaped area;
- (iv) Standard H4.6.11 Outlook space;
- (v) Standard H4.6.12 Daylight;
- (vi) Standard H4.6.13 Outdoor living space; and
- (vii) Standard H4.6.14 Front, side and rear fences and walls; and
- (viii) Standard H4.6.15 Minimum dwelling size (excluding retirement villages).

(b) refer to Policy H4.3(1);

(c) refer to Policy H4.3(2);

(d) refer to Policy H4.3(3);

(e) refer to Policy H4.3(4);

(f) refer to Policy H4.3(5);

(g) refer to Policy H4.3(6);

(h) refer to Policy H4.3(7);

(i) refer to Policy H4.3(8).

(j) refer to Policy H4.3(9); and

(k) infrastructure and servicing:

- (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.
- (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.

(4) For new buildings and additions to buildings which do not comply with H4.6.5. Height in relation to boundary, but comply with H4.6.6 Alternative height in relation to boundary:

Sunlight access

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

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

- (i) over 75% of the existing outdoor living space where the area of the space is greater than the minimum required by Standard H4.6.13: or
 - (ii) over 100% of existing outdoor living space where the area of this space is equal to or less than the minimum required by Standard H4.6.13.
- (b) In circumstances where sunlight access to the outdoor living space of an existing dwelling on a neighbouring site is less than the outcome referenced in (a):
- (i) The extent to which there is any reduction in sunlight access as a consequence of the proposed development, beyond that enabled through compliance with Standard H4.6.5 Height in relation to boundary control; and
 - (ii) The extent to which the building affects the area and duration of sunlight access to the outdoor living space of an existing dwelling on a neighbouring site, taking into account site orientation, topography, vegetation and existing or consented development.

Attractiveness and safety of the street

- (c) The extent to which those parts of buildings located closest to the front boundary achieve attractive and safe streets by:
- (i) providing doors, windows and balconies facing the street;
 - (ii) optimising front yard landscaping;
 - (iii) providing safe pedestrian access to buildings from the street; and
 - (iv) minimising the visual dominance of garage doors as viewed from the street.

Overlooking and privacy

- (d) The extent to which direct overlooking of a neighbour's habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.
- (5) for building height:
- (a) refer to Policy H4.3(2);
 - (b) refer to Policy H4.3(4); and
 - (c) refer to Policy H4.3(5).
- (6) for height in relation to boundary:
- (a) refer to Policy H4.3(2);
 - (b) refer to Policy H4.3(4); and
 - (c) refer to Policy H4.3(5).
- (7) for alternative height in relation to boundary infringements:

- (a) refer to Policy H4.3(2);
 - (b) refer to Policy H4.3(3);
 - (c) refer to Policy H4.3(4); and
 - (d) refer to Policy H4.3(5).
- (8) for yards:
- (a) refer to Policy H4.3(2); and
 - (b) refer to Policy H4.3(4).
- (9) for maximum impervious areas:
- (a) refer to Policy H4.3(7).
- (10) for building coverage:
- (a) refer to Policy H4.3(2); and
 - (b) refer to Policy H4.3(4).
- (11) for landscaped area:
- (a) refer to Policy H4.3(2);
 - (b) refer to Policy H4.3(4);
 - (c) refer to Policy H4.3(5); and
 - (d) refer to Policy H4.3(6).
- (12) for outlook space:
- (a) refer to Policy H4.3(2);
 - (b) refer to Policy H4.3(4);
 - (c) refer to Policy H4.3(5); and
 - (d) refer to Policy H4.3(6);
- (13) for daylight:
- (a) refer to Policy H4.3(2);
 - (b) refer to Policy H4.3(4); and
 - (c) refer to Policy H4.3(5).
- (14) for outdoor living space:
- (a) refer to Policy H4.3(2);
 - (b) refer to Policy H4.3(4);
 - (c) refer to Policy H4.3(5); and
 - (d) refer to Policy H4.3(6).
- (15) for front, side and rear fences and walls:
- (a) refer to Policy H4.3(2);

(b) refer to Policy H4.3(3); and

(c) refer to Policy H4.3(4).

(16) For minimum dwelling size:

(a) Policy H4.3(5)

H4.9. Special information requirements

There are no special information requirements in this zone.

H5. Residential – Mixed Housing Urban Zone

H5.1. Zone description

The Residential – Mixed Housing Urban Zone is a reasonably high-intensity zone enabling a greater intensity of development than previously provided for.

Over time, the appearance of neighbourhoods within this zone will change, with development typically up to three storeys in a variety of sizes and forms, including detached dwellings, terrace housing and low-rise apartments. This supports increasing the capacity and choice of housing within neighbourhoods as well as promoting walkable neighbourhoods, fostering a sense of community and increasing the vitality of centres.

Up to three dwellings are permitted as of right subject to compliance with the standards. This is to ensure a quality outcome for adjoining site and the neighbourhood, as well as residents within the development site.

Resource consent is required for four or more dwellings and for other specified buildings in order to:

- achieve the planned urban built character of the zone;
- achieve attractive and safe streets and public open spaces;
- manage the effects of development on adjoining neighbouring sites, including visual amenity, privacy and access to daylight and sunlight; and
- achieve high quality on-site living environments.

The resource consent requirements enable the design and layout of the development to be assessed; recognising that the need to achieve quality design is important as the scale of development increases.

H5.2. Objectives

- (1) Land near the Business – Metropolitan Centre Zone and the Business – Town Centre Zone, high-density residential areas and close to the public transport network is efficiently used for higher density residential living and to provide urban living that increases housing capacity and choice and access to public transport.
- (2) Development is in keeping with the neighbourhood's planned urban built character of predominantly three-storey buildings, in a variety of forms and surrounded by open space.
- (3) Development provides quality on-site residential amenity for residents and adjoining sites and the street.
- (4) Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

H5.3. Policies

- (1) Enable a variety of housing types at higher densities, including low-rise apartments and integrated residential development such as retirement villages.
- (2) Require the height, bulk, form and appearance of development and the provision of sufficient setbacks and landscaped areas to achieve an urban built character of predominantly three storeys, in a variety of forms.
- (3) Encourage development to achieve attractive and safe streets and public open spaces including by:
 - (a) providing for passive surveillance
 - (b) optimising front yard landscaping
 - (c) minimising visual dominance of garage doors.
- (4) Require the height, bulk and location of development to maintain a reasonable standard of sunlight access and privacy and to minimise visual dominance effects to adjoining sites.
- (5) Require accommodation to be designed to meet day to day needs of residents by:
 - (a) providing privacy and outlook; and
 - (b) providing access to daylight and sunlight and providing the amenities necessary for those residents.
- (10) Recognise the functional and operational requirements of activities and development.
- (6) Encourage accommodation to have useable and accessible outdoor living space.
- (7) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.
- (8) Provide for non-residential activities that:
 - (a) support the social and economic well-being of the community;
 - (b) are in keeping with the with the scale and intensity of development anticipated within the zone;
 - (c) avoid, remedy or mitigate adverse effects on residential amenity; and
 - (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metro Centre Zone and Business – Town Centre Zone.

- (9) Enable more efficient use of larger sites by providing for integrated residential development.

H5.4. Activity table

Table H5.4.1 Activity table specifies the activity status of land use and development activities in the Residential – Mixed Housing Urban Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H5.4.1 Activity table

Activity		Activity status	Standards to be complied with
Use			
(A1)	Activities not provided for	NC	
Residential			
(A2)	Camping grounds	D	
(A3)	Up to three dwellings per site	P	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; Standard H5.6.12 Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14 Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls
(A4)	Four or more dwellings per site	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards
(A5)	The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings	P	Standard H5.6.3 The conversion of a principal dwelling into a maximum of two dwellings
(A6)	Home occupations	P	Standard H5.6.2 Home occupations
(A7)	Home occupations that do not meet Standard H5.6.2	D	
(A8)	Integrated residential development	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards
(A9)	Supported residential care accommodating up to 10 people per	P	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard

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	site inclusive of staff and residents		H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; Standard H5.6.12 Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14 Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls
(A10)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards
(A11)	Boarding houses accommodating up to 10 people per site inclusive of staff and residents	P	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; Standard H5.6.12 Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14 Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls
(A12)	Boarding houses accommodating greater than 10 people per site inclusive of staff and residents	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards
(A13)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	P	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; and Standard H5.6.15 Front, side and rear fences and walls
(A14)	Visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards
Commerce			
(A15)	Dairies up to 100m ² gross floor area per site	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; and Standard H5.6.15 Front, side and rear fences and walls

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(A16)	Restaurants and cafes up to 100m ² gross floor area per site	D	
(A17)	Service stations on arterial roads	D	
Community			
(A18)	Care centres accommodating up to 10 people per site excluding staff	P	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; and Standard H5.6.15 Front, side and rear fences and walls
(A19)	Care centres accommodating greater than 10 people per site excluding staff	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; and Standard H5.6.15 Front, side and rear fences and walls
(A20)	Community facilities	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; and Standard H5.6.15 Front, side and rear fences and walls
(A21)	Education facilities	D	
(A22)	Tertiary education facilities	D	
(A23)	Emergency services adjoining an arterial road	D	
(A24)	Healthcare facilities up to 200m ² gross floor area per site	RD	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; and Standard H5.6.15 Front, side and rear fences and walls
(A25)	Healthcare facilities greater than 200m ² gross floor area per site	D	
(A26)	Veterinary clinics	D	
Rural			

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(A27)	Grazing of livestock on sites greater than 2,000m ² net site area	P	
Mana Whenua			
(A28)	Marae complex	D	
Development			
(A29)	Demolition of buildings	P	
(A30)	Internal and external alterations to buildings	P	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; Standard H5.6.12 Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14 Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls, Standard H5.6.16 Minimum dwelling size
(A31)	Accessory buildings	P	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage
(A32)	Additions to an existing dwelling	P	Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; Standard H5.6.12 Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14 Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls, Standard H5.6.16 Minimum dwelling size
(A33)	New buildings and additions to buildings which do not comply with H5.6.5. Height in relation to boundary, but comply with H5.6.6 Alternative height in relation to boundary	RD	H5.6.6 Alternative height in relation to boundary Note: Compliance with Standard H5.6.5 Height in relation to boundary is not required.
(A34)	New buildings and additions to buildings	The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate	
(A35)	Rainwater Tank	P	Standard H5.6.17 Rainwater tanks

H5.5. Notification

- (1) Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:
 - (a) four or more dwellings per site that comply with all of the standards listed in Table H5.4.1 Activity table;
 - (b) an integrated residential development that complies with all of the standards listed in Table H5.4.1 Activity table;
 - (c) New buildings and additions to buildings which do not comply with H5.6.5 Height in relation to boundary, but comply with H5.6.6 Alternative height in relation to boundary;
 - (d) development which does not comply with H5.6.15 (1a) Front, side and rear fences and walls; and
 - (e) development which does not comply with H5.6.16 Minimum dwelling size.
- (2) Any application for resource consent for an activity listed in Table H5.4.1 Activity table and which is not listed in H5.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

H5.6. Standards

H5.6.1. Activities listed in Table H5.4.1 Activity table

- (1) Activities and buildings containing activities listed in Table H5.4.1 Activity table must comply with the standards listed in the column in Table H5.4.1 called Standards to be complied with.

H5.6.2. Home occupations

Purpose: to enable people to work from home at a scale that the residential character and amenity is maintained.

- (1) A home occupation must comply with all the following standards:
 - (a) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
 - (b) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;

- (c) no more than four people in total may work in the home occupation;
- (d) the sale of goods or services from the home occupation that requires customers to come to the site and the delivery of goods to and from the site may not occur before 7am or after 7pm;
- (e) car trips to and from the home occupation activity must not exceed 20 per day;
- (f) heavy vehicle trips must not exceed two per week;
- (g) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
- (h) storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view;
- (i) materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and
- (j) goods sold from the home occupation must be:
 - (i) goods produced on site; or
 - (ii) goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or
 - (iii) goods ancillary and related to a service provided by the home occupation.

H5.6.3. The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings

Purpose: to enable a dwelling existing as at 30 September 2013 to be converted into a maximum of two dwellings and to provide for sufficient outdoor living space for each of the dwellings.

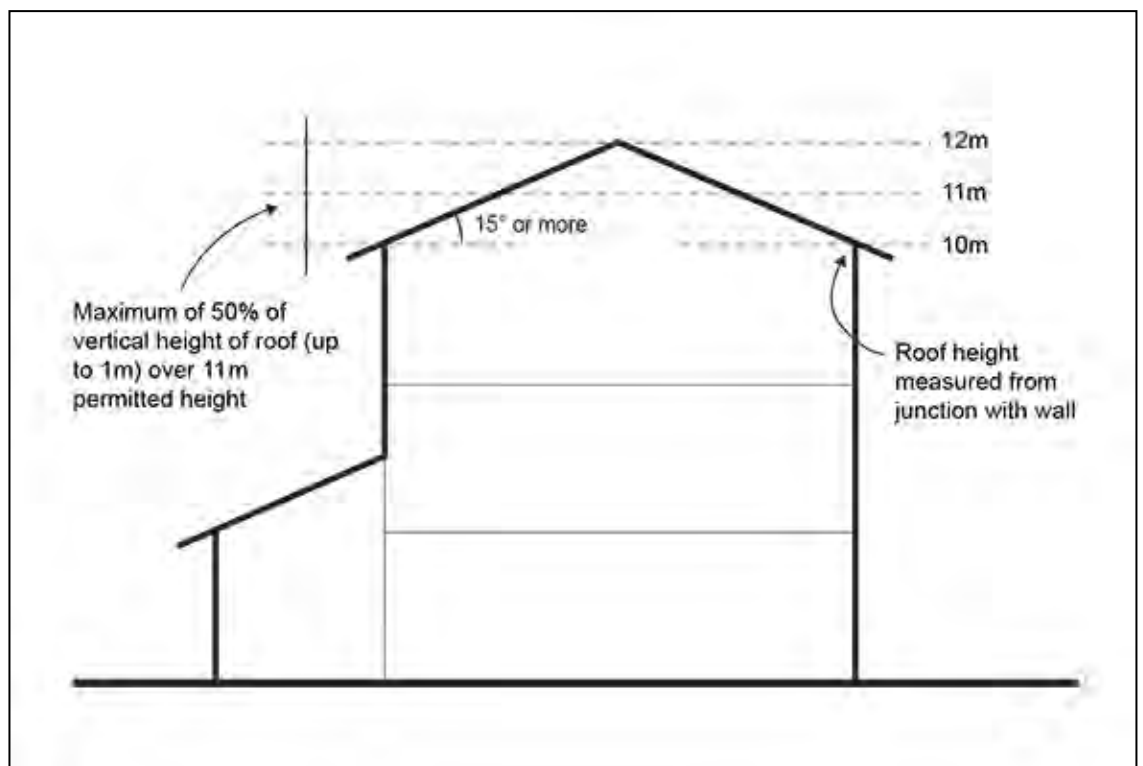
- (1) Where a principal dwelling existing as at 30 September 2013 is proposed to be converted into a maximum of two dwellings each dwelling must have an outdoor living space that is:
 - (a) at least 5m² for a studio or one-bedroom dwelling and 8m² for a two or more bedroom dwelling; and
 - (b) at least 1.8m in depth; and
 - (c) directly accessible from the dwelling.

H5.6.4. Building height

Purpose: to manage the height of buildings to:

- achieve the planned urban built character of predominantly three storeys;
 - minimise visual dominance effects;
 - maintain a reasonable standard of residential amenity for adjoining sites; and
 - provide some flexibility to enable variety in roof forms.
- (1) Buildings must not exceed 11m in height, except that 50 per cent of a building's roof in elevation, measured vertically from the junction between wall and roof, may exceed this height by 1m, where the entire roof slopes 15 degrees or more, as shown in Figure H5.6.4.1 Building height in the Residential – Mixed Housing Urban Zone below.

Figure H5.6.4.1 Building height in the Residential – Mixed Housing Urban Zone

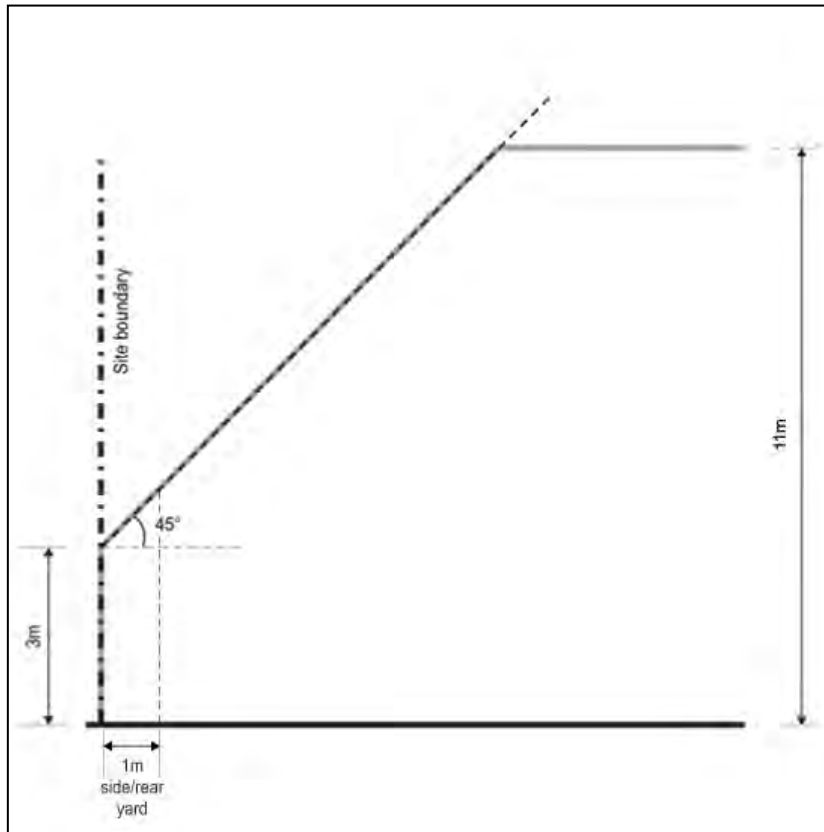


H5.6.5. Height in relation to boundary

Purpose: to manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise adverse visual dominance effects to immediate neighbours.

- (1) Buildings must not project beyond a 45 degree recession plane measured from a point 3m vertically above ground level along side and rear boundaries, as shown in Figure H5.6.5.1 Height in relation to boundary below.

Figure H5.6.5.1 Height in relation to boundary



(2) Standard H5.6.5(1) above does not apply to a boundary, or part of a boundary, adjoining any of the following:

(a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or

(b) sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone:

(i) that are greater than 2000m²;

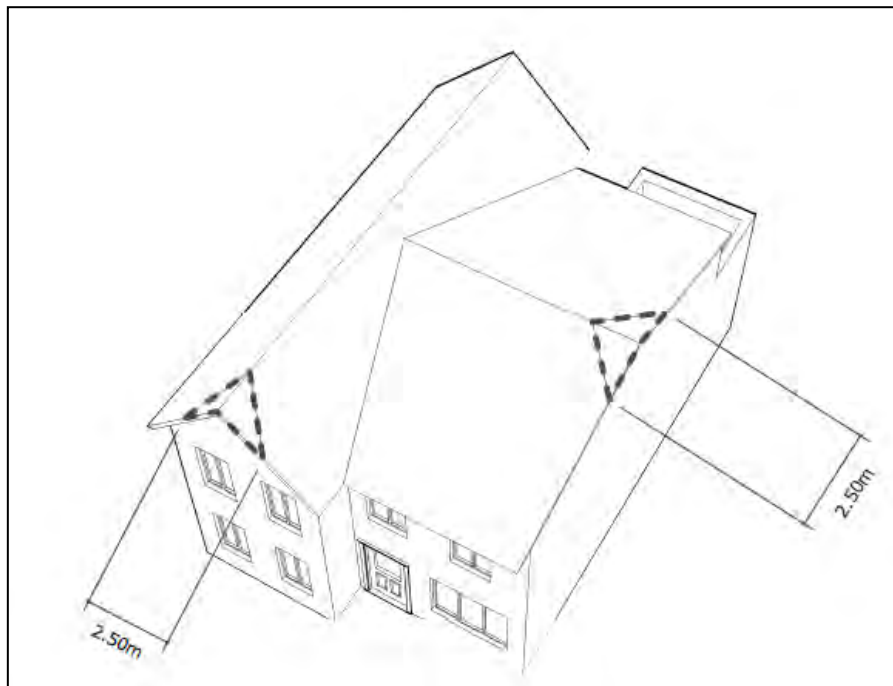
(ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and

(iii) Where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.

(3) Standard H5.6.5(1) above does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

- (4) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard H5.6.5(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (5) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
 - (a) no greater than 1.5m² in area and no greater than 1m in height; and
 - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H5.6.5.2 Exceptions for gable ends and dormers and roof projections below.

Figure H5.6.5.2 Exceptions for gable ends and dormers and roof projections



- (6) No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.
- (7) The height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

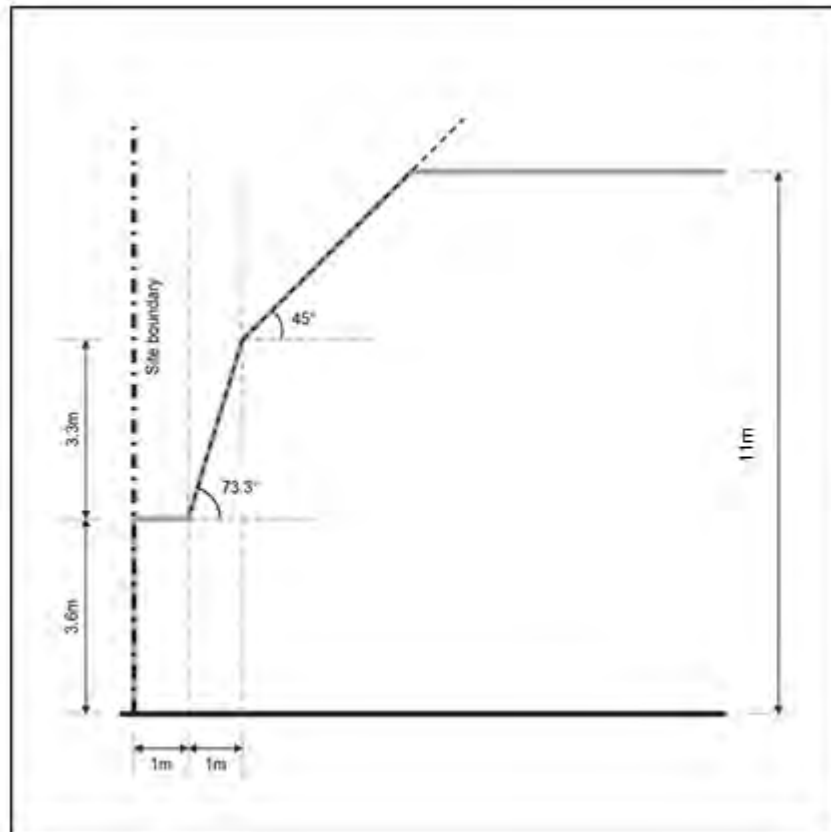
H5.6.6. Alternative height in relation to boundary

Purpose: to enable the efficient use of the site by providing design flexibility at upper floors of a building close to the street frontage, while maintaining a reasonable level of sunlight access and minimising overlooking and privacy effects to immediate neighbours.

- (1) This standard is an alternative to the permitted Standard H5.6.5 Height in relation to boundary and applies to development that is within 20m of the site frontage.

- (2) Any buildings or parts of buildings within 20m of the site frontage must not exceed a height of 3.6m measured vertically above ground level at side and rear boundaries. Thereafter, buildings must be set back 1m and then 0.3m for every additional metre in height (73.3 degrees) up to 6.9m and then 1m for every additional metre in height (45 degrees) as shown in Figure H5.6.6.1 Alternative height in relation to boundary below.

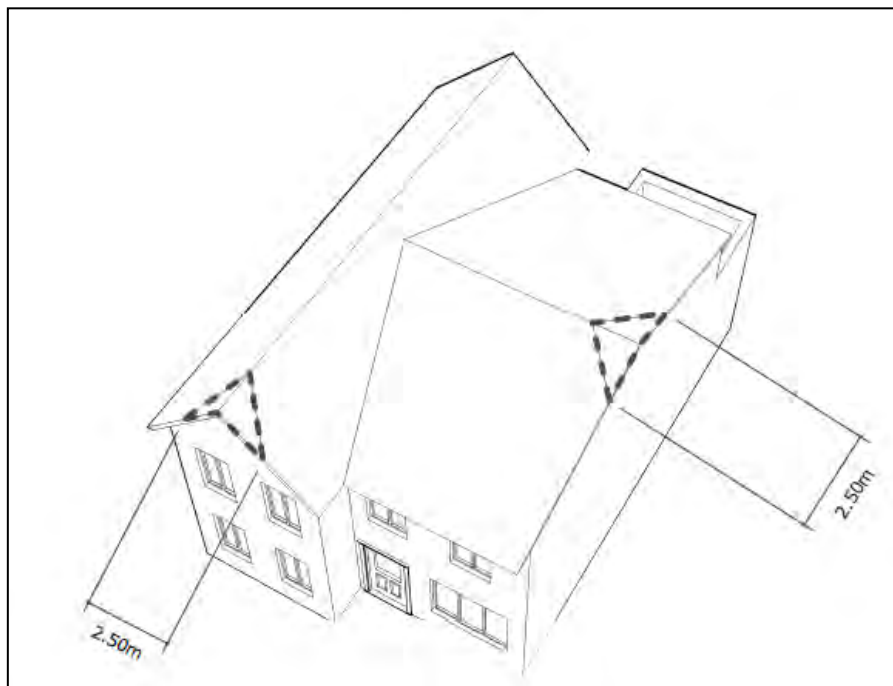
Figure H5.6.6.1 Alternative height in relation to boundary



- (3) Standard H5.6.6(1) above does not apply to a boundary, or part of a boundary, adjoining any of the following:
- (a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or
 - (b) sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone:
 - (i) that are greater than 2000m²;
 - (ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and

- (iii) where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.
- (4) Standard H5.6.6(1) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (5) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard H5.6.6(2) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (6) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
- (a) no greater than 1.5m² in area and no greater than 1m in height; and
 - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H5.6.6.2 Exceptions for gable ends, dormers and roof projections and dormers below.

Figure H5.6.6.2 Exceptions for gable ends, dormers and roof projections and dormers



- (7) No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.
- (8) The alternative height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

H5.6.7. Height in relation to boundary adjoining lower intensity zones

Purpose: to manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise visual dominance effects to immediate neighbours within lower intensity zones and small public open spaces.

(1) Where a site in the Residential – Mixed Housing Urban Zone adjoins:

- (a) a site in the Residential – Single House Zone; or
- (b) a site in the Residential – Mixed Housing Suburban Zone; or
- (c) sites less than 2,000m² in the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open – Space Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone;

then buildings must not project beyond a 45 degree recession plane measured from a point 2.5m vertically above ground level along the boundary of the site in the Residential – Mixed Housing Urban Zone with the zone listed in Standard H5.6.7(1)(a) – (c) above.

(2) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard H5.6.7(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.

(3) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:

- (i) no greater than 1.5m² in area and no greater than 1m in height; and
- (ii) no greater than 2.5m cumulatively in length measured along the edge of the roof.

H5.6.8. Yards

Purpose:

- to create an urban streetscape character and provide sufficient space for landscaping within the front yard;
- to maintain a reasonable standard of residential amenity for adjoining sites;
- to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards; and
- to enable buildings and services on the site or adjoining sites to be adequately maintained.

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H5.6.8.1 Yards below.

Table H5.6.8.1 Yards

Yard	Minimum depth
Front	2.5m
Side	1m
Rear	1m
Riparian	10m from the edge of all other permanent and intermittent streams
Lakeside	30m
Coastal protection yard	10m, or as otherwise specified in Appendix 6 Coastal protection yard

- (2) Standard H5.6.8(1) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

H5.6.9. Maximum impervious area

Purpose:

- to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks;
- to support the functioning of riparian yards, lakeside yards and coastal yards and water quality and ecology;
- to reinforce the building coverage and landscaped area standards;
- to limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood.

- (1) The maximum impervious area must not exceed 60 per cent of site area.
- (2) The maximum impervious area within a riparian yard, a lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, the lakeside yard or the coastal protection yard area.

H5.6.10. Building coverage

Purpose: to manage the extent of buildings on a site to achieve the planned urban character of buildings surrounded by open space.

- (1) The maximum building coverage must not exceed 45 per cent of the net site area.

H5.6.11. Landscaped area

Purpose:

- to provide for quality living environments consistent with the planned urban built character of buildings surrounded by open space; and
- to create a landscaped urban streetscape character within the zone.

- (1) The minimum landscaped area must be at least 35 per cent of the net site area.
- (2) At least 50 per cent of the area of the front yard must comprise landscaped area.

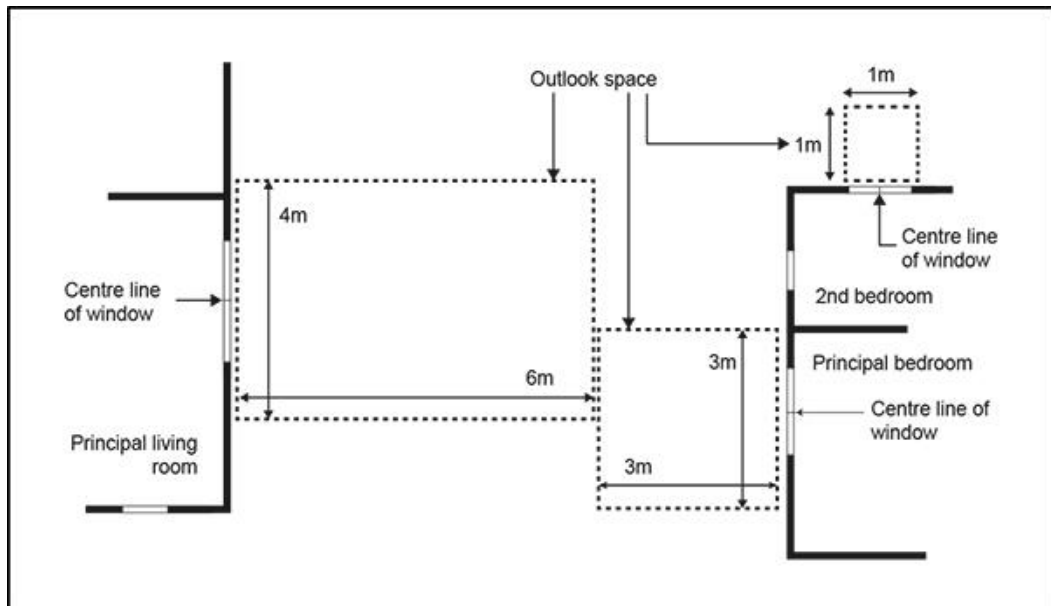
H5.6.12. Outlook space

Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
 - in combination with the daylight standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.
- (1) An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.
 - (2) The minimum dimensions for a required outlook space are as follows:
 - (a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of 6m in depth and 4m in width; and
 - (b) a principal bedroom of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width; and
 - (c) all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.
 - (3) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.
 - (4) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
 - (5) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.
 - (6) Outlook spaces may be within the site, over a public street, or other public open space.
 - (7) Outlook spaces required from different rooms within the same building may overlap.
 - (8) Outlook spaces may overlap where they are on the same wall plane.
 - (9) Outlook spaces must:

- (a) be clear and unobstructed by buildings; and
- (b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in H5.6.12(6) above; and
- (c) not extend over an outlook spaces or outdoor living space required by another dwelling.

Figure H5.6.12.1 Required outlook space



H5.6.13. Daylight

Purpose:

- to ensure adequate daylight for living areas and bedrooms in dwellings, supported residential care and boarding houses; and
- in combination with the outlook standard, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

(1) Where the proposed building and/or opposite building contains principal living room or bedroom windows in a dwelling, or main living/dining area or bedroom windows in supported residential care and boarding houses, then:

- (a) that part of a building higher than 3m opposite buildings within the same site is limited in height to twice the horizontal distance between the two buildings for a length defined by a 55 degree arc from the centre of the window. The arc may be swung to within 35 degrees of the plane of the wall containing the window as shown in Figure H5.6.13.2 Required setbacks for daylight below.

Refer to Table H5.6.13.1 Maximum height of the part of a building within a site facing a principal living room or bedroom window within the same

site; Figure H5.6.13.1 Required setbacks for daylight and Figure H5.6.13.2 Required setbacks for daylight below.

- (2) Where the principal living room, main living/dining area or bedroom has two or more external faces with windows, Standard H5.6.13(1) above will apply to the largest window.
- (3) Where the window is above ground level, the height restriction is calculated from the floor level of the room containing the window.
- (4) Standard H5.6.13(1), (2) and (3) does not apply to development opposite the first 5m of a building which faces the street, measured from the front corner of the building.

Table H5.6.13.1 Maximum height of that part of a building within a site facing a principal living room or bedroom window within the same site

Distance of the building from the largest principal living room, living/dining room or bedroom window (x)	Maximum height of the defined portion of wall opposite an identified window	Length of wall restricted if 55 degree arc is perpendicular to window (y) (rounded)
1.0m	2.0m	1.0m
1.5m	3.0m	1.5m
2.0m	4.0m	2.0m
2.5m	5.0m	2.5m
2.7m	5.4m	2.7m
3.0m	6.0m	3.0m
3.5m	7.0m	3.5m
4.0m	8.0m	4.0m
4.5m	9.0m	4.5m
5.0m	10.0m	5.0m
5.5m	11.0m	5.5m
6.0m	12.0m	6.0m

Figure H5.6.13.1 Required setbacks for daylight

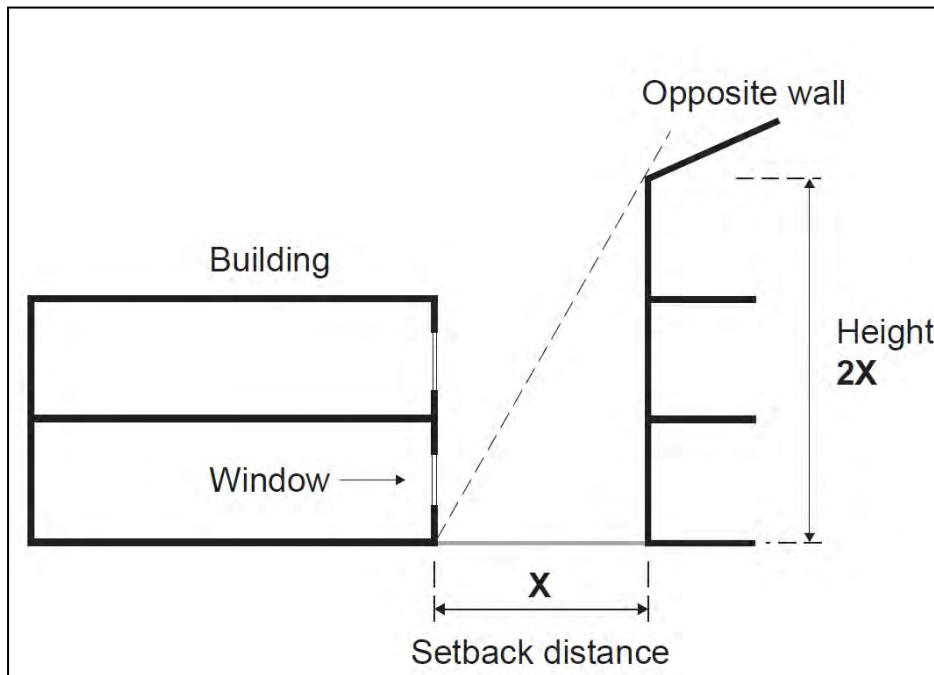
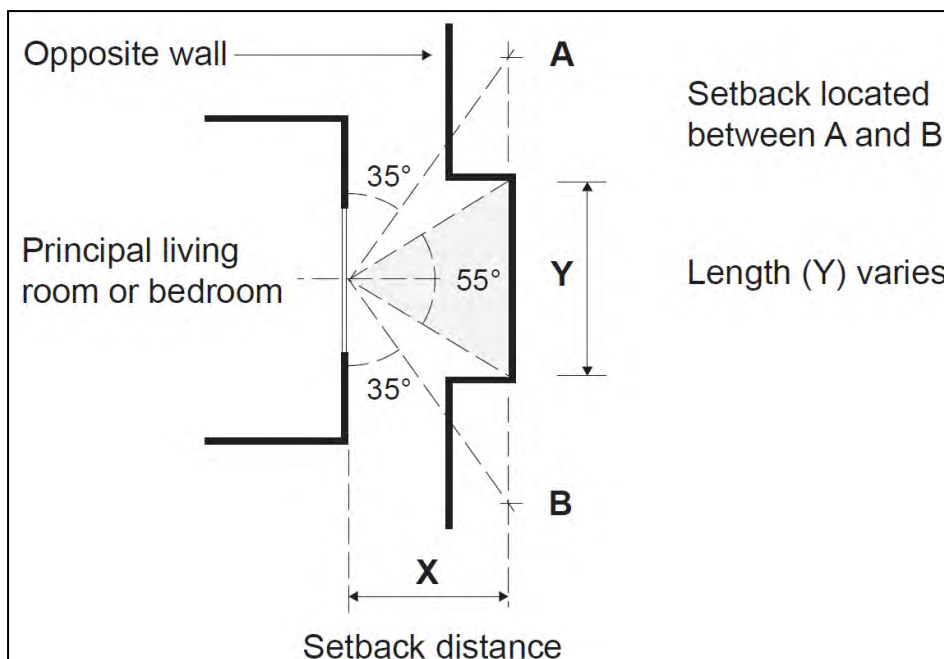


Figure H5.6.13.2 Required setbacks for daylight



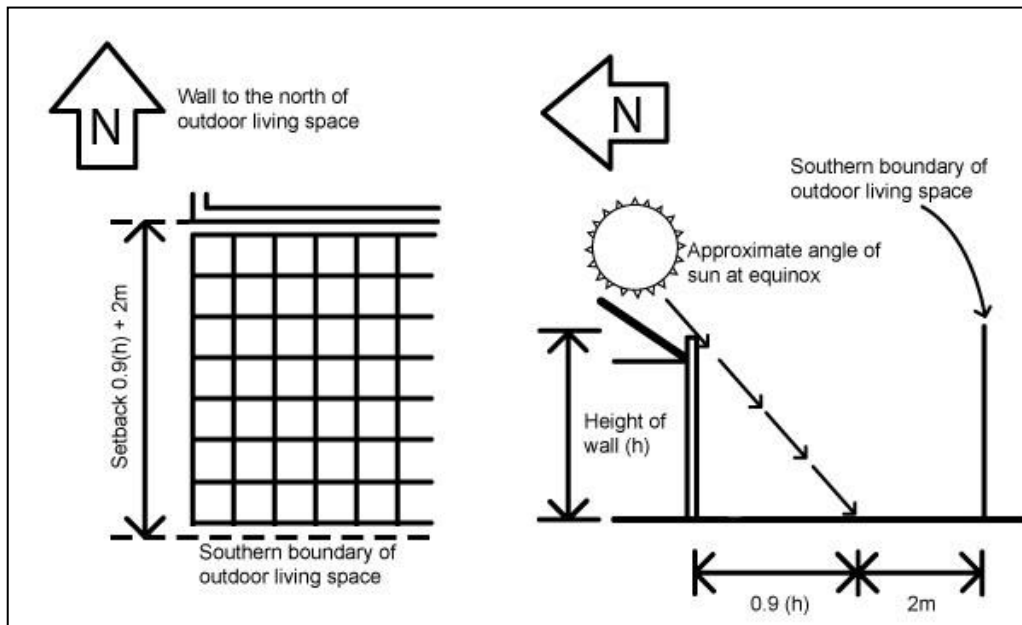
H5.6.14. Outdoor living space

Purpose: to provide dwellings, supported residential care and boarding houses with outdoor living space that is of a functional size and dimension, has access to sunlight, and is accessible from the dwelling.

- (1) A dwelling, supported residential care or boarding house at ground floor level, must have an outdoor living space that is at least 20m² that comprises ground floor and/or balcony/roof terrace space that:

- (a) where located at ground level has no dimension less than 4m and has a gradient not exceeding 1 in 20; and/or
 - (b) where provided in the form of balcony, patio or roof terrace is at least 5m² and has a minimum dimension of 1.8m; and
 - (c) is accessible from the dwelling, supported residential care unit or boarding house; and
 - (d) is free of buildings, parking spaces, servicing and manoeuvring areas.
- (2) A dwelling, supported residential care or boarding house located above ground floor level must have an outdoor living space in the form of a balcony, patio or roof terrace that:
- (a) is at least 5m² for studio and one-bedroom dwellings and has a minimum dimension of 1.8m; or
 - (b) is at least 8m² for two or more bedroom dwellings and has a minimum dimension of 1.8m; and
 - (c) is accessible from the dwelling, supported residential care unit or boarding house.
 - (d) except that, a balcony or roof terrace is not required where the net internal floor area of a dwelling is at least 35m² for a studio and 50m² for a dwelling with one or more bedrooms.
- (3) Where outdoor living space required by Standard H5.6.14(1) or Standard H5.6.14(2) above is provided at ground level, and is located south of any building located on the same site, the southern boundary of that space must be separated from any wall or building by at least $2m + 0.9(h)$, where (h) is the height of the wall or building as shown in the Figure H5.6.14.1 Location of outdoor living space below. For the purpose of this standard south is defined as between 135 and 225 degrees.

Figure H5.6.14.1 Location of outdoor living space



H5.6.15. Front, side and rear fences and walls

Purpose: to enable fences and walls to be constructed on a front, side or rear boundary or within a front, side, rear, riparian, coastal protection or lakeside yard to a height sufficient to:

- provide privacy for dwellings while enabling opportunities for passive surveillance of the street or adjoining public place
- minimise visual dominance effects to immediate neighbours and the street or adjoining public place.

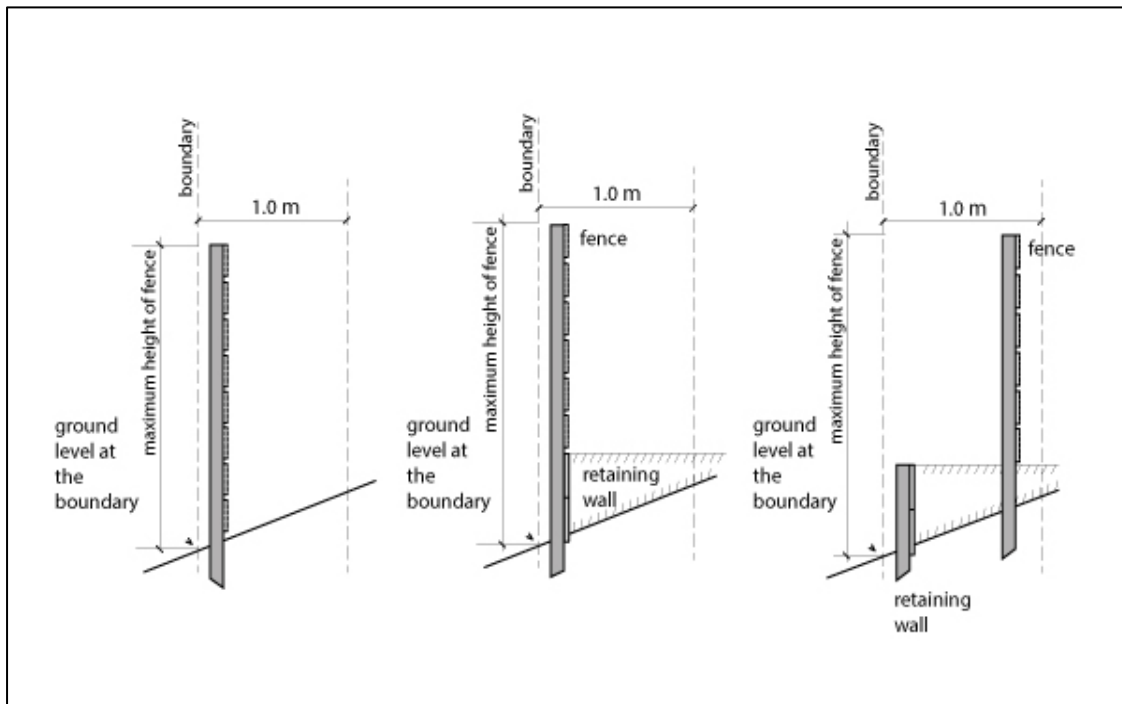
(1) Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary:

(a) Within the front yard, either:

- (i) 1.4m in height, or
- (ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or
- (iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.

(b) Within the side, rear, coastal protection, lakeside or riparian yards: 2m.

Figure H.5.6.15.1 Measurement of fence height



H5.6.16. Minimum dwelling size

Purpose: to ensure dwellings are functional and of a sufficient size to provide for the day to day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

(1) Dwellings must have a minimum net internal floor area as follows:

- (a) 30m² for studio dwellings.
- (b) 45m² for one or more bedroom dwellings.

H5.6.17. Rainwater tanks

Purpose: To enable rainwater tank installation and maintain amenity values.

(1) Rainwater tanks must not be located:

- (a) in a riparian, lakeside or coastal protection yard unless less than 1m in height, or wholly below ground level;
- (b) in a front yard, unless they are at least 1.5m from the front boundary and are a maximum height of 1 m;
- (c) forward of any street facing or private vehicle access building façade, unless they are at least 1.5m from the front boundary and are a maximum height of 1m;
- (d) Clause (c) does not apply

- (i) to sites with (or proposed to have) three or less dwellings;
 - (ii) to a rear service lane where the dwellings have frontage to a public street.
- (2) Rainwater tanks located within a required outlook area must be no higher than 1m.
- (3) Rainwater tanks located within the required 20m² outdoor living space with minimum dimensions of 4m (Rule H5.6.14(1)) must be installed wholly below ground level.
- (4) Rainwater tanks (excluding any pipework) must not exceed 3 m in height in a rear or side yard.
- (5) Any overflow from the rainwater tank must discharge to the existing authorised stormwater system for the site.

Note: If there is a new stormwater discharge or diversion created Chapter E8.6.2.1 and Building Act requirements must be complied with.

Note: Building Act regulations apply. A building consent may be required under the Building Act.

H5.7. Assessment – controlled activities

There are no controlled activities in this zone.

H5.8. Assessment – restricted discretionary activities

H5.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application:

- (1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:
 - (a) infrastructure and servicing
 - (b) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:
 - (i) building intensity, scale, location, form and appearance;
 - (ii) traffic;
 - (iii) location and design of parking and access; and
 - (iv) noise, lighting and hours of operation.
- (2) for four or more dwellings per site:

- (a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:
 - (i) building intensity, scale, location, form and appearance;
 - (ii) traffic; and
 - (iii) location and design of parking and access.
 - (b) all of the following standards:
 - (i) Standard H5.6.9 Maximum impervious areas;
 - (ii) Standard H5.6.10 Building coverage;
 - (iii) Standard H5.6.11 Landscaped area;
 - (iv) Standard H5.6.12 Outlook space;
 - (v) Standard H5.6.13 Daylight;
 - (vi) Standard H5.6.14 Outdoor living space;
 - (vii) Standard H5.6.15 Front, side and rear fences and walls; and
 - (viii) Standard H5.6.16 Minimum dwelling size
 - (c) Infrastructure and servicing
- (3) for integrated residential development:
- (a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:
 - (i) building intensity, scale, location, form and appearance;
 - (ii) traffic;
 - (iii) location and design of parking and access; and
 - (iv) noise, lighting and hours of operation.
 - (b) all of the following standards:
 - (i) Standard H5.6.9 Maximum impervious areas;
 - (ii) Standard H5.6.10 Building coverage;
 - (iii) Standard H5.6.11 Landscaped area;
 - (iv) Standard H5.6.12 Outlook space;
 - (v) Standard H5.6.13 Daylight;
 - (vi) Standard H5.6.14 Outdoor living space;
 - (vii) Standard H5.6.15 Front, side and rear fences and walls; and
 - (viii) Standard H5.6.16 Minimum dwelling size.
 - (c) Infrastructure and servicing

(4) for buildings that do not comply with Standard H5.6.4 Building height; Standard H5.6.5 Height in relation to boundary; Standard H5.6.6 Alternative height in relation to boundary; Standard H5.6.7 Height in relation to boundary adjoining lower intensity zones; Standard H5.6.8 Yards; Standard H5.6.9 Maximum impervious areas; Standard H5.6.10 Building coverage; Standard H5.6.11 Landscaped area; Standard H5.6.12 Outlook space; Standard H5.6.13 Daylight; Standard H5.6.14 Outdoor living space; Standard H5.6.15 Front, side and rear fences and walls; Standard H5.6.16 Minimum dwelling size:

- (a) any policy which is relevant to the standard;
- (b) the purpose of the standard;
- (c) the effects of the infringement of the standard;
- (d) the effects on the urban built character of the zone;
- (e) the effects on the amenity of neighbouring sites;
- (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
- (g) the characteristics of the development;
- (h) any other matters specifically listed for the standard; and
- (i) where more than one standard will be infringed, the effects of all infringements.

(5) For new buildings and additions to buildings which do not comply with H5.6.5. Height in relation to boundary but comply with H5.6.6 Alternative height in relation to boundary:

- (a) Sunlight access;
- (b) Attractiveness and safety of the street; and
- (c) Overlooking and Privacy.

H5.8.2. Assessment criteria

The Council will consider the assessment criteria below for restricted discretionary activities to the extent relevant to the proposal:

- (1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; care centres accommodating

greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:

(a) infrastructure and servicing:

- (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.
- (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.

(b) building intensity, scale, location, form and appearance:

- (i) whether the intensity and scale of the activity, the building location, form and appearance is compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.

(c) traffic:

- (i) whether the activity avoids or mitigates high levels of additional non-residential traffic on local roads.

(d) location and design of parking and access:

- (i) whether adequate parking and access is provided or required.

(e) noise, lighting and hours of operation:

- (i) whether noise and lighting and the hours of operation of the activity avoids, remedies or mitigates adverse effects on the residential amenity of surrounding properties, by:
 - locating noisy activities away from neighbouring residential boundaries;
 - screening or other design features; and
 - controlling the hours of operation and operational measures

(2) for four or more dwellings on a site:

(a) the extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:

- (i) Standard H5.6.9 Maximum impervious areas;
- (ii) Standard H5.6.10 Building coverage;
- (iii) Standard H5.6.11 Landscaped area;
- (iv) Standard H5.6.12 Outlook space;
- (v) Standard H5.6.13 Daylight;

- (vi) Standard H5.6.14 Outdoor living space;
 - (vii) Standard H5.6.15 Front, side and rear fences and walls; and
 - (viii) Standard H5.6.16 Minimum dwelling size.
- (b) The extent to which the development contributes to a variety of housing types at higher densities in the zone and is in keeping with the neighbourhood's planned urban built character of predominantly three storey buildings (attached or detached) by limiting the height, bulk and form of the development and managing the design and appearance as well as providing sufficient setbacks and landscaped areas.
- (c) The extent to which development achieves attractive and safe streets and public open space by:
- (i) providing doors, windows and/or balconies facing the street and public open spaces
 - (ii) minimising tall, visually impermeable fences
 - (iii) designing large scale development (generally more than 15 dwellings) to provide for variations in building form and/or façade design as viewed from streets and public open spaces.
 - (iv) optimising front yard landscaping
 - (v) providing safe pedestrian access to buildings from the street
 - (vi) minimising the visual dominance of garage doors, walkways or staircases to upper level dwellings, and carparking within buildings as viewed from streets or public open spaces
- (d) The extent to which the height, bulk and location of the development maintains a reasonable standard of sunlight access and privacy and minimises visual dominance to adjoining sites;
- (e) The extent to which dwellings:
- (i) Orientate and locate windows to optimise privacy and encourage natural cross ventilation within the dwelling
 - (ii) Optimise sunlight and daylight access based on orientation, function, window design and location, and depth of the dwelling floor space
 - (iii) Provide secure and conveniently accessible storage for the number and type of occupants the dwelling is designed to accommodate.
 - (iv) Provide the necessary waste collection and recycling facilities in locations conveniently accessible and screens from streets and public open spaces.
- (f) The extent to which outdoor living space:
- (i) Provides for access to sunlight

(ii) Provides privacy between the outdoor living space of adjacent dwellings on the same site and between outdoor living space and the street.

(iii) When provided at ground level, is located on generally flat land or otherwise functional

(g) refer to Policy H5.3(7); and

(h) infrastructure and servicing:

(i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

(ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.

(3) for integrated residential development:

(a) the extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:

(i) Standard H5.6.9 Maximum impervious areas;

(ii) Standard H5.6.10 Building coverage;

(iii) Standard H5.6.11 Landscaped area;

(iv) Standard H5.6.12 Outlook space;

(v) Standard H5.6.13 Daylight;

(vi) Standard H5.6.14 Outdoor living space;

(vii) Standard H5.6.15 Front, side and rear fences and walls; and

(viii) Standard H5.6.16 Minimum dwelling size (excluding retirement villages).

(b) refer to Policy H5.3(1);

(c) refer to Policy H5.3(2);

(d) refer to Policy H5.3(3);

(e) refer to Policy H5.3(4);

(f) refer to Policy H5.3(5);

(g) refer to Policy H5.3(6);

(h) refer to Policy H5.3(7);

(i) refer to Policy H5.3(8);

(j) refer to Policy H5.3(9); and

(k) infrastructure and servicing:

(i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

(ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.

(4) for building height:

(a) refer to Policy H5.3(2);

(b) refer to Policy H5.3(4).

(5) For new buildings and additions to buildings which do not comply with H5.6.5. Height in relation to boundary, but comply with H5.6.6 Alternative height in relation to boundary:

Sunlight access

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

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

(i) over 75% of the existing outdoor living space where the area of the space is greater than the minimum required by Standard H5.6.4:
or

(ii) over 100% of existing outdoor living space where the area of this space is equal to or less than the minimum required by Standard H5.6.14.

(b) In circumstances where sunlight access to the outdoor living space of an existing dwelling on a neighbouring site is less than the outcome referenced in (a):

(i) The extent to which there is any reduction in sunlight access as a consequence of the proposed development, beyond that enabled through compliance with Standard H5.6.5 Height in relation to boundary control; and

(ii) The extent to which the building affects the area and duration of sunlight access to the outdoor living space of an existing dwelling on a neighbouring site, taking into account site orientation, topography, vegetation and existing or consented development.

Attractiveness and safety of the street

- (c) The extent to which those parts of the buildings located closest to the front boundary achieve attractive and safe streets by:
 - (i) providing doors, windows and balconies facing the street;
 - (ii) optimising front yard landscaping;
 - (iii) providing safe pedestrian access to buildings from the street; and
 - (iv) minimising the visual dominance of garage doors as viewed from the street.

Overlooking and privacy

- (d) The extent to which direct overlooking of a neighbour’s habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.
- (6) for height in relation to boundary:
 - (a) refer to Policy H5.3(2);
 - (b) refer to Policy H5.3(4); and
 - (c) refer to Policy H5.3(5).
 - (7) for alternative height in relation to boundary infringements:
 - (a) refer to Policy H5.3(2);
 - (b) refer to Policy H5.3(3)
 - (c) refer to Policy H5.3(4); and
 - (d) refer to Policy H5.3(5).
 - (8) for height in relation to boundary adjoining lower intensity zones:
 - (a) refer to Policy H5.3(2);
 - (b) refer to Policy H5.3(4); and
 - (c) refer to Policy H5.3(5).
 - (9) for yards:
 - (a) refer to Policy H5.3(2);
 - (b) refer to Policy H5.3(4); and
 - (c) refer to Policy H5.3(5).
 - (10) for maximum impervious areas:
 - (a) refer to Policy H5.3(7);

(11) for building coverage:

- (a) refer to Policy H5.3(2); and
- (b) refer to Policy H5.3(4);

(12) for landscaped area:

- (a) refer to Policy H5.3(2);
- (b) refer to Policy H5.3(4); and
- (c) refer to Policy H5.3(5).

(13) for outlook space:

- (a) refer to Policy H5.3(2);
- (b) refer to Policy H5.3(4); and
- (c) refer to Policy H5.3(5).

(14) for daylight:

- (a) refer to Policy H5.3(2);
- (b) refer to Policy H5.3(4); and
- (c) refer to Policy H5.3(5).

(15) for outdoor living space:

- (a) refer to Policy H5.3(2);
- (b) refer to Policy H5.3(4);
- (c) refer to Policy H5.3(5); and
- (d) refer to Policy H5.3(6).

(16) for front, side and rear fences and walls:

- (a) refer to Policy H5.3(2);
- (b) refer to Policy H5.3(3); and
- (c) refer to Policy H5.3(4).

(17) For minimum dwelling size:

- (a) Policy H5.3(5)

H5.9. Special information requirements

There are no special information requirements in this zone.

H6. Residential – Terrace Housing and Apartment Buildings Zone

[CIV-2016-404-002333: Franco Belgiorno-Nettis]-Note: The properties affected by this appeal are identified on the Auckland Unitary Plan viewer.

H6.1. Zone Description

The Residential – Terrace Housing and Apartment Buildings Zone is a high-intensity zone enabling a greater intensity of development than previously provided for. This zone provides for urban residential living in the form of terrace housing and apartments. The zone is predominantly located around metropolitan, town and local centres and the public transport network to support the highest levels of intensification.

The purpose of the zone is to make efficient use of land and infrastructure, increase the capacity of housing and ensure that residents have convenient access to services, employment, education facilities, retail and entertainment opportunities, public open space and public transport. This will promote walkable neighbourhoods and increase the vitality of centres.

The zone provides for the greatest density, height and scale of development of all the residential zones. Buildings are enabled up to five, six or seven storeys in identified Height Variation Control areas, depending on the scale of the adjoining centre, to achieve a transition in height from the centre to lower scale residential zones. This form of development will, over time, result in a change from a suburban to urban built character with a high degree of visual change.

Standards are applied to all buildings and resource consent is required for all dwellings and for other specified buildings and activities in order to:

- achieve the planned urban built character of the zone;
- achieve attractive and safe streets and public open spaces;
- manage the effects of development on adjoining sites, including visual amenity, privacy and access to daylight and sunlight; and
- achieve high quality on-site living environments.

The resource consent requirements enable the design and layout of the development to be assessed; recognising that the need to achieve a quality design is increasingly important as the scale of development increases.

This zone also provides for a range of non-residential activities so that residents have convenient access to these activities and services while maintaining the urban residential character of these areas.

H6.2. Objectives

- (1) Land adjacent to centres and near the public transport network is efficiently used to provide high-density urban living that increases housing capacity and choice and access to centres and public transport.
- (2) Development is in keeping with the areas planned urban built character of predominantly five, six or seven storey buildings in identified areas, in a variety of forms.

- (3) Development provides quality on-site residential amenity for residents and the street.
- (4) Non-residential activities provide for the community's social, economic and cultural well-being, while being compatible with the scale and intensity of development anticipated by the zone so as to contribute to the amenity of the neighbourhood.

H6.3. Policies

- (1) Enable a variety of housing types at high densities including terrace housing and apartments and integrated residential development such as retirement villages.
- (2) Require the height, bulk, form and appearance of development and the provision of setbacks and landscaped areas to achieve a high-density urban built character of predominantly five, six or seven storey buildings in identified areas, in a variety of forms.
- (3) Encourage development to achieve attractive and safe streets and public open spaces including by:
 - (a) providing for passive surveillance
 - (b) optimising front yard landscaping
 - (c) minimising visual dominance of garage doors.
- (4) In identified locations adjacent to centres, enable greater building height through the application of the Height Variation Control where the additional development potential enabled:
 - (a) provides an appropriate transition in building scale from the adjoining higher density business zone to neighbouring lower intensity residential zones, and;
 - (b) supports public transport, social infrastructure and the vitality of the adjoining centre.
- (5) Manage the height and bulk of development to maintain daylight access and a reasonable standard of privacy, and to minimise visual dominance effects to adjoining sites and developments.
- (6) Require accommodation to be designed to meet the day to day needs of residents by:
 - (a) providing privacy and outlook; and
 - (b) providing access to daylight and sunlight, and providing the amenities necessary for those residents.
- (10) Recognise the functional and operational requirements of activities and development.

- (7) Encourage accommodation to have useable and accessible outdoor living space.
- (8) Restrict the maximum impervious area on a site in order to manage the amount of stormwater runoff generated by a development and ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.
- (9) Provide for non-residential activities that:
- (a) support the social and economic well-being of the community;
 - (b) are in keeping with the with the scale and intensity of development anticipated within the zone;
 - (c) avoid, remedy or mitigate adverse effects on residential amenity; and
 - (d) will not detract from the vitality of the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone.

H6.4. Activity table

Table H6.4.1 Activity table specifies the activity status of land use and development activities in the Residential – Terrace Housing and Apartment Buildings Zone pursuant to section 9(3) of the Resource Management Act 1991).

Table H6.4.1 Activity table

Activity		Activity status	Standards to be complied with
Use			
(A1)	Activities not provided for	NC	
Residential			
(A2)	Camping grounds	NC	
(A3)	Dwellings	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards
(A4)	The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings	P	Standard H6.6.3 The conversion of a principal dwelling into a maximum of two dwellings
(A5)	Home occupations	P	Standard H6.6.2 Home occupations
(A6)	Home occupations that do not meet Standard H6.6.2	D	
(A7)	Integrated residential development	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones;

H6 Residential – Terrace Housing and Apartment Buildings Zone

			Standard H6.6.9 Yards
(A8)	Supported residential care accommodating up to 10 people per site inclusive of staff and residents	P	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.13 Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15 Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls
(A9)	Supported residential care accommodating greater than 10 people per site inclusive of staff and residents	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards
(A10)	Boarding houses accommodating up to 10 people per site inclusive of staff and residents	P	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.13 Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15 Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls
(A11)	Boarding houses accommodating greater than 10 people per site inclusive of staff and residents	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards
(A12)	Visitor accommodation accommodating up to 10 people per site inclusive of staff and visitors	P	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.16 Front, side and rear fences and walls
(A13)	Visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards
Commerce			
(A14)	Dairies up to 100m ² gross floor area per	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard

H6 Residential – Terrace Housing and Apartment Buildings Zone

	site		H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; and Standard H6.6.16 Front, side and rear fences and walls
(A15)	Restaurants and cafes up to 100m ² gross floor area per site	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; and Standard H6.6.16 Front, side and rear fences and walls
(A16)	Service stations on arterial roads	D	
(A17)	Offices within the Centre Fringe Office Control as identified on the planning maps	P	Standard H6.6.4 Offices within the Centre Fringe Office Control as identified on the planning maps
(A18)	Offices within the Centre Fringe Office Control as identified on the planning maps that do not comply with Standard H6.6.4	D	
Community			
(A19)	Care centres accommodating up to 10 people per site excluding staff	P	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.16 Front, side and rear fences and walls
(A20)	Care centres accommodating greater than 10 people per site excluding staff	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.16 Front, side and rear fences and walls
(A21)	Community facilities	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11

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			Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.16 Front, side and rear fences and walls
(A22)	Education facilities	D	
(A23)	Tertiary education facilities	D	
(A24)	Emergency services adjoining an arterial road	D	
(A25)	Healthcare facilities up to 200m ² gross floor area per site	RD	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.16 Front, side and rear fences and walls
(A26)	Healthcare facilities greater than 200m ² gross floor area per site	D	
(A27)	Veterinary clinics	D	
Rural			
(A28)	Grazing of livestock on sites greater than 2,000m ² net site area	P	
Mana Whenua			
(A29)	Marae complex	D	
Development			
(A30)	Demolition of buildings	P	
(A31)	Internal and external alterations to buildings	P	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.13 Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15 Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls, H6.6.17 Minimum dwelling size
(A32)	Accessory buildings	P	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage
(A33)	Additions to an existing dwelling	P	Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards;

			Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.13 Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15 Outdoor living space; Standard H6.6.16 Front, side and rear fences and walls, H6.6.17 Minimum dwelling size.
(A34)	New buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary but comply with H6.6.7 Alternative height in relation to boundary	RD	H6.6.7 Alternative height in relation to boundary Note: Compliance with standard H6.6.6 Height in relation to boundary is not required.
(A35)	New buildings and additions to buildings	The same activity status and standards as applies to the land use activity that the new building or addition to a building is designed to accommodate	
(A36)	Rainwater Tank	P	Standard H6.6.18

H6.5. Notification

- (1) Any application for resource consent for the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:
- (a) dwellings that comply with all of the standards listed in Table H6.4.1 Activity table;
 - (b) an integrated residential development that complies with all of the standards listed in Table H6.4.1 Activity table;
 - (c) New buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary, but comply with Rule 6.6.7 Alternative height in relation to boundary;
 - (d) development which does not comply with H6.6.16 (1a) Front, side and rear fences and walls; or
 - (e) development which does not comply with H6.6.17 Minimum dwelling size.
- (2) Any application for resource consent for an activity listed in Table H6.4.1 Activity table and which is not listed in H6.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

H6.6. Standards

H6.6.1. Activities listed in Table H6.4.1 Activity table

- (1) Activities and buildings containing activities listed in Table H6.4.1 Activity table must comply with the standards listed in the column in Table H6.4.1 Activity table called Standards to be complied with.

H6.6.2. Home occupations

Purpose: to enable people to work from home at a scale that the residential character and amenity is maintained.

- (1) A home occupation must comply with all the following standards:
- (a) at least one person engaged in the home occupation must use the dwelling on the site as their principal place of residence;
 - (b) no more than two people who do not use the dwelling as their principal place of residence may work in the home occupation;
 - (c) no more than four people in total may work in the home occupation;
 - (d) the sale of goods or services from the home occupation that requires customers to come to the site and the delivery of goods to and from the site may not occur before 7am or after 7pm;
 - (e) car trips to and from the home occupation activity must not exceed 20 per day;
 - (f) heavy vehicle trips must not exceed two per week;
 - (g) no more than one commercial vehicle associated with the home occupation may be on site at any one time;
 - (h) storage for rubbish and recycling associated with the home occupation must be provided on site and screened from public view;
 - (i) materials or goods manufactured, serviced or repaired in the home occupation must be stored and worked on within a building on the same site; and
 - (j) goods sold from the home occupation must be:
 - (i) goods produced on site; or
 - (ii) goods that are primarily ordered by mail or electronic transaction and redistributed by post or courier; or
 - (iii) goods ancillary and related to a service provided by the home occupation.

H6.6.3. The conversion of a principal dwelling existing as at 30 September 2013 into a maximum of two dwellings

Purpose: to enable a dwelling existing as at 30 September 2013 to be converted into a maximum of two dwellings and to provide for sufficient outdoor living space for each of the dwellings.

- (1) Where a principal dwelling existing as at 30 September 2013 is proposed to be converted into a maximum of two dwellings each dwelling must have an outdoor living space that is:
 - (a) at least 5m² for a studio or one-bedroom dwelling and 8m² for a two or more bedroom dwelling; and
 - (b) at least 1.8m in depth; and
 - (c) directly accessible from the dwelling.

H6.6.4. Offices within the Centre Fringe Office Control as identified on the planning maps

Purpose: enable offices in existing buildings in the Centre Fringe Office Control area.

- (1) Offices must be located in existing buildings.

H6.6.5. Building height

Purpose: to manage the height of buildings to provide for terrace housing and apartments and achieve an urban built character of predominantly five storeys or six or seven storeys in identified locations adjacent to centres.

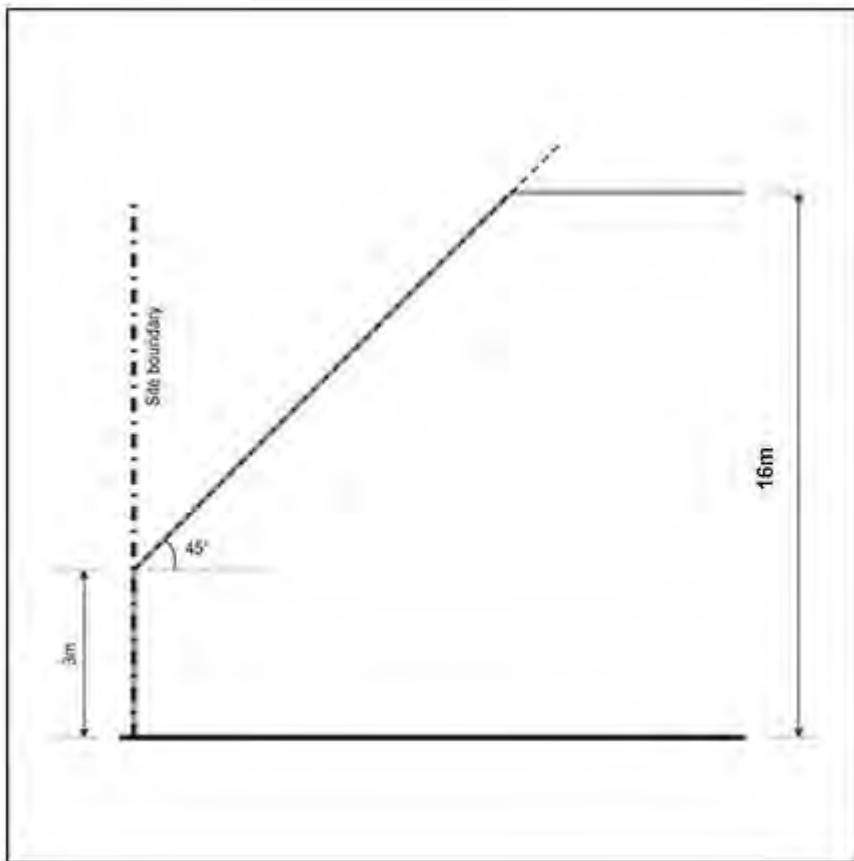
- (1) Buildings must not exceed 16m in height.
- (2) If the site is subject to the Height Variation Control, buildings must not exceed the height in metres shown for the site on the planning maps.
- (3) Standard H5.6.4 Building height applies to the site at 16 Spring Street, Freemans Bay (Lot 1 DP 85829) within a 10m setback area along Spring Street, England Street and adjoining the reserve at 10 England Street (Lot 1 DP 85953) as indicated on the planning maps. Outside of the setback area Buildings must not exceed 16m in height.

H6.6.6. Height in relation to boundary

Purpose: to minimise the adverse effects of building height on neighbours (i.e. dominance and shading) and reduce the overall visual dominance of buildings at upper levels.

- (1) Buildings must not project beyond a 45-degree recession plane measured from a point 3m vertically above ground level along the side and rear boundaries, as shown in Figure H6.6.6.1 Height in relation to boundary below.

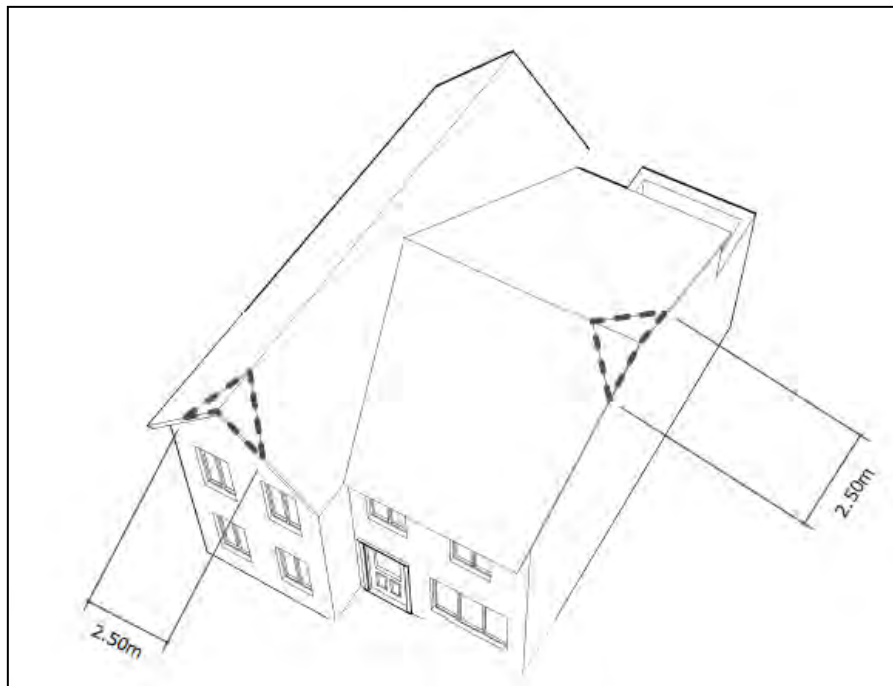
Figure H6.6.1 Height in relation to boundary



- (2) Standard H6.6.6(1) does not apply to a boundary, or part of a boundary, adjoining any of the following:
- (a) Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or
 - (b) sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone:
 - (i) that are greater than 2000m²;
 - (ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and
 - (iii) where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.

- (3) Standard H6.6.6(1) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.
- (4) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard H6.6.6(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (5) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
 - (a) no greater than 1.5m² in area and no greater than 1m in height; and
 - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof as shown in Figure H6.6.6.2 Exceptions for gable ends and dormers and roof projections below.

Figure H6.6.6.2 Exceptions for gable ends and dormers and roof projections



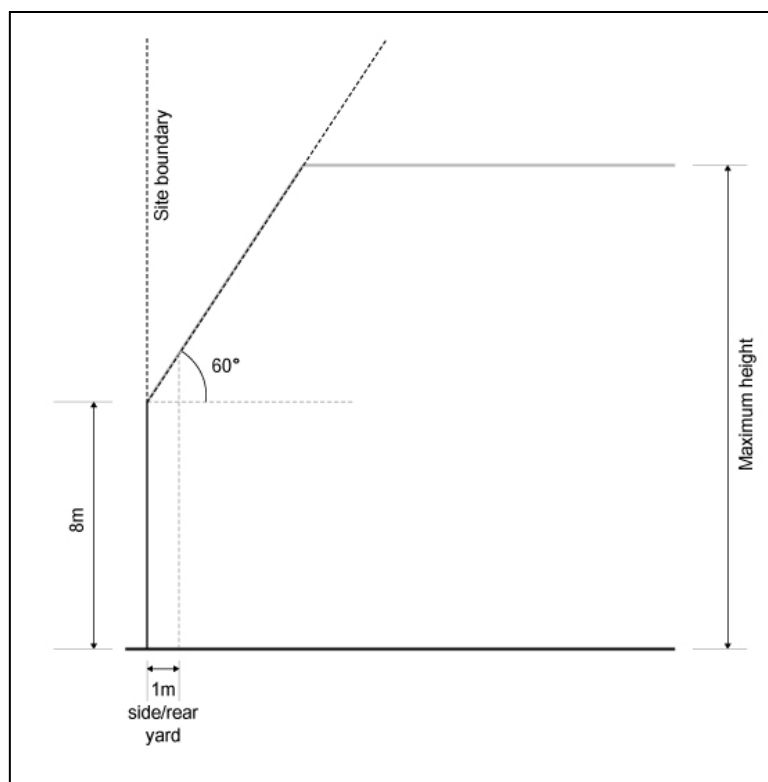
- (6) No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.
- (7) The height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

H6.6.7. Alternative height in relation to boundary within the Residential – Terrace Housing and Apartment Buildings Zone

Purpose: to enable the efficient use of the site by providing design flexibility at the upper floors of a building, while maintaining a reasonable level of daylight access and reducing visual dominance effects to immediate neighbours.

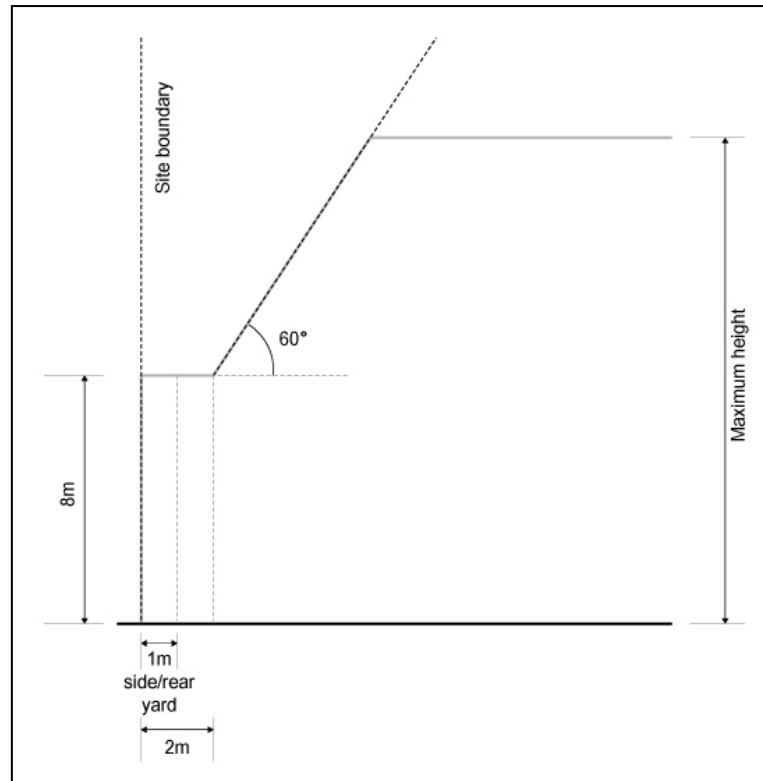
- (1) This standard is an alternative to the permitted Standard H6.6.6 Height in relation to boundary and applies to sites in the Terrace Housing and Apartment Buildings Zone that adjoin another site in the same zone or any other zone not specified in Standard H6.6.8 Height in relation to boundary adjoining lower intensity zones.
- (2) Buildings or any parts of buildings must not project beyond a 60 degree recession plane measured from a point 8m vertically above ground level along side and rear boundaries within 20m of the site frontage, as shown in Figure H6.6.7.1 Alternative height in relation to boundary within 20m of the site frontage below.

Figure H6.6.7.1 Alternative height in relation to boundary within 20m of the site frontage



- (3) Buildings or any parts of buildings further than 20m from the site frontage must not project beyond a 60 degree recession plane measured from a point 8m vertically above ground level, and 2m perpendicular to side and rear boundaries, as shown in Figure H6.6.7.2 Alternative height in relation to boundary further than 20m from the site frontage below.

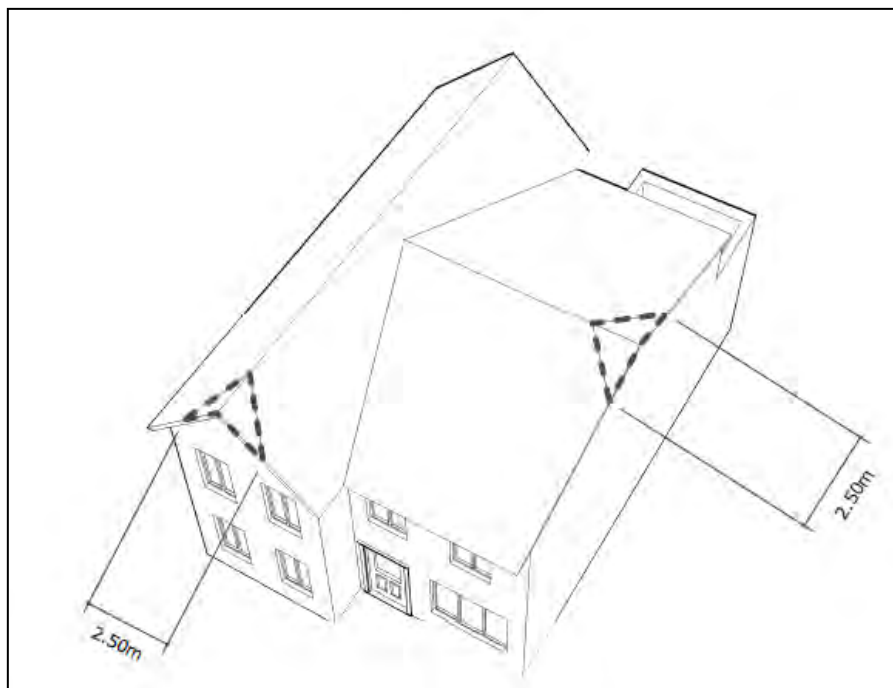
Figure H6.6.7.2 Alternative height in relation to boundary further than 20m from the site frontage



- (4) Standard H6.6.7(2) and (3) above do not apply to a boundary, or part of a boundary, adjoining any of the following:
- (a) a Business – City Centre Zone; Business – Metropolitan Centre Zone; Business – Town Centre Zone; Business – Local Centre Zone; Business – Neighbourhood Centre Zone; Business – Mixed Use Zone; Business – General Business Zone; Business – Business Park Zone; Business – Light Industry Zone and Business – Heavy Industry Zone; or
 - (b) sites within the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone:
 - (i) that are greater than 2000m²;
 - (ii) where that part of the site in (i) is greater than 20 metres in width, when measured perpendicular to the shared boundary; and
 - (iii) Where an open space comprises multiple sites but has a common open space zoning, the entire zone will be treated as a single site for the purpose of applying the standards listed below.
- (5) Standard H6.6.7(2) and (3) above do not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

- (6) Where the boundary forms part of a legal right of way, entrance strip, access site or pedestrian access way, the control in Standard H6.6.7(2) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (7) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plane is:
 - (a) no greater than 1.5m² in area and no greater than 1m in height; and
 - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof, as shown in Figure H6.6.7.3 Exceptions for gable ends, dormers and roof projections below.

Figure H6.6.7.3 Exceptions for gable ends, dormers and roof projections



- (8) No more than two gable end, dormer or roof projections are allowed for every 6m length of site boundary.
- (9) The building setback must be a stepped profile and must not be a literal regression of the recession plane.
- (10) This alternative height in relation to boundary standard does not apply to existing or proposed internal boundaries within a site.

H6.6.8. Height in relation to boundary adjoining lower intensity zones

Purpose: to manage the height and bulk of buildings at boundaries to maintain a reasonable level of sunlight access and minimise visual dominance effects to immediate neighbours within lower intensity zones and small public open spaces.

- (1) Where sites in the Residential – Terrace Housing and Apartment Buildings Zone adjoin:

- (a) a site in the Residential – Single House Zone; or
- (b) a site in the Residential – Mixed Housing Suburban Zone; or
- (c) sites less than 2000m² in the Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or the Open Space – Community Zone except Standard H6.6.8(1)(c) does not apply to the site at 16 Spring Street, Freemans Bay (Lot DP 58529);

then buildings must not project beyond a 45 degree recession plane measured from a point 2.5m vertically above ground level along the boundary of the site in the Residential – Terrace Housing and Apartment Buildings Zone with the zone listed in Standard H6.6.8(1)(a) – (c) above.

- (2) Where sites in the Residential – Terrace Housing and Apartment Buildings Zone adjoin sites in the Residential – Mixed Housing Urban Zone then Standard H5.6.5 Height in relation to boundary in the Residential – Mixed Housing Urban Zone or Standard H5.6.6 Alternative height in relation to boundary in the Residential – Mixed Housing Urban Zone applies to the boundary of the site in the Residential – Terrace Housing and Apartment Buildings Zone that adjoins the Residential – Mixed Housing Urban Zone.
- (3) The building setback must be a stepped profile and must not be a literal regression of the recession plane.
- (4) Where the boundary forms part of a legal right of way, entrance strip or access site or pedestrian access way, the control in Standard H6.6.8(1) applies from the farthest boundary of that legal right of way, entrance strip, access site or pedestrian access way.
- (5) A gable end, dormer or roof may project beyond the recession plane where that portion beyond the recession plan is:
 - (a) no greater than 1.5m² in area and no greater than 1m in height; and
 - (b) no greater than 2.5m cumulatively in length measured along the edge of the roof.

H6.6.9. Yards

Purpose:

- to create an urban streetscape character and provide sufficient space for landscaping within the front yard;
- to maintain a reasonable standard of residential amenity for adjoining sites;
- to ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality and provide protection from natural hazards; and

- to enable buildings and services on the site or adjoining sites to be adequately maintained.
- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H6.6.9.1 Yards below.

Table H6.6.9.1 Yards

Yard	Minimum depth
Front	1.5m
Side	1m
Rear	1m
Riparian	10m from the edge of all other permanent and intermittent streams
Lakeside	30m
Coastal protection yard	10m, or as otherwise specified in Appendix 6 Coastal protection yard

- (2) Standard H6.6.9(1) does not apply to site boundaries where there is an existing common wall between two buildings on adjacent sites or where a common wall is proposed.

H6.6.10. Maximum impervious area

Purpose:

- to manage the amount of stormwater runoff generated by a development, particularly in relation to the capacity of the stormwater network and potential flood risks;
- to support the functioning of riparian yards, lakeside yards and coastal yards and water quality and ecology;
- to reinforce the building coverage and landscaped area standards; and
- to limit paved areas on a site to improve the site's appearance and cumulatively maintain amenity values in a neighbourhood.

- (1) The maximum impervious area must not exceed 70 per cent of site area.
- (2) The maximum impervious area within a riparian yard, a lakeside yard or a coastal protection yard must not exceed 10 per cent of the riparian yard, the lakeside yard or the coastal protection yard area.

H6.6.11. Building coverage

Purpose: to manage the extent of buildings on a site to achieve the planned urban character of buildings surrounded by open space.

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

H6.6.12. Landscaped area

Purpose:

- to provide for quality living environments consistent with the planned urban built character of buildings surrounded by open space; and
- to create a landscaped urban streetscape character within the zone.

(1) The minimum landscaped area must be at least 30 per cent of the net site area.

H6.6.13. Outlook space

Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites;
- in combination with the daylight control, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

(1) An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.

(2) The minimum dimensions for a required outlook space are as follows:

(a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of 6m in depth and 4m in width; and

(b) a principal bedroom of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width; and

(c) all other habitable rooms must have an outlook space with a minimum dimension of 1m in depth and 1m in width.

(3) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.

(4) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.

(5) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.

(6) Outlook spaces may be within the site, over a public street, or other public open space.

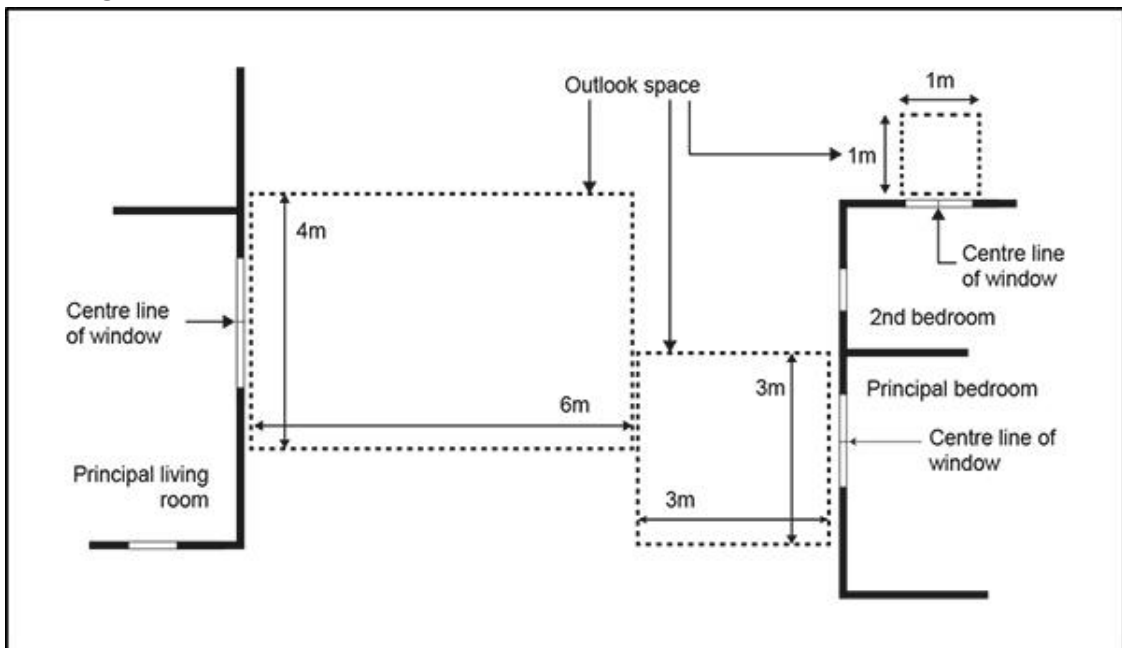
(7) Outlook spaces required from different rooms within the same building may overlap.

(8) Outlook spaces may overlap where they are on the same wall plane.

(9) Outlook spaces must:

- (a) be clear and unobstructed by buildings;
- (b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in H6.6.13(6) above; and
- (c) not extend over an outlook spaces or outdoor living space required by another dwelling.

Figure H6.6.13.1 Required outlook space



H6.6.14. Daylight

Purpose:

- to ensure adequate daylight for living areas and bedrooms in dwellings, supported residential care and boarding houses; and
- in combination with the outlook control, manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space, particularly at upper building levels.

(1) Where the proposed building and/or opposite building contains principal living room or bedroom windows in a dwelling, or main living/dining area or bedroom windows in supported residential care and boarding houses, then:

- a) that part of a building higher than 3m opposite buildings within the same site is limited in height to twice the horizontal distance between the two buildings for a length defined by a 55 degree arc from the centre of the window. The arc may be swung to within 35 degrees of the plane of the wall containing the window as shown in Figure H6.6.14.2 Required setbacks for daylight below.

Refer to Table H6.6.14.1 Maximum height of the part of a building within a site facing a principal living room or bedroom window within the same site; Figure H6.6.14.1 Required setbacks for daylight and Figure H6.6.14.2 Required setbacks for daylight below.

- (2) Where the principal living room, main living/dining area or bedroom has two or more external faces with windows, Standard H6.6.14(1) above will apply to the largest window.
- (3) Where the window is above ground level, the height restriction is calculated from the floor level of the room containing the window.
- (4) Standard H6.6.14(1), (2) and (3) do not apply to development opposite the first 5m of a building which faces the street, measured from the front corner of the building.

Table H6.6.14.1 Maximum height of that part of a building within a site facing a principal living room or bedroom window within the same site

Distance of the building from the largest principal living room, living/dining room or bedroom window (x)	Maximum height of the defined portion of wall opposite an identified window	Length of wall restricted if 55 degree arc is perpendicular to window (y) (rounded)
1.0m	2.0m	1.0m
1.5m	3.0m	1.5m
2.0m	4.0m	2.0m
2.5m	5.0m	2.5m
2.7m	5.4m	2.7m
3.0m	6.0m	3.0m
3.5m	7.0m	3.5m
4.0m	8.0m	4.0m
4.5m	9.0m	4.5m
5.0m	10.0m	5.0m
5.5m	11.0m	5.5m
6.0m	12.0m	6.0m
7.0m	14.0m	7.0m
7.5m	15.0m	7.5m
8.0m	16.0m	8.0m
8.5m	17.0m	8.5m
9.0m	18.0m	9.0m
9.5m	19.0m	9.5m
10.0m	20.0m	10.0m
10.5m	21.0m	10.5m
11.0m	22.0m	11.0m

Distance of the building from the largest principal living room, living/dining room or bedroom window (x)	Maximum height of the defined portion of wall opposite an identified window	Length of wall restricted if 55 degree arc is perpendicular to window (y) (rounded)
11.25m	22.5m	11.25m

Figure H6.6.14.1 Required setbacks for daylight

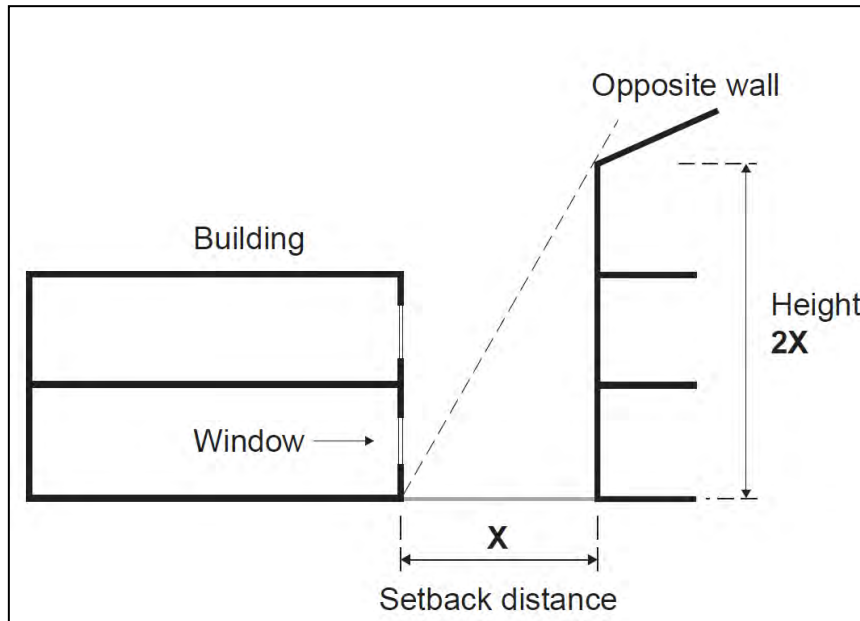
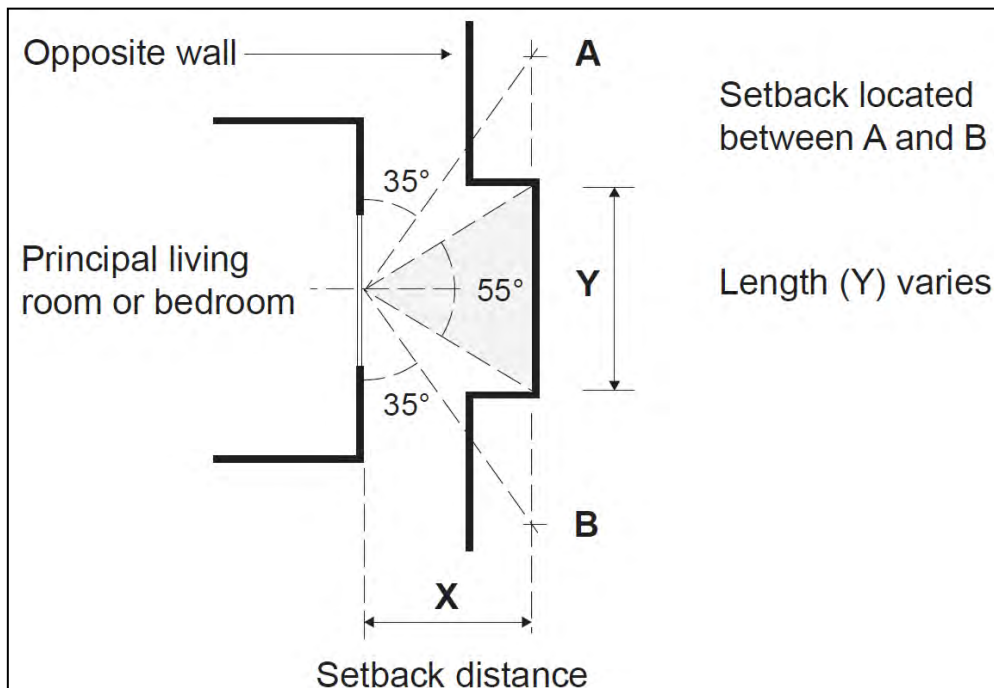


Figure H6.6.14.2 Required setbacks for daylight

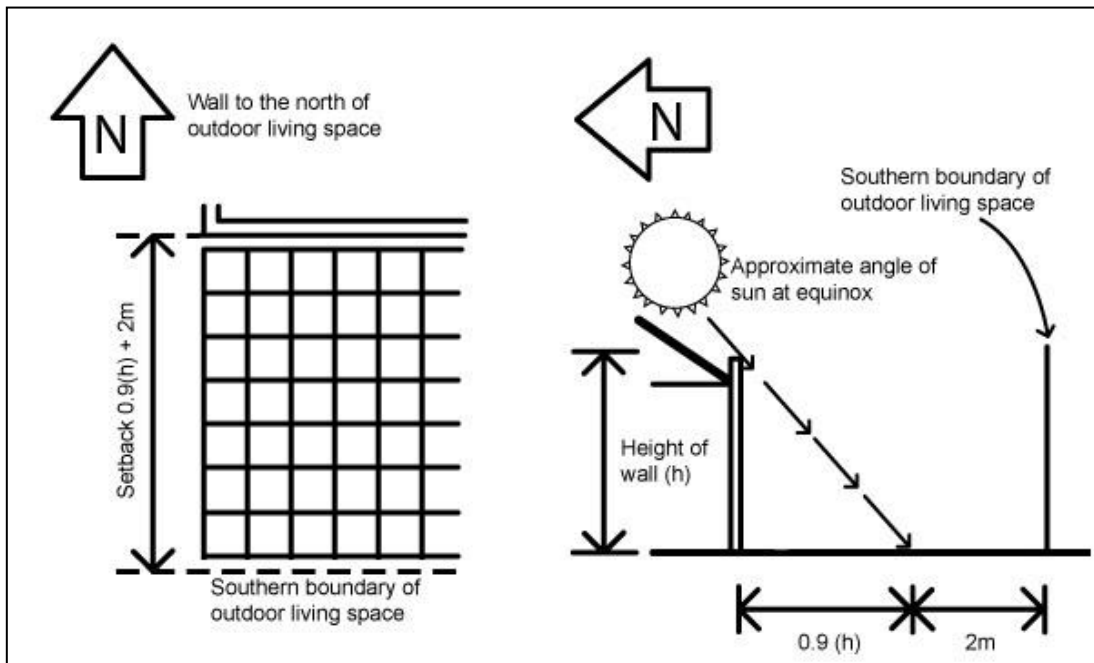


H6.6.15. Outdoor living space

Purpose: to provide dwellings, supported residential care and boarding houses with outdoor living space that is of a functional size and dimension, has access to sunlight, and is directly accessible from the principal living room, dining room or kitchen and is separated from vehicle access and manoeuvring areas.

- (1) A dwelling, supported residential care or boarding house at ground floor level, must have an outdoor living space that is at least 20m² that comprises ground floor and/or balcony/roof terrace space that:
 - (a) where located at ground level has no dimension less than 4m and has a gradient not exceeding 1 in 20; and/or
 - (b) where provided in the form of balcony, patio or roof terrace is at least 5m² and has a minimum dimension of 1.8m; and
 - (c) is directly accessible from the dwelling, supported residential care unit or boarding house; and
 - (d) is free of buildings, parking spaces, servicing and manoeuvring areas.
- (2) A dwelling, supported residential care or boarding house located above ground floor level must have an outdoor living space in the form of a balcony, patio or roof terrace that:
 - (a) is at least 5m² for studio and one-bedroom dwellings and has a minimum dimension of 1.8m; or
 - (b) is at least 8m² for two or more bedroom dwellings and has a minimum dimension of 1.8m; and
 - (c) is directly accessible from the dwelling, supported residential care unit or boarding house; and
 - (d) except that, a balcony or roof terrace is not required where the net internal floor area of a dwelling is at least 35m² for a studio and 50m² for a dwelling with one or more bedrooms.
- (3) Where outdoor living space required by Standard H6.6.15(1) or Standard H6.6.15(2) above is provided at ground level, and is located south of any building located on the same site, the southern boundary of that space must be separated from any wall or building by at least 2m + 0.9(h), where (h) is the height of the wall or building as shown in the Figure H6.6.15.1 Location of outdoor living space below. For the purpose of this standard south is defined as between 135 and 225 degrees.

Figure H6.6.15.1 Location of outdoor living space



H6.6.16. Front, side and rear fences and walls

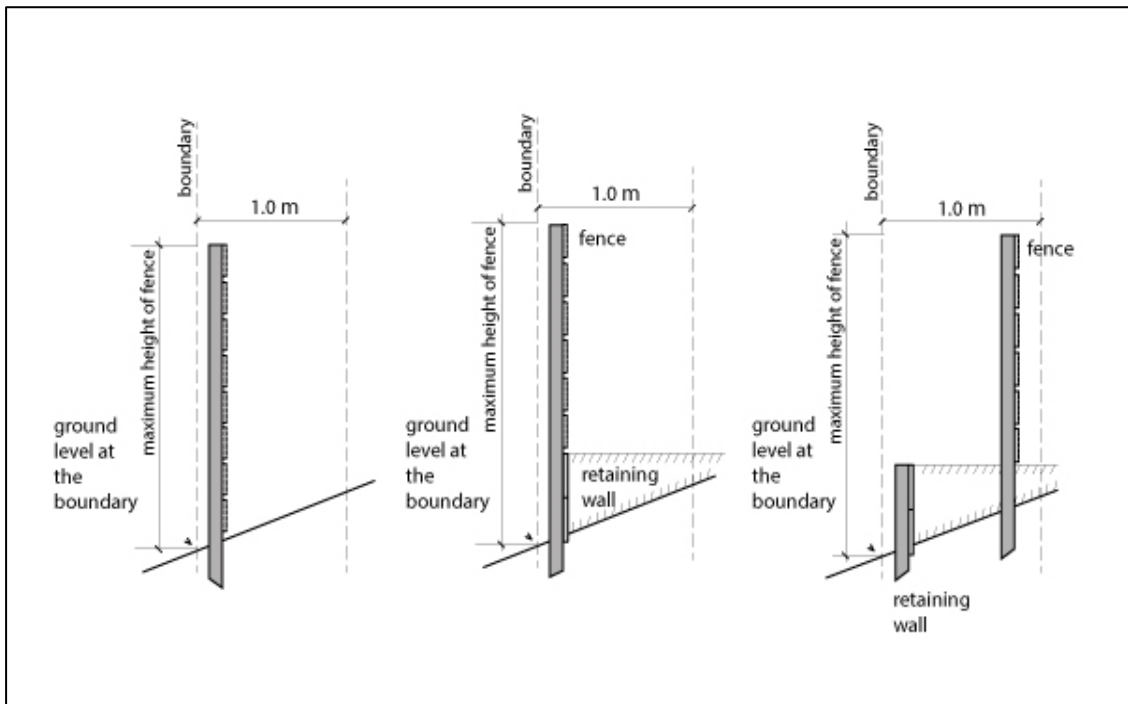
Purpose: to enable fences and walls to be constructed on a Front, side or rear boundary or within a front, side, rear, riparian, coastal protection or lakeside yard to a height sufficient to:

- provide privacy for dwellings while enabling opportunities for passive surveillance of the street or adjoining public place;
- minimise visual dominance effects to immediate neighbours and the street or adjoining public place.

(1) Fences or walls or a combination of these structures (whether separate or joined together) must not exceed the height specified below, measured from the ground level at the boundary:

- (a) Within the front yard, either:
- (i) 1.4m in height, or
 - (ii) 1.8m in height for no more than 50 per cent of the site frontage and 1.4m for the remainder, or
 - (iii) 1.8m in height if the fence is at least 50 per cent visually open as viewed perpendicular to the front boundary.
- (b) Within side, rear, coastal protection, lakeside or riparian yards: 2m.

Figure H.6.6.16.1 Measurement of fence height



H6.6.17. Minimum dwelling size

Purpose: to ensure dwellings are functional and of a sufficient size to provide for the day to day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

- (1) Dwellings must have a minimum net internal floor area as follows:
 - (a) 30m² for studio dwellings.
 - (b) 45m² for one or more bedroom dwellings.

H6.6.18. Rainwater tanks

Purpose: To enable rainwater tank installation while maintaining amenity values.

- (1) Rainwater tanks must not be located:
 - (a) in a riparian, lakeside or coastal protection yard unless less than 1m in height or wholly below ground level;
 - (b) in a front yard or forward of any street facing or private vehicle access facing building façade, unless they are at least 1.5m from the front boundary and are a maximum height of 1 m.
- (2) Clause b) shall not apply to a rear service lane where the dwellings have frontage to a public street.
- (3) Rainwater tanks located within a required outlook space area must be no higher than 1m.

(4) Rainwater tanks located within the required minimum 20m² outdoor living space with minimum dimensions of 4m must be installed wholly underground.

(5) Any overflow from the rainwater tank must discharge to the existing authorised stormwater system for the site.

Note: If there is a new stormwater discharge or diversion created Chapter E8.6.2.1 and Building Act requirements must be complied with.

Note: Building Act regulations apply. A building consent may be required under the Building Act.

H6.7. Assessment – controlled activities

There are no controlled activities in this zone.

H6.8. Assessment – restricted discretionary activities

H6.8.1. Matters of discretion

The Council will restrict its discretion to all of the following matters when assessing a restricted discretionary activity resource consent application:

(1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; restaurants and cafes up to 100m² gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:

(a) infrastructure and servicing;

(b) the effects on the neighbourhood character, residential amenity and the surrounding residential area from all of the following:

(i) building intensity, scale, location, form and appearance;

(ii) traffic;

(iii) location and design of parking and access; and

(iv) noise, lighting and hours of operation.

(2) for dwellings:

(a) the effects on the neighbourhood character, residential amenity, safety and the surrounding residential area from all of the following:

(i) building intensity, scale, location, form and appearance;

(ii) traffic; and

(iii) location and design of parking and access.

(b) all of the following standards:

- (i) Standard H6.6.10 Maximum impervious areas;
- (ii) Standard H6.6.11 Building coverage;
- (iii) Standard H6.6.12 Landscaped area;
- (iv) Standard H6.6.13 Outlook space;
- (v) Standard H6.6.14 Daylight;
- (vi) Standard H6.6.15 Outdoor living space;
- (vii) Standard H6.6.16 Front, side and rear fences and walls; and
- (viii) Standard H6.6.17 Minimum dwelling size

(c) Infrastructure and servicing

(3) for integrated residential development:

(a) the effects on the neighbourhood character, residential amenity, safety, and the surrounding residential area from all of the following:

- (i) building intensity, scale, location, form and appearance;
- (ii) traffic;
- (iii) location and design of parking and access; and
- (iv) noise, lighting and hours of operation.

(b) all of the following standards:

- (i) Standard H6.6.10 Maximum impervious areas;
- (ii) Standard H6.6.11 Building coverage;
- (iii) Standard H6.6.12 Landscaped area;
- (iv) Standard H6.6.13 Outlook space;
- (v) Standard H6.6.14 Daylight;
- (vi) Standard H6.6.15 Outdoor living space;
- (vii) Standard H6.6.16 Front, side and rear fences and walls; and
- (viii) Standard H6.6.17 Minimum dwelling size

(c) Infrastructure and servicing.

(4) for buildings that do not comply with Standard H6.6.5 Building height; Standard H6.6.6 Height in relation to boundary; Standard H6.6.7 Alternative height in relation to boundary; Standard H6.6.8 Height in relation to boundary adjoining lower density zones; Standard H6.6.9 Yards; Standard H6.6.10 Maximum impervious areas; Standard H6.6.11 Building coverage; Standard H6.6.12 Landscaped area; Standard H6.6.13 Outlook space; Standard H6.6.14 Daylight; Standard H6.6.15 Outdoor living space; Standard H6.6.16

Front, side and rear fences and walls; Standard H6.6.17 Minimum dwelling size:

- (a) any policy which is relevant to the standard;
 - (b) the purpose of the standard;
 - (c) the effects of the infringement of the standard;
 - (d) the effects on the urban built character of the zone;
 - (e) the effects on the amenity of neighbouring sites;
 - (f) the effects of any special or unusual characteristic of the site which is relevant to the standard;
 - (g) the characteristics of the development;
 - (h) any other matters specifically listed for the standard; and
 - (i) where more than one standard will be infringed, the effects of all infringements.
- (5) For new buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary but comply with H6.6.7 Alternative height in relation to boundary:
- (a) Visual dominance effects;
 - (b) Attractiveness and safety of the street; and
 - (c) Overlooking and privacy.

H6.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) for supported residential care accommodating greater than 10 people per site inclusive of staff and residents; boarding houses accommodating greater than 10 people per site inclusive of staff and residents; visitor accommodation accommodating greater than 10 people per site inclusive of staff and visitors; dairies up to 100m² gross floor area per site; restaurants and cafes up to 100m² gross floor area per site; care centres accommodating greater than 10 people per site excluding staff; community facilities; and healthcare facilities up to 200m² gross floor area per site:
 - (a) infrastructure and servicing:
 - (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.

- (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.

(b) building intensity, scale, location, form and appearance:

- (i) whether the intensity and scale of the activity, the building location, form and appearance is compatible with the character and residential amenity provided for within the zone and compatible with the surrounding residential area.

(c) traffic:

- (i) whether the activity avoids or mitigates high levels of additional non-residential traffic on local roads.

(d) location and design of parking and access:

- (i) whether adequate parking and access is provided or required.

(e) noise, lighting and hours of operation:

- (i) whether noise and lighting and the hours of operation of the activity avoids, remedies or mitigates adverse effects on the residential amenity of surrounding properties, by:

- locating noisy activities away from neighbouring residential boundaries; and
- screening or other design features; and
- controlling the hours of operation and operational measures.

(2) for dwellings:

- (a) the extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:

- (i) Standard H6.6.10 Maximum impervious areas;
- (ii) Standard H6.6.11 Building coverage;
- (iii) Standard H6.6.12 Landscaped area;
- (iv) Standard H6.6.13 Outlook space;
- (v) Standard H6.6.14 Daylight;
- (vi) Standard H6.6.15 Outdoor living space; and
- (vii) Standard H6.6.16 Front, side and rear fences and walls; and
- (viii) Standard H6.6.17 Minimum dwelling size

- (b) refer to Policy H6.3(1);

- (c) refer to Policy H6.3(2);

- (d) refer to Policy H6.3(3);
- (e) refer to Policy H6.3(4);
- (f) refer to Policy H6.3(5);
- (g) refer to Policy H6.3(6);
- (h) refer to Policy H6.3(7); and
- (i) refer to Policy H6.3(8).
- (j) infrastructure and servicing:
 - (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.
 - (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.
- (k) the extent to which the necessary storage and waste collection and recycling facilities is provided in locations conveniently accessible and screened from streets and public open spaces.
- (l) traffic:
 - (i) the extent to which the activity avoids or mitigates adverse effects on the safe and efficient operation of the immediate transport network.
 - (ii) H6.8.2 (2)(l)(i) is not considered where the development is located adjacent to a Business – City Centre Zone, Business – Metropolitan Centre Zone or Business – Town Centre Zone.
- (3) for integrated residential development:
 - (a) the extent to which or whether the development achieves the purpose outlined in the following standards or what alternatives are provided that result in the same or a better outcome:
 - (i) Standard H6.6.10 Maximum impervious areas;
 - (ii) Standard H6.6.11 Building coverage;
 - (iii) Standard H6.6.12 Landscaped area;
 - (iv) Standard H6.6.13 Outlook space;
 - (v) Standard H6.6.14 Daylight;
 - (vi) Standard H6.6.15 Outdoor living space;
 - (vii) Standard H6.6.16 Front, side and rear fences and walls; and
 - (viii) Standard H6.6.17 Minimum dwelling size (excluding retirement villages).

- (b) refer to Policy H6.3(1);
- (c) refer to Policy H6.3(2);
- (d) refer to Policy H6.3(3);
- (e) refer to Policy H6.3(4);
- (f) refer to Policy H6.3(5);
- (g) refer to Policy H6.3(6);
- (h) refer to Policy H6.3(7);
- (i) refer to Policy H6.3(8); and
- (j) infrastructure and servicing:
 - (i) Whether there is adequate capacity in the existing stormwater and public reticulated water supply and wastewater network to service the proposed development.
 - (ii) Where adequate network capacity is not available, whether adequate mitigation is proposed.
- (k) traffic:
 - (i) the extent to which the activity avoids or mitigates adverse effects on the safe and efficient operation of the immediate transport network.
 - (ii) H6.8.2 (3)(k)(i) is not considered where the development is located adjacent to a Business – City Centre Zone, Business – Metropolitan Centre Zone or Business – Town Centre Zone.

- (4) For new buildings and additions to buildings which do not comply with H6.6.6 Height in relation to boundary but comply with H6.6.7 Alternative height in relation to boundary:

Visual dominance

- (a) The extent to which buildings as viewed from the side or rear boundaries of adjoining residential sites or developments are designed to reduce visual dominance effects, taking into account:
 - (i) the planned urban built character of the zone;
 - (ii) the location, orientation and design of development; and
 - (iii) the physical characteristics of the site and the neighbouring site.

Attractiveness and safety of the street

- (b) The extent to which those parts of buildings located closest to the front boundary achieve attractive and safe streets by:
 - (i) providing doors, windows and balconies facing the street;

- (ii) optimising front yard landscaping;
- (iii) providing safe pedestrian access to buildings from the street; and
- (iv) minimising the visual dominance of garage doors as viewed from the street.

Overlooking and privacy

- (c) The extent to which direct overlooking of a neighbour’s habitable room windows and outdoor living space is minimised to maintain a reasonable standard of privacy, including through the design and location of habitable room windows, balconies or terraces, setbacks, or screening.

(5) for building height:

- (a) refer to Policy H6.3(1);
- (b) refer to Policy H6.3(2);
- (c) refer to Policy H6.3(4); and
- (d) refer to Policy H6.3(5).

(6) for height in relation to boundary infringements:

- (a) refer to Policy H6.3(1);
- (b) refer to Policy H6.3(2);
- (c) refer to Policy H6.3(4);
- (d) refer to Policy H6.3(5); and
- (e) refer to Policy H6.3(6).

(7) for alternative height in relation to boundary infringements:

- (a) refer to Policy H6.3(1);
- (b) refer to Policy H6.3(2);
- (c) refer to Policy H6.3(3);
- (d) refer to Policy H6.3(4);
- (e) refer to Policy H6.3(5); and
- (f) refer to Policy H6.3(6).

(8) for height in relation to boundary adjoining lower density zones:

- (a) refer to Policy H6.3(1);
- (b) refer to Policy H6.3(2);
- (c) refer to Policy H6.3(4);

(d) refer to Policy H6.3(5); and

(e) refer to Policy H6.3(6).

(9) for yards:

(a) refer to Policy H6.3(1);

(b) refer to Policy H6.3(2);

(c) refer to Policy H6.3(4); and

(d) refer to Policy H6.3(5).

(10) for maximum impervious areas:

(a) refer to Policy H6.3(8).

(11) for building coverage:

(a) refer to Policy H6.3(1);

(b) refer to Policy H6.3(2);

(c) refer to Policy H6.3(4);

(d) refer to Policy H6.3(5); and

(e) refer to Policy H6.3(6).

(12) for landscaped area:

(a) refer to Policy H6.3(1);

(b) refer to Policy H6.3(2);

(c) refer to Policy H6.3(4); and

(d) refer to Policy H6.3(5).

(13) for outlook space:

(a) refer to Policy H6.3(1);

(b) refer to Policy H6.3(2);

(c) refer to Policy H6.3(4);

(d) refer to Policy H6.3(5); and

(e) refer to Policy H6.3(6).

(14) for daylight:

(a) refer to Policy H6.3(2);

(b) refer to Policy H6.3(4);

(c) refer to Policy H6.3(5); and

(d) refer to Policy H6.3(6).

(15) for outdoor living space:

(a) refer to Policy H6.3(1);

(b) refer to Policy H6.3(2);

(c) refer to Policy H6.3(5);

(d) refer to Policy H6.3(6); and

(e) refer to Policy H6.3(7).

(16) For front, side and rear fences and walls:

(a) refer to Policy H6.3(2);

(b) refer to Policy H6.3(3);

(c) refer to Policy H6.3(5); and

(d) refer to Policy H6.3(6).

(17) For minimum dwelling size:

(a) Policy H6.3(6)

H6.9. Special information requirements

There are no special information requirements in this zone.

H8. Business – City Centre Zone

H8.1. Zone description

The city centre is the top of the centres hierarchy and plays a pivotal role in Auckland's present and future success. The Business – City Centre Zone seeks to ensure the city centre is an international centre for business and learning, innovation, entertainment, culture and urban living.

To maintain and enhance the vibrancy of the city centre, the zone permits a wide range of activities to establish in most parts of the city centre. The zone also manages activities that have the potential to adversely affect the amenity of the city centre or that have the potential to generate reverse sensitivity effects on identified marine and port activity areas.

The Plan enables the greatest intensity of development in terms of height and floor area to occur in the city centre. Within the city centre itself, development potential is concentrated in the core central business district. Development potential reduces towards the ridgelines and transitions to lower heights on the waterfront and landward periphery whilst allowing for variation and interest in built form outcomes. The zone also manages the scale of development in order to protect important special character areas, sunlight admission to parks and public spaces, significant views to the volcanic cones and other landmarks including identified views to historic heritage places and to maintain and enhance the distinctiveness of particular areas.

The city centre makes an important contribution to our sense of identity. The significant height and scale of buildings in the city centre increases their visibility from many places, affecting the quality of both public and private views at local and city-wide scales. In addition to managing the scale of development, the zone manages the quality of building design to ensure new buildings successfully integrate with the city centre's existing and planned built form and public realm to create an attractive and recognisable skyline.

Within the city centre are precincts and overlays, which have their own distinct features, character and/or function. For example, the Port Precinct allows for the ongoing use, development and expansion of port and marine activities at the Port of Auckland.

H8.2. Objectives

General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales.
- (2) Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.
- (3) Development positively contributes towards planned future form and quality, creating a sense of place.
- (4) Business activity is distributed in locations, and is of a scale and form, that:

- (a) provides for the community's social and economic needs;
 - (b) improves community access to goods, services, community facilities and opportunities for social interaction; and
 - (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity.
- (5) A network of centres that provides:
- (a) a framework and context to the functioning of the urban area and its transport network, recognising:
 - (i) the regional role and function of the city centre, metropolitan centres and town centres as commercial, cultural and social focal points for the region, sub-regions and local areas;
 - (ii) local centres and neighbourhood centres in their role to provide for a range of convenience activities to support and serve as focal points for their local communities;
 - (b) a clear framework within which public and private investment can be prioritised and made; and
 - (c) a basis for regeneration and intensification initiatives.

Business – City Centre Zone objectives

- (6) The city centre is an internationally significant centre for business.
- (7) The city centre is an attractive place to live, learn, work and visit with 24-hour vibrant and vital business, education, entertainment and retail areas.
- (8) Development in the city centre is managed to accommodate growth and the greatest intensity of development in Auckland and New Zealand while respecting its valley and ridgeline form and waterfront setting.
- (9) The distinctive built form, identified special character and functions of particular areas within and adjoining the city centre are maintained and enhanced.
- (10) A hub of an integrated regional transport system is located within the city centre.
- (11) The city centre is accessible by a range of transport modes with an increasing percentage of residents, visitors, students and workers choosing walking, cycling and public transport.

H8.3. Policies

General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their role in the hierarchy of centres.
- (2) Enable an increase in the density, diversity and quality of housing in the centres zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.
- (3) Require development to be of a quality and design that positively contributes to:
 - (a) planning and design outcomes identified in this Plan for the relevant zone;
 - (b) the visual quality and interest of streets and other public open spaces; and
 - (c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.
- (4) Encourage universal access for all development, particularly medium to large scale development.
- (5) Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.
- (6) Encourage buildings at the ground floor to be adaptable to a range of uses to allow activities to change over time.
- (7) Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse impact on pedestrian amenity and the streetscape.
- (8) Require development adjacent to residential zones and the Special Purpose – School Zone and Special Purpose – Māori Purpose Zone to maintain the amenity values of those areas, having specific regard to dominance, overlooking and shadowing.
- (9) Discourage activities, which have noxious, offensive, or undesirable qualities from locating within the centres and mixed use zones, while recognising the need to retain employment opportunities.
- (10) Discourage dwellings at ground floor in centres zones and enable dwellings above ground floor in centres zones.
- (11) Require development to avoid, remedy or mitigate adverse wind and glare effects on public open spaces, including streets, and shading effects on open space zoned land.

- (12) Recognise the functional and operational requirements of activities and development.
- (13) In identified locations within the centres zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone enable greater building height than the standard zone height, having regard to whether the greater height:
- (a) is an efficient use of land;
 - (b) supports public transport, community infrastructure and contributes to centre vitality and vibrancy;
 - (c) considering the size and depth of the area, can be accommodated without significant adverse effects on adjacent residential zones; and
 - (d) is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.
- (14) In identified locations within the centre zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified special character, identified landscape features, or amenity.

Business – City Centre Zone policies

Land use activities

- (15) Provide for a wide range and diverse mix of activities that enhance the vitality, vibrancy and amenity of the city centre including:
- (a) commercial and residential activities;
 - (b) arts, entertainment, events, civic and community functions;
 - (c) high-quality visitor experiences, visitor accommodation and associated services; and
 - (d) learning, teaching and research activities, with a particular concentration in the learning precinct.
- (16) Enable a significant and diverse residential population to be established and maintained within a range of living environments and housing sizes.
- (17) Enable the most significant concentration of office activity in Auckland to locate in the city centre by providing an environment attractive to office workers, with a focus on the core central business district.
- (18) Provide for a wide range of retail activities throughout the city centre while maintaining and enhancing the vitality, vibrancy and amenity of core retail areas within the city centre and centres outside of the city centre. In particular:

- (a) enable smaller scale retail activities to occur throughout the city centre;
 - (b) encourage large department stores and integrated retail developments to locate within the core retail area; and
 - (c) avoid large department stores and integrated retail developments locating outside the core retail area where they would adversely affect the amenity, vitality and viability of core retail areas within the city centre and/or centres outside of the city centre.
- (19) Provide for a wide range of activities along the waterfront, while continuing to provide for those activities requiring a harbour location.
- (20) Enhance the waterfront as a major gateway to the city centre and Auckland.
- (21) Enable the efficient use and development of the Port of Auckland and identified marine and port activity areas.
- (22) Support the development of public transport, pedestrian and cycle networks and the ability to efficiently change transport modes.

Precincts

- (23) Identify and encourage specific outcomes in areas of the city centre that relate to:
- (a) a distinctive built character; and/or
 - (b) a concentration of particular activities; and/or
 - (c) activities that have specific functional requirements; and/or
 - (d) significant transformational development opportunities.
- (24) Encourage comprehensive and integrated development of key development sites or precincts in the city centre.
- (25) Limit activities that would have reverse sensitivity effects on established and future marine and port activities.
- (26) Limit activities within the residential and learning precincts that would adversely affect the amenity and character of those precincts.

Historic heritage and special character

- (27) Encourage the retention and conservation of the city centre's historic heritage through scheduling and through development incentives.
- (28) Maintain and enhance the special character values of pre 1940 buildings in the Queen Street Valley precinct and buildings outside this precinct identified on Map H8.11.1 of the Business – City Centre Zone as making a strong or significant contribution to the special character of the surrounding area, in particular by:

- (a) awarding transferable development rights where an identified special character building is protected in perpetuity and restored in accordance with an approved character plan;
- (b) requiring all development proposals for identified special character buildings to have considered adaptive re-use;
- (c) avoiding the demolition of identified special character buildings where it would adversely affect the built character of the surrounding area; and
- (d) requiring alterations and additions to existing buildings and new buildings to give consideration to, and be sympathetic to the existing and planned character of the area.

City form

- (29) Enable the tallest buildings and the greatest density of development to occur in the core central business district.
- (30) Manage adverse effects associated with building height and form by:
 - (a) transitioning building height and development densities down to neighbourhoods adjoining the city centre and to the harbour edge;
 - (b) protecting sunlight to identified public open spaces and view shafts;
 - (c) requiring the height and form of new buildings to respect the valley and ridgeline form of the city centre and building design to be complementary to existing or planned character of precincts; and
 - (d) managing the scale, form and design of buildings to:
 - (i) avoid adverse dominance and/or amenity effects on streets and public open space; and
 - (ii) encourage well-designed, slender towers on sites identified within the special height area on Map H8.11.3.
- (31) Maximise light and outlook around buildings.
- (32) Encourage public amenities to be provided within developments, including publicly accessible open space, works of art and through site links.

Public realm

- (33) Require building and development of the highest quality that contributes to the city centre's role as an international centre for business, learning, innovation, entertainment, culture and urban living.
- (34) Require building frontages along identified public open spaces and streets to be designed in a way that provides a sense of intimacy, character, interest and variation, and enclosure at street level.

(35) Require the demolition of buildings and structures to avoid, remedy or mitigate significant adverse effects on the pedestrian amenity of the city centre and the safety and efficiency of the road network.

(36) Protect identified sightlines along streets and public open spaces from the city centre to the harbour, Rangitoto Island, the North Shore and identified sightlines along roads and public open spaces within the city centre to natural features and landmarks.

(37) Enable high-quality public open spaces along the waterfront that are accessible and provide spaces for recreational opportunities, facilities and events.

H8.4. Activity table

Table H8.4.1 specifies the activity status of land use and development activities in the Business – City Centre Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H8.4.1 Activity table

Activity		Activity status
General		
(A1)	Activities not provided for	NC
Use		
Residential		
(A2)	Boarding houses	P
(A3)	Dwellings	P
(A4)	Retirement villages	P
(A5)	Supported residential care	P
(A6)	Visitor accommodation	P
Commerce		
(A7)	Commercial services	P
(A8)	Entertainment facilities	P
(A9)	Offices	P
(A10)	Retail	P
(A11)	Conference facilities	P
(A12)	Drive-through facilities	NC
(A13)	Service stations not otherwise provided for	NC
(A14)	Service stations on sites with frontage to Beach Road between Ronayne St and Stanley Street	D
Community		
(A15)	Artworks	P
(A16)	Public amenities	P

H8 Business – City Centre Zone

(A17)	Care centres	P
(A18)	Community facilities	P
(A19)	Education facilities	P
(A20)	Emergency services	P
(A21)	Healthcare facilities	P
(A22)	Hospitals	P
(A23)	Information facilities	P
(A24)	Recreation facilities	P
(A25)	Major recreation facilities	P
(A26)	Tertiary education facilities	P
Industry		
(A27)	Industrial laboratories	P
(A28)	Manufacturing	P
(A29)	Repair and maintenance services	P
(A30)	Warehousing and storage	P
Mana Whenua		
(A31)	Marae complex	P
Development		
(A32)	New Buildings	RD
(A32A)	Demolition of buildings	C
(A33)	Minor cosmetic alterations to a building (including special character buildings identified on Map H8.11.1 and buildings constructed prior to 1940 within the Queen Street Valley precinct) that do not change its external design and appearance	P
(A34)	Internal alterations to buildings	P
(A35)	External alterations and additions to a special character building identified on Map H8.11.1 and buildings constructed prior to 1940 within the Queen Street Valley precinct not otherwise provided for	RD
(A36)	Alterations and additions to buildings not otherwise provided for	RD
(A37)	Conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses	RD
(A38)	The total or substantial demolition (more than 30 per cent by volume), or any demolition of the front facade of a special character building identified on Map H8.11.1	RD
(A39)	Activities not provided for	NC
(A40)	A building that does not comply with Standard H8.6.3 Admission of sunlight to public places	NC

(A41)	A building that does not comply with Standard H8.6.4 Aotea Square height control plane	NC
(A42)	A building that does not comply with Standard H8.6.5 Harbour edge height control plane or Standard H8.6.6 Exception to the harbour edge height control	D
(A43)	A building that does not comply with Standard H8.6.7 Railway station building and gardens view protection plane	NC
(A44)	A building that exceeds the basic floor area ratio specified for the site in Standard H8.6.10 Basic floor area ratio without providing a bonus feature	NC
(A45)	A building that exceeds the maximum total floor area ratio in Standard H8.6.21 Maximum total floor area ratio	NC

H8.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table H8.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table H8.4.1 Activity table and which is not listed in H8.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).
- (4) Any application for resource consent for the following activity will be considered without public or limited notification or the need to obtain the written approval of affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:
 - (a) Development which does not comply with Standard H8.6.33. Minimum dwelling size.

H8.6. Standards

All activities listed as permitted, controlled or restricted discretionary in Table H8.4.1 Activity table must comply with the following standards.

H8.6.1. Retail

Purpose: to maintain and enhance the vitality, vibrancy and amenity of the core retail area shown on Map H8.11.2.

- (1) The land use activity status of retail outside of the core retail area shown on Map H8.11.2 will be determined in accordance with the Table H8.6.1.1 below.

- (2) Trade suppliers, marine retail, motor vehicle sales, garden centres, markets and food and beverage activities are not subject to this standard.

Table H8.6.1.1 Retail

Activity	Activity status
Retail (excluding department stores and integrated shopping malls) less than 1000m ² gross floor area per site	P
Retail (excluding department stores and integrated shopping malls) between 1000m ² and 5000m ² gross floor area per site	RD
Retail (excluding department stores and integrated shopping malls) over 5000m ² gross floor area per site	D
Department stores and integrated shopping malls over 1000m ² gross floor area per site	D

H8.6.2. General building height

Purpose: manage the height of buildings within the city centre to:

- enable the tallest buildings within the core central business district and transition heights down to neighbourhoods adjoining the city centre and to the harbour edge;
- respect the valley and ridgeline form of the city centre and the existing or planned character of precincts; and
- avoid adverse dominance, shading and/or visual amenity effects of building height on streets and public open spaces.

- (1) The height of a building must not exceed the limits shown on Map H8.11.3.
- (2) Where height limits shown on Map H8.11.3 and Map H8.11.4 overlap, the lowest height limit applies as the first level of control.
- (3) The measurement of height for the purposes of Standards H8.6.2(1) and H8.6.2(2) above shall be undertaken in accordance with Standard H8.6.8 below.

H8.6.3. Admission of sunlight to public places

Purpose: manage the scale of development around identified public open spaces to ensure they receive adequate sunlight when those spaces are most used.

- (1) The height of a building within a defined sunlight admission cone shown on Map H8.11.4 must not exceed the allowable building heights detailed on the relevant diagrams in Appendix 11 Business – City Centre Zone sunlight admission into public places.
- (2) Where part of an existing building does not comply with this standard, any reconstruction, alteration or addition to the building must not further reduce sunlight admission to public open spaces identified in [Appendix 11 Business – City Centre Zone](#) sunlight admission into public places.

H8.6.4. Aotea Square height control plane

Purpose: manage the scale of buildings:

- to ensure that Aotea Square receives adequate sunlight when the space is most used;
- to maintain views from Aotea Square to landmark buildings and views to Aotea Square; and
- so that tall buildings do not dominate the open character of Aotea Square.

(1) The height of a building subject to this standard must not exceed the height plane shown on Figure 5 in [Appendix 11 Business – City Centre Zone](#) sunlight admission into public places.

H8.6.5. Harbour edge height control plane

Purpose: manage the scale of buildings at the western end of Quay Street to:

- provide a transition in building height from the core central business district to the waterfront;
- maximise views between the harbour and the city centre; and
- reinforce the Quay Street east west connection running from the corner of The Strand and Quay Street to the east and Jellicoe Street in Wynyard Precinct to the west by the alignment of tall building frontages.

(1) The height of a building subject to this standard must not exceed the height plane shown in Figure H8.6.6.1 Harbour edge height control plane. The height plane starts at a line 40m above the centre line of Quay Street and continues as a tilted plane at 45 degrees to the horizontal from that line in a southerly direction.

(2) For the purpose of this standard, the centre line of Quay Street extends between the eastern boundary of Britomart Place and the western boundary of Lower Hobson Street and is defined by a straight line passing through the coordinates specified in Figure H8.6.6.2 Harbour edge height control co-ordinates.

H8.6.6. Exception to the harbour edge height control plane

(1) Where the building or structure is located on a site within the area bounded by Customs Street, Lower Hobson Street, Quay Street and Queen Elizabeth Square, an application may be made as a restricted discretionary activity to exceed the Harbour Edge Height Control Plane by no more than 20m, where the following requirements are met:

- (a) any penetration of building bulk through the Harbour Edge Height Control Plane must be compensated for by equivalent open space “corridors” which are situated below the plane and which must:

- (i) be continuous and run approximately north to south through the development site to provide some permeability of appearance when looking from a northerly or southerly direction; and
 - (ii) have a minimum width equating to 15 per cent of the widest east-west dimension for the site.
- (b) the method of calculating the compensatory open space for Standard H8.6.6.1(a) above is as follows:
- (i) establish a maximum total floor area ratio for the site;
 - (ii) calculate and demonstrate the obtainable floor area ratio for the building proposal within the Special Height Control Plane;
 - (iii) determine the floor area which the building proposal could qualify for above the Special Height Control Plane;
 - (iv) add that floor space to the building or structure above the Special Height Control Plane and also add a theoretical compensatory floor area (equal to that calculated in Standard H8.6.6.1(b)(iii) above) to the building or structure below the Special Height Control Plane, assuming a floor-to-floor distance the same as applies to the building or structure at that level; and
 - (v) then recalculate any light and outlook bonus claimed, as if the theoretical compensatory floor area Standard H8.6.6.1(b)(iv) existed.

Figure H8.6.6.1 Harbour edge height control plane

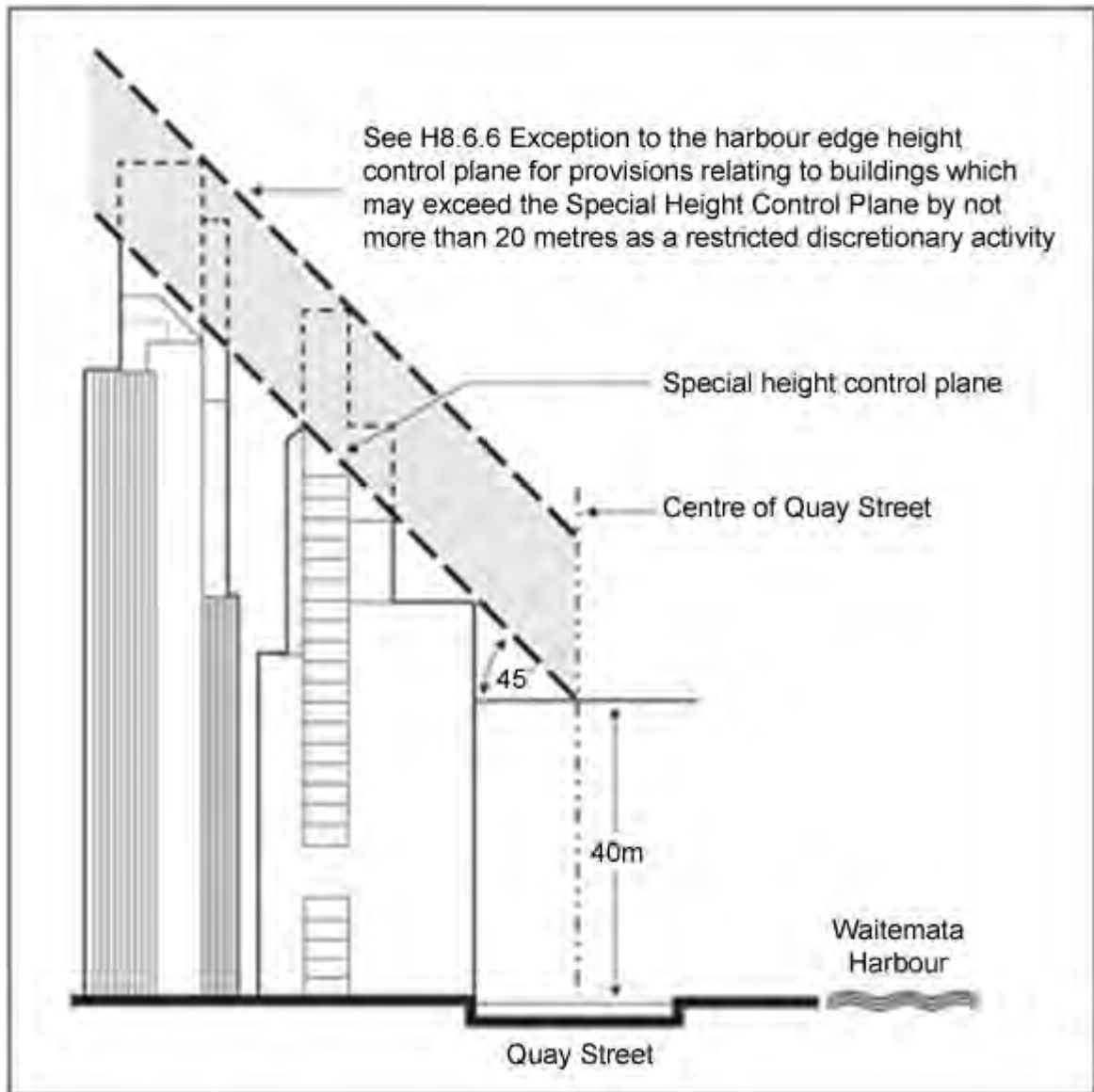
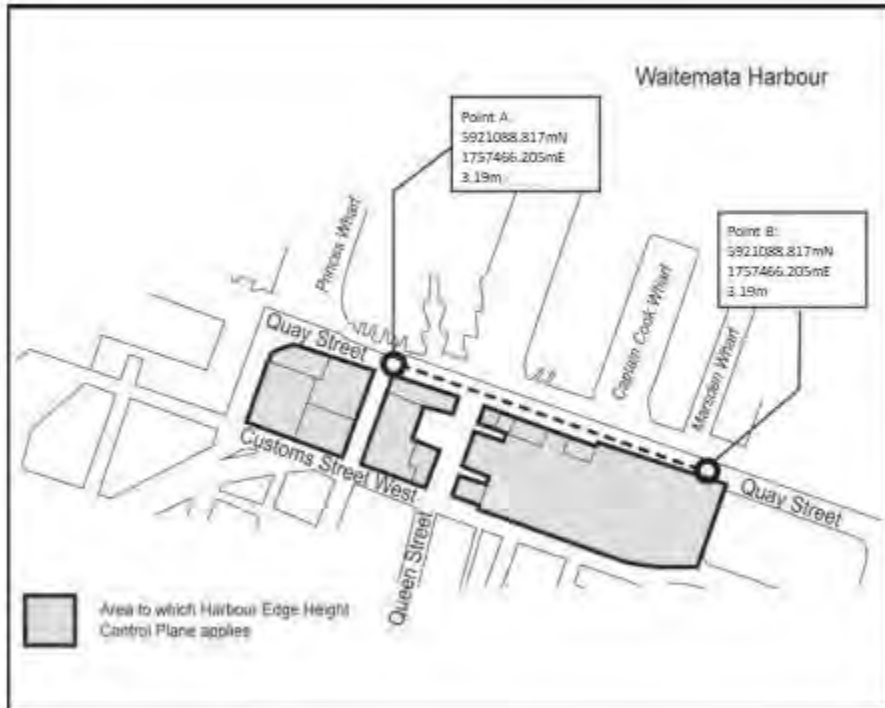


Figure H8.6.6.2 Harbour edge height control co-ordinates

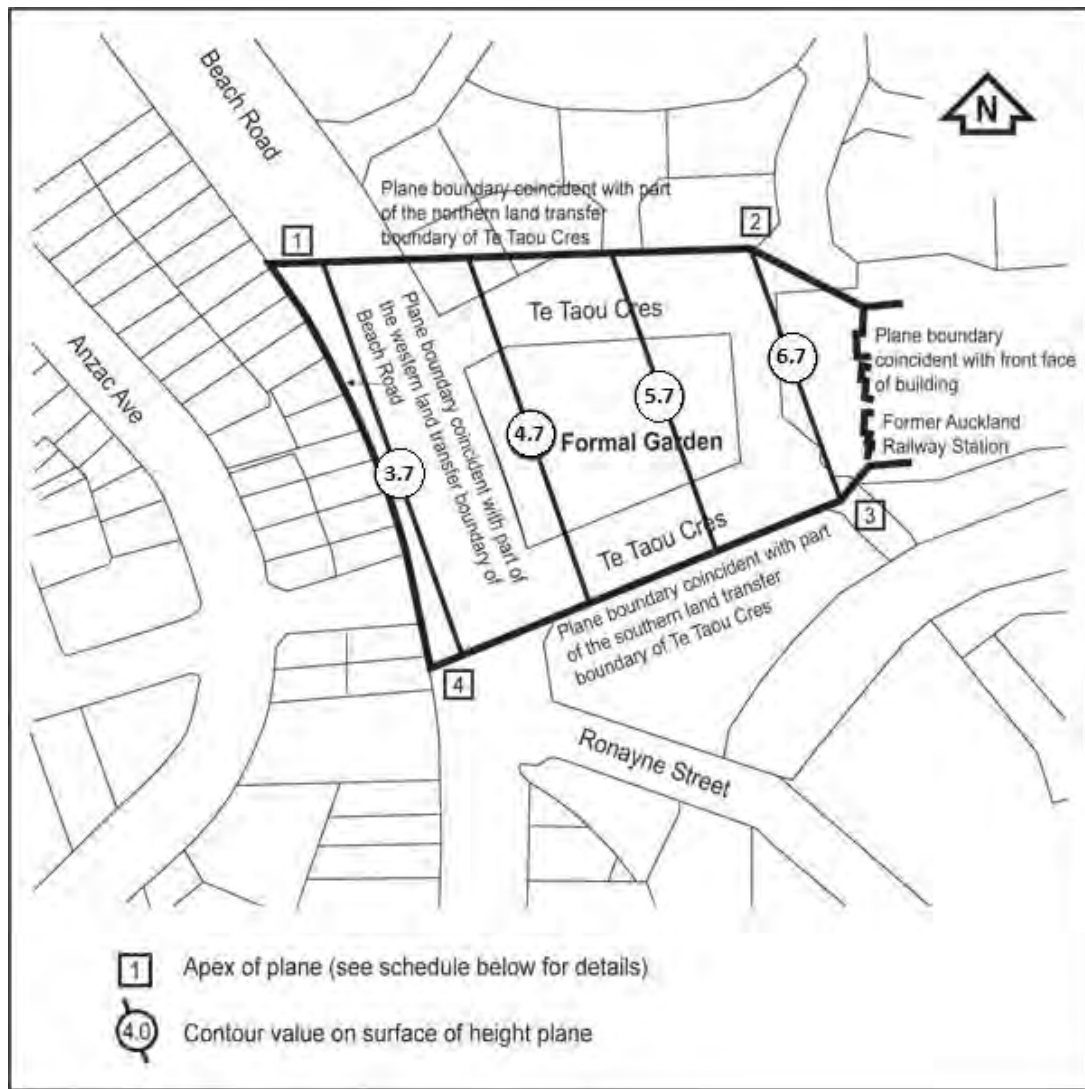


H8.6.7. Railway station building and gardens view protection plane

Purpose: manage the scale of development to protect the view of the railway station buildings and gardens when viewed from Beach Road.

- (1) The height of a building, including any structures on the roof of a building, subject to this standard must not exceed the height limits specified on Figure H8.6.7.1 Railway station buildings and garden view protection plane. This figure defines achievable reduce level (RL in terms of NZVD2016).

Figure H8.6.7.1 Railway station buildings and garden view protection plane



Note 1

Maximum allowable building height above NZVD2016.

Table H8.6.7.1 Coordinate schedule

Point	Mount Eden Circuit 2000		Height (NZVD2016)	New Zealand Transverse Mercator 2000	
1	400857.401	803543.872	3.40	1758145.255	5920544.863
2	401027.91	803554.641	6.68	1758316.137	5920552.488
3	401058.48	803464.612	6.68	1758344.839	5920461.903
4	400906.611	803407.863	3.44	1758191.949	5920407.968

Note 1

Coordinates in terms of Geodetic Datum 2000.

H8.6.8. Measuring building height

Purpose: require height to be measured using the rolling height method where the maximum height varies across the site (contours) or average street level method where a general height limit is specified.

- (1) Building height will be the same as the definition of height when measuring the:
 - (a) height planes for admission of sunlight to public places and the special height limits (refer Map H8.11.4); and
 - (b) height of buildings within the blocks bounded by Hobson Street, Fanshawe Street, Halsey Street, Victoria Street West, and Union Street.
- (2) Unless otherwise stated all other heights will be measured as the vertical distance between mean street level and a horizontal plane above that level (being the specified height limit).
- (3) For the sites fronting Nelson Street within the block bounded by Union Street to the south and Cook Street to the north, height may be determined from the mean street level of Nelson Street to a maximum depth of 26m from the site boundary with Nelson Street.

H8.6.9. Rooftops

Purpose: ensure the roofs of buildings are uncluttered when viewed from the street and surrounding buildings.

- (1) Rooftop projections including towers, turrets, chimneys, lift towers, machinery rooms and water towers that exceed the height of all parts of a parapet surrounding the roof on which the projections are located, must be enclosed in a maximum of three structures and integrated within the overall roof design.
- (2) All floor space forming part of rooftop projections that meet the requirements of this standard is excluded from the calculation of gross floor area for the development.
- (3) For the purpose of this standard rooftop includes the roof of building podiums in addition to its ordinary meaning.
- (4) For the purpose of this standard, rooftop projections do not include:
 - (a) any part of a building included in the definition of gross floor area;
 - (b) any rooftop ornamental projections including finials, pediments and cornices integral to the design of the building; and
 - (c) telecommunications antennas and aerials.

H8.6.10. Basic floor area ratio

Purpose: manage the scale of development in the city centre.

- (1) The basic floor area ratio applying to any site in the city centre is as shown on Map H8.11.7.

H8.6.11. Bonus floor area ratio

Purpose: encourage developments to be designed, contain activities or provide features that provide a benefit to the public.

- (1) In addition to the basic floor area, bonus floor area is available where development incorporates one or more of the features listed in Table H8.6.11.1.
- (2) The area of a feature for which a bonus is obtained cannot be claimed for twice.
- (3) Floor space approved for publicly accessible open space and through-site links are exempt from the calculation of gross floor area.
- (4) To qualify for the bonus, the bonus feature must comply with the bonus standards. A bonus feature that does not comply with the relevant standards is a restricted discretionary activity.
- (5) The amount of bonus floor area available per m² of feature provided and the locations within which they apply are set out in Table H8.6.11.1 except that the methods for calculating the amount of bonus floor area available per m² of feature provided for, historic heritage and special character floor space, through-site links and works of art are detailed in Standards H8.6.15, H8.6.16, H8.6.18, H8.6.19 and H8.6.20 respectively.
- (6) Table H8.6.11.1 lists the bonus features as permitted, controlled or restricted discretionary activities.
- (7) The bonus areas referenced in Table H8.6.11.1 are shown on Map H8.11.8.

Table H8.6.11.1 Bonus floor area

Bonus feature	Activity type	Bonus floor area available per m ² of feature provided						Maximum floor area ratio limit to bonuses on a site								
		1a	1b 1c	2	3	4	5	6	1a	1b	1c	2	3	4	5	6
See Map H8.11.8 Bonus areas and Map H8.11.7 Site intensity																
Use or transfer of historic heritage and special character building floor space	C	Refer to Standard H8.6.13						NA	NA	NA	NA	NA	NA	NA	NA	NA
Securing historic heritage and special character building floor	RD	Refer to Standard H8.6.14						4:1	4:1	4:1	4:1	4:1	1:5:1	1:5:1	1:1	

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space																	
Activities																	
Dwellings	RD	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2:1	2:1	2:1	2:1	2:1	1:1	1:1	1:1
Home occupations	RD	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2:1	2:1	2:1	2:1	2:1	1:1	1:1	1:1
Visitor accommodation	RD	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2:1	2:1	2:1	2:1	2:1	1:1	1:1	1:1
Camping grounds	RD	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2:1	2:1	2:1	2:1	2:1	1:1	1:1	1:1
Boarding houses	RD	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2:1	2:1	2:1	2:1	2:1	1:1	1:1	1:1
Student accommodation	RD	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2:1	2:1	2:1	2:1	2:1	1:1	1:1	1:1
Integrated residential development	RD	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2:1	2:1	2:1	2:1	2:1	1:1	1:1	1:1
Retirement village	RD	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2:1	2:1	2:1	2:1	2:1	1:1	1:1	1:1
Supported residential care	RD	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2m ²	2:1	2:1	2:1	2:1	2:1	1:1	1:1	1:1
Public amenities																	
Public open space	RD	8m ²	6m ²	6m ²	4m ²	4m ²	3.5 m ²	3m ²	3:1	3:1	2:1	3:1	3:1	2:1	1:1	1:1	1:1
Through-site links*	RD	Refer to Standard H8.6.18								1:1	1:1	1:1	0.5:1	0.5:1	0.5:1	1:1	0.5:1
Works of art	RD	Refer to Standard H8.6.20								1:1	1:1	1:1	1:1	1:1	1:1	1:1	1:1
Light and outlook																	
Light and outlook	P	Refer to Standard H8.6.12									NA	NA					

*See Standard H8.6.19 for the additional bonus floor space available for through site links on identified blocks.

H8.6.12. Bonus floor area ratio – light and outlook

Purpose: provide additional floor area where buildings are setback from site boundaries to encourage:

- slender buildings that are not overly bulky in appearance;
- sunlight access to streets, public open space and nearby sites;
- light and outlook around buildings; and
- views through the city centre.

(1) Bonus floor area is available as a permitted activity for light and outlook as calculated below.

(2) A bonus will be awarded where that part of a building to which calculated floor area relates is reduced in coverage as set out in Table H8.6.12.1 except for sites in bonus areas 1b and 1c (refer to Standard H8.6.21).

- (3) For the purpose of this standard, calculated floor area has the same meaning as average floor area except that it is calculated by averaging the area of that floor or part of a floor immediately below a horizontal plane of a set height above mean street level and all floors above that plane. The height of the horizontal plane must be:
- (a) for bonus areas 1a and 2: 28m above mean street level; or
 - (b) for bonus areas 3, 4, 5 and 6: 12.5m above mean street level.
- (4) On sites identified as special height area on Map H8.11.3, the building must comply with Standard H8.6.24 to qualify for the bonus.

Table H8.6.12.1 Calculating the light and outlook bonus

Bonus area 1a		
Where:		Bonus FAR equals
(A46)	$\frac{CFA}{SA} < 0.25$	4:1
(A47)	$0.25 < \frac{CFA}{SA} < 0.75$	$5.75 - \frac{(7 \times CFA)}{SA} : 1$
(A48)	$CFA > 0.75$	Nil
Bonus area 2, 3, 4, 5, and 6		
Where:		Bonus FAR equals
(A49)	$\frac{CFA}{SA} < 0.3$	1.5:1
(A50)	$0.3 \leq \frac{CFA}{SA} \leq 0.8$	$2.4 - \frac{(3 \times CFA)}{SA} : 1$
(A51)	$\frac{CFA}{SA} > 0.8$	Nil

H8.6.13. Bonus floor area - use or transfer of historic heritage and special character floor space bonus

Purpose: encourage the retention and enhancement of scheduled historic heritage and identified special character buildings by enabling those buildings to sell or transfer their unrealisable floor space to another site.

- (1) The use or transfer of bonus floor space obtained by the conservation of a scheduled heritage building or the protection of an identified special character building is a controlled activity.
- (2) The historic heritage or special character building floor space bonus may be used in whole or in part on the site of that building where that site is located within the Business – City Centre Zone or transferred in whole or in part from the site of the scheduled building to one or more sites within the Business – City Centre Zone, subject to compliance with the following:
 - (a) upon use of historic heritage or special character building floor space within the donor site or transfer of historic heritage or special character

building floor space, the registered covenant on the title of the donor site must be amended to show the corresponding reduction of the historic heritage or special character building floor space bonus; and

(b) the amount of any historic heritage or special character building floor space bonus transferred from a recipient site and any remaining floor space bonus must be recorded by covenant registered against the title of the recipient site.

(3) The transfer of all or part of the historic heritage or special character building floor space bonus may be postponed and used at a later date subject to securing the necessary resource consent under this standard.

H8.6.14. Bonus floor area - securing historic heritage and special character floor space bonus

Purpose:

- to ensure that a conservation plan is prepared and able to be implemented prior to awarding transferable floor space to scheduled historic heritage buildings; and
 - to ensure that a character plan is prepared and able to be implemented prior to awarding transferable floor space to identified special character buildings.
- (1) Securing bonus floor space for the conservation of a scheduled heritage building or the protection of identified special character buildings is a restricted discretionary activity.
- (2) The amount of floor space claimed must be assessed in accordance with the method of calculation set out below.
- (3) For scheduled historic heritage buildings, the applicant must prepare a conservation plan in accordance with the requirements of the Historic Heritage Overlay rules in [D17.11\(4\)](#) and demonstrate that a programme of works will be undertaken including a maintenance plan to guide ongoing regular maintenance and cleaning.
- (4) For identified special character buildings, the applicant must prepare a character plan that details how the significant features of the building that contribute to streetscape amenity will be retained and enhanced. The plan must demonstrate that a programme of works will be undertaken, including a maintenance plan to guide ongoing regular maintenance and cleaning.
- (5) The applicant must pay a bond to ensure that the works will be completed in accordance with the conservation plan or character plan.
- (6) The area of the heritage floor plate and the amount of heritage or special character floor space must be recorded by way of a registered covenant on the certificate of title.
- (7) Once the heritage or special character floor space has been recorded on the certificate or certificates of title, the Council will maintain a register that

records the following for the purpose of monitoring the acquisition and use of such floor space:

- (a) the address and legal description of the donor site;
- (b) the address and legal description of the recipient site or sites;
- (c) the amount of heritage floor space secured by the donor site;
- (d) the amount of heritage floor space used on the donor site or transferred to a recipient site; and
- (e) the date of the use or transfer and the residual floor area remaining after the use or transfer.

H8.6.15. Bonus floor area - bonus floor space calculation for scheduled heritage buildings

Purpose: calculate the transferable floor area available to scheduled historic heritage buildings based on the lost development potential arising as a result of the building being scheduled and the relative costs of conservation.

- (1) The following formula must be used to determine bonus floor space for identified historic heritage buildings:

$$\text{Bonus floor area} = (A \times B) - C + \frac{(C \times D)}{100}$$

A = Area of historic heritage floor plate

B = MTFAR applying to the site. For sites with no MTFAR: 2.5

C = Gross floor area of the scheduled building

D = Heritage schedule point ranking.

- (2) 'Historic heritage floor plate' means that part of a site which is covered by a scheduled building including a curtilage of a minimum depth of 2m contained within the legal boundaries of the site and surrounding the scheduled building except that as part of the application for securing historic heritage floor space the depth of the curtilage may be increased where the Council is satisfied that the increased depth would enhance the visual integrity of the scheduled building.
- (3) The 'equivalent schedule point ranking' must be determined as follows:
 - (a) Category A scheduled buildings: 110 points; and
 - (b) Category B scheduled buildings: 74 points.
- (4) In determining the amount of gross floor area allowed on the balance of a site or residual site area but not contained within the historic heritage floor plate, that portion of the site area occupied by the historic heritage floor plate must not be included for the purpose of calculating the BFAR.

- (5) Where a scheduled building is incorporated in a development or a new development is proposed on the residual site area and the scheduled building is subject to an approved conservation plan, the gross floor area of the scheduled building is excluded from floor area ratio calculations.
- (6) Where any public amenity bonus element has been granted on the historic heritage floor plate, this bonus floor space, subject to compliance with all other requirements of the Plan, may be included in the permitted floor area for the development on the residual site.

H8.6.16. Bonus floor area - bonus floor space calculation for identified special character buildings

Purpose: calculate the transferable floor area available to identified special character buildings based on the lost development potential arising as a result of the building being retained as special character and the relative costs of protection.

- (1) A floor space bonus may be granted when the significant features of identified special character buildings that contribute to streetscape amenity are protected. The bonus comprises the sum of the following two items:
 - (a) recognition of the loss of development potential that arises as a consequence of the special character building being retained; and
 - (b) recognition of the cost of protection

The sum of (a) and (b) above is calculated by the following formula:

$$\text{Bonus floor area} = (A \times B) - C + \frac{(C \times 49)}{100}$$

A = Area of the identified special character building floor plate

B = MTFAR applying to the site. For sites with no MTFAR: 2.5

C = Gross floor area of the identified special character building

- (2) For the purpose of this standard:
 - (a) 'identified special character buildings' are all pre-1940s buildings within the Queen Street Valley precinct and those identified on Map H8.11.1;
 - (b) 'character building floor plate' means that part of a site which is covered by an identified special character building including a curtilage of a minimum depth of 2m contained within the legal boundaries of the site and surrounding the building except that as part of the application for securing special character floor space the depth of the curtilage may be increased where the Council is satisfied that the increased depth would enhance the visual integrity of those parts of the buildings that are identified as significant features.

- (3) In determining the amount of gross floor area permitted on the balance of a site or residual site area but not contained within the identified special character building floor plate, that portion of the site area occupied by the special character building floor plate will not be included for the purpose of calculating the basic FAR.
- (4) Where any public amenity bonus element has been granted on the identified special character building floor plate, this bonus floor space, subject to compliance with all other requirements of the Plan, may be included in the permitted floor area for the development on the residual site.
- (5) Where an identified special character building is incorporated in a development or a new development is proposed on the residual site area and the special character building is subject to an approved character plan, the gross floor area of the special character building is excluded from floor area ratio calculations.

H8.6.17. Bonus floor area - public open space

Purpose: provide additional floor area where a high-quality public open space is incorporated into the development.

- (1) The Council will consider as a restricted discretionary activity an application to obtain bonus floor space for the provision of a public open space.
- (2) In order to qualify for the bonus, the public open space must:
 - (a) be readily accessible to the public 24 hours a day, seven days a week, except where required to be closed from time to time for public safety or maintenance reasons, and signposted accordingly;
 - (b) adjoin the street for a minimum length of 10m;
 - (c) be capable of containing a 10m diameter circle;
 - (d) the level of the public open space must be at the same level of the adjoining street for a minimum depth of 10m, except that where the adjoining street slopes along the site frontage, the public open space must be no more than 1.2m above or below the level of the site frontage;
 - (e) the entrance of the public open space must be at street level;
 - (f) exclude any area nominated as a through-site link or a service lane/s; and
 - (g) be kept clear and unobstructed from the ground or floor level upwards except that any part of a building may project by not more than 1.5m over the public open space if not more than 10 per cent of the public open space is so covered.
- (3) The public open space must connect at grade with the street, with vertical differences traversed by ramps or escalators.

- (4) Where located on a site subject to Map H8.11.6 Verandahs, provide a verandah along the street for the full length of the public open space in accordance with Standard H8.6.26(4) – (7).
- (5) This standard does not exempt or offset the payment of development contributions for public open space.

H8.6.18. Bonus floor area - through-site link

Purpose: provide additional floor area where a high-quality through-site link is incorporated into a development that will enhance the pedestrian amenity of the city centre.

- (1) The Council will consider any application to obtain bonus floor space for the provision of a through-site link as a restricted discretionary activity.
- (2) The through-site link bonus applies to lanes, arcades and covered links.
- (3) For the purpose of this standard, lanes, arcades and covered links are defined as follows:
 - (a) lanes are uncovered external spaces that provide permanent pedestrian connections at all times;
 - (b) arcades are enclosed pedestrian routes within buildings which feature active uses, such as retail, along their length; and
 - (c) covered links are enclosed pedestrian routes within buildings, that are not arcades.
- (4) To qualify for the bonus, all forms of through site link must:
 - (a) be a separately defined, continuous and clearly identifiable public walkway taking the most direct route, which is designed specifically to traverse a site to connect roads or other public places or other through-site links and provides a shorter and more convenient route than the existing alternative; and
 - (b) have an access easement registered on the title to which the link applies to ensure preservation of the link and its ongoing maintenance by the owner of the title.
- (5) A through-site link may be a combination of lanes, arcades and covered links along its length. The particular length of the link must comply with the requirements below as they apply to that length.
- (6) To qualify for the bonus, lanes, arcades and covered links must comply with the standards below.

Lanes

- (7) Lanes must be fully pedestrian or have only limited vehicular access and be kept clear and unobstructed from the ground or floor level upwards.
- (8) Lanes must be publicly accessible 24 hours a day, seven days a week.

- (9) Lanes must maintain a minimum unobstructed width of 3.5m. The unobstructed width of the lane must be free of any buildings and fixtures that disrupt the passage of pedestrians.

Arcades

- (10) Arcades must be pedestrian-only and covered.
- (11) Arcades must be publicly accessible, the minimum hours of operation being 7.30am to 6pm Monday to Friday, excluding public holidays, and such other times when the site is open for business or for its principal purpose.
- (12) Arcades must maintain a minimum unobstructed width of 3.5m. The unobstructed width of the arcade must be free of any buildings and fixtures that disrupt the passage of pedestrians.

Covered links

- (13) Covered links must be pedestrian only and covered.
- (14) Covered links must be publicly accessible, the minimum hours of operation being 7.30am to 6pm Monday to Friday, excluding public holidays, and such other times when the site is open for business or for its principal purpose.
- (15) Covered links must have a minimum unobstructed width of 3.5m. The unobstructed width of the covered link must be free of any buildings and fixtures that disrupt the passage of pedestrians.

Method of calculation

- (16) The through-site link bonus, be it a lane, arcade or covered link, or those in combination is calculated in accordance with the formula below:
- (a) The bonus floor area achievable per square metre of through-site link provided is expressed by the ratio L1:L2 where:
- (i) L1 = the shortest distance between points A and B measured along the road boundary; and
 - (ii) L2 = the shortest pedestrian route between points A and B (refer Figure H8.6.18.1 below).
- (b) except that subject to the maximum FAR limit for a through-site link bonus set out in Table H8.6.11.1:
- (i) the bonus floor area available per square metre of through-site link provided will not exceed 10m² (i.e. where L1:L2 = 10:1); and
 - (ii) the bonus floor area available per square metre of through-site link provided will be no less than 5m² (i.e. where L1:L2 = 5:1 or less) provided that through site links that attain less than 2m² will not be eligible for a bonus.
- (c) for the purpose of these measurements the following apply:

- (i) road boundary includes the shortest distance between points at either end of a pedestrian access which is protected by a registered easement or similar form of dedication (refer Figure H8.6.18.2);
- (d) no part of a through-site link is counted more than once for the measurement of L2;
- (e) where either an escalator is included in a through-site link, the calculation of L2 includes the plan distance of the escalator (refer Figure H8.6.18.3 below);
- (f) where stairs are included in a through-site link their actual travel distance applies (refer Figure H8.6.18.4 below); and
- (g) the maximum width of the through-site link will be regarded as 6m.

Figure H8.6.18.1 Calculating through-site link bonus

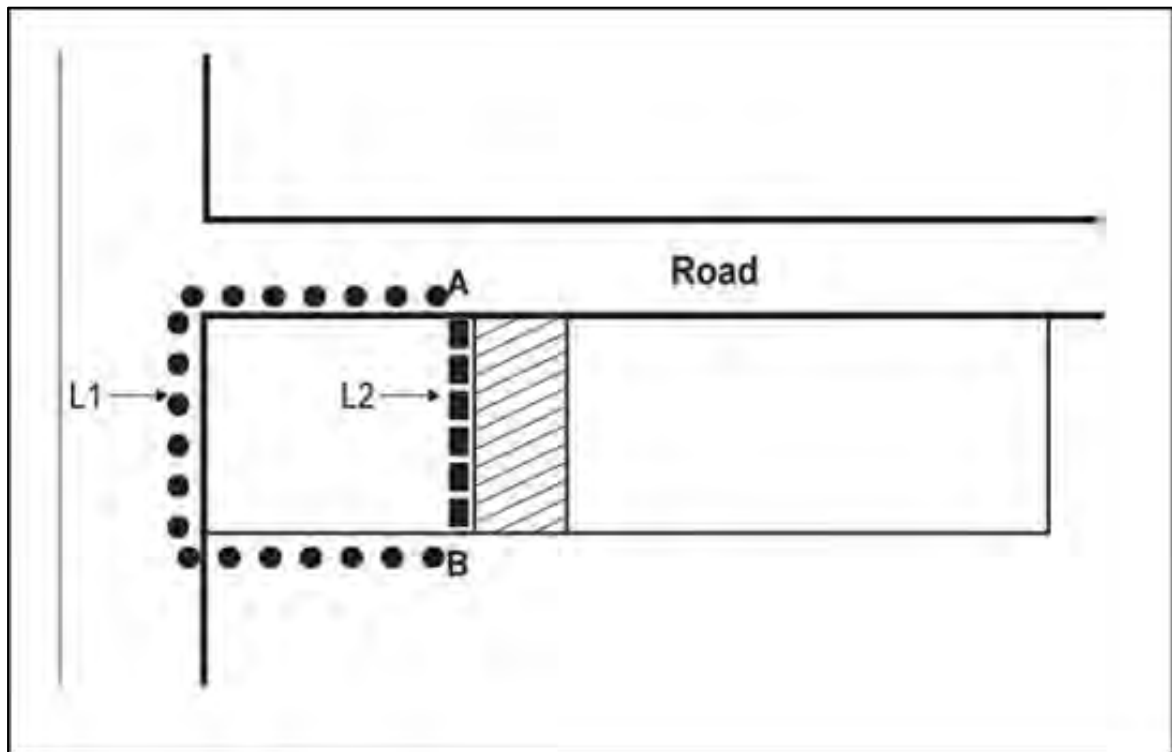


Figure H8.6.18.2 Calculating through-site link bonus 2

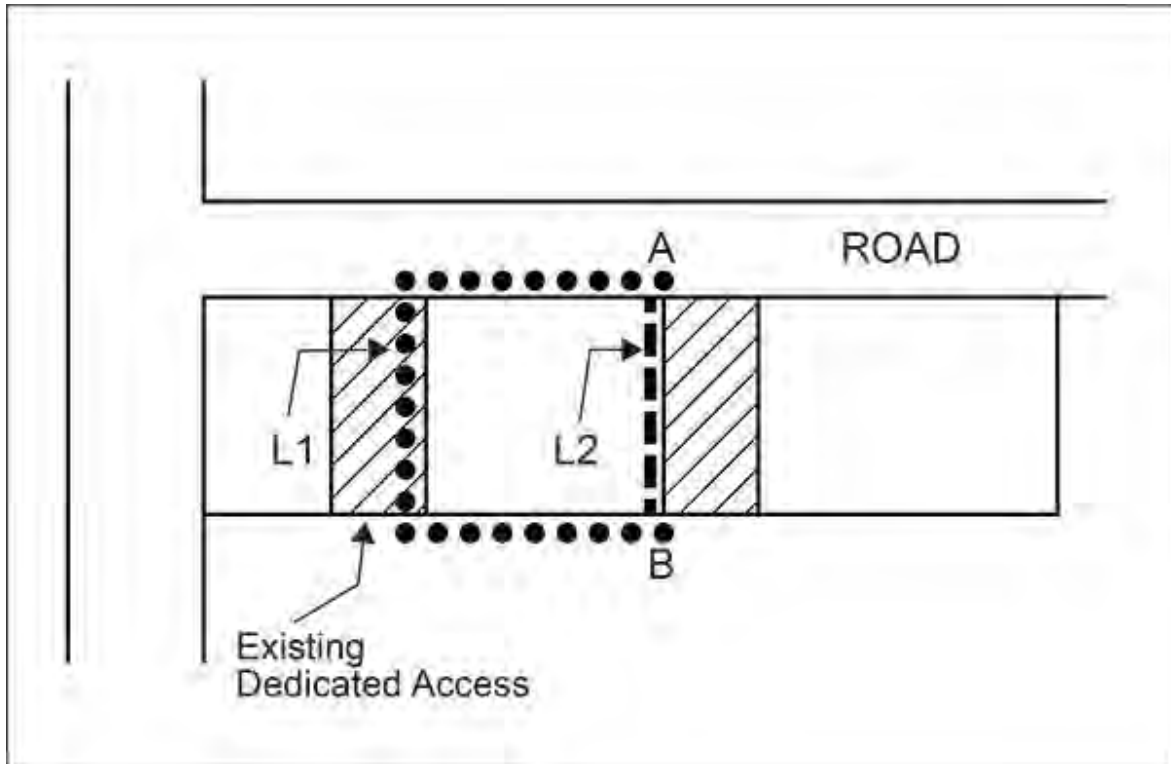


Figure H8.6.18.3 Escalator plan distance

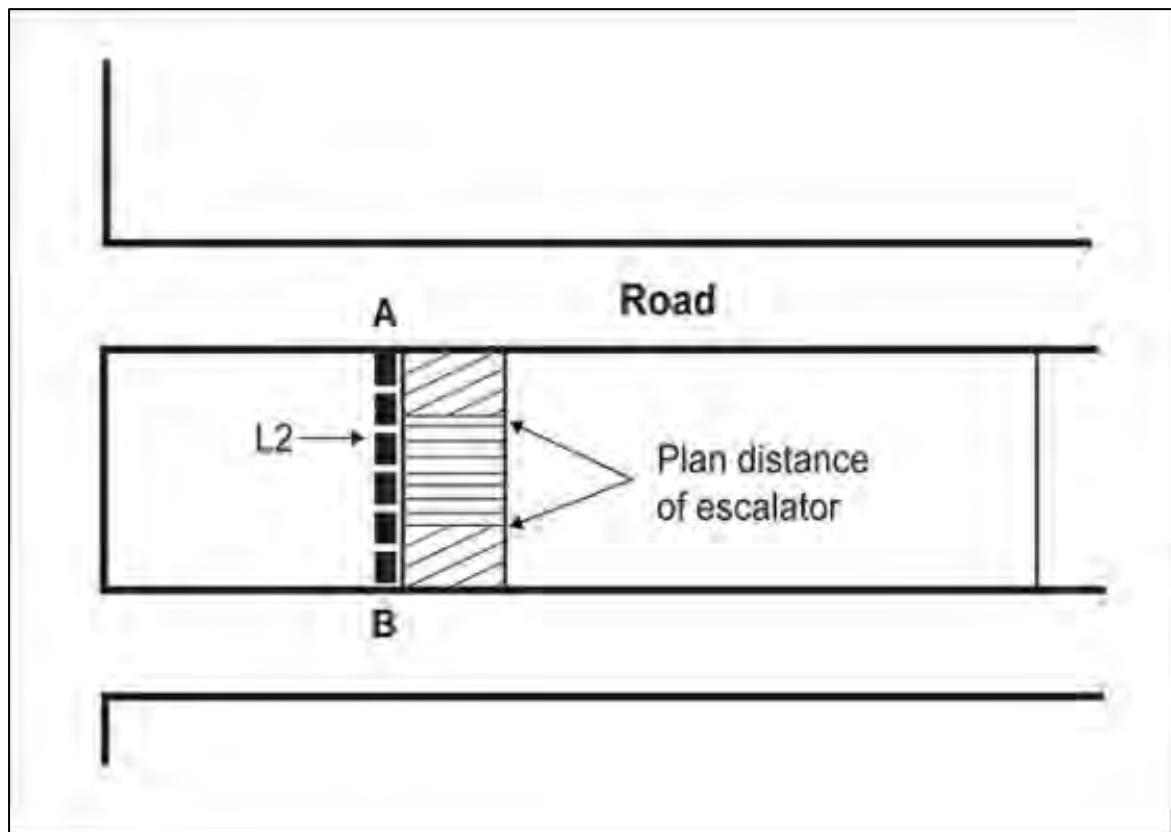
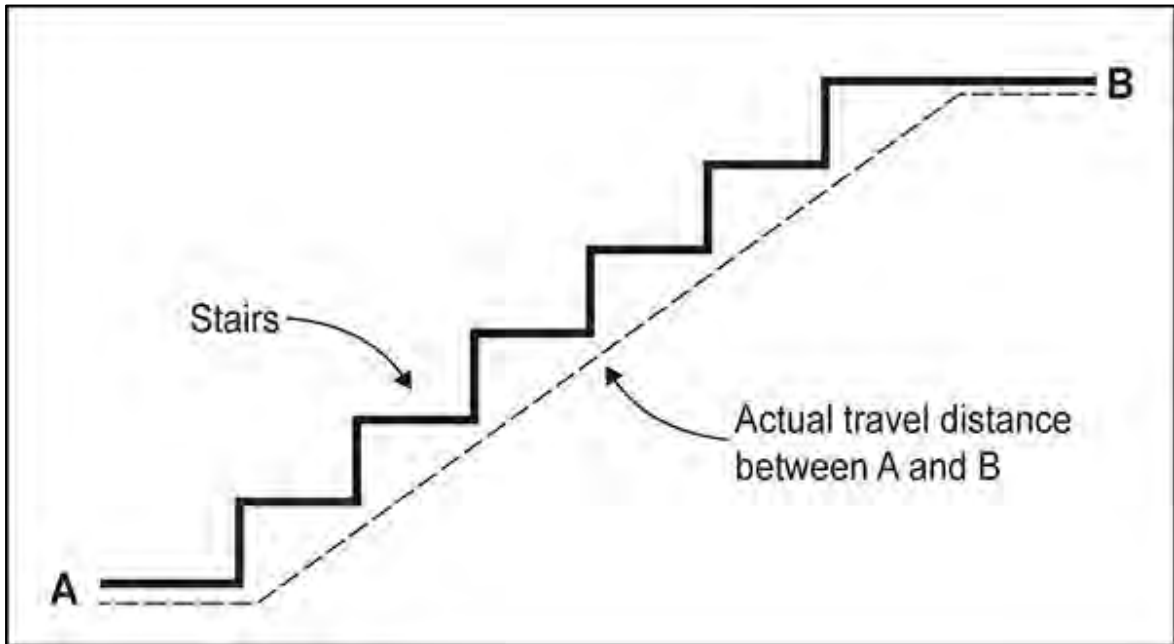


Figure H8.6.18.4 Stair plan distance measurement



H8.6.19. Bonus floor area - through-site links through identified blocks

Purpose: provide additional floor area where a through-site link is incorporated into a development that will significantly improve the permeability and accessibility of the block.

- (1) Where a through-site link is provided through a block identified on Map H8.11.9, the above standards apply, except that:
 - (a) an additional 0.5:1 will be awarded to any through-site link on the blocks identified on Map H8.11.9 and will apply in addition to the bonus calculated above using the ratio of L1:L2.

H8.6.20. Bonus floor area - works of art

Purpose: provide additional floor area where a high quality work of art is incorporated into the development that will enhance the cultural richness of the city centre.

- (1) Securing bonus floor space for the provision of works of art is a restricted discretionary activity.
- (2) To qualify for the bonus:
 - (a) works of art must be located so they are accessible or visible to the public 24 hours a day, seven days a week; and
 - (b) a covenant must be registered on the title to which the work of art applies to ensure preservation of the work of art and its ongoing maintenance by the owner of the title.
- (3) The bonus floor area available is assessed at the following ratio:

- (a) five per cent extra floor area for each one per cent of total construction cost spent on the commission and execution of the work of art;
- (b) for calculating the extra floor area which can be claimed, five per cent will be taken off the total floor area which has resulted from the calculation of the addition of all of the following:
 - (i) the floor area permitted by the basic floor area ratio for the site;
 - (ii) all bonus floor area claimed and awarded (apart from the extra floor area claimed for provision of a work of art);
 - (iii) areas contained within a building occupied by through site links for which consent has been granted; and
 - (iv) any entrance foyer/lobby or part of it including any void forming an integral part of it. The entrance foyer/lobby must be publicly accessible, accessed directly from a street or public open space and have an overhead clearance of at least 6m.
- (c) for the purpose of this standard, 'total construction cost' means the total cost of completing the development (or in the case of an existing development, the replacement cost of that development) for which extra floor area is claimed to an initial tenable condition, including all external and internal structural walls of the building to a finished standard (but excluding non-structural partitioning and furnishings); all building services; floor coverings; and all site works but not including land cost or the cost of the proposed work of art;
- (d) a certificate prepared and signed by a registered quantity surveyor or registered architect must be supplied to the Council to verify total construction cost as defined in H8.6.20(3)(c) above, land cost and cost of the proposed work of art; and
- (e) a fraction of the one per cent of total construction cost, either more or less, may be spent on the commission and execution of the work and where this occurs the amount of extra floor area granted will be increased or reduced in the same proportion.

H8.6.21. Maximum total floor area ratio

Purpose: manage the overall scale of development in the city centre.

- (1) The basic FAR plus the accumulation of any bonus FAR must not exceed the MTFAR identified on Map H8.11.7.
- (2) The MTFAR achievable in bonus areas 1a, 2 and 3 is limited by the ratio of average floor area to site area to the extent shown in Table H8.6.21.1 and Figure H8.6.21.1 MTFAR bonus areas 1a and 2 and Figure H8.6.21.2 MTFAR bonus area 3.

Table H8.6.21.1 Maximum total floor area ratio

Bonus area 1a		
Where:		MTFAR equals
(A52)	$\frac{AFA}{SA} < 0.25$	13:1
(A53)	$0.25 < \frac{AFA}{SA} \leq 0.75$	$15 - \frac{(8 \times AFA)}{SA} : 1$
(A54)	$\frac{AFA}{SA} > 0.75$	6.5:1
Bonus area 2		
(A55)	$\frac{AFA}{SA} < 0.35$	10:1
(A56)	$0.35 \leq \frac{AFA}{SA} \leq 0.8$	$12.8 - \frac{(8 \times AFA)}{SA} : 1$
(A57)	$\frac{AFA}{SA} > 0.8$	6.5:1
Bonus area 3		
(A58)	$\frac{AFA}{SA} < 0.6$	8:1
(A59)	$0.6 \leq \frac{AFA}{SA} \leq 0.75$	$10.8 - \frac{(8 \times AFA)}{SA} : 1$
(A60)	$\frac{AFA}{SA} > 0.75$	4.5:1

Figure H8.6.21.1 MTFAR bonus areas 1a and 2

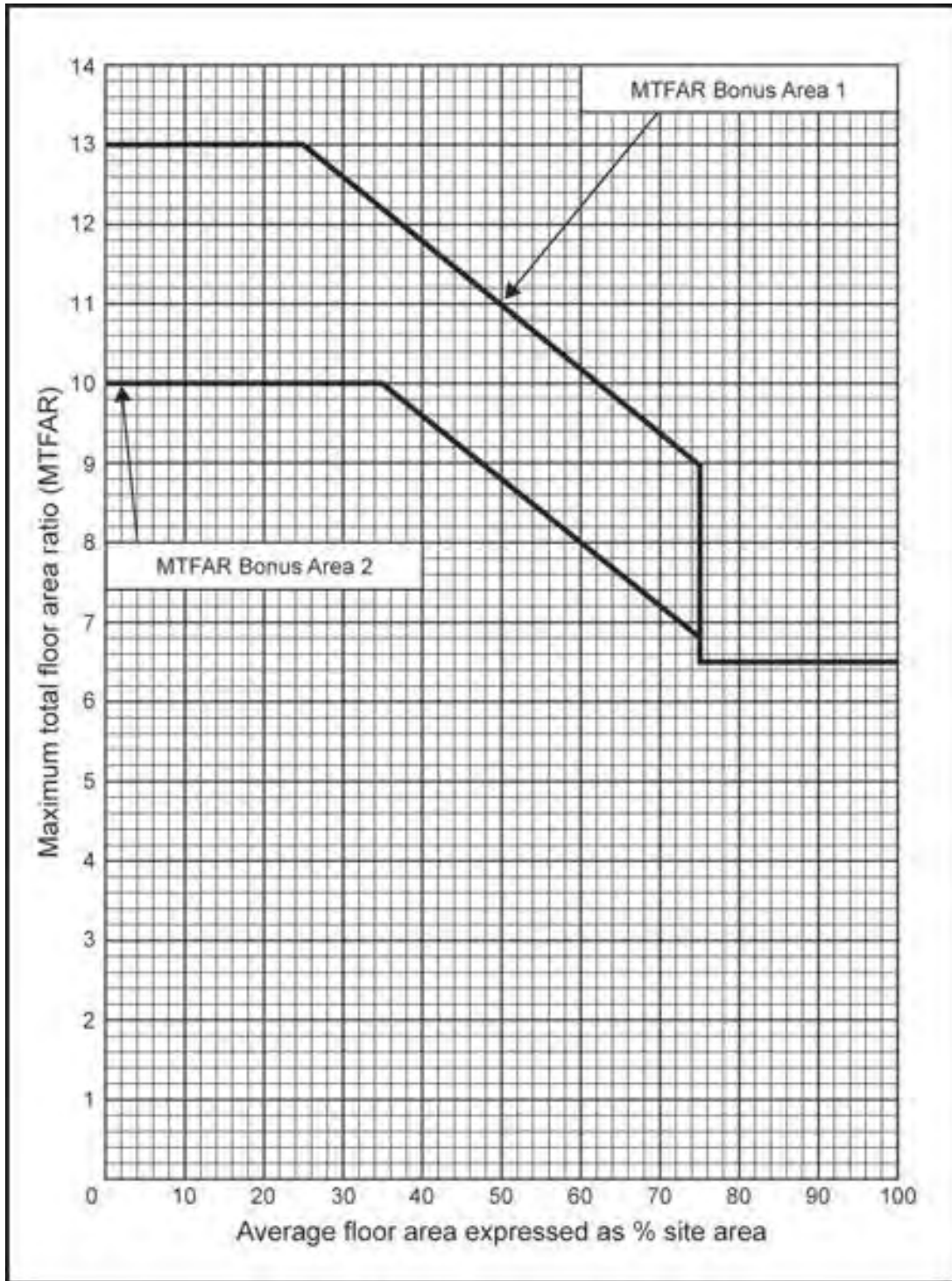
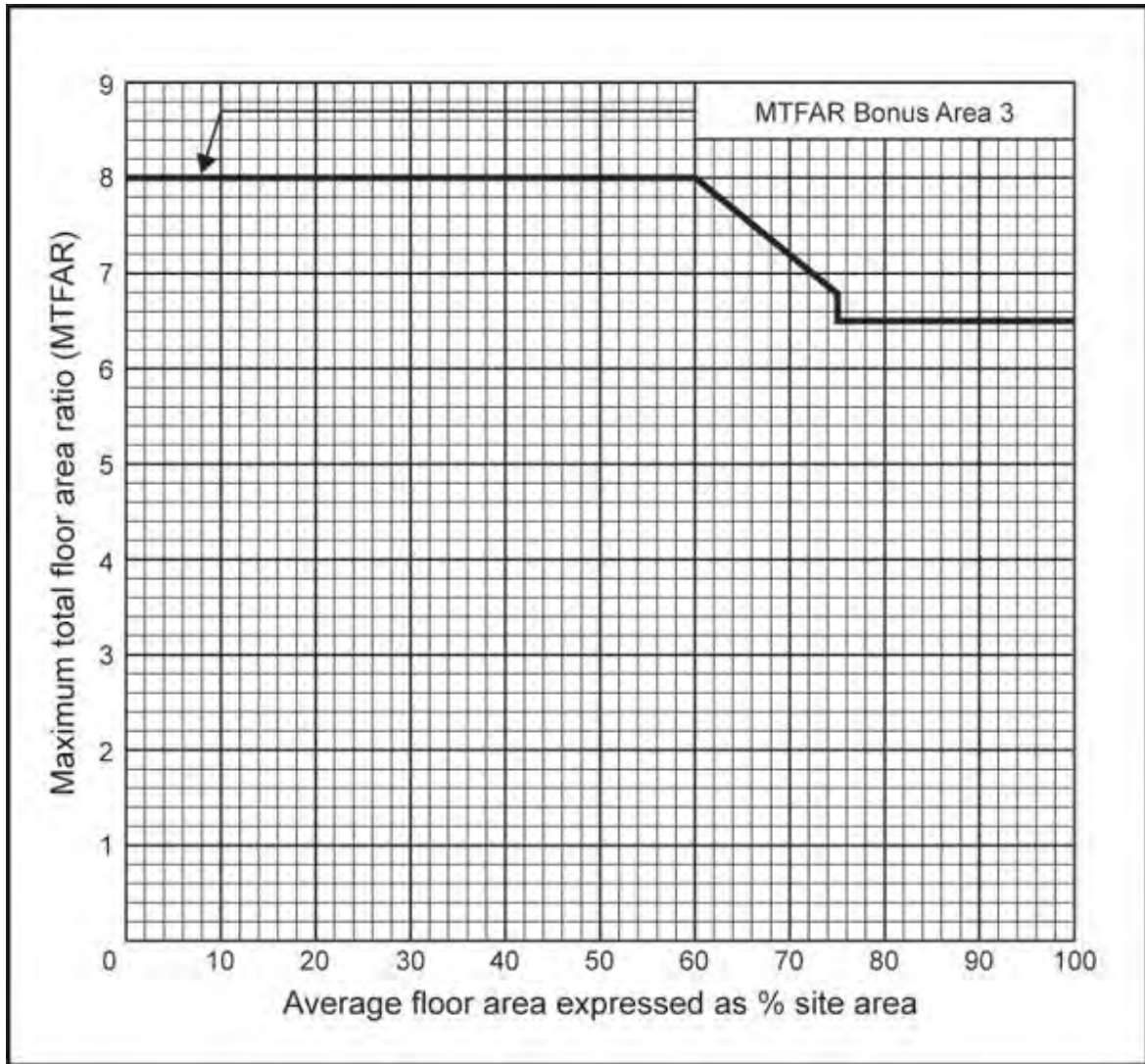


Figure H8.6.21.2 MTFAR bonus area 3



H8.6.22. Building in relation to boundary

Purpose: retain the spacious landscaped character and maximise sunlight admission to public open spaces in the areas that the standard applies.

- (1) A building located on a site identified as being subject to this standard on Map H8.11.7 must comply with the indicators set out in [Appendix 10 Business – City Centre Zone](#) building in relation to boundary except that:
 - (a) this standard only applies to the shared boundaries of identified sites or where the boundary of an identified site adjoins open space zones; and
 - (b) the effective site boundary for the purpose of this standard may be taken as the furthest pedestrian accessway, entrance strip or access site, where a site adjoins such accessway, entrance strip or access site, or adjoins a series of contiguous entrance strips or access sites.

H8.6.23. Streetscape improvement and landscaping

Purpose: maintain landscaped qualities in the areas that the standard applies.

- (1) For those sites identified on Figure H8.6.23.1 as being subject to the site frontage standard:
 - (a) not less than 50 per cent of that part of the site, between the street and a parallel line 6m from the street frontage must be landscaped;
 - (b) no part of any building or parking and manoeuvring space may be located within an area between the street and a line 3m parallel from the street frontage; and
 - (c) Standards H8.6.23(1)(a)-(b) above do not apply to rear sites.
- (2) For the sites identified on Figure H8.6.23.1 as 'Sites requiring not less than 30 per cent net site area landscaping', at least 30 per cent of the net site area must be landscaped.
- (3) For the sites identified on Figure H8.6.23.1 as 'Sites requiring not less than 10 per cent net site area landscaping', at least 10 per cent of the net site area must be landscaped. The landscaping must include a special amenity yard between the north-eastern boundary and a parallel line 8m from that boundary, as shown on Figure H8.6.23.1, in which no part of any building or parking may be located.
- (4) The landscaping required above must incorporate both:
 - (a) low level shrubs; and
 - (b) specimens of trees capable of reaching a minimum height at maturity of 8m. The trees must be at least 1.5m high at the time of planting.
- (5) The following applies in relation to the site that adjoins and is to the south of the St Andrew's Presbyterian Church site:
 - (a) no part of any building, or parking and manoeuvring space, or service area may be located on the site between the street and a parallel line 8m from the street frontage; and
 - (b) at least 50 per cent of the 8m set-back area must be landscaped.

Figure H8.6.23.1 Streetscape improvement and landscaping



H8.6.24. Maximum tower dimension, setback from the street and tower separation

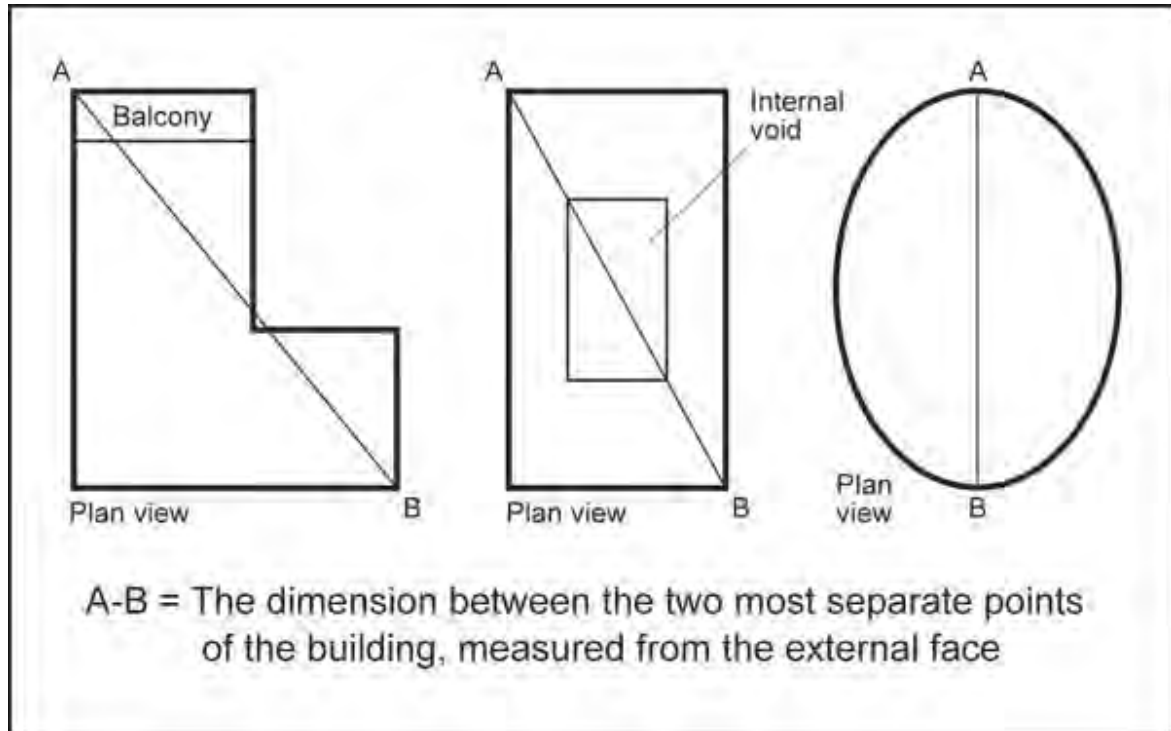
Purpose: ensure that high-rise buildings:

- are not overly bulky and are slender in appearance;
- provide adequate sunlight access to streets;
- provide a consistent human-scaled edge to the street;
- provide adequate sunlight and outlook around buildings;
- enable views through the city centre; and
- mitigate adverse wind effects.

(1) On every site identified as special height area on Map H8.11.3:

- (a) the maximum plan dimension of that part of the building 28m above mean street level must not exceed 50m; and
 - (b) the part of a building above 28m must be located at least 6m from all boundaries of the site.
- (2) The maximum plan dimension is the horizontal dimension between exterior faces of the two most separate points of the building (refer Figure H8.6.24.1).

Figure H8.6.24.1 Maximum plan dimension



H8.6.25. Building frontage alignment and height

Purpose: ensure streets are well defined by buildings and provide a sense of enclosure to enhance pedestrian amenity.

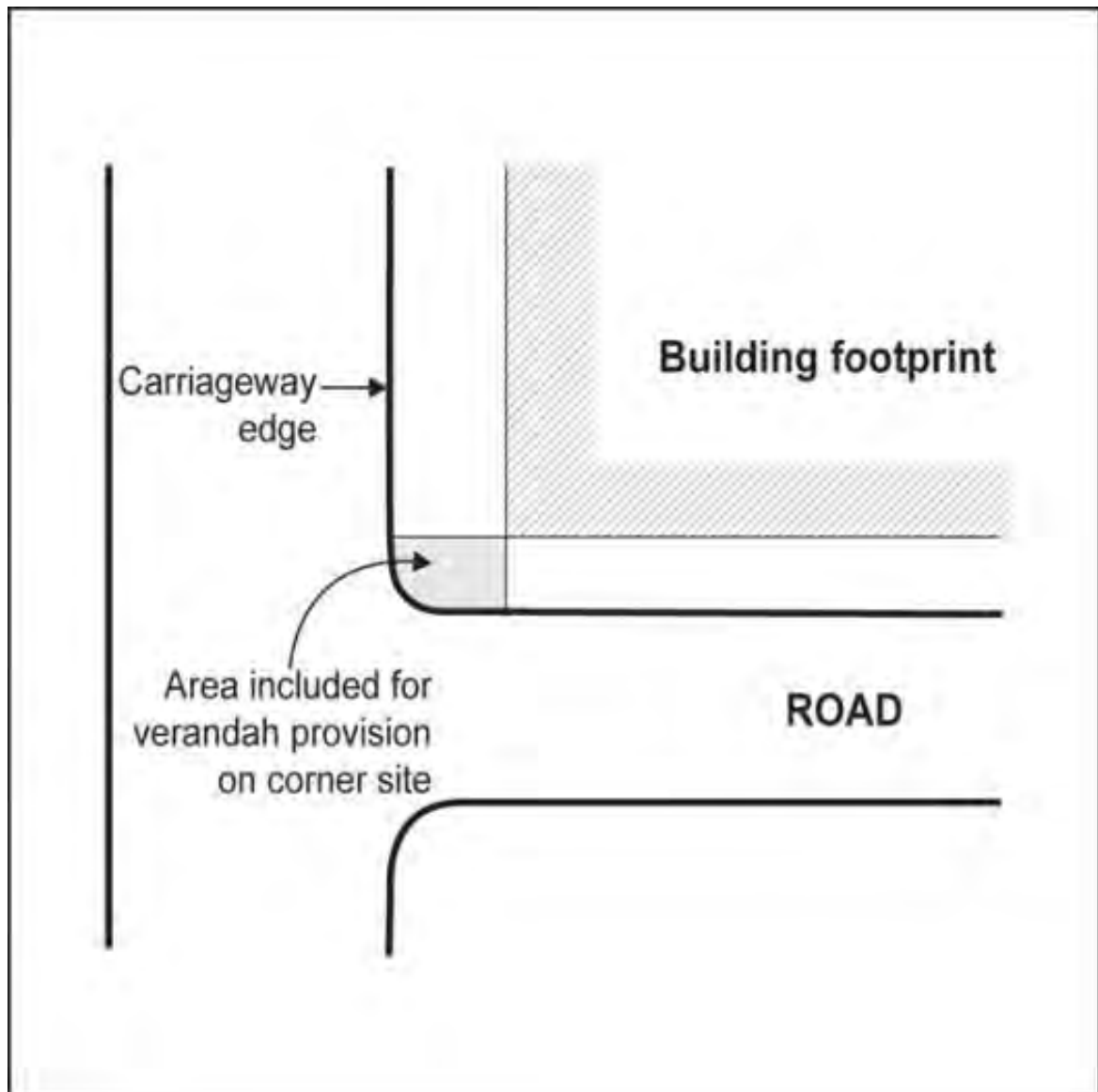
- (1) On every frontage identified on Map H8.11.5, a new building or addition to an existing building must comply with the following:
 - (a) the building must adjoin the entire length of the frontage excluding vehicle and pedestrian access and public open spaces for the minimum frontage height specified in H8.6.25(1)(a)(i) and (ii) below:
 - (i) for frontages identified as '19m', the building must have minimum contiguous height of 19m for a minimum depth of 6m from the frontage; and
 - (ii) for frontages identified as '13m', the building must have minimum contiguous height of 13m for a minimum depth of 6m from the frontage.

H8.6.26. Verandahs

Purpose: provide pedestrians with weather protection on main streets.

- (1) A new building, external alteration or substantial internal alteration to an existing building, excluding minor cosmetic alterations or repairs which do not change its design and appearance, on a site identified on Map H8.11.6 must provide a continuous verandah along the full width of its building frontage.
- (2) For the purpose of this standard, substantial internal alterations means the alteration or reconstruction of an existing building to a value of \$500,000 or more assessed at the time a building consent is lodged with the Council.
- (3) If an existing verandah is removed, it must be replaced in accordance with the requirements of this standard.
- (4) A verandah on a corner site must comply with Figure H8.6.26.1.

Figure H8.6.26.1 Verandah on corner site



(5) All verandahs must:

- (a) have a minimum height of 3m and a maximum height of 4m above the footpath immediately below;
- (b) be no closer than 700mm in plan to the edge of the road carriageway notwithstanding any other requirement of this standard;
- (c) include drainage to control rain run-off;
- (d) where glazed, be opaque or patterned glass; and
- (e) comply with the minimum widths in Table H8.6.26.1.

Table H8.6.26.1 Minimum width

Location	Minimum width
Queen Street, north of Wakefield Street except the western side between Aotea Square and Wellesley Street	4m
Karangahape Road	4m
Swanson Street between Mills Lane and Queen Street	3m
Vulcan Lane, south side	3m
Queen Street, west side between Aotea Square and Wellesley Street	5m
All other frontages identified on the plan	3m or setback no further than 700mm in plan from the edge of the road carriageway, whichever is the lesser

- (6) Lighting outside daylight hours must be provided under a verandah to a minimum of 20 lux (light illumination) on the footpath, where the lux level is measured at ground level on a horizontal plane at 2m from the building adjoining the footpath. Lighting of the footpath must have a uniformity ratio of 0.5.
- (7) The lighting levels required above may be met by one or more of the following methods:
 - (a) providing lighting beneath a street verandah;
 - (b) providing lighting within the shop/office that spills out through windows to the outside footpath;
 - (c) the use of advertising signage of light colour which will spill light out onto the footpath; or
 - (d) providing downwardly directed lighting on the exterior of the building.

H8.6.27. Minimum floor to floor height

Purpose: ensure that:

- commercial buildings are adaptable to a wide variety of uses over time; and
 - adequate sunlight and/or daylight is provided into the interior spaces of commercial buildings.
- (1) The ground floor of a new building and alterations and additions that change the floor to floor height must have a minimum finished floor to floor height of 4.5m for a minimum depth of 10m where it adjoins a street or public open space.
 - (2) The finished floor to floor height of new buildings above ground floor and any alterations and additions that change the floor to floor height above ground floor must be at least 3.6m where those floors will accommodate non-residential activities.

H8.6.28. Wind

Purpose: mitigate the adverse wind effects generated by high-rise buildings.

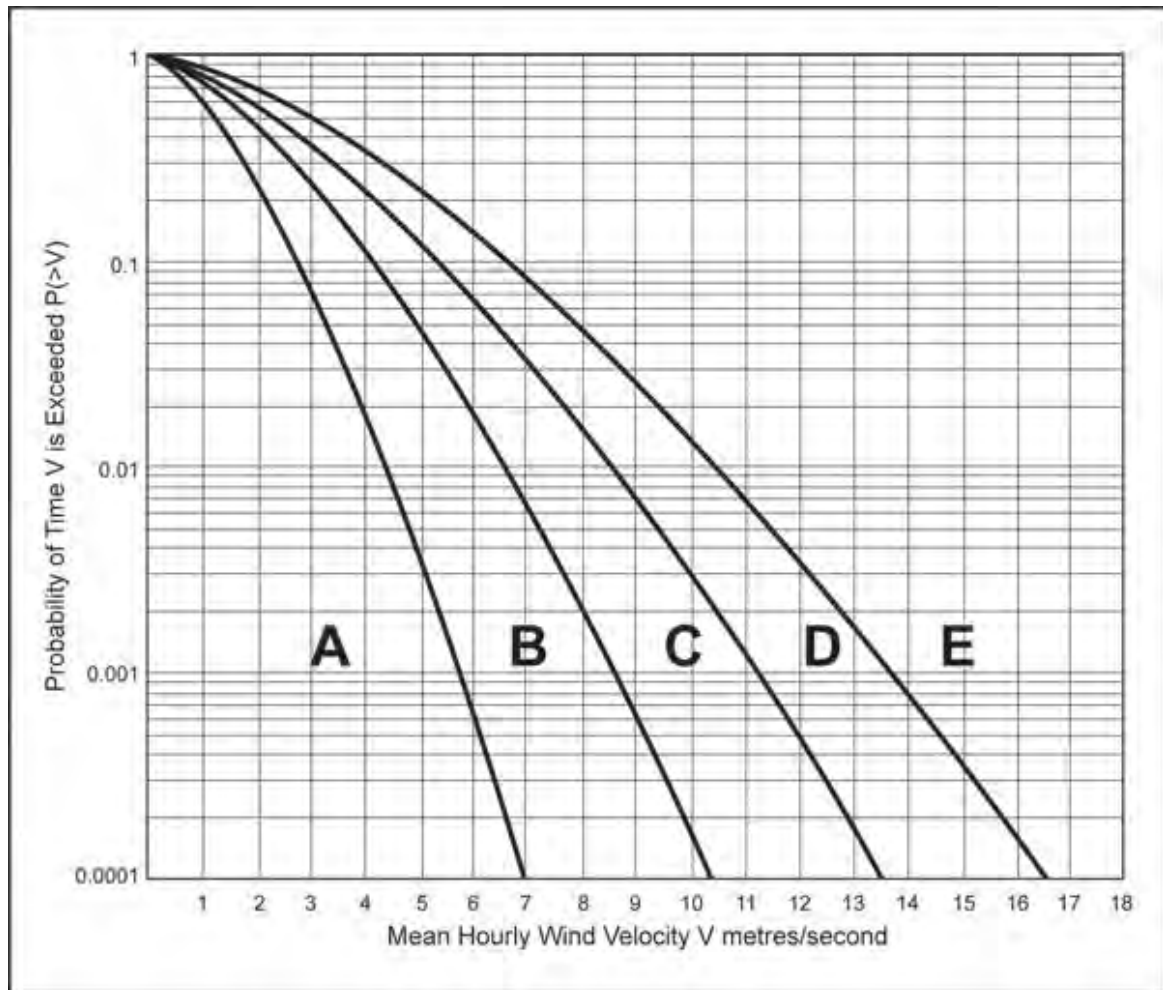
- (1) A new building and additions to existing buildings that increase the height of any part of the building must not cause:
 - (a) the mean wind speed around it to exceed the category for the intended use of the area as set out in Table H8.6.28.1 and Figure H8.6.28.1 Wind environment control;
 - (b) the average annual maximum peak 3 second gust to exceed the dangerous level of 25m per second; and
 - (c) an existing wind speed which exceeds the controls of Standard H8.6.28(1)(a) or Standard H8.6.28(1)(b) above to increase.

Table H8.6.28.1 Performance categories

Category	Description
Category A	Areas of pedestrian use containing significant formal elements and features intended to encourage longer term recreational or relaxation use, such as. major and minor public squares, parks and other open spaces, including. Aotea Square, Queen Elizabeth Square, Albert Park, Myers Park, St Patrick’s Square, and Freyberg Place
Category B	Areas of pedestrian use containing minor elements and features intended to encourage short-term recreation or relaxation, such as minor pedestrian open spaces, pleasure areas in road reserves, streets with significant groupings of landscaped seating features, including Khartoum Place, Mayoral Drive pleasure areas, and Queen Street
Category C	Areas of formed footpath or open space pedestrian linkages, used primarily for pedestrian transit and devoid of significant or repeated recreational or relaxational features, such as footpaths where not covered in categories A or B above

Category D	Areas of road, carriage way, or vehicular routes, used primarily for vehicular transit and open storage, such as roads generally where devoid of any features or form which would include the spaces in categories A - C above
Category E	Represents conditions which are dangerous to the elderly and infants and of considerable cumulative discomfort to others. Category E conditions are unacceptable and are not allocated to any physically defined areas of the city
Note: All through-site links and other private land given over to public use as bonus features, or subject to public access easements, must be subject to the wind environmental categories.	

Figure H8.6.28.1 Wind environment control



Derivation of the wind environment control graph:

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

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

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

and where:

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

e = The Napierian base 2.7182818285

v = the velocity selected;

k = the constant 1.5; and

c = a variable dependent on the boundary being defined:

A/B, $c = 1.548$

B/C, $c = 2.322$

C/D, $c = 3.017$

D/E, $c = 3.715$

H8.6.29. Glare

Purpose: ensure non-reflective materials are used on buildings to avoid, remedy and mitigate the adverse effects of glare on pedestrians and motorists.

- (1) Buildings must be designed and built so that the reflectivity of all external surfaces does not exceed 20 per cent of white light. This means that glass and other materials with reflectivity values that exceed 20 per cent may only be used provided they are covered or screened in such a way that the external surfaces will still meet this standard.

H8.6.30. Special amenity yards

Purpose: avoid buildings locating in areas that would have a significant adverse effect on pedestrian and/or streetscape amenity.

- (1) A building must not be at or above ground level within the yards shown on Figures H8.6.30.1, H8.6.30.2 and H8.6.30.3
- (2) In the Freyberg Place special amenity yard, the existing contour of the land and the existing Phoenix palms within the yard must be retained.

Figure H8.6.30.1 Freyberg Place special amenity yard

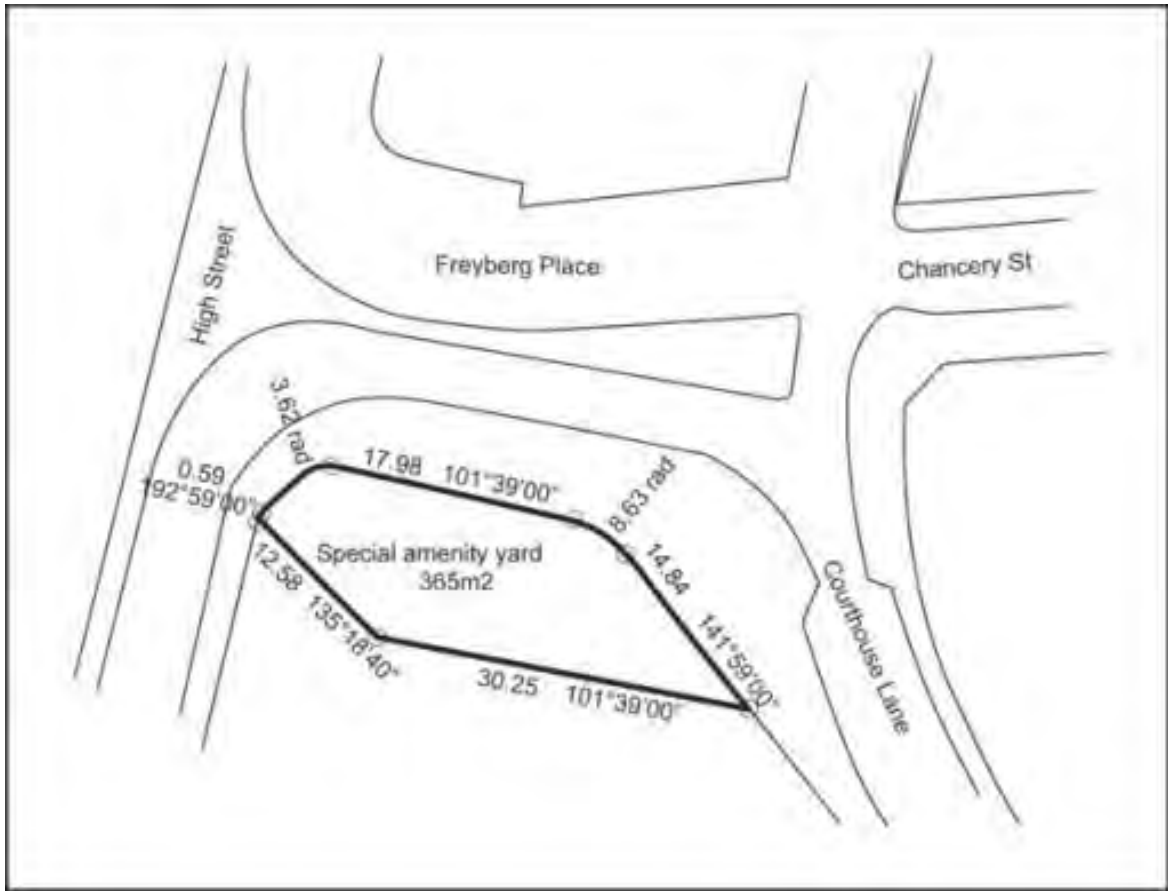


Figure H8.6.30.2 Myers Park special amenity yard

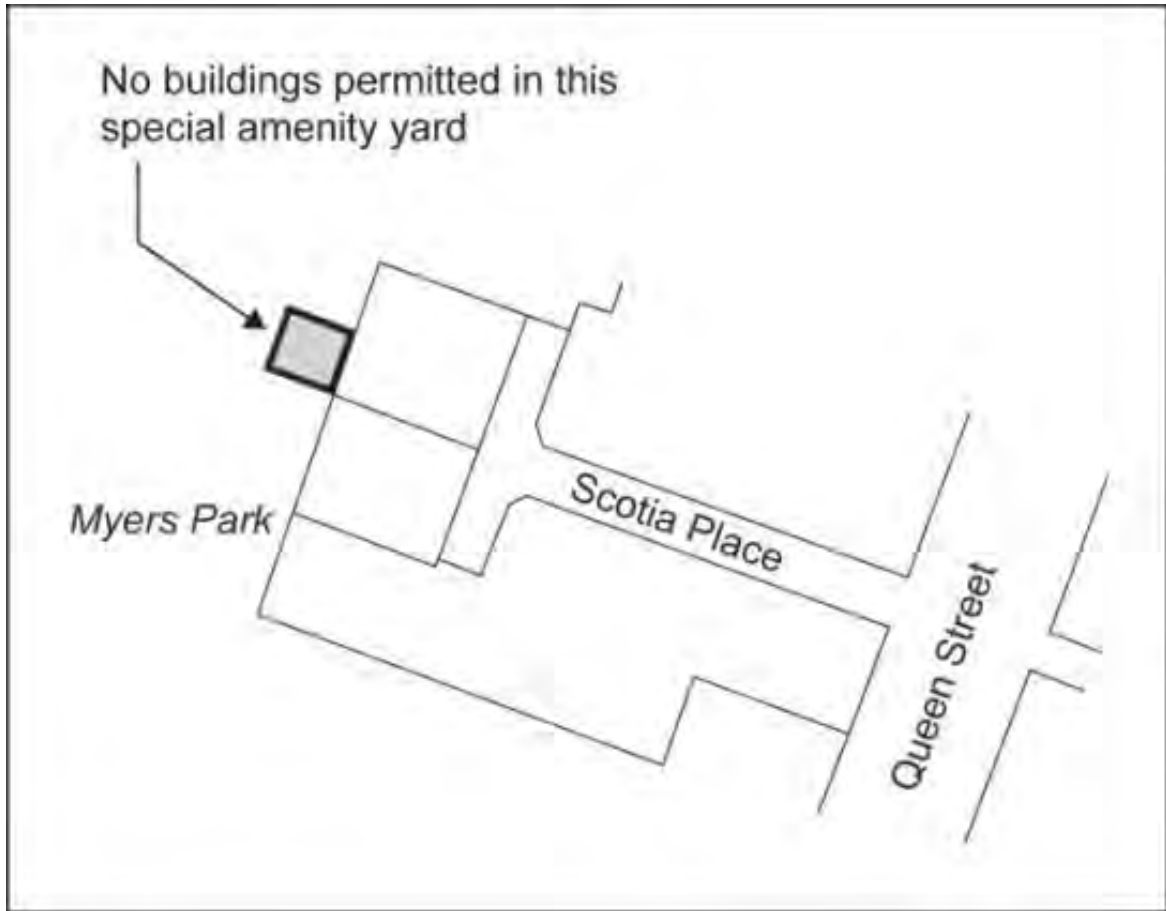
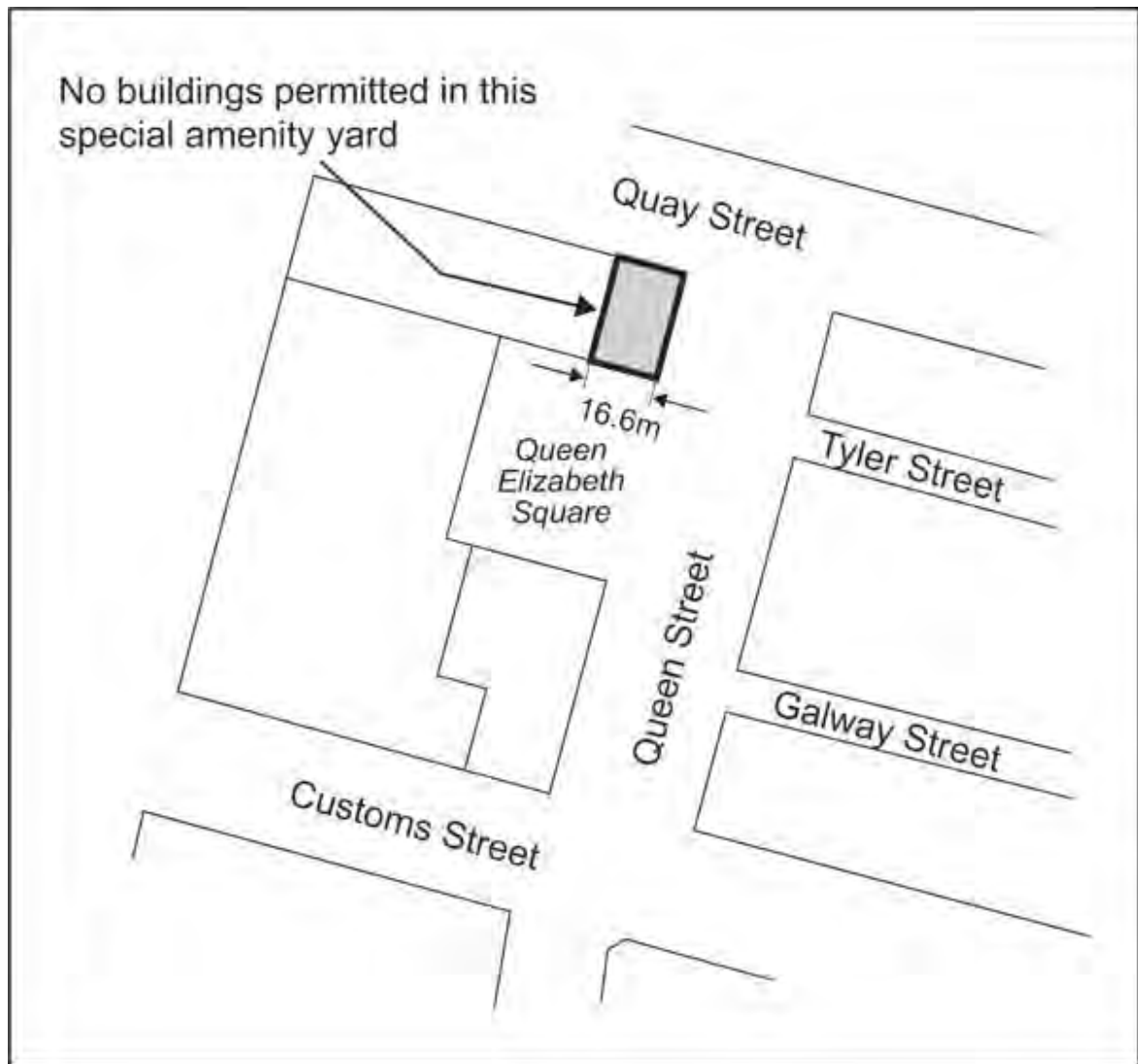


Figure H8.6.30.3 Queen Street special amenity yard



H8.6.31. Street sightlines

Purpose: retain views from key locations in the city centre to significant landmarks and the harbour.

- (1) Views from public open space or along streets to the harbour to Rangitoto Island and to the North Shore or to other natural features and landmarks from within the city centre are protected as shown in [Appendix 9 Business – City Centre Zone](#) sight lines. Except for the eastern ray of Street Line No. 23 (which affects part of the Maritime Square site (being Lot 1A DP 198984), this standard does not apply beyond the streets affected. Refer to [Appendix 9 Business – City Centre Zone](#) sight lines, where the sightlines are shown in detail.
- (2) Buildings or structures must not locate within the sightlines identified in [Appendix 9 Business – City Centre Zone](#) sight lines, except as otherwise

provided for in [Table E26.2.3.1 Activity table](#) in [E26 Infrastructure](#) and Standard H8.6.26 Verandahs.

H8.6.32. Outlook space

Purpose:

- ensure a reasonable standard of visual and acoustic privacy between different dwellings, including their outdoor living space, on the same or adjacent sites; and
 - encourage the placement of habitable room windows to the site frontage or to the rear of the site in preference to side boundaries, to maximise both passive surveillance of the street and privacy, and to avoid overlooking of neighbouring sites.
- (1) The standard below applies to new buildings containing dwellings, visitor accommodation and boarding houses, and buildings that are converted to dwellings, visitor accommodation and boarding houses.
 - (2) An outlook space must be provided from each face of the building containing windows to principal living areas or bedrooms of any dwelling. Where windows to a principal living area or bedroom are provided from two or more faces of a building, outlook space must be provided to the face with the greatest window area of outlook.
 - (3) The minimum dimensions for outlook space are:
 - (a) for principal living areas, the dimensions of the outlook space, measured perpendicular to the exterior face of the building, must be in accordance with Figure H8.6.32.2, for the relative height of the floor above the average ground level along each building face; and
 - (b) for bedrooms, the outlook space must be a minimum of 6m, measured perpendicular to the exterior face of the building.
 - (4) The outlook space must extend from the exterior wall of the principal living room or bedroom and not the windows.
 - (5) The outlook space may be over:
 - (a) the site on which the building is located, but not towards a side boundary if the building is within 10m of the site frontage (refer Figure H8.6.32.1);
 - (b) the street;
 - (c) public open space; or
 - (d) another site, only if:
 - (i) the outlook space is secured in perpetuity for the benefit of the building by a legal instrument to be put in place prior to the commencement of construction; and

- (ii) the written approval of the owner of the adjoining site for the outlook space is provided when the application for resource consent is lodged.
- (6) In the situation where an outlook space is provided over a legal road narrower than the width specified in Figure H8.6.32.2, the street width is deemed to satisfy the minimum outlook space requirement.
- (7) More than one building on the site may share an outlook space.

Figure H8.6.32.1 Outlook over the street

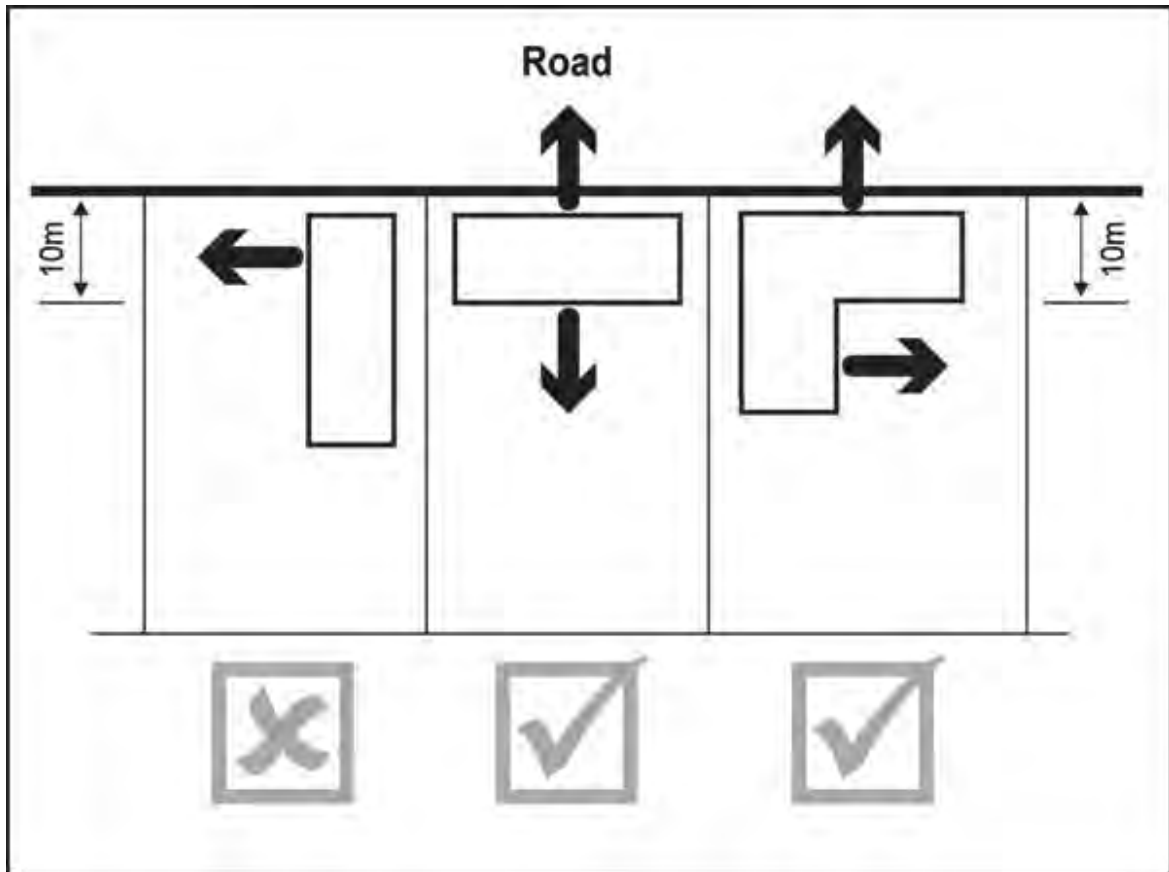
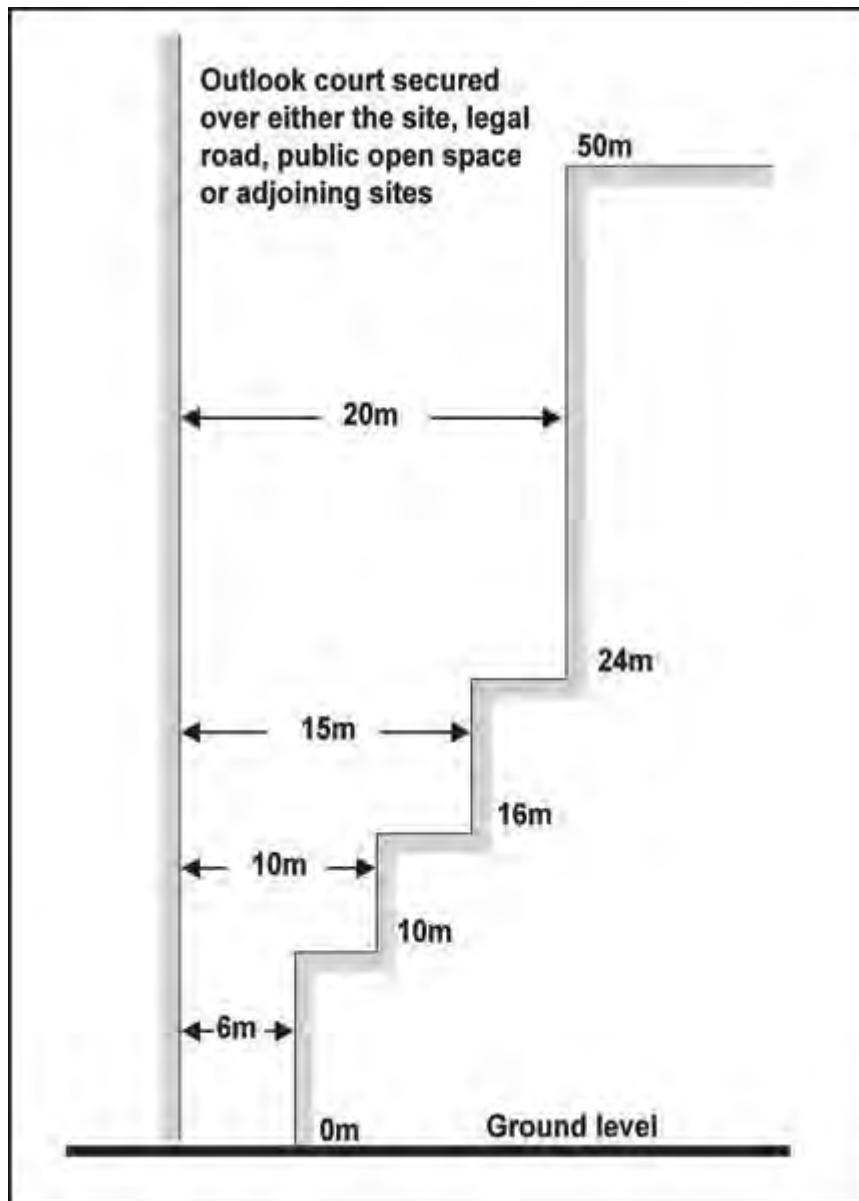


Figure H8.6.32.2 Outlook space



H8.6.33. Minimum dwelling size

(1) Dwellings must have a minimum net internal floor area as follows:

(a) 35m² for studio dwellings.

The minimum net internal floor area for studio dwellings may be reduced by 5m² where a balcony, ground floor terrace or roof terrace of 5m² or greater is provided.

(b) 50m² for one or more bedroom dwellings.

The minimum net internal floor area for one or more bedroom dwellings may be reduced by 8m² where a balcony, ground floor terrace or roof terrace of 8m² or greater is provided.

- (c) Provided that for the purpose of Standard H8.6.33(1)(a) and H8.6.33(1)(b) above, the balcony, ground floor terrace or roof terrace:
- (i) is for the exclusive use of the dwelling occupants;
 - (ii) has a minimum depth of 1.2m for studios;
 - (iii) has a minimum depth of 1.8m for one or more bedroom dwellings; and
 - (iv) balconies and ground floor terraces shall be directly accessible from the principal living room space.

H8.7. Assessment – controlled activities

H8.7.1. Matters of control

The Council will reserve its control to all of the following matters when assessing a controlled activity resource consent application:

- (1) demolition of buildings:
 - (a) pedestrian amenity and safety;
 - (b) reuse of building materials;
 - (c) site condition post-demolition; and
 - (d) traffic generation.

H8.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities:

- (1) demolition of buildings:
 - (a) pedestrian amenity and safety:
 - (i) whether sites containing buildings that are proposed to be demolished 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:
 - whether a high-quality and safe temporary hard or landscaped edge is provided along the site boundaries so that a defined boundary to streets and public open spaces is maintained. Including the provision and maintenance of continuous pedestrian cover within areas subject to the verandah standard; and
 - whether an edge treatment designed to reduce its vulnerability to graffiti and vandalism is maintained;
 - (b) reuse of building materials:

- (i) the extent to which demolished materials are reused and recycled as much as possible;
- (c) site condition post-demolition:
 - (i) if the site is not developed following demolition, the extent to which the site is landscaped to provide a good standard of visual amenity and whether the site will not be used for temporary or permanent parking.
- (d) traffic generation:
 - (i) with regard to the effects of building demolition on the transport network:
 - proposed hours of operation;
 - the frequency and timing of truck movements to and from the site; and
 - the location of vehicle access.

H8.8. Assessment – restricted discretionary activities

H8.8.1. Matters of discretion

The Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

- (1) new buildings and external alterations and additions to buildings not otherwise provided for:
 - (a) building design and external appearance;
 - (b) form and design of buildings adjoining historic heritage places;
 - (c) design of parking, access and servicing;
 - (d) design and layout of dwellings, visitor accommodation and boarding houses; and
 - (e) functional requirements;
- (2) external alterations and additions to a special character building identified on Map H8.11.1 and buildings constructed prior to 1940 within the Queen Street Valley precinct:
 - (a) building design and external appearance;
 - (b) architectural style and retention of original building features; and
 - (c) consistency with an approved character plan;
- (3) conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses:

- (a) design and layout of dwellings, visitor accommodation and boarding houses;
- (4) retail (excluding department stores) between 1000m² and 5000m² gross floor area per site:
 - (a) centre amenity and vitality;
- (5) the total or substantial demolition (more than 30 per cent by volume), or any demolition of the front façade of a special character building identified on Map H8.11.1:
 - (a) the matters of control identified in H8.8.1(1) above; and
 - (b) special character values;
- (6) infringement of building height, building in relation to boundary, streetscape improvement and landscaping, maximum tower dimension and tower separation standards:
 - (a) effects of additional building scale on neighbouring sites, streets and public open spaces (sunlight access, dominance, visual amenity, and landscape character);
 - (b) consistency with the planned future form and character of the area/zone; and
 - (c) site specific characteristics;
- (7) infringement of rooftops standard:
 - (a) amenity effects;
- (8) exception to the harbour edge height control plane standard:
 - (a) form, scale and dominance effects;
 - (b) amenity effects;
 - (c) consistency with the streetscape; and
 - (d) design of buildings or structures;
- (9) infringement of minimum floor to floor height, building frontage alignment and height and verandahs standards:
 - (a) effects on the vitality and amenity of streets and public open spaces;
 - (b) effects on historic heritage and special character buildings; and
 - (c) effects on the potential of the building to accommodate other uses over time;
- (10) infringement of outlook space standard:

- (a) privacy and outlook for dwellings;
 - (b) daylight access and ventilation for dwellings; and
 - (c) privacy, outlook, daylight access and ventilation for visitor accommodation;
- (11) infringement of wind standard:
- (a) pedestrian amenity;
- (12) infringement of glare standard:
- (a) pedestrian amenity; and
 - (b) traffic safety and efficiency;
- (13) infringement special amenity yards standard
- (a) effects on amenity; and
 - (b) design of buildings or structures;
- (14) infringement of street sightlines standard:
- (a) design of buildings or structures.
- (15) infringement of minimum dwelling size standard:
- (a) effects of reduced living and circulation space.

H8.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) new buildings and external alterations and additions to buildings not otherwise provided for:
 - (a) building design and external appearance:

Contributing to a sense of place

- (i) the extent to which the design of buildings contribute to the local streetscape and sense of place by responding positively to the existing and planned form and character of the surrounding area and significant natural landforms and landscape features;
- (ii) the extent to which the silhouette of the building as viewed from areas surrounding the city centre positively contributes to the city centre's skyline;

Creating a positive frontage

- (iii) the extent to which buildings have clearly defined public frontages that address the street and public open spaces to positively contribute to the public realm and pedestrian safety;

- (iv) whether the ground floor of a new building is at the same level as the adjoining street;
- (v) the extent to which pedestrian entrances are located on the street frontage and are clearly identifiable and level with the adjoining frontage;
- (vi) *[deleted]*
- (vii) for mixed use buildings, whether separate pedestrian entrances are provided for residential uses;
- (viii) where not required by a standard, activities that engage and activate streets and public spaces are encouraged at ground and first floor levels;
- (ix) the extent to which internal space at all levels within buildings is designed to maximise outlook onto street and public open spaces;
- (x) the extent to which dwellings located on the ground floor of buildings fronting streets and public open spaces adversely affect:
 - amenity values and the vitality of the street or public open space, such as on frontages that are subject to the verandah standard; and
 - amenity values in terms of noise and air quality effects, such as on streets that carry high volumes of vehicle traffic.
- (xi) where dwellings are considered to be appropriate at ground floor, the extent to which they are designed to enable passive surveillance of the street/public open space and provide privacy for residents. This could be achieved by:
 - providing balconies over-looking the street or public open space;
 - providing a planted and/or fenced setback where the site adjoins streets or public open space. Fences or landscaping should be low enough to allow direct sight lines from a pedestrian in the public realm to the front of a balcony; or
 - raising the balcony and floor plate of the ground floor dwellings above the level of the adjoining street or public open space to a height sufficient to provide privacy for residents and enable them to overlook the public realm;

Variation in building form/visual interest

- (xii) the extent to which buildings, including alterations and additions, are designed as a coherent scheme and demonstrate an overall design strategy that contributes positively to the visual quality of the development;

- (xiii) where the proposed development is an addition or alteration to an existing building, the extent to which it is designed with consideration to the architecture to the original building and respond positively to the visual amenity of the surrounding area;
- (xiv) 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;
 - visually break up their mass into distinct elements to reflect a human scale and the typical pattern of development in the area; and
 - differentiate ground, middle and upper level;
- techniques to achieve this include the use of recesses, variation in building height and roof form, horizontal and vertical rhythms and facade modulation and articulation;
- (xv) whether blank walls are avoided on all levels of building frontages to streets and public open spaces;
- (xvi) whether side or rear walls without windows or access points are used as an opportunity to introduce creative architectural solutions that provide interest in the facade including modulation, relief or surface detailing;
- (xvii) the extent to which buildings provide a variety of architectural detail at ground and middle levels including maximising doors, windows and balconies overlooking the streets and public open spaces;
- (xviii) the extent to which roof profiles are 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;
- (xix) the extent to which colour variation and landscaping are used- Noting they should not be used to mitigate a lack of building articulation or design quality;
- (xixa) the extent to which glazing is provided on street and public open space frontages and the benefits it provides in terms of:
- the attractiveness and pleasantness of the street and public open space and the amenity for people using or passing through that street or space;
 - the degree of visibility that it provides between the street and public open space and the building interior; and
 - the opportunities for passive surveillance of the street and public open space from the ground floor of buildings.

(xx) for residential development:

- the extent to which the mechanical repetition of unit types is avoided;
- the extent to which balconies are designed as an integral part of the building. A predominance of cantilevered balconies should be avoided;
- whether apartments above ground floor can be accessed from internal corridors or entrance way. External walkways/breezeways should generally be avoided;

Materials and finishes

(xxi) the extent to which buildings use quality, durable and easily maintained materials and finishes on the façade, particularly at street level;

(xxii) where provided, the extent to which signs are designed as an integrated part of the building façade;

Cultural identity

(xxiii) the extent to which development integrates mātauranga and tikanga into the design of new buildings and public open spaces; and

Functional requirements

(xxiv) whether the design recognises the functional requirements of the intended use of the building;

(b) form and design of buildings adjoining historic heritage places:

(i) buildings adjoining a scheduled historic heritage place:

- whether the proposed building is located and designed to 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 in terms of the form and design of the building to minimise the effects of dominance;
- 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; or
- whether the proposed building uses materials and/or design detail 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;

(c) design of parking, access and servicing:

- (i) whether parking is located, in order of preference, underground, to the rear of building or separated from the street frontage by uses that activate the street;
- (ii) where parking is provided at lower building levels, the extent to which it is fully sleeved with active uses or activities that provide passive surveillance of the street and contribute to pedestrian interest and vitality. Above this, the extent to which car parking is fully screened on all sides of the building using design methods that present facades that are visually attractive and avoid night time light spill, noise and air quality effects on nearby sites and streets and public open spaces;
- (iii) whether vehicle crossings and accessways are designed to reduce vehicle speed, be visually attractive and clearly signal to pedestrians the presence of a vehicle crossing or accessway;
- (iv) whether pedestrian access between parking areas, building entrances/lobbies and the street provide equal access for people of all ages and physical abilities, a high level of pedestrian safety and be visually attractive;
- (v) whether separate vehicle and pedestrian access are provided within parking areas. Shared pedestrian and vehicle access may be appropriate where a lane or street is proposed within a development site. The shared space should prioritise pedestrian movement;
- (vi) whether ramps visible from the street are avoided, however, where necessary, whether they are minimal in length and integrated into the design of the building;
- (vii) for commercial activities, whether suitable provision is made for on-site rubbish storage and sorting of recyclable materials that:
 - is a sufficient size to accommodate the rubbish generated by the proposed activity;
 - is accessible for rubbish collection; and
 - for new buildings, is located within the building
- (viii) where appropriate, whether a waste management plan is provided and:
 - includes details of the vehicles to be used for rubbish collection to ensure any rubbish truck can satisfactorily enter and exit the site; and
 - provides clear management policies to cater for different waste management requirements of the commercial tenancy and residential activities.

- (ix) for alterations or additions to existing buildings where it is not possible to locate the storage area within the building, whether they are located in an area not visible from the street or public open spaces;
 - (x) whether the development is able to be adequately served by wastewater and transport infrastructure; and
 - (xi) whether servicing elements (including venting and air-conditioning units) are located on the roof of the building or internal to the site and not on street-facing facades. Where this is not possible (e.g. alterations to a shop front), the extent to which servicing:
 - forms an integrated element of the building façade; and
 - is located so that it minimises adverse effects such as noise/odour on neighbouring sites and the public realm;
- (d) design and layout of dwellings, visitor accommodation and boarding houses:
- (i) the extent to which dwellings are located, proportioned and orientated within a site to maximise the amenity of future residents by:
 - clearly defining communal, semi-communal and private areas within a development;
 - maximising passive solar access while balancing the need for buildings to front the street; and
 - providing for natural cross-ventilation by window openings facing different direction.
 - (ii) the extent to which visitor accommodation and boarding houses are designed to achieve a reasonable standard of internal amenity. Taking into account:
 - any specific internal design elements that facilitate the more efficient use of internal space;
 - the relationship of windows or balconies to principal living rooms; and
 - the provision of larger indoor or outdoor living spaces whether communal or exclusive to the visitor accommodation and boarding houses is more important for units that are not self-contained.
 - (iii) whether suitable provision is made for on-site rubbish storage and sorting of recyclable materials that:
 - is a sufficient size to accommodate the rubbish generated by the proposed activity;
 - is accessible for rubbish collection;

- for new buildings, is located within the building; and
- for alterations or additions to existing buildings where it is not possible to locate the storage area within the building, whether the storage area is enclosed and not visible from the street or public open spaces.

(iv) whether a waste management plan:

- includes details of the vehicles to be used for rubbish collection to ensure any rubbish truck can satisfactorily enter and exit the site; and
- provides clear management policies to cater for different waste management requirements of the commercial tenancy and residential activities;

(2) external alterations and additions to special character buildings identified on Map H8.11.1 and buildings constructed prior to 1940 within the Queen Street Valley precinct:

(a) building design and external appearance:

(i) refer to the assessment criteria in H8.8.2(1)(a), H8.8.2(1)(b) and H8.8.2(1)(c) above.

(b) architectural style and retention of original building features:

(i) whether alterations and additions to special character buildings:

- are in keeping with the building's architectural form, proportions and style and whether materials that are sympathetic to those originally used;
- retain as much of the existing building façade as practicable by refurbishing, restoring and adapting parts of the building rather than replacing them;
- are in a contemporary architectural style and whether they are designed to be sympathetic to the form, bulk, proportions and articulation of the existing building or buildings on the site; and
- avoid additional structures such as aerials and air-conditioning units on street-facing facades of the special character building. However, where they are necessary, whether they are appropriately located and designed to reduce the appearance of visual clutter.

(c) consistency with an approved character plan:

(i) whether alterations and additions are consistent with a character plan, where one has been approved for the site;

- (3) conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses:
- (a) design and layout of dwellings, visitor accommodation and boarding houses:
- (i) refer to the assessment criteria in H8.8.2(1)(d) above;
- (4) retail (excluding department stores) between 1000m² and 5000² gross floor area per site:
- (a) centre amenity and vitality:
- (i) whether retail greater than 1000m² and less than 5000m² gross floor area per site outside of the core retail area:
- significantly adversely affect the amenity values and functions of the core retail area having regard to the activity's proposed size, composition and characteristics; and
 - provide a net positive benefit in terms of the community's convenient access to commercial activities and community services, including having regard to whether locating within the core retail area would result in adverse environmental effects on the form, function or capacity of the core retail area;
- (5) the total or substantial demolition (more than 30 per cent by volume) or any demolition of the front façade of a special character building identified on Map H8.11.1:
- (a) the assessment criteria in H8.7.2(1) above apply in addition to the criteria below;
- (b) special character values:
- (i) whether the total or substantial demolition (more than 30 per cent by volume) or any demolition of the front facade of a special character building significantly adversely affect the built form and streetscape character of the surrounding area. In considering this, the Council will have regard to the following:
- whether the building forms part of a cohesive group of buildings similar in age, scale, proportion or design and the extent to which the building's demolition would detract from the shared contribution that group makes to streetscape, the unique special character or the history and context of the area;
 - whether the building makes a significant contribution to the historic context, character or cohesiveness of the surrounding streetscape;
 - whether the building is a remnant example of a building type that reflects the history of the area;

- the extent of the building’s contribution to any adjoining or nearby scheduled places, either through the context and the relationship of the building to the scheduled place or through the building’s mass, height or rhythm of facades;
 - whether demolition would adversely affect the historic heritage values of any neighbouring scheduled historic heritage places; and
 - whether the proposal has fully considered whether reasonable use of the site could be achieved through the adaptive re-use of the building rather than through demolition and replacement.
- (ii) notwithstanding the above, other factors will be considered and balanced when assessing an application for the demolition of a special character building, including:
- whether the building is beyond rehabilitation in terms of poor structural or physical condition, and the costs of the repair work or upgrading necessary to extend the useful life of the building are prohibitive in comparison to the costs of a new building of similar size; and
 - whether the building is beyond rehabilitation to its original state and the costs of the rehabilitation to reproduce the qualities of the building and enhance the architectural qualities and special characteristics of the streetscape and the surrounding area, in comparison to the costs of a new building of a similar size;
- (6) infringement of building height, building in relation to boundary, streetscape improvement and landscaping, maximum tower dimension and tower separation standards:
- (a) effects of additional building scale on neighbouring sites and streets and public open spaces (sunlight access, dominance, visual amenity and landscape character):
- (i) whether minor height infringements may be appropriate where it would provide an attractive and integrated roof form that also meets the purpose of the standard;
 - (ii) whether height infringements may be appropriate on corner sites to reinforce the prominence of the corner where it meets the relevant standard infringement criteria and makes a positive contribution to the streetscape; and
 - (iii) whether minor infringements to the building in relation to boundary standard or the streetscape improvement and landscaping standard may be appropriate where the spacious landscaped character of the area is retained.
- (b) consistency with the planned future form and character of the zone/area:

- (i) where building height or maximum tower dimension and tower separation is infringed whether the proposal demonstrates that Policies H8.3(30) and H8.3(31) of the Business – City Centre Zone are met.
- (c) site specific characteristics:
 - (i) whether there are particular site specific characteristics in terms of unusual site size, shape or orientation, or the location and nature of existing buildings which have constrained the form of the development proposed;
- (7) infringement of rooftops standard:
 - (a) amenity effects:
 - (i) whether rooftop projections result in a cluttered roof appearance when viewed from the street and surrounding buildings;
- (8) exception to the harbour edge height control plane standard:
 - (a) visual profile:
 - (i) the effects of the building profile on the form of the city centre when viewed from the main city centre approaches by land and water and from public places which offer comprehensive views. Whether the building must be of a scale, bulk, appearance and location which represents a visually compatible addition to the city centre.
 - (b) waterfront amenity:
 - (i) whether the building bulk penetrating the Harbour Edge Height Control Plane results in significant loss of amenity to adjacent waterfront public areas. Particular consideration will be given to sunlight admission, shading and air movement at street level and at public gathering places.
 - (c) streetscape and street corners:
 - (i) the extent to which the proposed building is consistent with the scale, visual harmony and form of the existing streetscape, in particular the relationship to street corners, especially for sites fronting Quay Street, Customs Street and Queen Elizabeth Square.
 - (d) effects on surrounding properties:
 - (i) whether the building allows for adequate light, space and general amenity around the development and where possible through the site while noting that it is not the intention of this provision to protect views from private property to the harbour.
 - (e) design of upper parts of buildings or structures:

- (i) the extent to which the part of the building which protrudes through the harbour edge height control plane is designed in a manner which avoids abrupt or arbitrary truncation of the upper parts of the building or structure.
- (f) particular constraints:
 - (i) whether there are particular site development characteristics in terms of unusual site size, shape or orientation, or the location and nature of existing buildings which have constrained the form of the development proposed.
- (9) infringement of minimum floor to floor height, building frontage alignment and height and verandahs standards:
 - (a) effects on the vitality and amenity of streets and public open spaces;
 - (b) effects on historic heritage and special character buildings:
 - (i) the Council will give priority to protecting important features of historic heritage and special character building ground floor facades over compliance with the street frontage standard.
 - (c) effects on the potential of the building to accommodate other uses over time.
- (10) infringement of outlook space standard:
 - (a) privacy and outlook for dwellings:
 - (i) dwellings that infringe the outlook standard, whether they will have a good standard of outlook and visual and acoustic privacy between principal living rooms and bedrooms of dwellings on the same and between dwellings on adjacent sites and will not prevent a complying residential development on an adjoining site.
 - (b) daylight access and ventilation for dwellings:
 - (i) dwellings that infringe the outlook standard, whether the dwellings will receive a good degree of natural light and ventilation, particularly those at lower building levels.
 - (c) privacy, outlook, daylight access and ventilation for visitor accommodation:
 - (i) the criteria for dwellings in H8.8.2(10)(a) and H8.8.2(10)(b) above apply, except that a lesser dimension of outlook separation to a minimum of 6.0m from bedrooms or principle living areas may be acceptable in some cases where the intent of criteria H8.8.2(10)(a) and H8.8.2(10)(b) above are satisfied and, with the exception of Crown land, where certainty can be provided, through a registered covenant in favour of the Council or another equally restrictive mechanism, that the building or area within a building is not to be used

for accommodation other than visitor accommodation and is to be managed as a single entity in perpetuity;

(11) infringement of wind standard:

(a) pedestrian amenity:

- (i) whether development avoids excessive wind velocity and turbulence in outdoor pedestrian spaces; and
- (ii) consideration will be given to the potential for mitigation measures to be incorporated into the development to minimise exacerbation of existing wind conditions;

(12) infringement of glare standard:

(a) pedestrian amenity:

- (i) the extent to which glare from external surfaces may cause discomfort or hazards to pedestrians.

(b) traffic safety and efficiency:

- (i) the extent to which glare may generate hazards for drivers;

(13) special amenity yards:

(a) effects on amenity:

- (i) the extent to which buildings within special amenity yards avoid significant adverse effects on pedestrian and/or streetscape amenity.

(b) design of buildings or structures:

- (i) the nature, extent and form of any building element or feature proposed within a special amenity yard;
- (ii) the extent to which any building element or feature proposed within the Queen Street special amenity yard obscures:
 - views of the Ferry Building and harbour glimpses available through the special amenity yard from Queen Elizabeth Square and the Central Post Office building; or
 - views of the Central Post Office Building through the special amenity yard from the Ferry Building.
- (iii) the extent to which the proposed building element constitutes a visually competing intrusion into the foreground or background of the protected sightline(s);

(14) street sightlines:

(a) design of buildings or structures:

- (i) the nature, extent and form of the proposed non-complying feature;

- (ii) the extent to which the proposed non-complying built element will obscure the protected sightline from the key location in the city centre to significant landmarks and the harbour; or
- (iii) the extent to which the proposed non-complying element constitutes a visually competing intrusion into the foreground or background of the protected sightline.

(15) infringement of minimum dwelling size standard:

(a) Effects of reduced living and circulation space, on residential amenity

(i) Dwellings that do not comply with the minimum dwelling size standard must demonstrate that:

- the proposed dwelling size provides a good standard of amenity for the number of occupants the dwelling is designed for
- there is adequate circulation around standard sized furniture.

(ii) Methods to achieve (i) above may include use of built in furniture and mezzanine areas with good access and head height. Provision of a larger private outdoor space may provide amenity that mitigates a smaller dwelling size.

H8.9. Assessment – bonus floor area

H8.9.1. Controlled activities

H8.9.1.1. Matters of control

The Council will reserve its control to all of the following matters when assessing a controlled activity resource consent application for development seeking to obtain bonus floor space:

(1) the use or transfer of historic heritage and special character floor space:

(a) recording the use/transfer of floor space on the certificate of title.

H8.9.1.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities:

(1) the use or transfer of historic heritage and historic special character floor space:

(a) recording the use/transfer of floor space on the certificate of title.

H8.9.2. Restricted discretionary activities

H8.9.2.1. Matters of discretion

The Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application for development seeking to obtain bonus floor space:

- (1) public open space:
 - (a) pedestrian safety, interest and amenity;
 - (b) universal access;
 - (c) sunlight access; and
 - (d) landscaping, lighting and materials;
- (2) through-site links:
 - (a) pedestrian safety, interest and amenity;
 - (b) universal access;
 - (c) daylight access; and
 - (d) landscaping, lighting and materials.
- (3) works of art:
 - (a) artistic quality; and
 - (b) public access;
- (4) securing historic heritage building floor space:
 - (a) effects on historic heritage;
- (5) securing special character building floor space:
 - (a) effects on special character;
- (6) Residential activities:
 - (a) internal and on-site amenity;
- (7) infringements to bonus floor area standards:
 - (a) public benefit.

H8.9.2.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) public open space:
 - (a) pedestrian safety, interest and amenity:
 - (i) the extent to which pedestrian desire lines are provided to, from and within the public open space;

- (ii) the extent to which the design of the public open space has ~~have~~ a sense of order and proportion and have regard to the human scale;
- (iii) the extent to which orientation and design provides pedestrians with protection from the wind, particularly in those locations where seating is provided;
- (iv) the extent to which a significant area of the public open space is visible from its entrance onto the street;
- (v) the extent to which buildings adjoining the public open space are designed to provide for, or facilitate the establishment of, those activities which attract people, especially at night. For example upper level residential accommodation with windows or balconies overlooking the amenity area would be appropriate, as would adjoining cafes, restaurants or small shops. Blank facades, offices and activities with very large frontages, especially those which are traditionally closed at night and weekends should be avoided; and
- (vi) the extent to which good visibility to, from and within the public open space is provided to ensure public safety;

(b) sunlight access:

- (i) the extent to which sunlight access into the space is maximised. The extent to which seating areas are located to avoid being shaded from 10am to 3pm in mid-winter where practical;

(c) landscaping, lighting and materials:

- (i) the extent to which areas of landscaping dominate any paved pedestrian area;
- (ii) the extent to which seating and landscaping is in pleasant, clearly visible, convenient and safe locations. As a guide landscaping may comprise low shrubs and plants or tall open trees and shrubs which do not screen an area off;
- (iii) the extent to which high quality and durable materials are used; and
- (iv) whether the public open space is well lit. Whether the lighting provides a high vertical luminance so that shadows of people and indications of movement are easily seen, even at a distance;

(2) through-site links:

- (a) the assessment criteria in H8.9.2.2(1)(a)(v) - (vi), H8.9.2.2(1)(b)(i) and H8.9.2.2(1)(d)(iii) above apply;

(b) pedestrian safety, interest and amenity:

- (i) whether through-site links provide a connection between two streets or other public areas to create interest in the city and have a clearly visible origin and destination;
- (ii) the extent to which the design of the through-site link take the pedestrian's desired routes into consideration when determining location;
- (iii) the extent to which lanes are of a width proportionate to the scale of development to create a sense of enclosure, with a ratio of 1:5 being encouraged; and
- (iv) the extent to which lanes have active uses along at least one side.

(c) daylight access:

- (i) the extent to which arcades are covered and lined with active uses at the level of the arcade; and
- (ii) the extent to which arcades are of generous height to maximise a sense of space and maximise daylight penetration to their interior;

(3) works of art:

(a) artistic quality:

- (i) the extent to which the work of art is in media adequate for the site such as a sculpture, mural, glass, or water feature; and
- (ii) the extent to which the work of art aesthetically enhances the public space to which it relates having regard to its artistic merit, scale and placement as adjudged by the Council;

(b) public access:

- (i) whether works of art are freely accessible from public space during daylight hours by being incorporated as a feature into the development or on the facade of the building for which the bonus is claimed, or be in the form of a night time feature;

(4) securing historic heritage building floor space:

- (a) refer to the relevant policies and assessment criteria in [D17 Historic Heritage Overlay](#);

(5) securing special character building floor space:

- (a) effects on special character:

- (i) whether the character plan outlines the significant features of the building that contribute to the built and streetscape character of the surrounding area, and how any future works should be undertaken to respect the significant features of the building identified in the plan;

(6) residential activities:

(a) internal and on-site amenity:

- (i) the extent to which the residential development provides a high standard of internal amenity and on-site amenity for occupants of the residential development.
- (ii) To demonstrate this, and in order for the bonus floor space to be awarded for residential activities, residential developments must comply with all of the relevant standards and be consistent with the assessment criteria for residential developments.

In some circumstances it may be appropriate to award the bonus floor space where the development (or part thereof) does not comply with the relevant standards. In this instance, the applicant will need to demonstrate that an equal or better standard of amenity can be achieved when compared with a development that complies with the relevant standards.

(7) infringements to bonus floor area standards:

(a) public benefit:

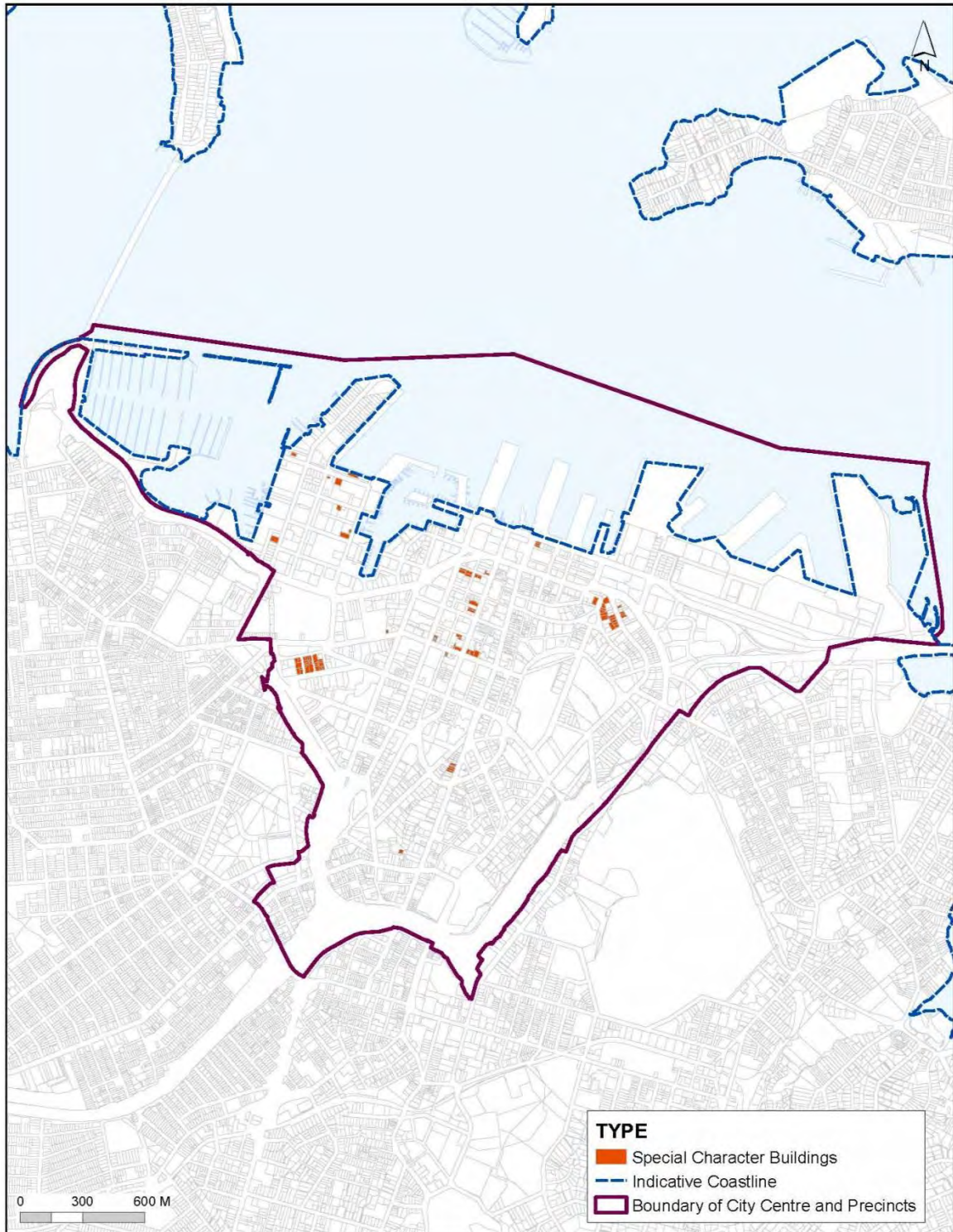
- (i) whether the proposal meets the intent of the bonus as contained in its associated stated purpose or it is unreasonable or impractical to enforce the standard; and
- (ii) whether the application to infringe the standard would achieve the objectives and policies of the Business – City Centre Zone.

H8.10. Special information requirements

There are no special information requirements in this section.

H8.11. Maps

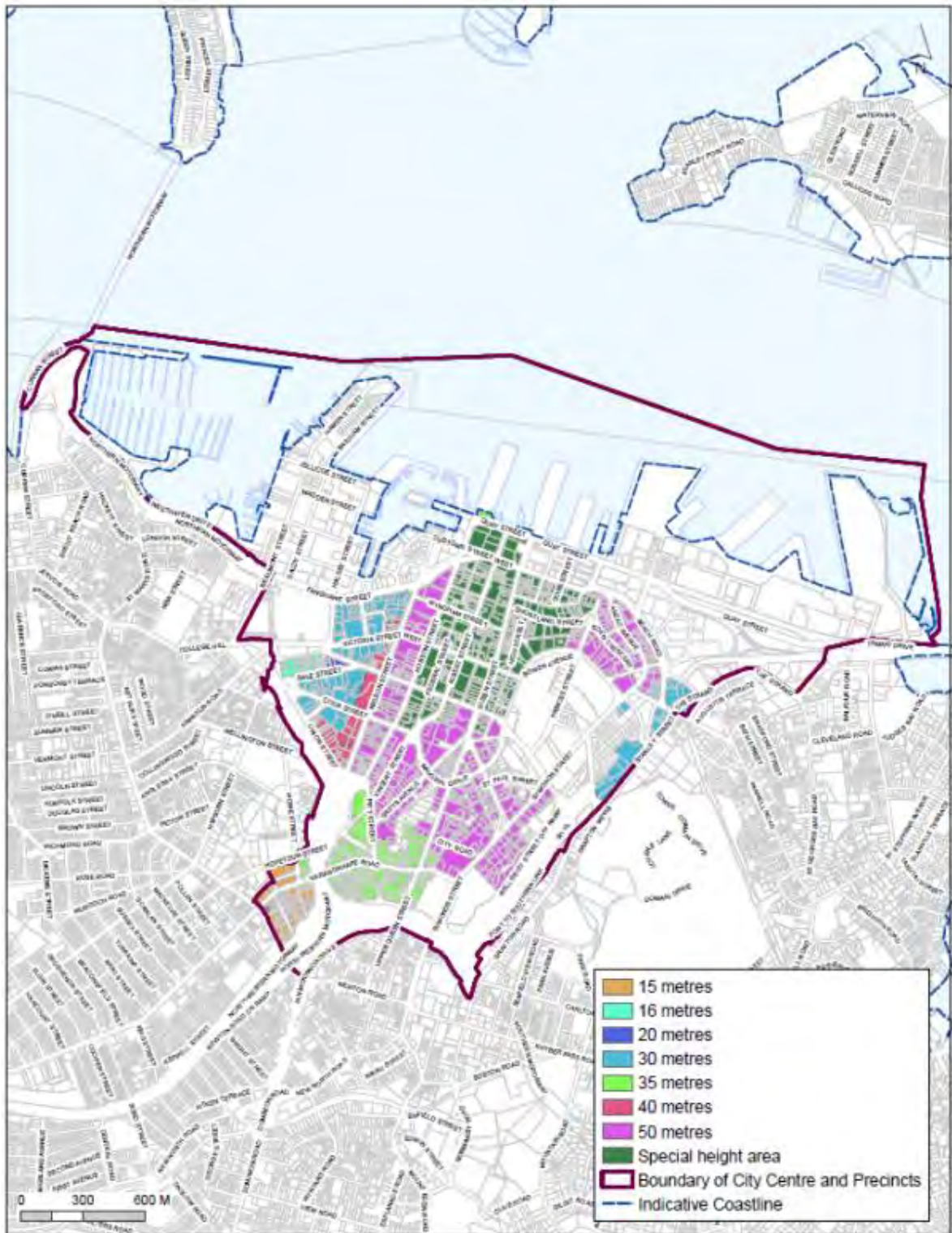
Map H8.11.1 Special character buildings



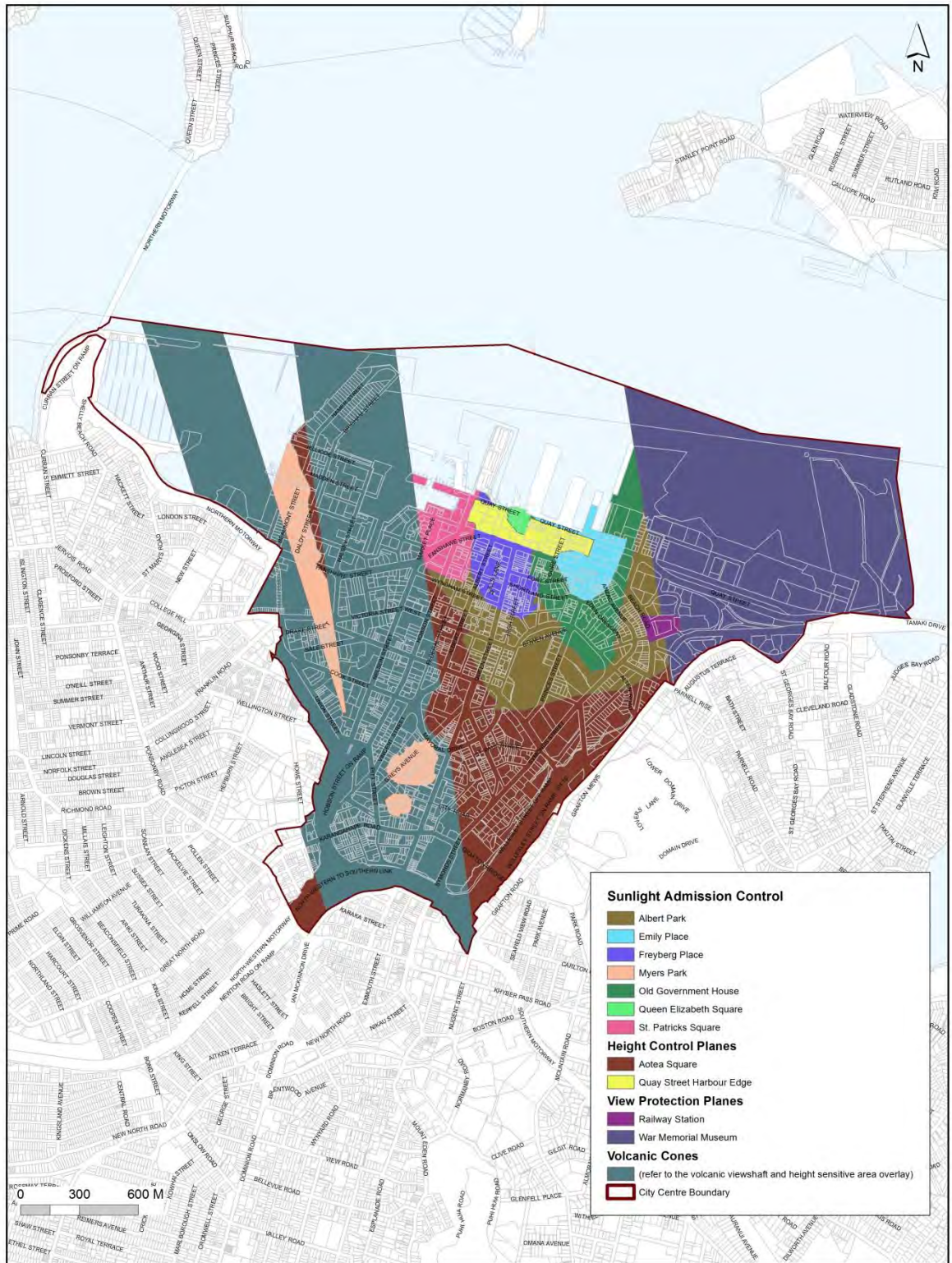
Map H8.11.2 Core retail areas



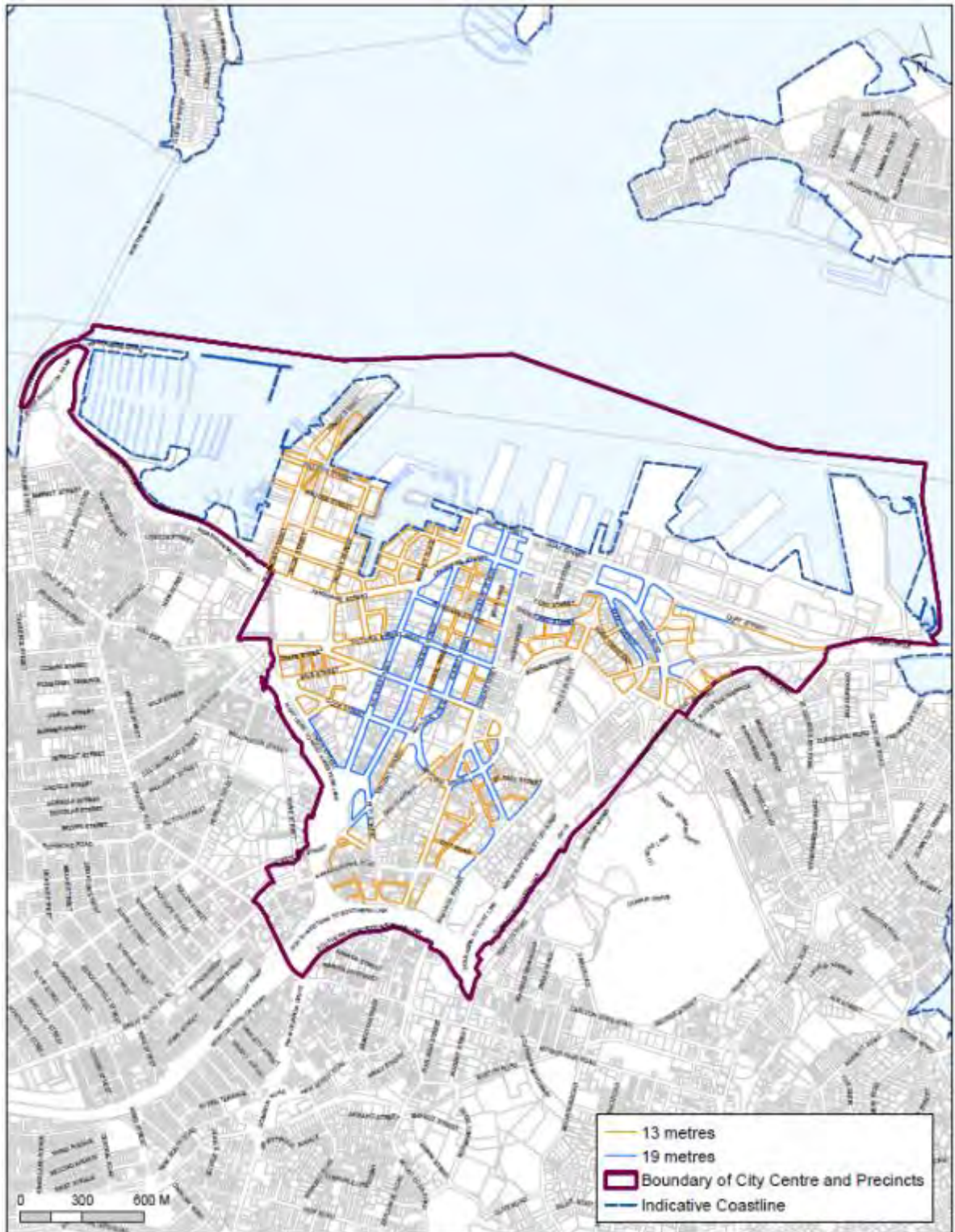
Map H8.11.3 General height controls



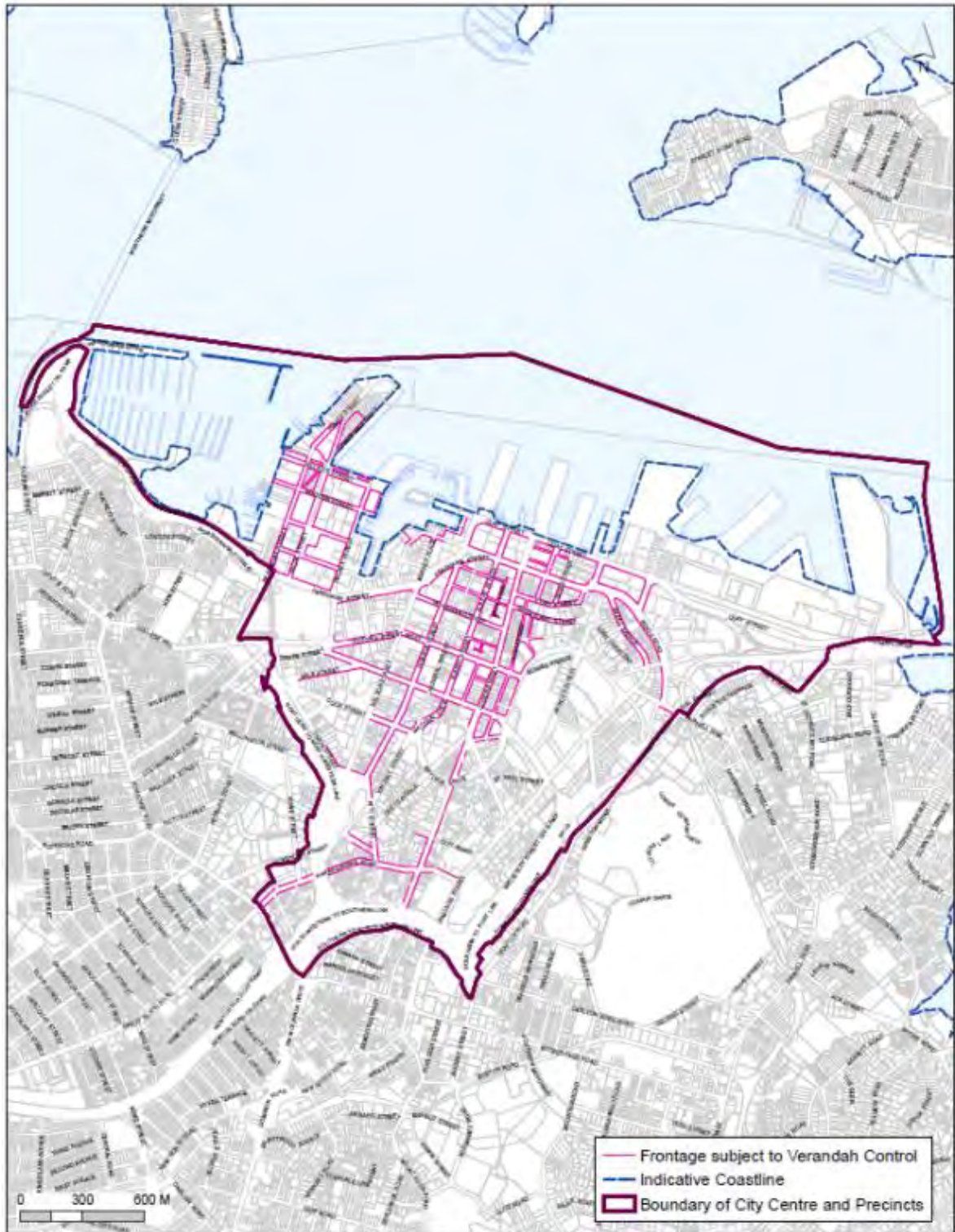
Map H8.11.4 Special height controls



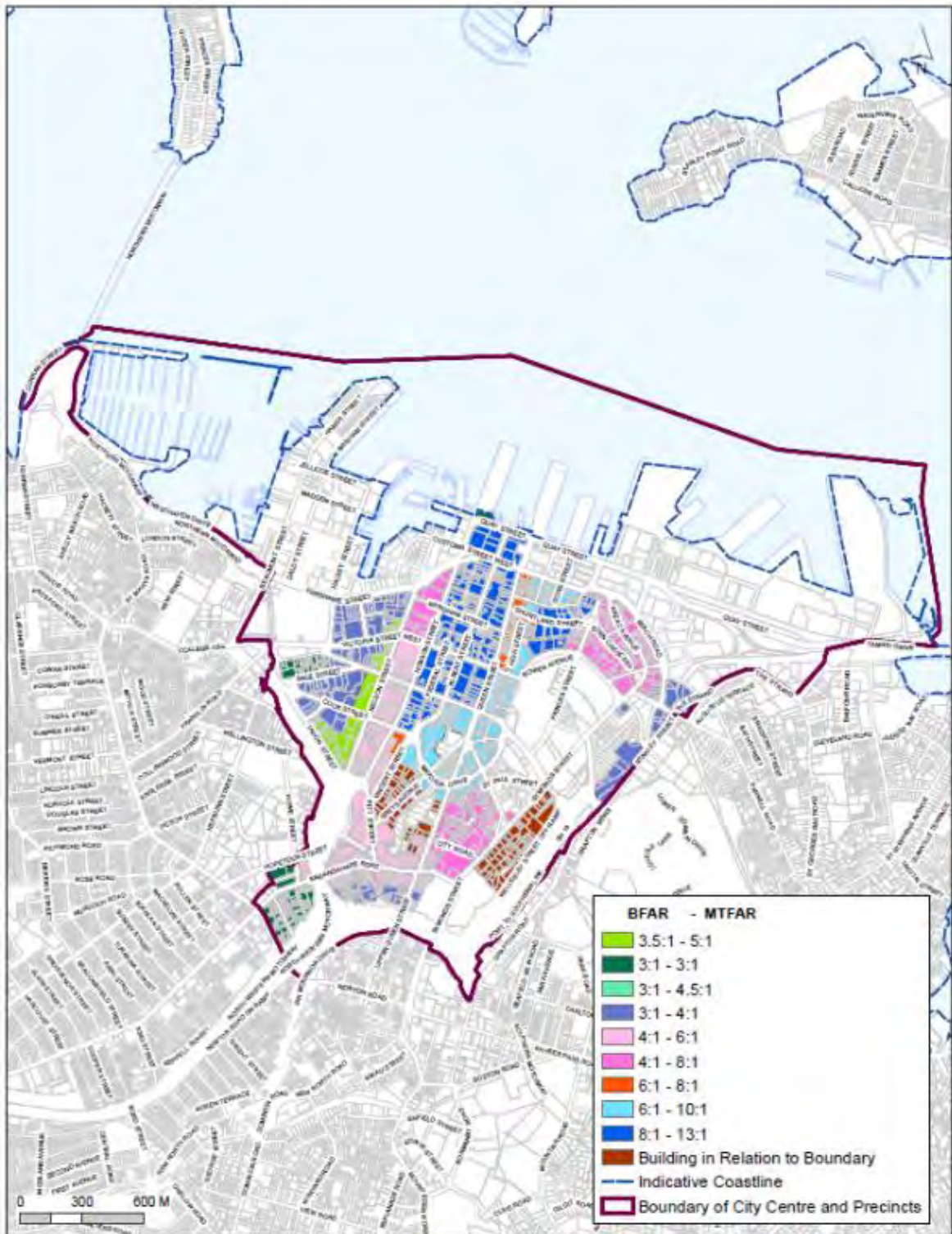
Map H8.11.5 Minimum frontage height



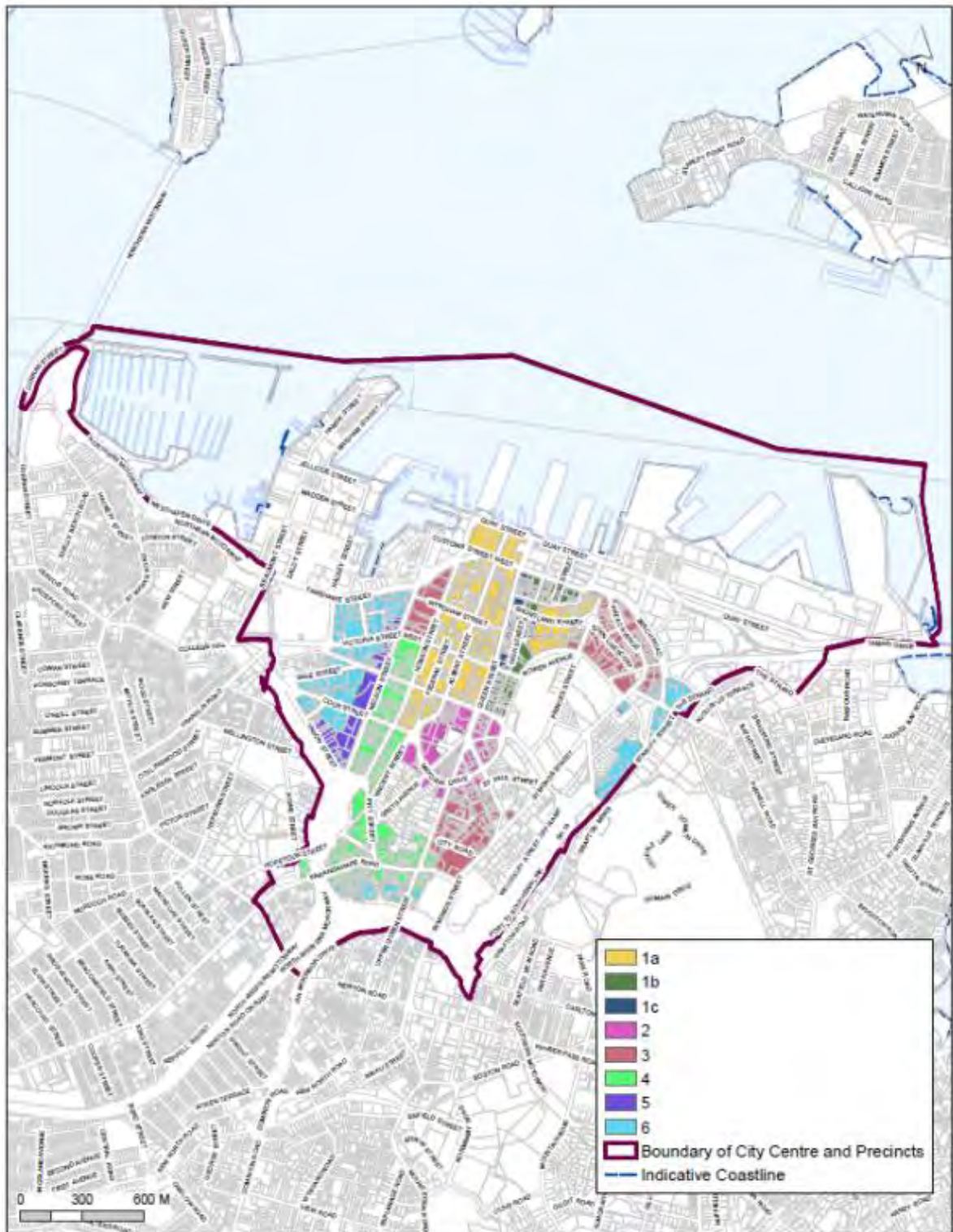
Map H8.11.6 Verandahs



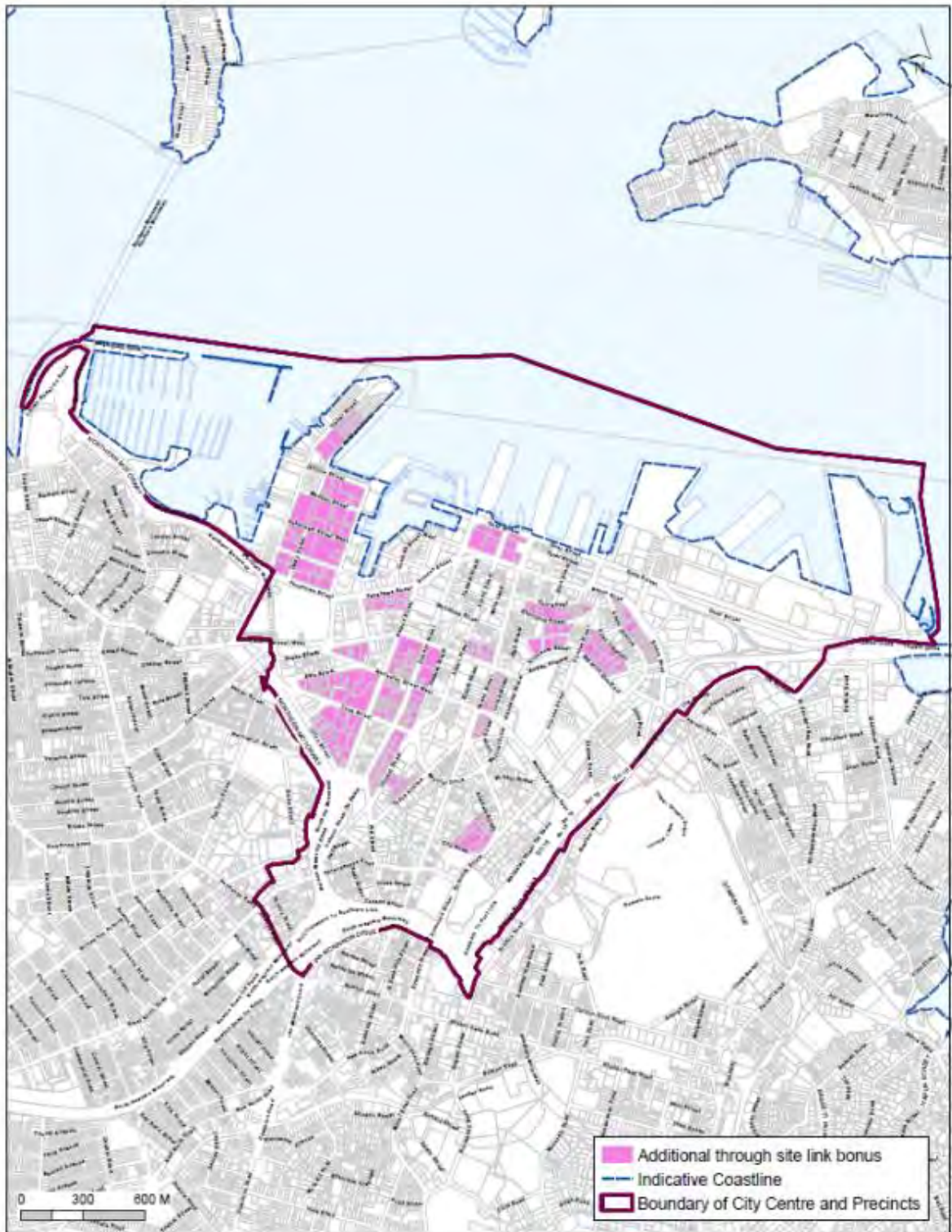
Map H8.11.7 Site intensity



Map H8.11.8 Bonus areas



Map H8.11.9 Additional through-site link bonus



H9. Business – Metropolitan Centre Zone

H9.1. Zone description

The Business – Metropolitan Centre Zone applies to centres located in different sub-regional catchments of Auckland. These centres are second only to the city centre in overall scale and intensity and act as focal points for community interaction and commercial growth and development and contain hubs serving high frequency transport.

The zone provides for a wide range of activities including commercial, leisure, high-density residential, tourist, cultural, community and civic services. Zone provisions, in conjunction with rules in the other business zones, reinforce metropolitan centres as locations for all scales of commercial activity.

These centres are identified for growth and intensification. Expansion of these centres may be appropriate depending on strategic and local environmental considerations.

Precincts and overlays that modify the underlying zone or have additional provisions apply to some of the metropolitan centres. Generally, however, to support an intense level of development, the zone allows for high-rise buildings.

Some street frontages within the zone are subject to Key Retail Frontage Control or General Commercial Frontage Control provisions as shown on the planning maps. Key retail streets are a focus of pedestrian activity within the centre. General commercial streets play a supporting role. Development fronting these streets is expected to reinforce this function. New vehicle crossings are generally to be avoided on site frontages subject to the Key Retail Frontage Control provisions and this is addressed in [E27 Transport](#).

Buildings within the zone require resource consent to ensure that they are designed to a high standard, which enhance the quality of the centre's streets and public open spaces.

H9.2. Objectives

General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales.
- (2) Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.
- (3) Development positively contributes towards planned future form and quality, creating a sense of place.
- (4) Business activity is distributed in locations, and is of a scale and form, that:
 - (a) provides for the community's social and economic needs;
 - (b) improves community access to goods, services, community facilities and opportunities for social interaction; and

- (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity.
- (5) A network of centres that provides:
- (a) a framework and context to the functioning of the urban area and its transport network, recognising:
 - (i) the regional role and function of the city centre, metropolitan centres and town centres as commercial, cultural and social focal points for the region, sub-regions and local areas; and
 - (ii) local centres and neighbourhood centres in their role to provide for a range of convenience activities to support and serve as focal points for their local communities.
 - (b) a clear framework within which public and private investment can be prioritised and made; and
 - (c) a basis for regeneration and intensification initiatives.

Business – Metropolitan Centre Zone objectives

- (6) Metropolitan centres are reinforced and developed for commercial, community and civic activities and provide for residential intensification.
- (7) Metropolitan centres are an attractive place to live, work and visit with vibrant and vital commercial, entertainment and retail areas.
- (8) Key Retail Frontage streets are a focus for pedestrian activity, with identified General Commercial Frontage streets supporting this role.

H9.3. Policies

General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their role in the hierarchy of centres.
- (2) Enable an increase in the density, diversity and quality of housing in the centre zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.
- (3) Require development to be of a quality and design that positively contributes to:
 - (a) planning and design outcomes identified in this Plan for the relevant zone;
 - (b) the visual quality and interest of streets and other public open spaces; and

- (c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.
- (4) Encourage universal access for all development, particularly medium to large scale development.
- (5) Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.
- (6) Encourage buildings at the ground floor to be adaptable to a range of uses to allow activities to change over time.
- (7) Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse effects on pedestrian amenity and the streetscape.
- (8) Require development adjacent to residential zones and the Special Purpose – School Zone and Special Purpose – Māori Purpose Zone to maintain the amenity values of those areas, having specific regard to dominance, overlooking and shadowing.
- (9) Discourage activities, which have noxious, offensive, or undesirable qualities from locating within the centres and mixed use zones, while recognising the need to retain employment opportunities.
- (10) Discourage dwellings at ground floor in centre zones and enable dwellings above ground floor in centre zones.
- (11) Require development to avoid, remedy or mitigate adverse wind and glare effects on public open spaces, including streets, and shading effects on open space zoned land.
- (12) Recognise the functional and operational requirements of activities and development.
- (13) In identified locations within the centres zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone enable greater building height than the standard zone height, having regard to whether the greater height:
- (a) is an efficient use of land;
 - (b) supports public transport, community infrastructure and contributes to centre vitality and vibrancy;
 - (c) considering the size and depth of the area, can be accommodated without significant adverse effects on adjacent residential zones; and
 - (d) is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.

- (14) In identified locations within the centre zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified special character, identified landscape features, or amenity.

Business – Metropolitan Centre Zone policies

- (15) Enable significant growth and intensification in metropolitan centres.
- (16) Manage development in metropolitan centres so that it contributes to the function and amenity of the centre.
- (17) Encourage a wide range, and a high concentration, of commercial, leisure, tourist, cultural and community activities and civic services in metropolitan centres.
- (18) Require those parts of buildings with frontages subject to the Key Retail Frontage Control to maximise street activation, building continuity along the frontage, pedestrian amenity and safety and visual quality.
- (19) Require those parts of buildings with frontages subject to the General Commercial Frontage Control to achieve a reasonable level of street activation, building continuity along the frontage, pedestrian amenity and safety and visual quality.
- (20) Encourage developments to support a range of transport modes serving metropolitan centres and the ability to change transport modes.
- (21) Encourage the location of supermarkets and department stores within metropolitan centres by recognising:
- (a) the positive contribution these activities make to centre viability and function;
 - (b) the functional and operational requirements of these activities; and
 - (c) where preferred built form outcomes are not achieved, the development needs to achieve a quality built environment by positively contributing to public open space, including the activation of streets.
- (22) Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.
- (23) Restrict maximum impervious area within a riparian yard in order to ensure that adverse effects on water quality, water quantity and amenity values are avoided or mitigated.

H9.4. Activity table

Table H9.4.1 Activity table specifies the activity status of land use and development activities in the Business – Metropolitan Centre Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H9.4.1 Activity table

Activity		Activity status
General		
(A1)	Activities not provided for	NC
Use		
Accommodation		
(A2)	Dwellings	P
(A3)	Conversion of a building or part of a building to dwellings, integrated residential development, visitor accommodation or boarding houses	RD
(A4)	Integrated residential development	P
(A5)	Supported residential care	P
(A6)	Visitor accommodation and boarding houses	P
Commerce		
(A7)	Commercial services	P
(A8)	Conference facilities	P
(A9)	Drive-through restaurants	RD
(A10)	Entertainment facilities	P
(A11)	Cinemas	P
(A12)	Offices	P
(A13)	Retail	P
(A14)	Service stations	RD
Community		
(A15)	Artworks	P
(A16)	Care centres	P
(A17)	Community facilities	P
(A18)	Education facilities	P
(A19)	Emergency services	RD
(A20)	Healthcare facilities	P
(A21)	Hospitals	D
(A22)	Justice facilities	P
(A23)	Recreation facilities	P
(A24)	Tertiary education facilities	P
Industry		
(A25)	Industrial activities	NC

Activity		Activity status
(A26)	Industrial laboratories	P
(A27)	Light manufacturing and servicing	P
(A28)	Repair and maintenance services	P
(A29)	Storage and lock-up facilities	D
(A30)	Waste management facilities	NC
(A31)	Warehousing and storage	P
Mana Whenua		
(A32)	Marae complex	P
Development		
(A33)	New buildings	RD
(A34)	Demolition of buildings	C
(A35)	Alterations to building facades that are less than 25m ²	P
(A36)	Additions to buildings that are less than: (a) 25 per cent of the existing gross floor area of the building; or (b) 250m ² whichever is the lesser	P
(A37)	Internal alterations to buildings	P
(A38)	Additions and alterations to buildings not otherwise provided for	RD

H9.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table H9.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table H9.4.1 Activity table and which is not listed in H9.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).
- (4) Any application for resource consent for the following activity will be considered without public or limited notification or the need to obtain the written approval of affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:
 - (a) Development which does not comply with Standard H9.6.11 Minimum dwelling size.

H9.6. Standards

All activities listed as permitted, controlled and restricted discretionary in Table H9.4.1 Activity table must comply with the following standards.

H9.6.0 Activities within 30m of a residential zone

- (1) The following activities are restricted discretionary activities where they are located within 30m of a residential zone and are listed as a permitted activity in the activity table:
- (a) bars and taverns;
 - (b) drive-through restaurants;
 - (c) outdoor eating areas accessory to restaurants;
 - (d) entertainment facilities;
 - (e) child care centres; and
 - (f) animal breeding and boarding.

This standard only applies to those parts of the activities subject to the application that are within 30m of the residential zone.

H9.6.1. Building height

Purpose:

- manage the effects of building height;
 - manage shadowing effects of building height on public open space, excluding streets;
 - manage visual dominance effects;
 - enable greater height in areas identified for intensification; and
 - provide for variations to the standard zone height through the Height Variation Control, to recognise the character and amenity of particular areas and provide a transition in building scale to lower density zones.
- (1) Buildings must not exceed 72.5m, unless otherwise specified in the Height Variation Control on the planning maps.
- (2) If the site is subject to the Height Variation Control, buildings must not exceed the height in metres, as shown in Table H9.6.1.1 below and for the site on the planning maps.
- (3) Any part of a building greater than the occupiable building height is to be used only for roof form, roof terraces, plant and other mechanical and electrical equipment.

Table H9.6.1.1 Total building height shown in the Height Variation Control on the planning maps

Occupiable building height	Height for roof form	Total building height shown on Height Variation Control on the planning maps
11m	2m	13m
16m	2m	18m
19m	2m	21m
25m	2m	27m
Same as on the planning maps	NA	Exceeding 27m

H9.6.2. Height in relation to boundary

Purpose:

- manage the effects of building height;
- allow reasonable sunlight and daylight access to public open space excluding streets, and neighbouring zones; and
- manage visual dominance effects on neighbouring zones where lower height limits apply.

- (1) Buildings must not project beyond a recession plane that begins vertically above ground level along the zone boundary. The angle of the recession plane and the height above ground level from which it is measured is specified in Table H9.6.2.1 and Figure H9.6.2.1 or Figure H9.6.2.2 below.
- (2) The recession plane extends for only 30m into sites within the zone (refer to Figure H9.6.2.1).
- (3) Where the boundary forms part of an entrance strip, access site or pedestrian access-way, the standard applies from the farthest boundary of that entrance strip or access site. However, if an entrance strip, access site or pedestrian access-way is greater than 2.5m in width, the standard will be measured from a parallel line 2.5m out from the site boundary.
- (4) Figure H9.6.2.3 will be used to define what is a north, south, east or west boundary, where this is referred to in Table H9.6.2.1. The recession plane angle is calculated by orientating both site plan and Figure H9.6.2.3 to true north. Figure H9.6.2.3 is placed over the site plan with the outside of the circle touching the inside of the site boundary under consideration. At the point where Figure H9.6.2.3 touches the site boundary, the recession plane angle and height at which it begins, will be indicated by Table H9.6.2.1

Table H9.6.2.1 Height in relation to boundary

Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure H9.6.2.1 or Figure H9.6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure H9.6.2.1 or Figure H9.6.2.2)
NA	Residential – Single House Zone; or Residential – Mixed Housing Suburban Zone	45°	2.5m
	Residential – Mixed Housing Urban Zone	45°	3m
	Residential – Terrace Housing and Apartment Buildings Zone	60°	8m
	Special Purpose – Māori Purpose Zone; or Special Purpose – School Zone	45°	6m
	Business – Mixed Use Zone; or the Business – General Business Zone	60°	8m
Buildings located on the northern boundary of the adjacent site (Refer to Figure H9.6.2.3)	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sport and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45°	8.5m
Buildings located on the southern, eastern or western boundary of the adjacent site	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sport and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45°	16.5m

Figure H9.6.2.1 Height in relation to boundary

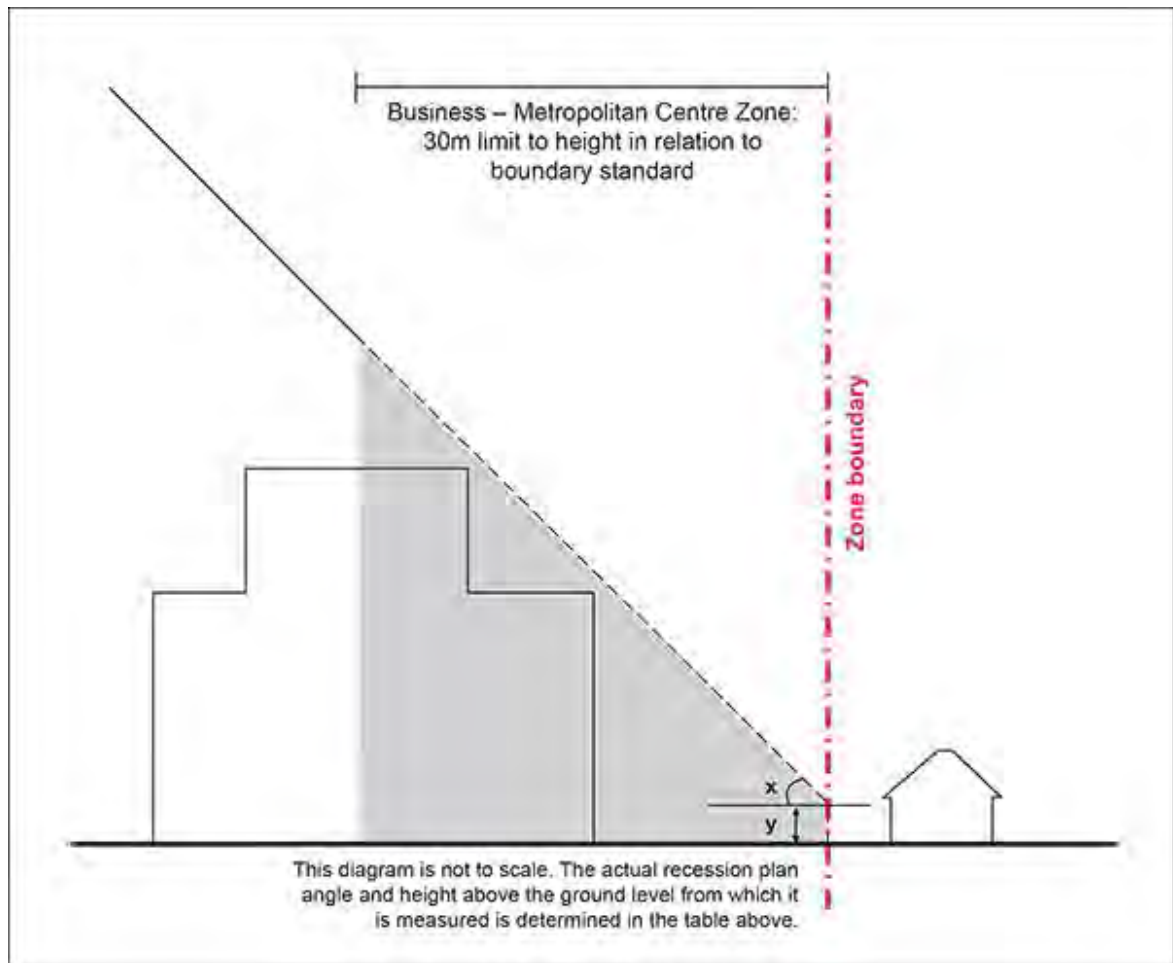


Figure H9.6.2.2 Height in relation to boundary opposite a road

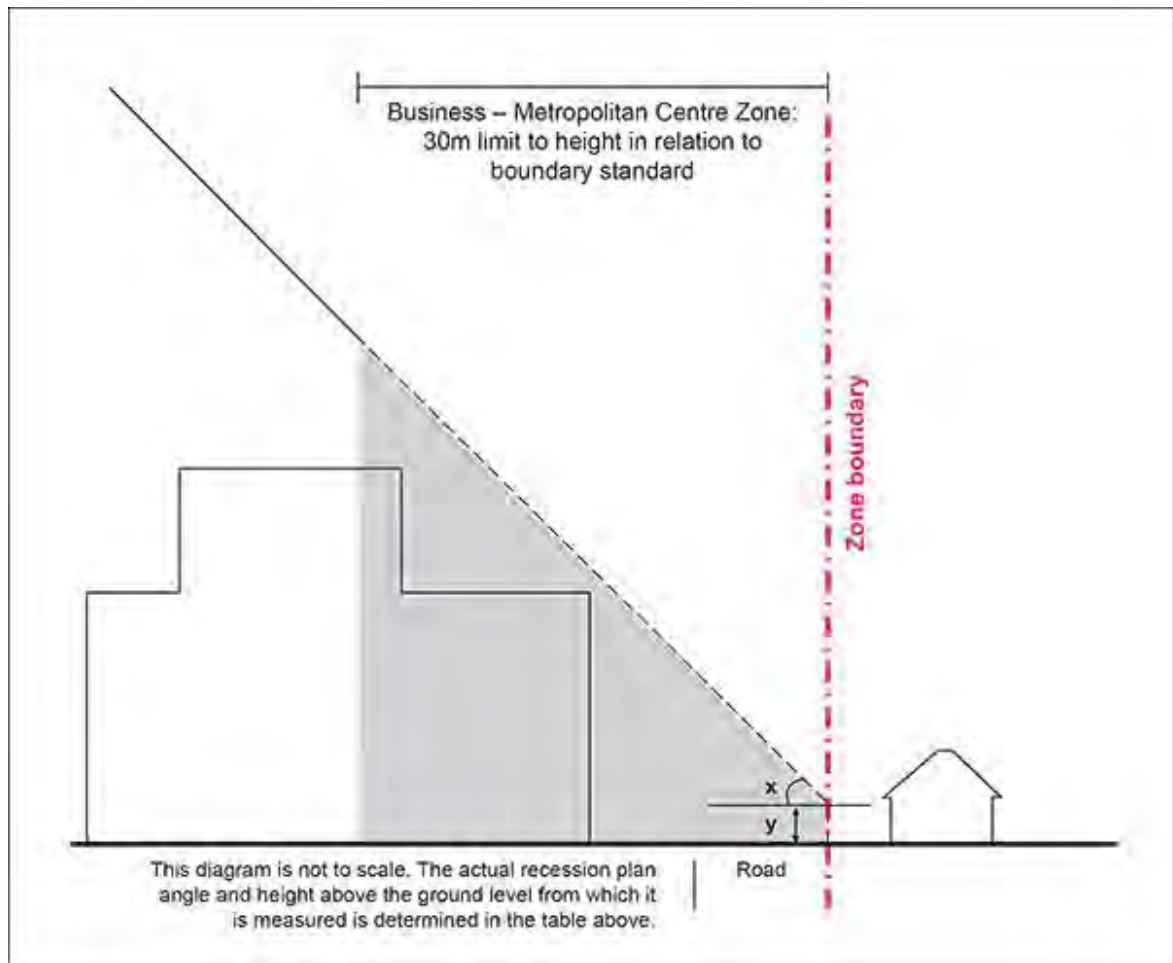
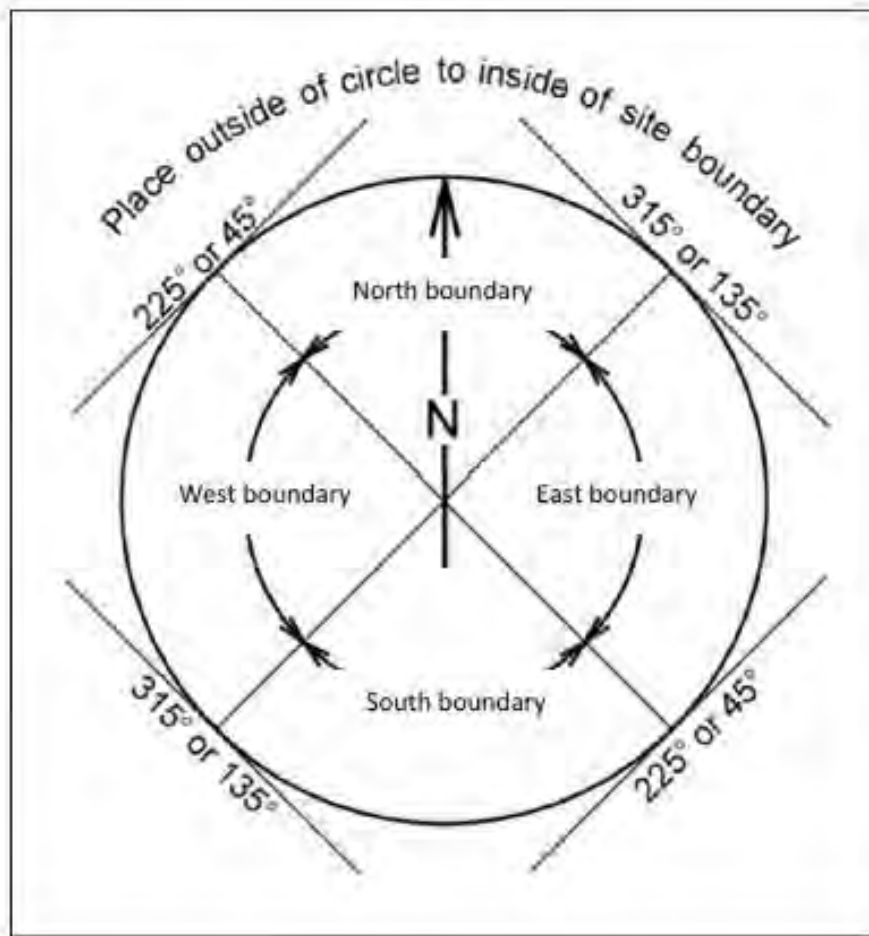


Figure H9.6.2.3 Recession plane indicator for sites adjacent to an open space zone



H9.6.3. Building setback at upper floors

Purpose:

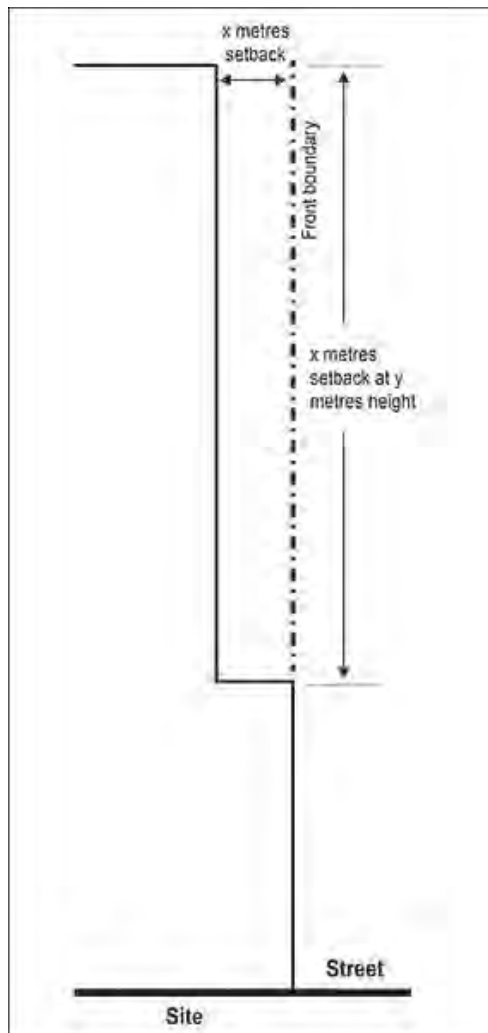
- provide adequate daylight access to streets;
- manage visual dominance effects on streets;
- manage visual dominance, residential amenity and privacy effects on residential zones; and
- mitigate adverse wind effects.

(1) A new building must be set back from the site frontage from the point where it exceeds the height listed in metres specified in Table H9.6.3.1.

Table H9.6.3.1 Building setback at upper floors

Minimum setback (identified as x in Figure H9.6.3.1)	Height (identified as y in Figure H9.6.3.1)
6m	32.5m

Figure H9.6.3.1 Building setback at upper floors



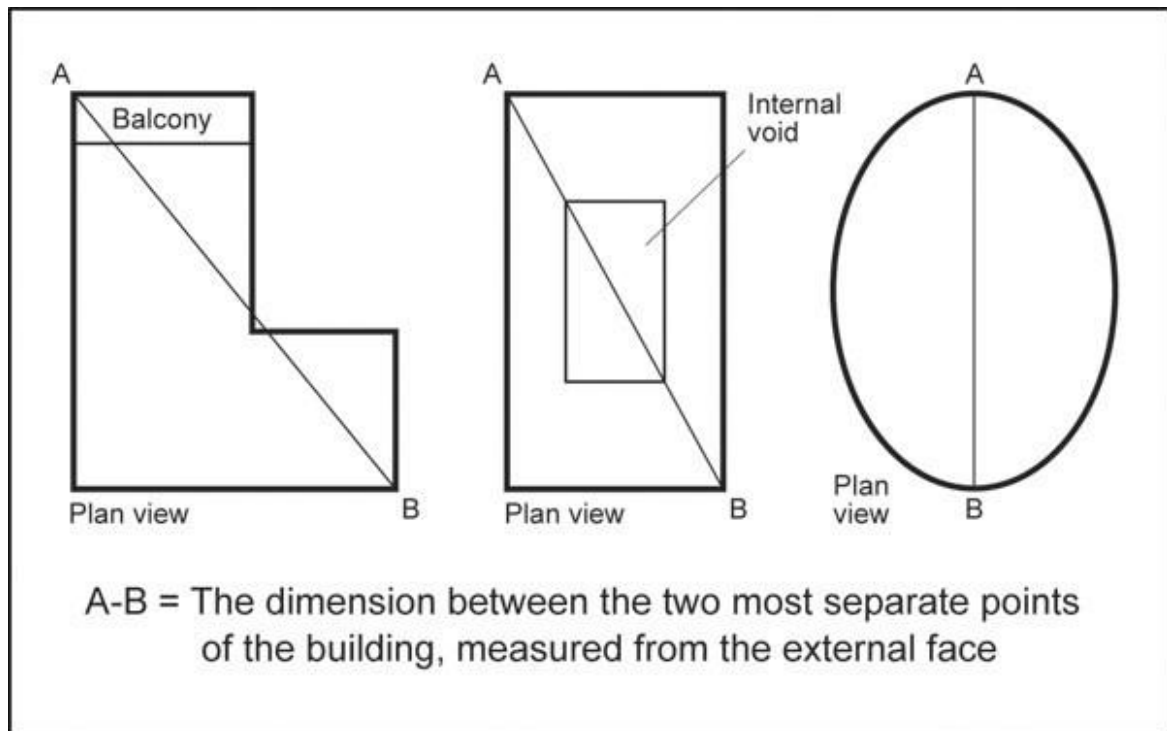
H9.6.4. Maximum tower dimension and tower separation

Purpose: ensure that high-rise buildings:

- are not overly bulky in appearance and manage significant visual dominance effects;
- allow adequate sunlight and daylight access to streets, public open space and nearby sites;
- provide adequate sunlight and outlook around and between buildings; and
- mitigate adverse wind effects.

- (1) The maximum plan dimension of that part of the building above 32.5m must not exceed 55m.
- (2) The maximum plan dimension is the horizontal dimension between the exterior faces of the two most separate points of the building.
- (3) The part of a building above 32.5m must be located at least 6m from any side or rear boundary of the site.

Figure H9.6.4.1 Maximum tower dimension plan view



H9.6.5. Residential at ground floor

Purpose:

- protect the ground floor of buildings within centres for commercial use; and
- avoid locating activities that require privacy on the ground floor of buildings.

(1) Dwellings including units within an integrated residential development must not locate on the ground floor of a building where the dwelling or unit has frontage to public open spaces including streets.

H9.6.6. Yards

Purpose:

- provide a landscaped buffer between buildings and activities and adjoining residential zones and some special purpose zones, to mitigate adverse visual and nuisance effects; and
- ensure buildings are adequately setback from lakes, streams and the coastal edge to maintain water quality, amenity, provide protection from natural hazards, and potential access to the coast.

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H9.6.6.1 below.

Table H9.6.6.1 Yards

Yard	Minimum depth
Rear	3m where the rear boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone
Side	3m where a side boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone
Riparian	10m from the edge of all permanent and intermittent streams
Lakeside yard	30m
Coastal protection yard	25m, or as otherwise specified in Appendix 6 Coastal protection yard

Note 1

A side or rear yard, and/or landscaping within that yard, is only required along that part of the side or rear boundary adjoining a residential zone or the Special Purpose – Māori Purpose Zone.

- (2) Side and rear yards must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard for a depth of at least 3m.

H9.6.7. Landscaping

Purpose:

- ensure landscaping provides a buffer and screening between car parking, loading, or service areas commercial activities and the street; and
- ensure landscaping is of sufficient quality as to make a positive contribution to the amenity of the street.

- (1) A landscape buffer of 2m in depth must be provided along the street frontage between the street and car parking, loading, or service areas which are visible from the street frontage. This rule excludes access points.
- (2) The required landscaping in Standard H9.6.7(1) above must comprise a mix of trees, shrubs or ground cover plants (including grass).

H9.6.8. Maximum impervious area in the riparian yard

Purpose: support the functioning of riparian yards and in-stream health.

- (1) The maximum impervious area within a riparian yard must not exceed 10 per cent of the riparian yard area.

H9.6.9. Wind

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

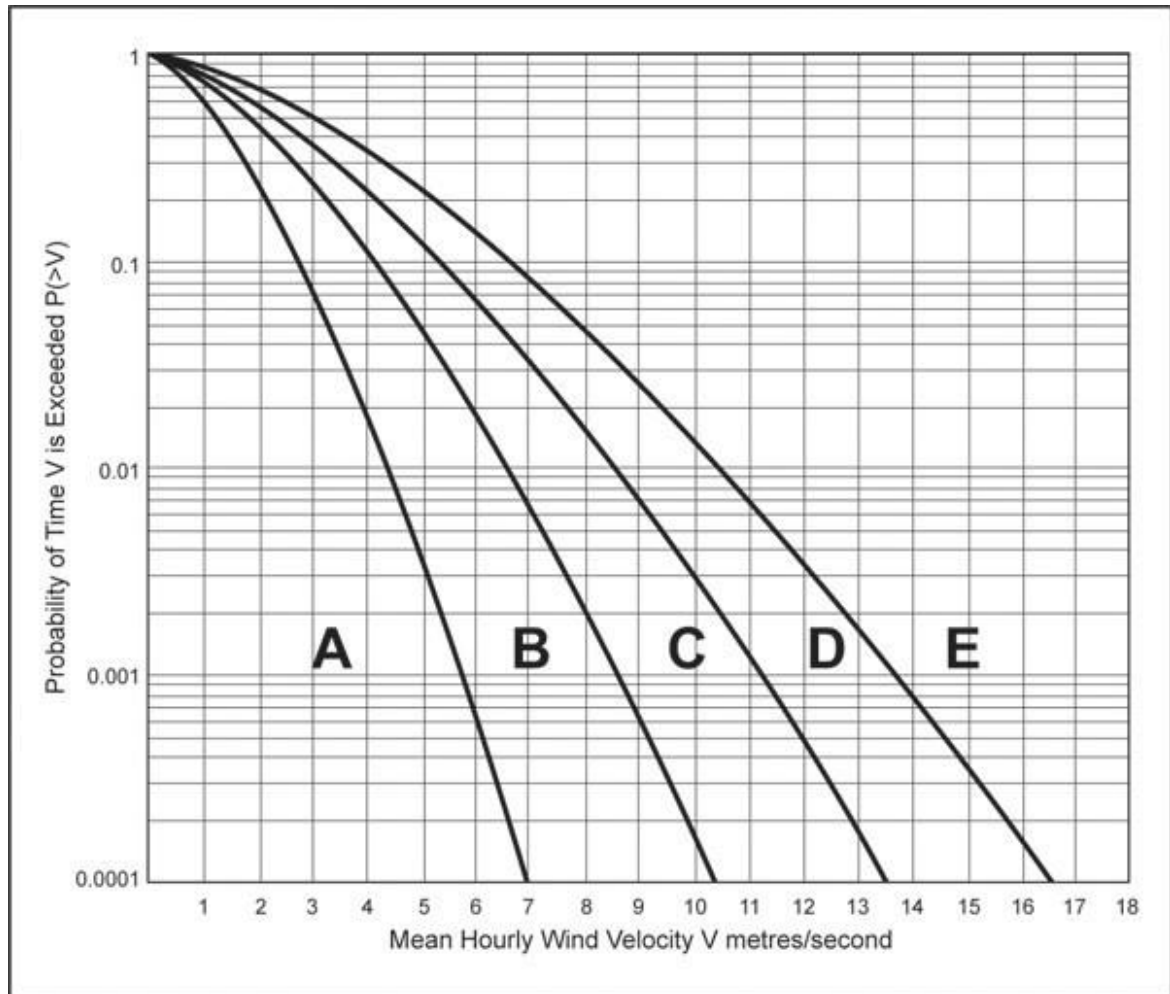
- (1) A new building exceeding 25m in height and additions to existing buildings that increase the building height above 25m must not cause:

- (a) the mean wind speed around it to exceed the category for the intended use of the area as set out in Table H9.6.9.1 and Figure H9.6.9.1 below;
 - (b) the average annual maximum peak 3-second gust to exceed the dangerous level of 25m per second; and
 - (c) an existing wind speed which exceeds the controls of Standard H9.6.9(1)(a) or Standard H9.6.9(1)(b) above to increase.
- (2) A report and certification from a suitably qualified and experienced person, showing that the building complies with Standard H9.6.9(1) above, will demonstrate compliance with this standard.
- (3) If the information in Standard H9.6.9(2) above is not provided, or if such information is provided but does not predict compliance with the rule, a further wind report including the results of a wind tunnel test or appropriate alternative test procedure is required to demonstrate compliance with this standard.

Table H9.6.9.1 Categories

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

Figure H9.6.9.1 Wind environment control



Derivation of the wind environment control graph:

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

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

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

and where:

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

e = The Napierian base 2.7182818285

v = the velocity selected;

k = the constant 1.5; and

c = a variable dependent on the boundary being defined:

A/B, c = 1.548

B/C, c = 2.322

C/D, c = 3.017

D/E, c = 3.715

H9.6.10 Outlook space

Purpose:

- ensure a reasonable standard of visual and acoustic privacy between different dwellings, including their outdoor living space, on the same or adjacent sites; and
- encourage the placement of habitable room windows to the site frontage or to the rear of the site in preference to side boundaries, to maximise both passive surveillance of the street and privacy, and to avoid overlooking of neighbouring sites.

(1) The standard below applies to new buildings containing dwellings, units in an integrated residential development, visitor accommodation and boarding houses and buildings that are converted to dwellings, units in an integrated residential development, visitor accommodation and boarding houses.

(2) An outlook space must be provided from each face of the building containing windows to principal living areas or bedrooms of any dwelling. Where windows to a principal living area or bedroom are provided from two or more faces of a building, outlook space must be provided to the face with the greatest window area of outlook.

(3) The minimum dimensions for outlook space are:

(a) for principal living areas, the dimensions of the outlook space, measured perpendicular to the exterior face of the building, must be in accordance with Figure H9.6.10.2, for the relative height of the floor above the average ground level along each building face; or

(b) for bedrooms, the outlook space must be a minimum of 6m, measured perpendicular to the exterior face of the building.

(4) The outlook space must extend from the exterior wall of the principal living room or bedroom and not the windows.

(5) The outlook space may be over:

(a) the site on which the building is located, but not towards a side boundary if the building is within 10m of the site frontage (refer Figure H9.6.10.1);

(b) the street;

- (c) public open space; or
- (d) another site, only if:
 - (i) the outlook space is secured in perpetuity for the benefit of the building by a legal instrument to be put in place prior to the commencement of construction; and
 - (ii) the written approval of the owner of the adjoining site for the outlook space is provided when the application for resource consent is lodged.
- (6) In the situation where an outlook space is provided over a legal road narrower than the width specified in Figure H9.6.10.2, the street width is deemed to satisfy the minimum outlook space requirement.
- (7) More than one building on the site may share an outlook space.

Figure H9.6.10.1 Outlook over the street

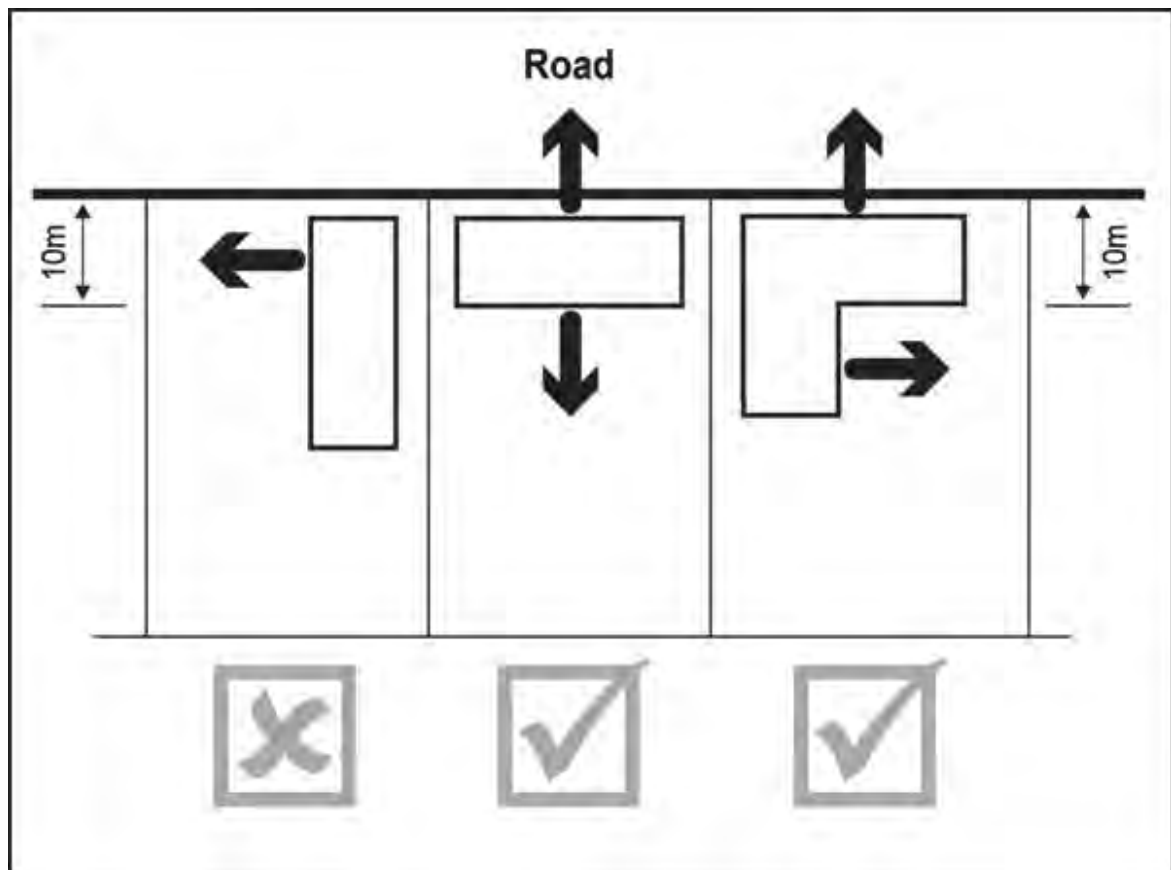
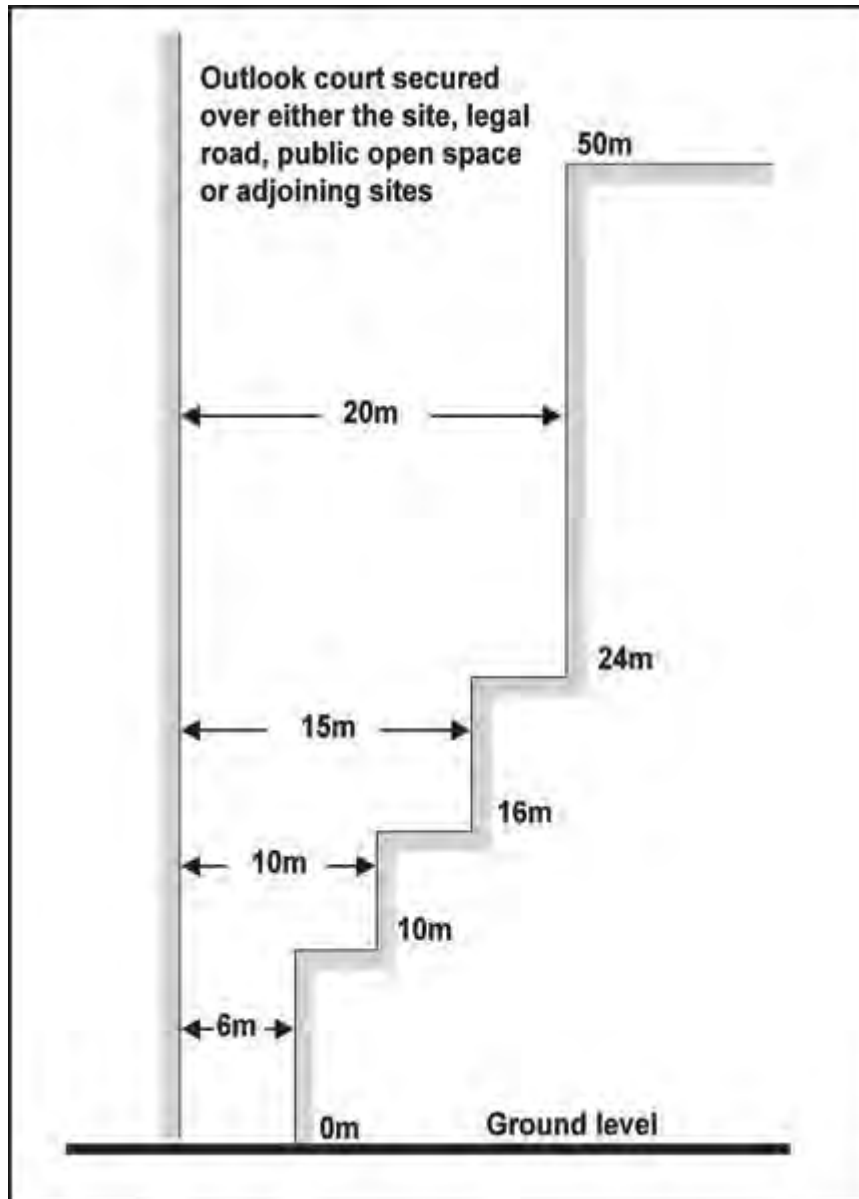


Figure H9.6.10.2 Outlook space



H9.6.11 Minimum dwelling size

Purpose: to ensure dwellings are functional and of a sufficient size to provide for the day to day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

- (1) Dwellings must have a net internal floor area as follows:
 - (a) 35m² for studio dwellings.

The minimum net internal floor area for studio dwellings may be reduced by 5m² where a balcony, ground floor terrace or roof terrace of 5m² or greater is provided.

(b) 50m² for one or more bedroom dwellings.

The minimum net internal floor area for one or more bedroom dwellings may be reduced by 8m² where a balcony, ground floor terrace or roof terrace of 8m² or greater is provided.

(c) Provided that for the purpose of Standard H9.6.11(1)(a) or Standard H9.6.11(1)(b) above, the balcony, ground floor terrace or roof terrace:

- (i) is for the exclusive use of the dwelling occupants;
- (ii) has a minimum depth of 1.2m for studios;
- (iii) has a minimum depth of 1.8m for one or more bedroom dwellings; and
- (iv) balconies and ground floor terraces shall be directly accessible from the principal living room space.

H9.7. Assessment – controlled activities

H9.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application:

(1) demolition of buildings:

- (a) measures required to manage potential adverse effects on the quality and amenity of adjoining streets and public open spaces including pedestrian safety and protection from the weather; and
- (b) measures required to manage potential adverse traffic effects on the surrounding transport network.

H9.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities:

(1) demolition of buildings:

- (a) for Matter H9.7.1(1)(a) refer to Policy H9.3(3)(b) and Policy H9.3(3)(c);
and
- (b) for Matter H9.7.1(1)(b) refer to Policy H9.3(3)(b) and Policy H9.3(3)(c).

H9.8. Assessment – restricted discretionary activities

H9.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application:

- (1) drive-through restaurants, activities within 30m of a residential zone, emergency services and service stations:
 - (a) the compatibility of:
 - (i) the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site; and
 - (ii) the effects of the operation of the activity on the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects;
 - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
 - (c) the effects of location, design and management of storage and servicing facilities on the amenity values of nearby residential properties including potential visual effects, adequacy of access for service vehicles (including waste collection) and any night time noise effects; and
 - (d) the assessment of the above matters having regard to the need to provide for the functional requirements of the activity;
- (2) new buildings and alterations and additions to buildings not otherwise provided for:
 - (a) the design and appearance of buildings in so far as it affects the existing and future amenity values of public streets and spaces used by significant numbers of people. This includes:
 - (i) the contribution that such buildings make to the attractiveness pleasantness and enclosure of the public space;
 - (ii) the maintenance or enhancement of amenity for pedestrians using the public space or street;
 - (iii) the provision of convenient and direct access between the street and building for people of all ages and abilities;
 - (iv) measures adopted for limiting the adverse visual effects of any blank walls along the frontage of the public space; and
 - (v) the effectiveness of screening of car parking and service areas from the view of people using the public space.
 - (b) the provision of floor to floor heights that will provide the flexibility of the space to be adaptable to a wide variety of use over time;

- (c) the extent of glazing provided on walls fronting public streets and public spaces and the benefits it provides in terms of:
 - (i) the attractiveness and pleasantness of the public space and the amenity for people using or passing through that space;
 - (ii) the degree of visibility that it provides between the public space and the building interior; and
 - (iii) the opportunities for passive surveillance of the street from the ground floor of buildings.
 - (d) the provision of verandahs to provide weather protection in areas used, or likely to be used, by significant numbers of pedestrians;
 - (e) the application of Crime Prevention through Environmental Design principles to the design and layout of buildings adjoining public spaces;
 - (f) the effects of creation of new roads and/or service lanes on the matters listed above;
 - (g) the positive effects that landscaping, including required landscaping, on sites adjoining public spaces is able to contribute to the amenity values of the people using or passing through the public space;
 - (h) taking an integrated stormwater management approach; and
 - (i) all the above matters to be assessed having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate;
- (3) in addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:
- integrated retail developments; or
 - supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy;
- (a) the manner in which these building/developments are integrated with the adjacent existing and planned future centre and zone activities and public spaces and provide for the continuity of active public frontages and associated pedestrian amenity that is appropriate to those centres and zones having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate. This will include the effects of the design and location of parking areas, vehicle access and servicing arrangements on the visual amenity of the streetscape and on pedestrian safety;
- (4) in addition to the matters for new buildings stated above the Council will retain discretion to the following matter in regard to:

- drive-through restaurants; or
- service stations.

(a) the effects of the location and design of:

- (i) buildings and associated equipment, parking and service areas;
- (ii) access for vehicles including service vehicles; and
- (iii) landscaping

on the amenity of surrounding areas (particularly residential areas), on streetscapes and on pedestrian amenity and any methods by which those effects can be appropriately managed;

(5) conversion of a building or part of a building to dwellings, an integrated residential development, visitor accommodation and boarding houses:

- (a) any matters that do not meet the standards set out for the activity in Standard H9.6.10 or Standard H9.6.11 having regard to the need to ensure a good standard of amenity within and between dwellings, visitor accommodation, boarding houses and retirement villages;

(6) buildings that do not comply with the standards:

- (a) any policy which is relevant to the standard;
- (b) the purpose of the standard;
- (c) the effects of the infringement of the standard;
- (d) the effects on the amenity of neighbouring sites;
- (e) the effects of any special or unusual characteristic of the site which is relevant to the standard;
- (f) the characteristics of the development;
- (g) any other matters specifically listed for the standard; and
- (h) where more than one standard will be infringed, the effects of all infringements.

H9.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

(1) drive-through restaurants, activities within 30m of a residential zone emergency services and service stations:

- (a) for Matter H9.8.1(1)(a)(i) refer to Policy H9.3(3)(a), Policy H9.3(3)(b), Policy H9.3(3)(c), Policy H9.3(8), Policy H9.3(16); Policy H9.3(17), Policy H9.3(18), Policy H9.3(19) and Policy H9.3(22);

- (b) for Matter H9.8.1(1)(a)(ii) refer to Policy H9.3(3)(a), Policy H9.3(3)(b), Policy H9.3(3)(c), Policy H9.3(8); Policy H9.3(16); Policy H9.3(17), Policy H9.3(18), Policy H9.3(19) and Policy H9.3(22);
 - (c) for Matter H9.8.1(1)(b) refer to Policy H9.3(3)(c), Policy H9.3(7), Policy H9.3(16), Policy H9.3(18) and Policy H9.3(19);
 - (d) for Matter H9.8.1(1)(c) refer to Policy H9.3(22).
 - (e) for Matter H9.8.1(1)(d) refer to Policy H9.3(12);
- (2) new buildings and alterations and additions to buildings not otherwise provided for:
- (a) for Matter H9.8.1(2)(a)(i) refer to Policy H9.3(3)(a), Policy H9.3(3)(b) and Policy H9.3(16)
 - (b) for Matter H9.8.1(2)(a)(ii) refer to Policy H9.3(3)(c), Policy H9.3(16), Policy H9.3(18) and Policy H9.3(19);
 - (c) for Matter H9.8.1(2)(a)(iii) refer to Policy H9.3(4);
 - (d) for Matter H9.8.1(2)(a)(iv) refer to Policy H9.3(3)(a);
 - (e) for Matter H9.8.1(2)(a)(v) refer to Policy H9.3(7);
 - (f) for Matter H9.8.1(2)(b) refer to Policy H9.3(6);
 - (g) for Matter H9.8.1(2)(c)(i) refer to Policy H9.3(3)(a) and Policy H9.3(3)(b);
 - (h) for Matter H9.8.1(2)(c)(ii) refer to Policy H9.3(3)(a) and Policy H9.3(3)(b);
 - (i) for Matter H9.8.1(2)(c)(iii) refer to Policy H9.3(3)(a) and Policy H9.3(3)(b);
 - (j) for Matter H9.8.1(2)(d) refer to Policy H9.3(3)(c);
 - (k) for Matter H9.8.1(2)(e) refer to Policy H9.3(3)(c);
 - (l) for Matter H9.8.1(2)(f) refer to Policy H9.3(3)(b);
 - (m) for Matter H9.8.1(2)(g) refer to Policy H9.3(3)(c);
 - (n) for Matter H9.8.1(2)(h) refer to Policy E1.3(10); and
 - (o) for Matter H9.8.1(2)(i) refer to Policy H9.3(3)(12);
- (3) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:
- integrated retail developments; or

- supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy:
 - (a) refer to Policy H9.3(1), Policy H9.3(5), Policy H9.3(15) and Policy H9.3(21);
- (4) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:
 - drive-through restaurants; or
 - service stations:
 - (a) refer to Policy H9.3(3)(a), Policy H9.3(3)(b), Policy H9.3(3)(c), Policy H9.3(7), Policy H9.3(8), Policy H9.3(12); Policy H9.3(16), Policy H9.3(17), Policy H9.3(18), Policy H9.3(19) and Policy H9.3(22);
- (5) conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation and boarding houses:
 - (a) refer to Policy H9.3(2);
- (6) buildings that do not comply with the standards:
 - (a) height, height in relation to boundary, building setbacks at upper floors, maximum tower dimension and tower separation:
 - (i) refer to Policy H9.3(3)(a), Policy H9.3(3)(b), Policy H9.3(8), Policy H9.3(13), Policy H9.3(14) and Policy H9.3(15);
 - (b) residential at ground floor:
 - (i) refer to Policy H9.3(10) and Policy H9.3(18);
 - (c) yards and landscaping:
 - (i) refer to Policy H9.3(3)(b), Policy H9.3(3)(c), Policy H9.3(7) and Policy H9.3(8);
 - (d) maximum impervious area in a riparian yard:
 - (i) refer to Policy H9.3(23);
 - (e) wind:
 - (i) refer to Policy H9.3(11);
 - (f) outlook space, minimum dwelling size:
 - (i) refer to Policy H9.3(2).

H9.9. Special information requirements

There are no special information requirements in this zone.

H10. Business – Town Centre Zone

H10.1. Zone description

The Business – Town Centre Zone applies to suburban centres throughout Auckland, the satellite centres of Warkworth and Pukekohe, and the rural towns of Helensville and Wellsford. The centres are typically located on main arterial roads, which provide good public transport access.

The zone provides for a wide range of activities including commercial, leisure, residential, tourist, cultural, community and civic services, providing a focus for commercial activities and growth.

Most centres are identified for growth and intensification. Expansion of these centres may be appropriate depending on strategic and local environmental considerations.

There is a range of possible building heights depending on the context. Provisions typically enable buildings of between four and eight storeys, although there may be special circumstances where other building heights are appropriate. The height opportunities within the centres will facilitate increased intensification, including office and residential activities at upper floors.

Some street frontages within the zone are subject to a Key Retail Frontage Control or General Commercial Frontage Control provisions. Key retail streets are a focus for pedestrian activity within the centre. General commercial streets play a supporting role. Development fronting these streets is expected to reinforce this function.

H10.2. Objectives

General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales.
- (2) Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.
- (3) Development positively contributes towards planned future form and quality, creating a sense of place.
- (4) Business activity is distributed in locations, and is of a scale and form, that:
 - (a) provides for the community's social and economic needs;
 - (b) improves community access to goods, services, community facilities and opportunities for social interaction; and
 - (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity.
- (5) A network of centres that provides:

- (a) a framework and context to the functioning of the urban area and its transport network, recognising:
 - (i) the regional role and function of the city centre, metropolitan centres and town centres as commercial, cultural and social focal points for the region, sub-regions and local areas; and
 - (ii) local centres and neighbourhood centres in their role to provide for a range of convenience activities to support and serve as focal points for their local communities.
- (b) a clear framework within which public and private investment can be prioritised and made; and
- (c) a basis for regeneration and intensification initiatives.

Business Town Centre Zone objectives

- (6) Town centres are the focus of commercial, community and civic activities for the surrounding area and which provide for residential intensification.
- (7) The scale and intensity of development in town centres is increased while ensuring development is in keeping with the planning and design outcomes identified in this Plan for the relevant centre.
- (8) Town centres are an attractive place to live, work and visit with vibrant and vital commercial, entertainment and retail areas.
- (9) Key Retail Frontage streets are a focus for pedestrian activity, with General Commercial Frontage streets supporting this role.

H10.3. Policies

General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their role in the hierarchy of centres.
- (2) Enable an increase in the density, diversity and quality of housing in the centre zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.
- (3) Require development to be of a quality and design that positively contributes to:
 - (a) planning and design outcomes identified in this Plan for the relevant zone;
 - (b) the visual quality and interest of streets and other public open spaces; and

- (c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.
- (4) Encourage universal access for all development, particularly medium to large scale development.
- (5) Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.
- (6) Encourage buildings at the ground floor to be adaptable to a range of uses to allow activities to change over time.
- (7) Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse effects on pedestrian amenity and the streetscape.
- (8) Require development adjacent to residential zones and the Special Purpose – School Zone and Special Purpose – Māori Purpose Zone to maintain the amenity values of those areas, having specific regard to dominance, overlooking and shadowing.
- (9) Discourage activities, which have noxious, offensive, or undesirable qualities from locating within the centres and mixed use zones, while recognising the need to retain employment opportunities.
- (10) Discourage dwellings at ground floor in centre zones and enable dwellings above ground floor in centre zones.
- (11) Require development to avoid, remedy or mitigate adverse wind and glare effects on public open spaces, including streets, and shading effects on open space zoned land.
- (12) Recognise the functional and operational requirements of activities and development.
- (13) In identified locations within the centres zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone enable greater building height than the standard zone height, having regard to whether the greater height:
- (a) is an efficient use of land;
 - (b) supports public transport, community infrastructure and contributes to centre vitality and vibrancy;
 - (c) considering the size and depth of the area, can be accommodated without significant adverse effects on adjacent residential zones; and
 - (d) is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.

- (14) In identified locations within the centre zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified special character, identified landscape features, or amenity.

Business – Town Centre Zone policies

- (15) Provide for town centres including new town centres of different scales and locations, that:
- (a) service the surrounding community's needs for a range of uses, such as commercial, leisure, tourist, cultural, community and civic activities; and
 - (b) support a range of transport modes including, public transport, pedestrian and cycle networks and the ability to change transport modes.
- (16) Enable significant growth and intensification in town centres, except for those centres where it would compromise the planning outcomes identified in this Plan for the relevant centre.
- (17) Manage development in town centres so that it contributes to the function and amenity of the centre.
- (18) Require those parts of buildings with frontages subject to the Key Retail Frontage Control to maximise street activation, building continuity along the frontage, pedestrian amenity and safety and visual quality.
- (19) Require those parts of buildings with frontages subject to the General Commercial Frontage Control to achieve street activation, building continuity along the frontage, pedestrian amenity and safety and visual quality.
- (20) Encourage the location of supermarkets and department stores within town centres by recognising:
- (a) the positive contribution these activities make to centre viability and function;
 - (b) the functional and operational requirements of these activities; and
 - (c) where preferred built form outcomes are not achieved, the development needs to achieve a quality built environment by positively contributing to public open space, including the activation of streets.
- (21) Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.
- (22) Restrict maximum impervious area within a riparian yard in order to ensure that adverse effects on water quality, water quantity and amenity values are avoided or mitigated.

H10.4. Activity table

Table H10.4.1 Activity table specifies the activity status of land use and development activities in the Business – Town Centre Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H10.4.1 Activity table

Activity		Activity status
General		
(A1)	Activities not provided for	NC
Use		
Accommodation		
(A2)	Dwellings	P
(A3)	Conversion of a building or part of a building to dwellings, residential development, visitor accommodation or boarding houses	RD
(A4)	Integrated residential development	P
(A5)	Supported residential care	P
(A6)	Visitor accommodation and boarding houses	P
Commerce		
(A7)	Commercial services	P
(A8)	Conference facilities	D
(A9)	Drive-through restaurants	RD
(A10)	Entertainment facilities	P
(A11)	Entertainment facilities within 30m of a residential zone	RD
(A12)	Cinemas	P
(A13)	Offices	P
(A14)	Retail	P
(A15)	Service stations	RD
Community		
(A16)	Artworks	P
(A17)	Care centres	P
(A18)	Care centres within 30m of a residential zone	RD
(A19)	Community facilities	P
(A20)	Education facilities	P
(A21)	Emergency services	RD
(A22)	Healthcare facilities	P
(A23)	Hospitals	D
(A24)	Justice facilities	P
(A25)	Recreation facilities	P
(A26)	Tertiary education facilities	P

Activity		Activity status
Industry		
(A27)	Industrial activities	NC
(A28)	Industrial laboratories	P
(A29)	Light manufacturing and servicing	P
(A30)	Repair and maintenance services	P
(A31)	Storage and lock-up facilities	D
(A32)	Waste management facilities	NC
(A33)	Warehousing and storage	P
Mana Whenua		
(A34)	Marae complex	P
Development		
(A35)	New buildings	RD
(A36)	Demolition of buildings	P
(A37)	Alterations to building facades that are less than 25m ²	P
(A38)	Additions to buildings that are less than: (a) 25 per cent of the existing gross floor area of the building; or (b) 250m ² whichever is the lesser	P
(A39)	Internal alterations to buildings	P
(A40)	Additions and alterations to buildings not otherwise provided for	RD

H10.5. Notification

- (1) Any application for resource consent for an activity listed in Table H10.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).
- (3) Any application for resource consent for the following activity will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:
 - (a) Development which does not comply with Standard H10.6.11 Minimum dwelling size.

H10.6. Standards

All activities listed as permitted or restricted discretionary in Table H10.4.1 Activity table must comply with the following standards.

H10.6.0 Activities within 30m of a residential zone

- (1) The following activities are restricted discretionary activities where they are located within 30m of a residential zone and are listed as a permitted activity in the activity table:
- (a) bars and taverns;
 - (b) drive-through restaurants;
 - (c) outdoor eating areas accessory to restaurants;
 - (d) entertainment facilities;
 - (e) child care centres; and
 - (f) animal breeding and boarding.

This standard only applies to those parts of the activities subject to the application that are within 30m of the residential zone.

H10.6.1. Building height

Purpose:

- manage the effects of building height;
 - manage shadowing effects of building height on public open space, excluding streets;
 - manage visual dominance effects;
 - allow an occupiable height component to the height limit, and an additional height for roof forms that enables design flexibility, to provide variation and interest in building form when viewed from the street;
 - enable greater height in areas identified for intensification; and
 - provide for variations to the standard zone height through the Height Variation Control, to recognise the character and amenity of particular areas and provide a transition in building scale to lower density zones
- (1) Buildings must not exceed the height in metres as shown in Table H10.6.1.1 below for sites subject to the Height Variation Control on the planning maps.
- (2) Any part of a building greater than the occupiable building height is to be used only for roof form, roof terraces, plant and other mechanical and electrical equipment.

Table H10.6.1.1 Total building height shown in the Height Variation Control on the planning maps

Occupiable building height	Height for roof form	Total building height shown on Height Variation Control on the planning maps
Same as on the planning maps	NA	Less than or equal to 11m
11m	2m	13m
16m	2m	18m
19m	2m	21m
25m	2m	27m
Same as on the planning maps	NA	Exceeding 27m

H10.6.2. Height in relation to boundary

Purpose:

- manage the effects of building height;
- allow reasonable sunlight and daylight access to public open space excluding streets, and neighbouring zones; and
- manage visual dominance effects on neighbouring zones where lower height limits apply.

- (1) Buildings must not project beyond a recession plane that begins vertically above ground level along the zone boundary. The angle of the recession plane and the height above ground level from which it is measured is specified in Table H10.6.2.1 and Figure H10.6.2.1 or Figure H10.6.2.2 below.
- (2) Where the boundary forms part of an entrance strip, access site or pedestrian accessway, the standard applies from the farthest boundary of that entrance strip or access site. However, if an entrance strip, access site or pedestrian accessway is greater than 2.5m in width, the control will be measured from a parallel line 2.5m out from the site boundary.
- (3) Figure H10.6.2.3 will be used to define what is a north, south, east or west boundary, where this is referred to in Table H10.6.2.1. The recession plane angle is calculated by orientating both site plan and Figure H10.6.2.3 to true north. Figure H10.6.2.3 is placed over the site plan with the outside of the circle touching the inside of the site boundary under consideration. At the point where Figure H10.6.2.3 touches the site boundary, the recession plane angle and height at which it begins, will be indicated by Table H10.6.2.1

Table H10.6.2.1 Height in relation to boundary

Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure H10.6.2.1 or Figure H10.6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure H10.6.2.1 or Figure H10.6.2.2)
NA	Residential – Single House Zone; or Residential – Mixed Housing Suburban Zone	45°	2.5m
	Residential – Mixed Housing Urban Zone	45°	3m
	Residential – Terrace Housing and Apartment Buildings Zone	60°	8m
	Special Purpose – Māori Purpose Zone; or Special Purpose School Zone	45°	6m
	Business – Mixed Use Zone; or Business – General Business Zone	60°	8m
	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45°	8.5m
Buildings located on the southern boundary of the adjacent site	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space –Community Zone	45°	16.5m

Figure H10.6.2.1 Height in relation to boundary

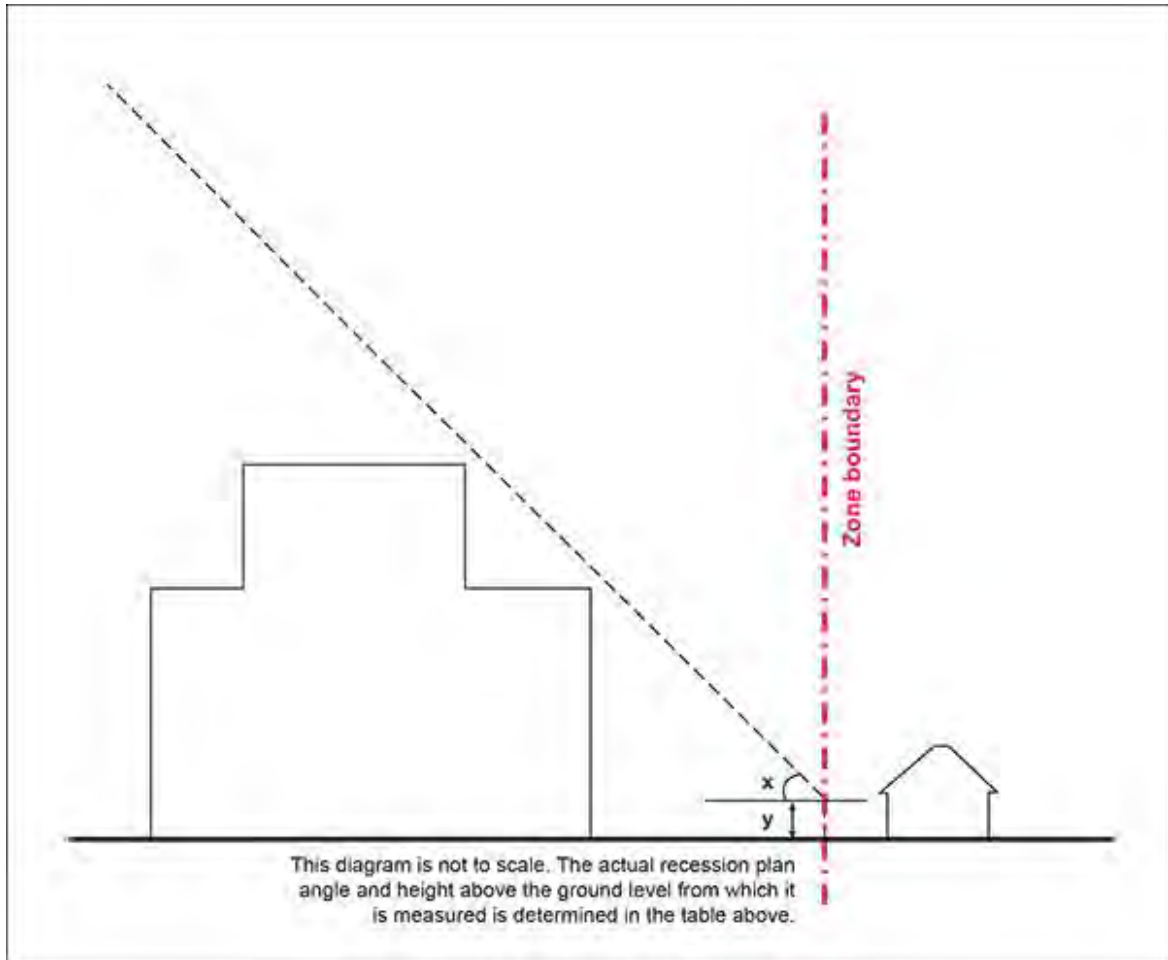


Figure H10.6.2.2 Height in relation to boundary opposite a road

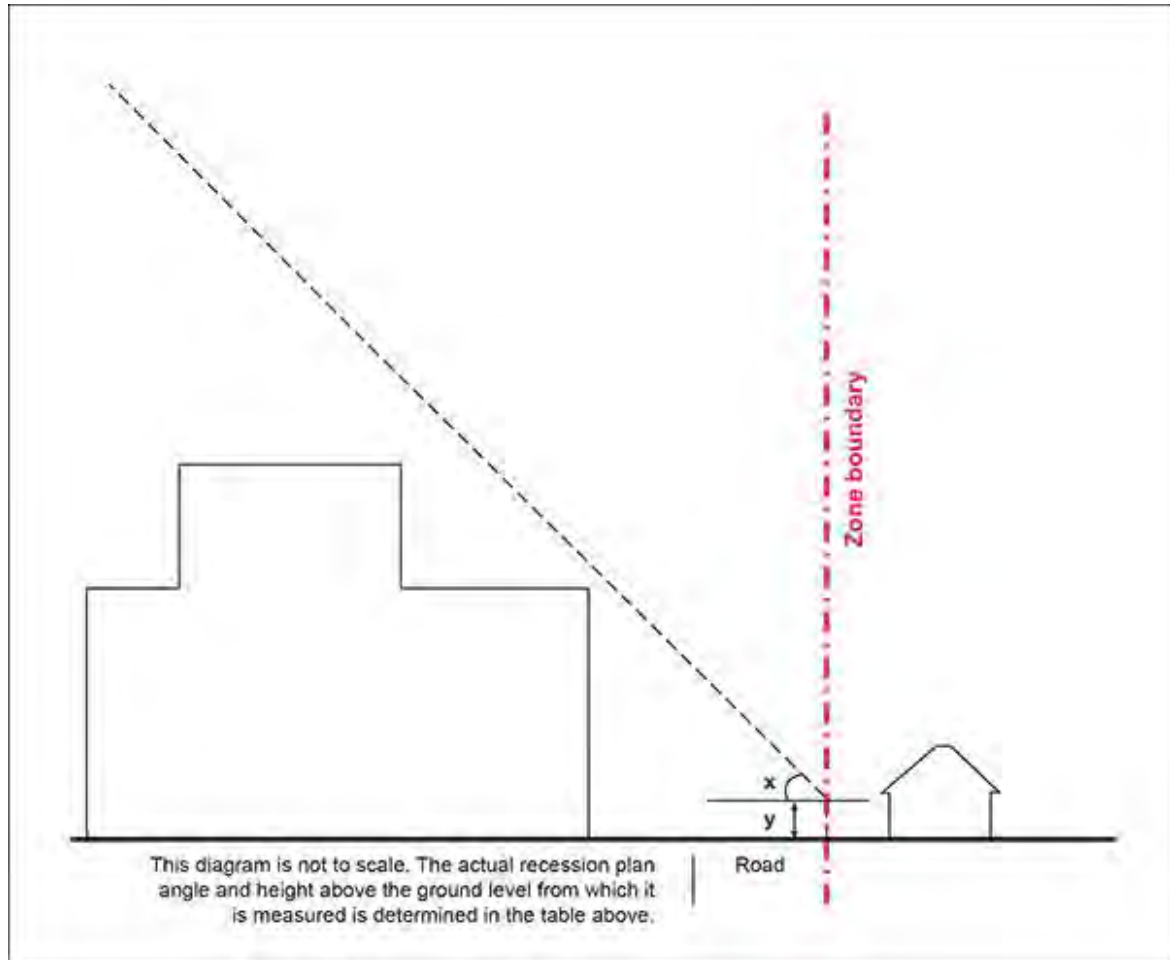
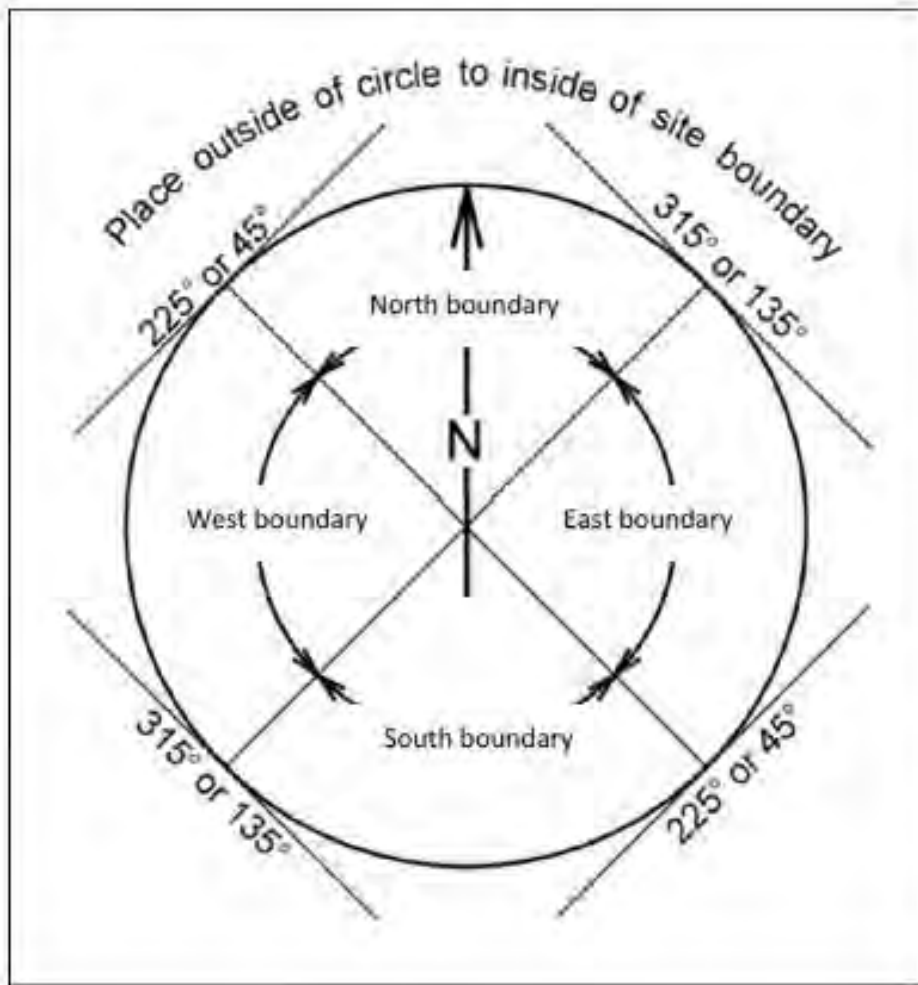


Figure H10.6.2.3 Recession plane indicator for sites adjacent to an open space zone



H10.6.3. Building setback at upper floors

Purpose:

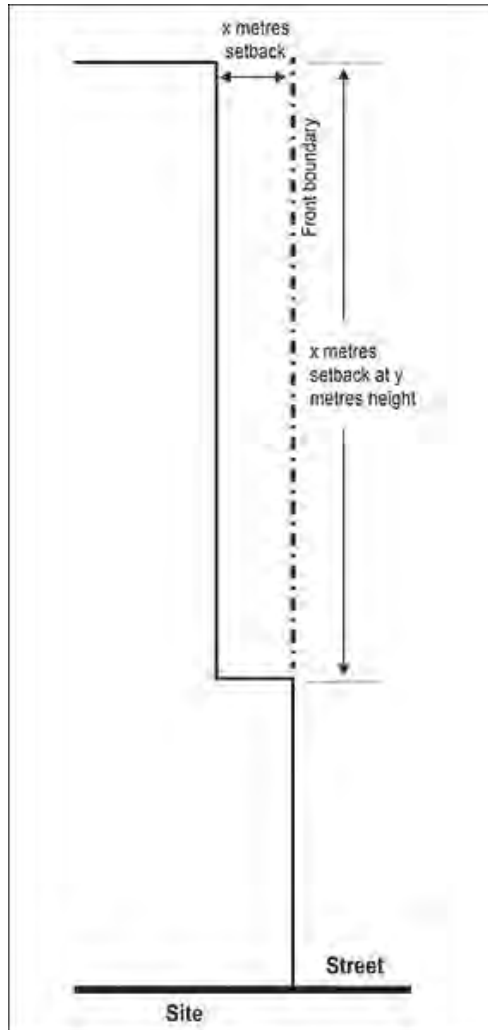
- provide adequate daylight access to streets;
- manage visual dominance effects on streets;
- manage visual dominance, residential amenity and privacy effects on residential zones; and
- mitigate adverse wind effects.

(1) A new building must be set back from the site frontage from the point where it exceeds the height listed in metres specified for the relevant zone in Table H10.6.3.1.

Table H10.6.3.1 Building setback at upper floors

Opposite zone	Minimum setback (identified as x in Figure H10.6.3.1)	Height (identified as y in Figure H10.6.3.1)
When opposite a residential zone	6m	18m
All other zones	6m	27m

Figure H10.6.3.1 Building setback at upper floors



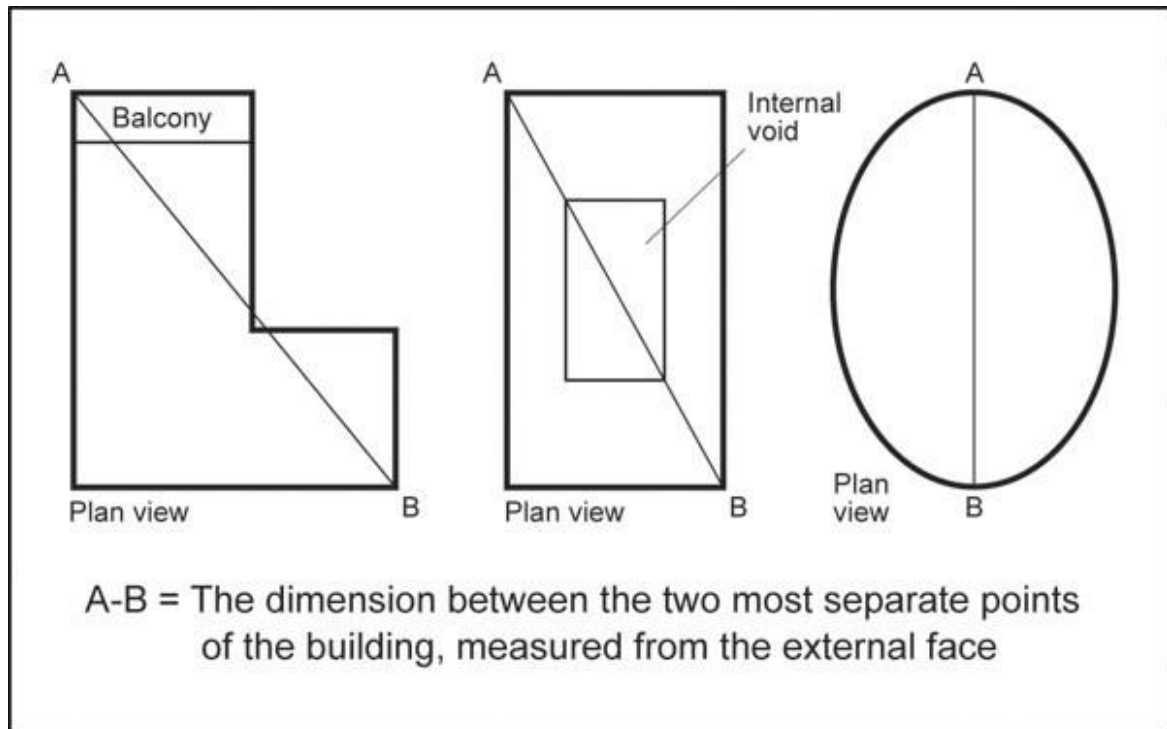
H10.6.4. Maximum tower dimension and tower separation

Purpose: ensure that high-rise buildings:

- are not overly bulky in appearance and manage significant visual dominance effects;
- allow adequate sunlight and daylight access to streets, public open space and nearby sites;
- provide adequate sunlight and outlook around and between buildings; and

- mitigate adverse wind effects.
- (1) The maximum plan dimension of that part of the building above 27m must not exceed 55m.
 - (2) The maximum plan dimension is the horizontal dimension between the exterior faces of the two most separate points of the building.
 - (3) The part of a building above 27m must be located at least 6m from any side or rear boundary of the site.

Figure H10.6.4.1 Maximum tower dimension plan view



H10.6.5. Residential at ground floor

Purpose:

- protect the ground floor of buildings within centres for commercial use; and
 - avoid locating activities that require privacy on the ground floor of buildings.
- (1) Dwellings including units within an integrated residential development must not locate on the ground floor of a building where the dwelling or unit has frontage to public open spaces including streets.

H10.6.6. Yards

Purpose:

- provide a landscaped buffer between buildings and activities and adjoining residential zones and some special purpose zones, to mitigate adverse visual and nuisance effects; and

- ensure buildings are adequately setback from lakes, streams and the coastal edge to maintain water quality, amenity, provide protection from natural hazards, and potential access to the coast.
- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H10.6.6.1.

Table H10.6.6.1 Yards

Yard	Minimum depth
Rear	3m where the rear boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone
Side	3m where a side boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone
Riparian	10m from the edge of all permanent and intermittent streams
Lakeside yard	30m
Coastal protection yard	25m, or as otherwise specified in Appendix 6 Coastal protection yard

Note 1

A side or rear yard, and/or landscaping within that yard, is only required along that part of the side or rear boundary adjoining a residential zone or the Special Purpose – Māori Purpose Zone.

- (2) Side and rear yards must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard for a depth of at least 3m.

H10.6.7. Landscaping

Purpose:

- ensure landscaping provides a buffer and screening between car parking, loading, or service areas commercial activities and the street; and
 - ensure landscaping is of sufficient quality as to make a positive contribution to the amenity of the street.
- (1) A landscape buffer of 2m in depth must be provided along the street frontage between the street and car parking, loading, or service areas which are visible from the street frontage. This rule excludes access points.
- (2) The required landscaping in Standard H10.6.7(1) above must comprise a mix of trees, shrubs or ground cover plants (including grass).

H10.6.8. Maximum impervious area in the riparian yard

Purpose: support the functioning of riparian yards and in-stream health.

- (1) The maximum impervious area within a riparian yard must not exceed 10 per cent of the riparian yard area.

H10.6.9. Wind

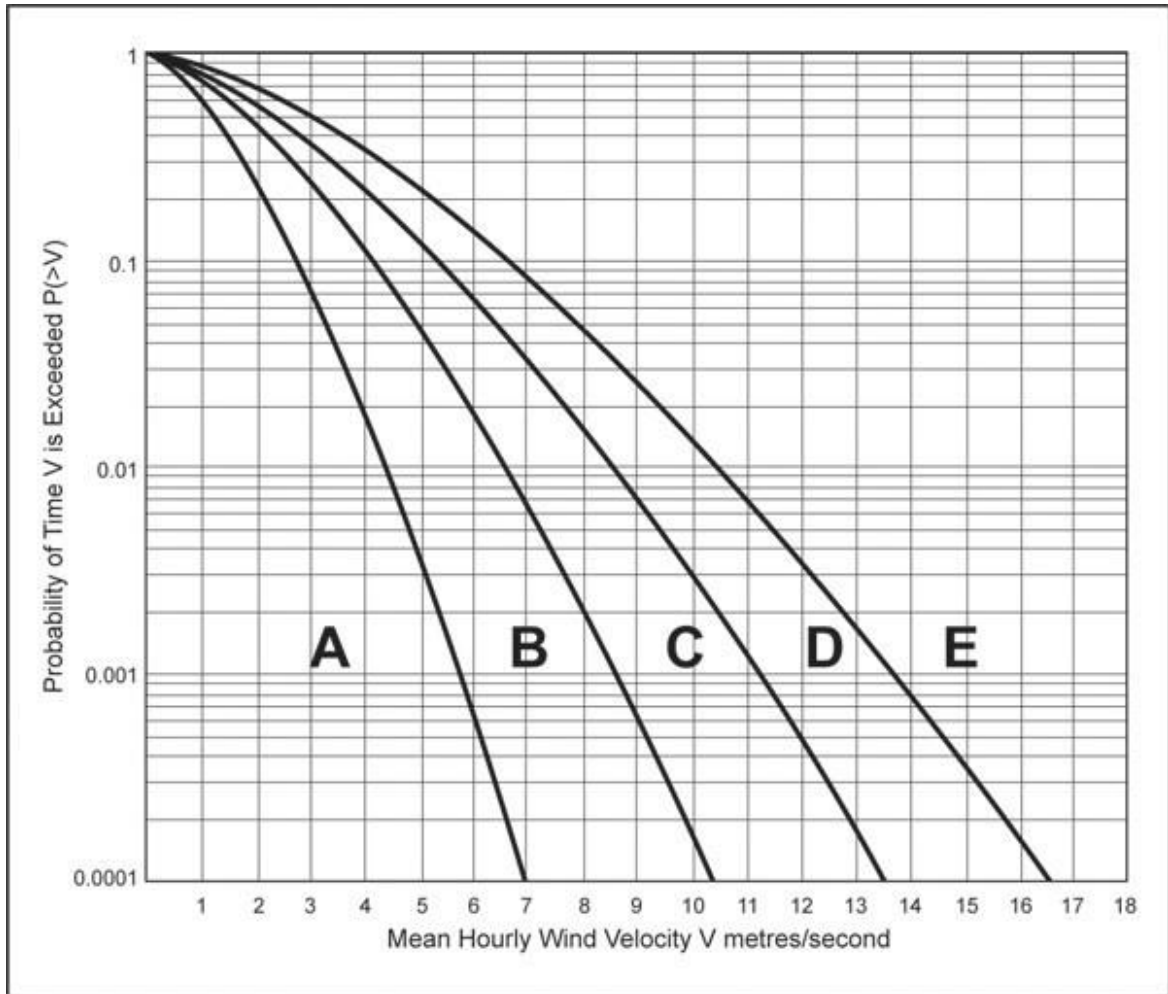
Purpose: mitigate the adverse wind effects generated by tall buildings.

- (1) A new building exceeding 25m in height and additions to existing buildings that increase the building height above 25m must not cause:
 - (a) the mean wind speed around it to exceed the category for the intended use of the area as set out in Table H10.6.9.1 and Figure H10.6.9.1 below;
 - (b) the average annual maximum peak 3-second gust to exceed the dangerous level of 25m/second; and
 - (c) an existing wind speed which exceeds the controls of Standard H10.6.9(1)(a) or Standard H10.6.9(1)(b) above to increase.
- (2) A report and certification from a suitably qualified and experienced person, showing that the building complies with Standard H10.6.9(1) above, will demonstrate compliance with this standard.
- (3) If the information in Standard H10.6.9(2) above is not provided, or if such information is provided but does not predict compliance with the rule, a further wind report including the results of a wind tunnel test or appropriate alternative test procedure is required to demonstrate compliance with this standard.

Table H10.6.9.1 Categories

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

Figure H10.6.9.1 Wind environment control



Derivation of the wind environment control graph:

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

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

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

and where:

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

e = The Napierian base 2.7182818285

v = the velocity selected;

k = the constant 1.5; and

c = a variable dependent on the boundary being defined:

$$A/B, c = 1.548$$

B/C, c = 2.322

C/D, c = 3.017

D/E, c = 3.715

H10.6.10. Outlook space

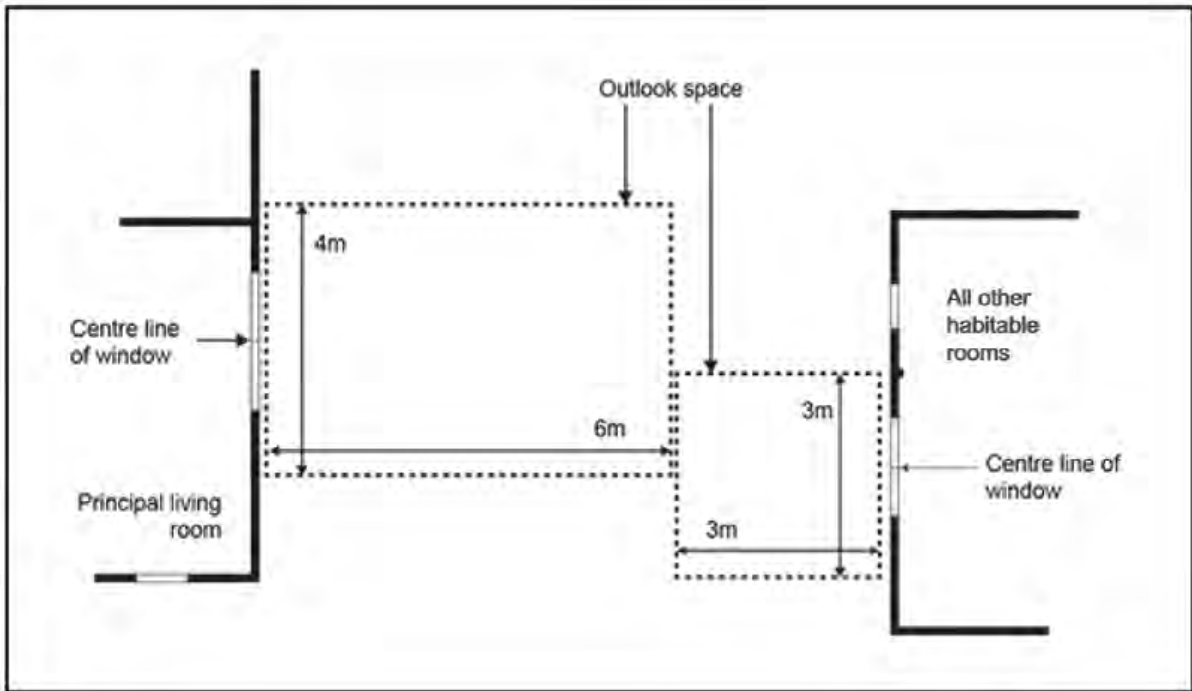
Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
- manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

- (1) This standard applies to dwellings, units in an integrated residential development, visitor accommodation and boarding houses.
- (2) An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.
- (3) The minimum dimensions for a required outlook space are as follows:
 - (a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of 6m in depth and 4m in width; and
 - (b) all other habitable rooms of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width.
- (4) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.
- (5) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (6) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.
- (7) Outlook spaces may be within the site, over a public street, or other public open space.
- (8) Outlook spaces required from different rooms within the same building may overlap.
- (9) Outlook spaces may overlap where they are on the same wall plane.
- (10) Outlook spaces must:
 - (a) be clear and unobstructed by buildings;

- (b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in H10.6.10(7) above; and
- (c) not extend over an outlook spaces or outdoor living space required by another dwelling.

Figure H10.6.10.1 Required outlook space



H10.6.11 Minimum dwelling size

Purpose: to ensure dwellings are functional and of a sufficient size to provide for the day to day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

- (1) Dwellings must have a minimum net internal floor area as follows:
 - (a) 30m² for studio dwellings.
 - (b) 45m² for one or more bedroom dwellings.

H10.7. Assessment – controlled activities

There are no controlled activities in this zone.

H10.8. Assessment – restricted discretionary activities

H10.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application:

- (1) drive-through restaurants, activities within 30m of a residential zone, emergency services and service stations:

- (a) the compatibility of:
 - (i) the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site; and
 - (ii) the effects of the operation of the activity;
on the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects;
 - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
 - (c) the effects of location, design and management of storage and servicing facilities on the amenity values of nearby residential properties including potential visual effects, adequacy of access for service vehicles (including waste collection) and any night time noise effects; and
 - (d) the assessment of the above matters having regard to the need to provide for the functional requirements of the activity;
- (2) new buildings and alterations and additions to buildings not otherwise provided for:
- (a) the design and appearance of buildings in so far as it affects the existing and future amenity values of public streets and spaces used by significant numbers of people. This includes:
 - (i) the contribution that such buildings make to the attractiveness pleasantness and enclosure of the public space;
 - (ii) the maintenance or enhancement of amenity for pedestrians using the public space or street;
 - (iii) the provision of convenient and direct access between the street and building for people of all ages and abilities;
 - (iv) measures adopted for limiting the adverse visual effects of any blank walls along the frontage of the public space; and
 - (v) the effectiveness of screening of car parking and service areas from the view of people using the public space;
 - (b) the provision of floor to floor heights that will provide the flexibility of the space to be adaptable to a wide variety of use over time;
 - (c) the extent of glazing provided on walls fronting public streets and public spaces and the benefits it provides in terms of:
 - (i) the attractiveness and pleasantness of the public space and the amenity for people using or passing through that space;

- (ii) the degree of visibility that it provides between the public space and the building interior; and
 - (iii) the opportunities for passive surveillance of the street from the ground floor of buildings;
 - (d) the provision of verandahs to provide weather protection in areas used, or likely to be used, by significant numbers of pedestrians;
 - (e) the application of crime prevention through environmental design principles to the design and layout of buildings adjoining public spaces;
 - (f) the effects of creation of new roads and/or service lanes on the matters listed above;
 - (g) the positive effects that landscaping, including required landscaping, on sites adjoining public spaces is able to contribute to the amenity values of the people using or passing through the public space;
 - (h) taking an integrated stormwater management approach; and
 - (i) all the above matters to be assessed having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate;
- (3) in addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:
- integrated retail developments; or
 - supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy:
- (a) the manner in which these building/developments are integrated with the adjacent existing and planned future centre and zone activities and public spaces and provide for the continuity of active public frontages and associated pedestrian amenity that is appropriate to those centres and zones having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate. This will include the effects of the design and location of parking areas, vehicle access and servicing arrangements on the visual amenity of the streetscape and on pedestrian safety;
- (4) In addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:
- drive-through restaurants; or
 - service stations:
- (a) the effects of the location and design of:

- (i) buildings and associated equipment, parking and service areas;
 - (ii) access for vehicles including service vehicles; and
 - (iii) landscaping;
- on the amenity of surrounding areas (particularly residential areas), on streetscapes and on pedestrian amenity and any methods by which those effects can be appropriately managed;
- (5) conversion of a building or part of a building to dwellings, an integrated residential development, visitor accommodation and boarding houses:
- (a) any matters that do not meet the standards set out for the activity in Standard H10.6.10 or Standard H10.6.11 having regard to the need to ensure a good standard of amenity within and between dwellings, visitor accommodation, boarding houses and retirement villages;
- (6) buildings that do not comply with the standards:
- (a) any policy which is relevant to the standard;
 - (b) the purpose of the standard;
 - (c) the effects of the infringement of the standard;
 - (d) the effects on the amenity of neighbouring sites;
 - (e) the effects of any special or unusual characteristic of the site which is relevant to the standard;
 - (f) the characteristics of the development;
 - (g) any other matters specifically listed for the standard; and
 - (h) where more than one standard will be infringed, the effects of all infringements.

H10.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) drive-through restaurants, activities within 30m of a residential zone emergency services and service stations:
- (a) for Matter H10.8.1(1)(a)(i) refer to Policy H10.3(3)(a), Policy H10.3(3)(b), Policy H10.3(3)(c), Policy H10.3(8); Policy H10.3(15)(a); Policy H10.3(17), Policy H10.3(18), Policy H10.3(19) and Policy H10.3(21);
 - (b) for Matter H10.8.1(1)(a)(ii) refer to Policy H10.3(3)(a), Policy H10.3(3)(b), Policy H10.3(3)(c), Policy H10.3(8); Policy H10.3(15)(a); Policy H10.3(17), Policy H10.3(18), Policy H10.3(19) and Policy H10.3(21);

- (c) for Matter H10.8.1(1)(b) refer to Policy H10.3(3)(c), Policy H10.3(7), Policy H10.3(18) and Policy H10.3(19);
- (d) for Matter H10.8.1(1)(c) refer to Policy H10.3(21); and
- (e) for Matter H10.8.1(1)(d) refer to Policy H10.3(12);
- (2) new buildings and alterations and additions to buildings not otherwise provided for:
- (a) for Matter H10.8.1(2)(a)(i) refer to Policy H10.3(3)(a), Policy H10.3(3)(b) and Policy H10.3(17);
- (b) for Matter H10.8.1(2)(a)(ii) refer to Policy H10.3(3)(c), Policy H10.3(18) and Policy H10.3(19);
- (c) for Matter H10.8.1(2)(a)(iii) refer to Policy H10.3(4);
- (d) for Matter H10.8.1(2)(a)(iv) refer to Policy H10.3(3)(a);
- (e) for Matter H10.8.1(2)(a)(v) refer to Policy H10.3(7);
- (f) for Matter H10.8.1(2)(b) refer to Policy H10.3(6);
- (g) for Matter H10.8.1(2)(c)(i) refer to Policy H10.3(3)(a) and Policy H10.3(3)(b);
- (h) for Matter H10.8.1(2)(c)(ii) refer to Policy H10.3(3)(a) and Policy H10.3(3)(b);
- (i) for Matter H10.8.1(2)(c)(iii) refer to Policy H10.3(3)(a) and Policy H10.3(3)(b);
- (j) for Matter H10.8.1(2)(d) refer to Policy H10.3(3)(c);
- (k) for Matter H10.8.1(2)(e) refer to Policy H10.3(3)(c);
- (l) for Matter H10.8.1(2)(f) refer to Policy H10.3(3)(b);
- (m) for Matter H10.8.1(2)(g) refer to Policy H10.3(3)(c);
- (n) for Matter H10.8.1(2)(h) refer to Policy [E1.3\(10\)](#); and
- (o) for Matter H10.8.1(2)(i) refer to Policy H10.3(12);
- (3) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:
- integrated retail developments; or
 - supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy:

(a) refer to Policy H10.3(1), Policy H10.3(5), Policy H10.3(16) and Policy H10.3(20);

(4) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:

- Drive-through restaurants; or
- service stations:

(a) refer to Policy H10.3(3)(a), Policy H10.3(3)(b), Policy H10.3(3)(c), Policy H10.3(7), Policy H10.3(8), Policy H10.3(12), Policy H10.3(15)(a); Policy H10.3(17), Policy H10.3(18); Policy H10.3(19) and Policy H10.3(21);

(5) conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation and boarding houses:

(a) refer to Policy H10.3(2);

(6) buildings that do not comply with the standards:

(a) height, height in relation to boundary, building setbacks at upper floors, maximum tower dimension and tower separation:

(i) refer to Policy H10.3(3)(a), Policy H10.3(3)(b), Policy H10.3(8), Policy H10.3(13), Policy H10.3(14) and Policy H10.3(15);

(b) residential at ground floor:

(i) refer to Policy H10.3(10) and Policy H10.3(18);

(c) yards and landscaping:

(i) refer to Policy H10.3(3)(b), Policy H10.3(3)(c), Policy H10.3(7) and Policy H10.3(8);

(d) maximum impervious area in a riparian yard:

(i) refer to Policy H10.3(22);

(e) wind:

(i) refer to Policy H10.3(11);

(f) outlook space, minimum dwelling size:

(i) refer to Policy H10.3(2).

H10.9. Special information requirements

There are no special information requirements in this zone.

H11. Business – Local Centre Zone

H11.1. Zone description

This Business – Local Centre Zone applies to a large number of small centres throughout Auckland. The centres are generally located in areas of good public transport.

The zone primarily provides for the local convenience needs of surrounding residential areas, including local retail, commercial services, offices, food and beverage, and appropriately scaled supermarkets. Large-scale commercial activity requires assessment to ensure that a mix of activities within the local centre is enabled. The expansion of local centres will be appropriate if it provides greater social and economic well-being benefits for the community. Provisions typically enable buildings up to four storeys high, enabling residential use at upper floors.

New development within the zone requires assessment so that it is designed to a high standard which enhances the quality of the centre's streets and public open spaces.

H11.2. Objectives

General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales.
- (2) Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.
- (3) Development positively contributes towards planned future form and quality, creating a sense of place.
- (4) Business activity is distributed in locations, and is of a scale and form, that:
 - (a) provides for the community's social and economic needs;
 - (b) improves community access to goods, services, community facilities and opportunities for social interaction; and
 - (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity.
- (5) A network of centres that provides:
 - (a) a framework and context to the functioning of the urban area and its transport network, recognising:
 - (i) the regional role and function of the city centre, metropolitan centres and town centres as commercial, cultural and social focal points for the region, sub-regions and local areas; and

(ii) local centres and neighbourhood centres in their role to provide for a range of convenience activities to support and serve as focal points for their local communities.

(b) a clear framework within which public and private investment can be prioritised and made; and

(c) a basis for regeneration and intensification initiatives.

Business – Local Centre Zone objectives

- (6) Local centres enable commercial activity which primarily services local convenience needs and provides residential living opportunities.
- (7) The scale and intensity of development within local centres is in keeping with the planning outcomes identified in this Plan for the surrounding environment.
- (8) Local centres are an attractive place to live, work and visit.

H11.3. Policies

General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their role in the hierarchy of centres.
- (2) Enable an increase in the density, diversity and quality of housing in the centre zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.
- (3) Require development to be of a quality and design that positively contributes to:
 - (a) planning and design outcomes identified in this Plan for the relevant zone;
 - (b) the visual quality and interest of streets and other public open spaces; and
 - (c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.
- (4) Encourage universal access for all development, particularly medium to large scale development.
- (5) Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.
- (6) Encourage buildings at the ground floor to be adaptable to a range of uses to allow activities to change over time.
- (7) Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse effects on pedestrian amenity and the streetscape.
- (8) Require development adjacent to residential zones and the Special Purpose – School Zone and Special Purpose – Maori Purpose Zone to maintain the

amenity values of those areas, having specific regard to dominance, overlooking and shadowing.

- (9) Discourage activities, which have noxious, offensive, or undesirable qualities from locating within the centres and mixed use zones, while recognising the need to retain employment opportunities.
- (10) Discourage dwellings at ground floor in centre zones and enable dwellings above ground floor in centre zones.
- (11) Require development to avoid, remedy or mitigate adverse wind and glare effects on public open spaces, including streets, and shading effects on open space zoned land.
- (12) Recognise the functional and operational requirements of activities and development.
- (13) In identified locations within the centres zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone enable greater building height than the standard zone height, having regard to whether the greater height:
 - (a) is an efficient use of land;
 - (b) supports public transport, community infrastructure and contributes to centre vitality and vibrancy;
 - (c) considering the size and depth of the area, can be accommodated without significant adverse effects on adjacent residential zones; and
 - (d) is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.
- (14) In identified locations within the centre zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified special character, identified landscape features, or amenity.
- (15) In areas surrounding the city centre, recognising their proximity and accessibility to the Business – City Centre Zone and Business – Metropolitan Centre Zone at Newmarket, provide opportunities for substantial office activities in the Business – Local Centre Zone and Business – Mixed Use Zone.

Business – Local Centre Zone policies

- (16) Enable activities for the local convenience needs of the surrounding residential area, including retail, commercial services, office, food and beverage and small scale supermarkets.
- (17) Enable large scale commercial activity where this:
 - (a) supports:

- (i) a diversity of activities within the local centre; and
 - (ii) the centre's on-going ability to provide for the local convenience needs of its surrounding community;
- (b) does not significantly adversely affect the function, role and amenity of the Business - City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone beyond those effects ordinarily associated with trade effects on trade competitors; and
- (c) manages adverse effects on the safe and efficient operation of the transport network including effects on pedestrian safety and amenity.
- (18) Provide for the expansion of local centres to better provide for community social and economic well-being, where expansion is suitable for growth in terms of strategic and local environmental effects.
- (19) Recognise:
- (a) the positive contribution supermarkets make to centre vitality and function;
 - (b) the functional and operational requirements of these activities; and
 - (c) where preferred built form outcomes are not achieved, the supermarket needs to achieve a quality built environment by positively contributing to public open space, including the activation of streets.
- (20) Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.
- (21) Restrict maximum impervious area within a riparian yard in order to ensure that adverse effects on water quality, water quantity and amenity values are avoided or mitigated.

H11.4. Activity table

Table H11.4.1 Activity table specifies the activity status of land use and development activities in the Business – Local Centre Zone pursuant to section 9(3) of the Resource Management Act 1991

Table H11.4.1 Activity table

Activity		Activity status
General		
(A1)	Activities not provided for	NC
Use		
Accommodation		

H11 Business – Local Centre Zone

Activity		Activity status
(A2)	Dwellings	P
(A3)	Conversion of a building or part of a building to dwellings, integrated residential development, visitor accommodation or boarding houses	RD
(A4)	Integrated residential development	D
(A5)	Supported residential care	P
(A6)	Visitor accommodation and boarding houses	P
Commerce		
(A7)	Commercial services	P
(A8)	Conference facilities	D
(A9)	Department stores	RD
(A10)	Drive-through restaurants	RD
(A11)	Entertainment facilities	D
(A12)	Cinemas	D
(A13)	Food and beverage	P
(A14)	Garden centres	D
(A15)	Marine retail	D
(A16)	Motor vehicle sales	D
(A17)	Offices within the Centre Fringe Office Control as shown on the planning maps	P
(A18)	Offices up to 500m ² gross floor area per site	P
(A19)	Offices greater than 500m ² gross floor area per site	RD
(A20)	Retail up to 450m ² gross floor area per tenancy	P
(A21)	Retail greater than 450m ² gross floor area per tenancy	RD
(A22)	Service stations	RD
(A23)	Supermarkets up to 2000m ² gross floor area per tenancy	P
(A24)	Supermarkets greater than 2000m ² gross floor area per tenancy	RD
(A25)	Trade suppliers	D
Community		
(A26)	Artworks	P
(A27)	Care centres	P
(A28)	Community facilities	P
(A29)	Education facilities	P
(A30)	Emergency services	RD
(A31)	Healthcare facilities	P
(A32)	Hospitals	NC
(A33)	Justice facilities	D
(A34)	Recreation facilities	P

H11 Business – Local Centre Zone

Activity		Activity status
(A35)	Tertiary education facilities	RD
Industry		
(A36)	Industrial activities	NC
(A37)	Industrial laboratories	P
(A38)	Light manufacturing and servicing	P
(A39)	Repair and maintenance services	P
(A40)	Storage and lock-up facilities	NC
(A41)	Waste management facilities	NC
(A42)	Warehousing and storage	P
Mana Whenua		
(A43)	Marae complex	P
Development		
(A44)	New buildings	RD
(A45)	Demolition of buildings	P
(A46)	Alterations to building facades that are less than 25m ²	P
(A47)	Additions to buildings that are less than: (a) 25 per cent of the existing gross floor area of the building; or (b) 250m ² whichever is the lesser	P
(A48)	Internal alterations to buildings	P
(A49)	Additions and alterations to buildings not otherwise provided for	RD

H11.5. Notification

- (1) Any application for resource consent for an activity listed in Table H11.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).
- (3) Any application for resource consent for the following activity will be considered without public or limited notification or the need to obtain the written approval of affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:
 - (a) Development which does not comply with Standard H11.6.9 Minimum dwelling size.

H11.6. Standards

All permitted and restricted discretionary activities in Table H11.4.1 Activity table must comply with the following standards.

H11.6.0 Activities within 30m of a residential zone

- (1) The following activities are restricted discretionary activities where they are located within 30m of a residential zone and are listed as a permitted activity in the activity table:
- (a) bars and taverns;
 - (b) drive-through restaurants;
 - (c) outdoor eating areas accessory to restaurants;
 - (d) entertainment facilities;
 - (e) child care centres; and
 - (f) animal breeding and boarding.

This standard only applies to those parts of the activities subject to the application that are within 30m of the residential zone

H11.6.1. Building height

Purpose:

- manage the effects of building height;
- manage shadowing effects of building height on public open space, excluding streets;
- manage visual dominance effects;
- allow an occupiable height component to the height limit, and an additional height for roof forms that enables design flexibility, to provide variation and interest in building form when viewed from the street;
- enable greater height in areas identified for intensification; and
- provide for variations to the standard zone height through the Height Variation Control, to recognise the character and amenity of particular areas and provide a transition in building scale to lower density zones.

- (1) Buildings must not exceed the height in metres specified in Table H11.6.1.1, unless otherwise specified in the Height Variation Control on the planning maps.

Table H11.6.1.1 Building height

Occupiable building height	Height for roof form	Total building height
16m	2m	18m

- (2) If the site is subject to the Height Variation Control, buildings must not exceed the height in metres, as shown in Table H11.6.1.2 and for the site on the planning maps.
- (3) Any part of a building greater than the occupiable building height is to be used only for roof form, roof terraces, plant and other mechanical and electrical equipment.

Table H11.6.1.2 Total building height shown in the Height Variation Control on the planning maps

Occupiable building height	Height for roof form	Total building height shown on Height Variation Control on the planning maps
11m	2m	13m
16m	2m	18m
19m	2m	21m
25m	2m	27m
Same as on the planning maps	NA	Exceeding 27m

H11.6.2. Height in relation to boundary

Purpose:

- manage the effects of building height;
- allow reasonable sunlight and daylight access to public open space excluding streets, and neighbouring zones; and
- manage visual dominance effects on neighbouring zones where lower height limits apply.

- (1) Buildings must not project beyond a recession plane that begins vertically above ground level along the zone boundary. The angle of the recession plane and the height above ground level from which it is measured is specified in Table H11.6.2.1 and Figure H11.6.2.1 or Figure H11.6.2.2.
- (2) Where the boundary forms part of an entrance strip, access site or pedestrian access-way, the standard applies from the farthest boundary of that entrance strip or access site. However, if an entrance strip, access site or pedestrian access-way is greater than 2.5m in width, the standard will be measured from a parallel line 2.5m out from the site boundary.
- (3) Figure H11.6.2.3 will be used to define what is a north, south, east or west boundary, where this is referred to in Table H11.6.2.1. The recession plane angle is calculated by orientating both site plan and Figure H11.6.2.3 to true north. Figure H11.6.2.3 is placed over the site plan with the outside of the circle touching the inside of the site boundary under consideration. At the

point where Figure H11.6.2.3 touches the site boundary, the recession plane angle and height at which it begins, will be indicated by Table H11.6.2.1

Table H11.6.2.1 Height in relation to boundary

Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure H11.6.2.1 or Figure H11.6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure H11.6.2.1 or Figure H11.6.2.2)
NA	Residential - Single House Zone; or Residential - Mixed Housing Suburban Zone	45°	2.5m
	Residential - Mixed Housing Urban Zone	45°	3m
	Residential - Terrace Housing and Apartment Building Zone	60°	8m
	Special Purpose - Māori Purpose Zone; or Special Purpose - School Zone	45°	6m
	Open Space - Conservation Zone; Open Space - Informal Recreation Zone; Open Space -Sport and Active Recreation Zone; Open Space -Civic Zone; or Open Space - Community Zone	45°	4.5m
Buildings located on the southern boundary of the adjacent site	Open Space - Conservation Zone; Open Space - Informal Recreation Zone; Open Space -Sport and Active Recreation Zone; Open Space -Civic Zone; or Open Space - Community Zone	45°	8.5m

Figure H11.6.2.1 Height in relation to boundary

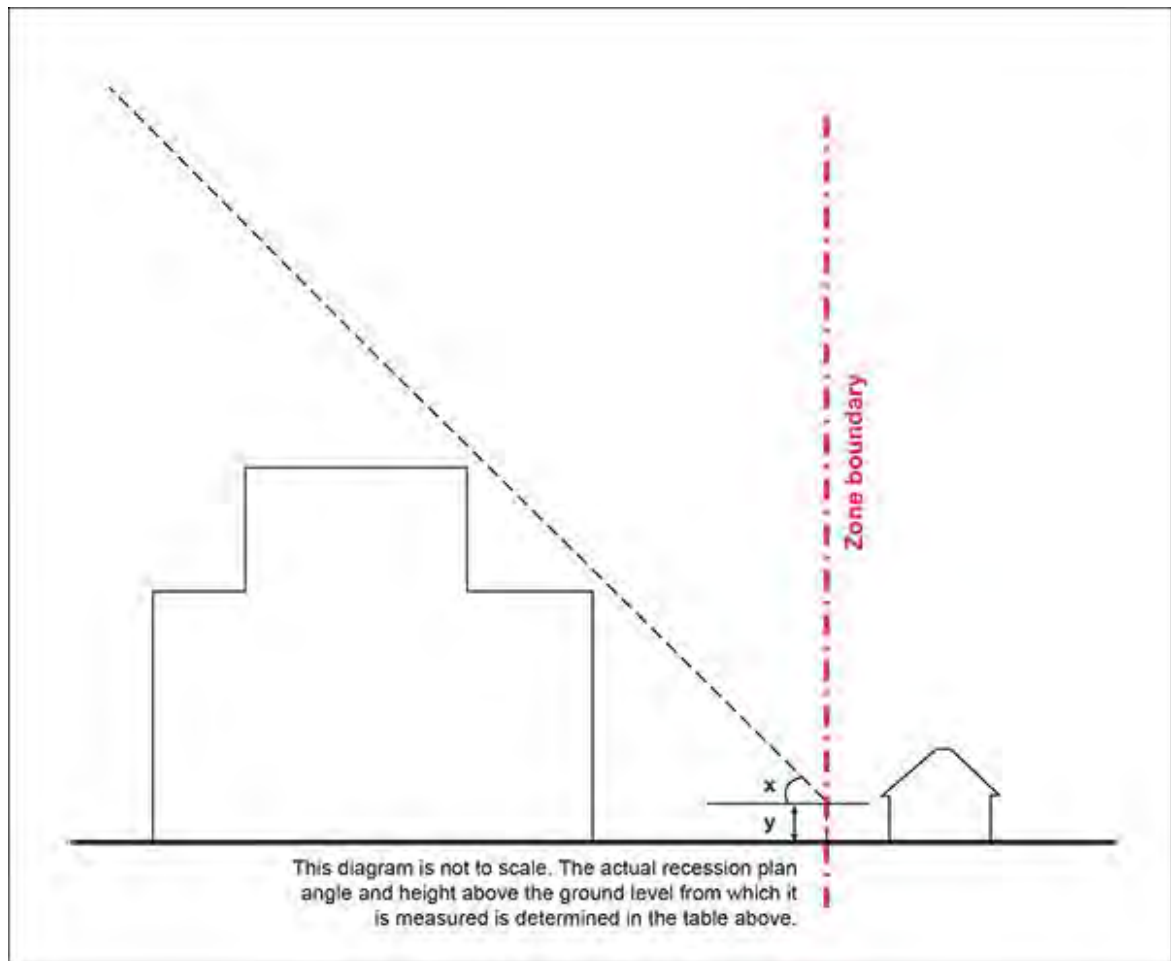


Figure H11.6.2.2 Height in relation to boundary opposite a road

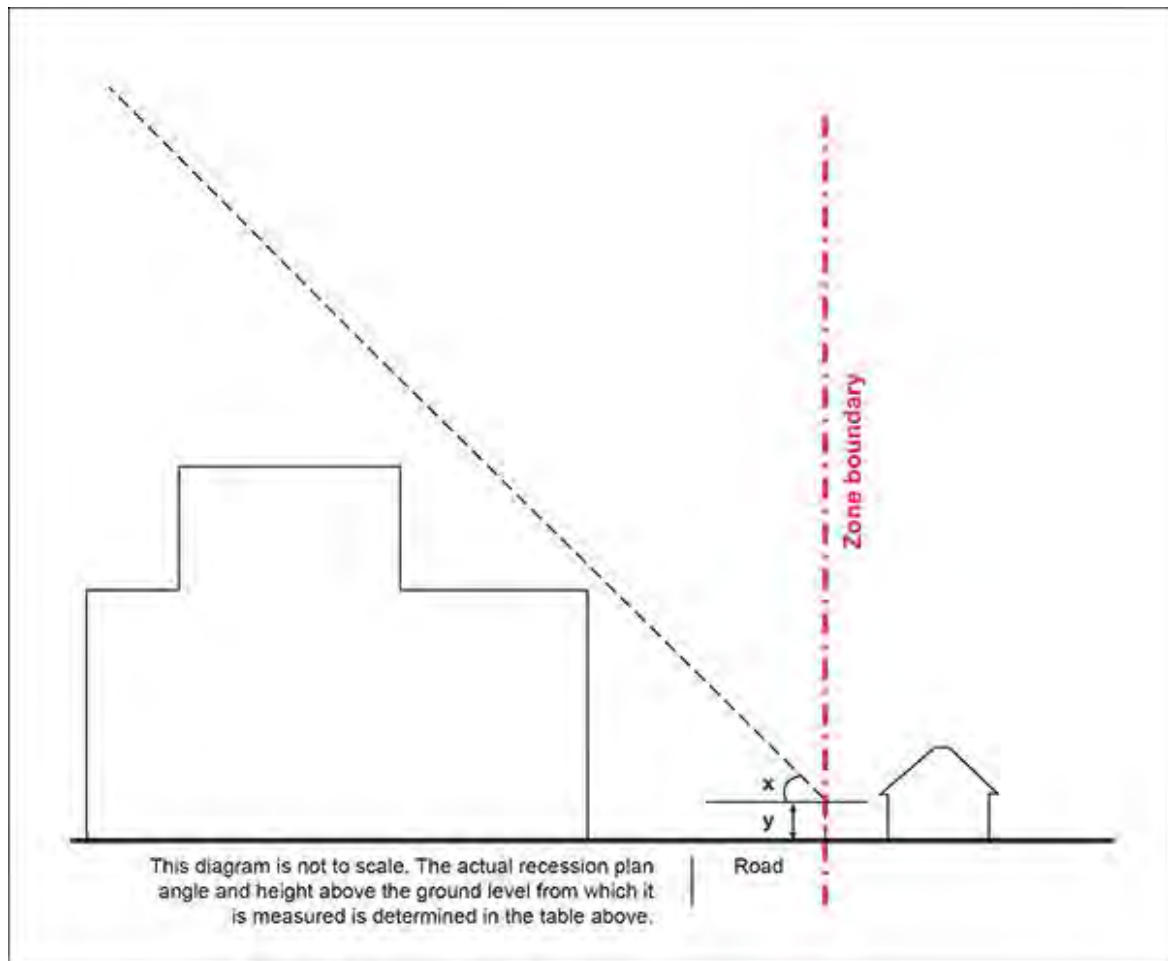
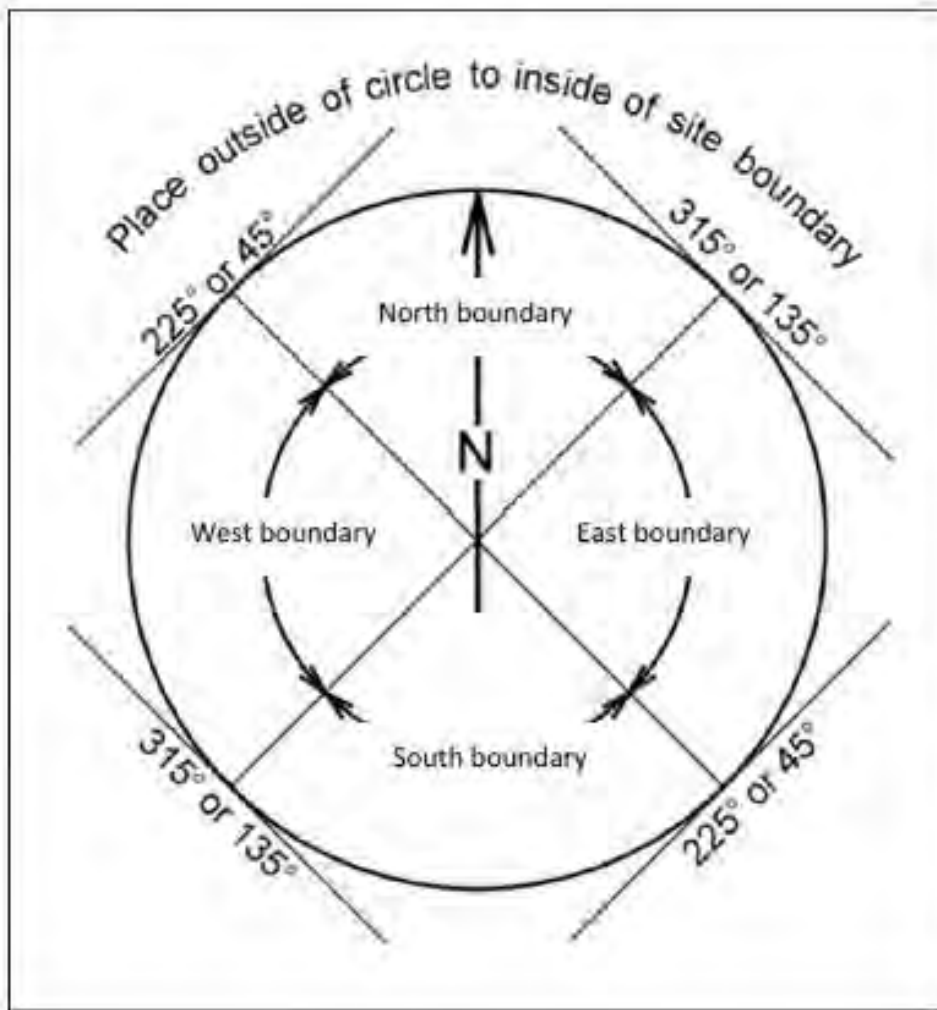


Figure H11.6.2.3 Recession plane indicator for sites adjacent to an open space zone



H11.6.3. Residential at ground floor

Purpose:

- protect the ground floor of buildings within centres for commercial use; and
- avoid locating activities that require privacy on the ground floor of buildings.

(1) Dwellings including units within an integrated residential development must not locate on the ground floor of a building where the dwelling or unit has frontage to public open spaces including streets.

H11.6.4. Yards

Purpose:

- provide a landscaped buffer between buildings and activities and adjoining residential zones and some special purpose zones, to mitigate adverse visual and nuisance effects; and
- ensure buildings are adequately setback from lakes, streams and the coastal edge to maintain water quality, amenity, provide protection from natural hazards, and potential access to the coast.

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H11.6.4.1.

Table H11.6.4.1 Yards

Yard	Minimum depth
Rear	3m where the rear boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone
Side	3m where a side boundary adjoins a Residential zone or the Special Purpose – Māori Purpose Zone
Riparian	10m from the edge of all permanent and intermittent streams
Lakeside yard	30m
Coastal protection yard	25m, or as otherwise specified in Appendix 6 Coastal protection yard

Note 1

A side or rear yard, and/or landscaping within that yard, is only required along that part of the side or rear boundary adjoining a residential zone or the Special Purpose – Māori Purpose Zone.

(2) Side and rear yards must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard for a depth of at least 3m.

H11.6.5. Landscaping

Purpose:

- ensure landscaping provides a buffer and screening between car parking, loading, or service areas commercial activities and the street; and
- ensure landscaping is of sufficient quality as to make a positive contribution to the amenity of the street.

(1) A landscape buffer of 2m in depth must be provided along the street frontage between the street and car parking, loading, or service areas which are visible from the street frontage. This rule excludes access points.

(2) The required landscaping in Standard H11.6.5(1) must comprise a mix of trees, shrubs or ground cover plants (including grass).

H11.6.6. Maximum impervious area in the riparian yard

Purpose: support the functioning of riparian yards and in-stream health.

- (1) The maximum impervious area within a riparian yard must not exceed 10 per cent of the riparian yard area.

H11.6.7. Wind

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

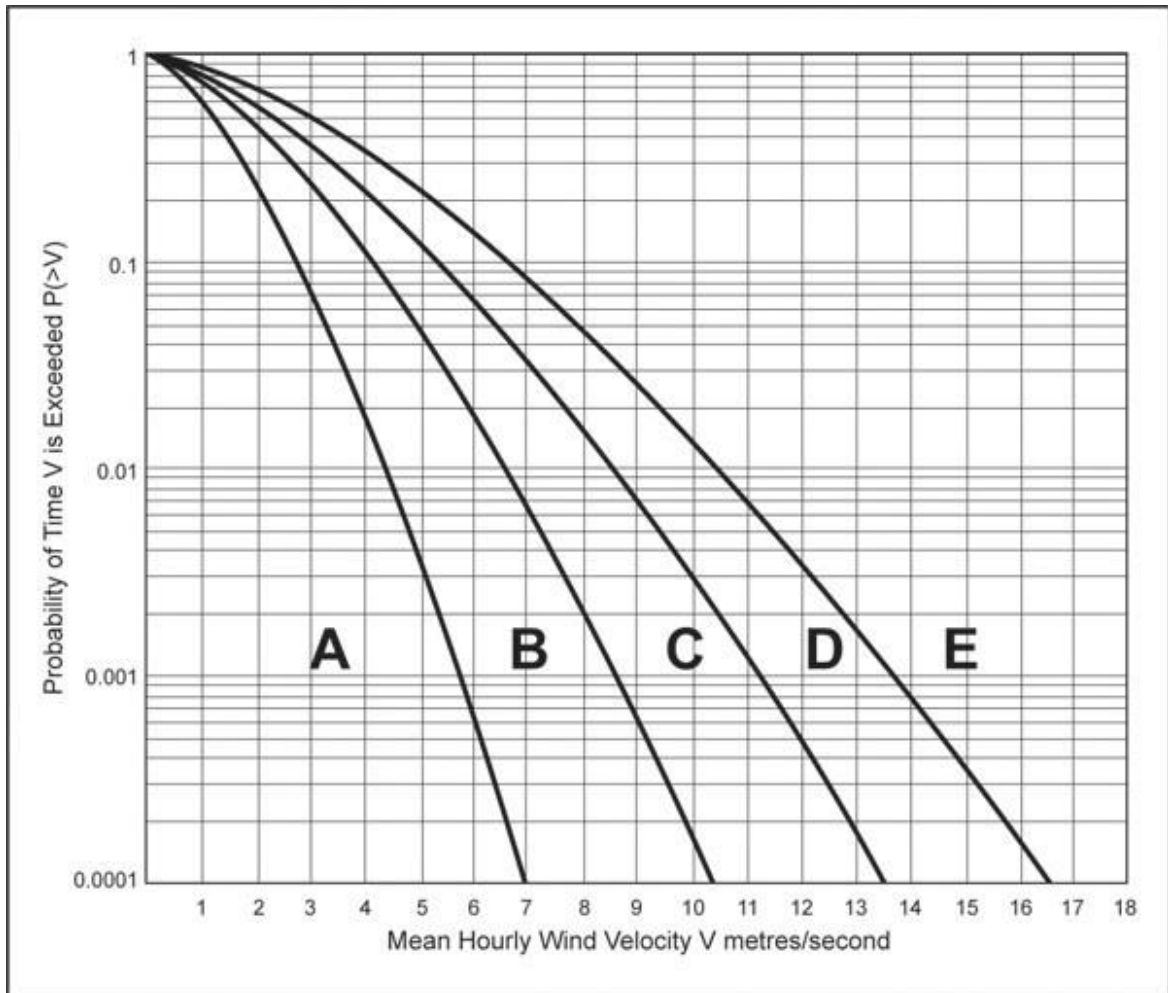
- (1) A new building exceeding 25m in height and additions to existing buildings that increase the building height above 25m must not cause:
- (a) the mean wind speed around it to exceed the category for the intended use of the area as set out in Table H11.6.7.1 and Figure H11.6.7.1 below;
 - (b) the average annual maximum peak 3-second gust to exceed the dangerous level of 25m per second; and
 - (c) an existing wind speed which exceeds the controls of Standard H11.6.7(1)(a) or Standard H11.6.7(1)(b) above to increase.
- (2) A report and certification from a suitably qualified and experienced person, showing that the building complies with Standard H11.6.7(1) above, will demonstrate compliance with this standard.
- (3) If the information in Standard H11.6.7(2) above is not provided, or if such information is provided but does not predict compliance with the rule, a further wind report including the results of a wind tunnel test or appropriate alternative test procedure is required to demonstrate compliance with this standard.

Table H11.6.7.1 Categories

(B1)	Category A	Areas of pedestrian use or adjacent dwellings containing significant formal elements and features intended to encourage longer term recreational or relaxation use i.e. public open space and adjacent outdoor living space
(B2)	Category B	Areas of pedestrian use or adjacent dwellings containing minor elements and features intended to encourage short term recreation or relaxation, including adjacent private residential properties
(B3)	Category C	Areas of formed footpath or open space pedestrian linkages, used primarily for pedestrian transit and devoid of significant or repeated recreational or relaxational features, such as footpaths not covered in categories A or B above
(B4)	Category D	Areas of road, carriage way, or vehicular routes, used primarily for vehicular transit and open storage, such as roads generally where devoid of any features or form which would include the spaces in categories A - C above.
(B5)	Category E	Category E represents conditions which are dangerous to the elderly and infants and of considerable cumulative discomfort to others,

		including residents in adjacent sites. Category E conditions are unacceptable and are not allocated to any physically defined areas of the city
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Figure H11.6.7.1 Wind environment control



Derivation of the wind environment control graph:

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

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

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

and where:

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

e = The Napierian base 2.7182818285

v = the velocity selected;

k = the constant 1.5; and

c = a variable dependent on the boundary being defined:

A/B, c = 1.548

B/C, c = 2.322

C/D, c = 3.017

D/E, c = 3.715

H11.6.8. Outlook space

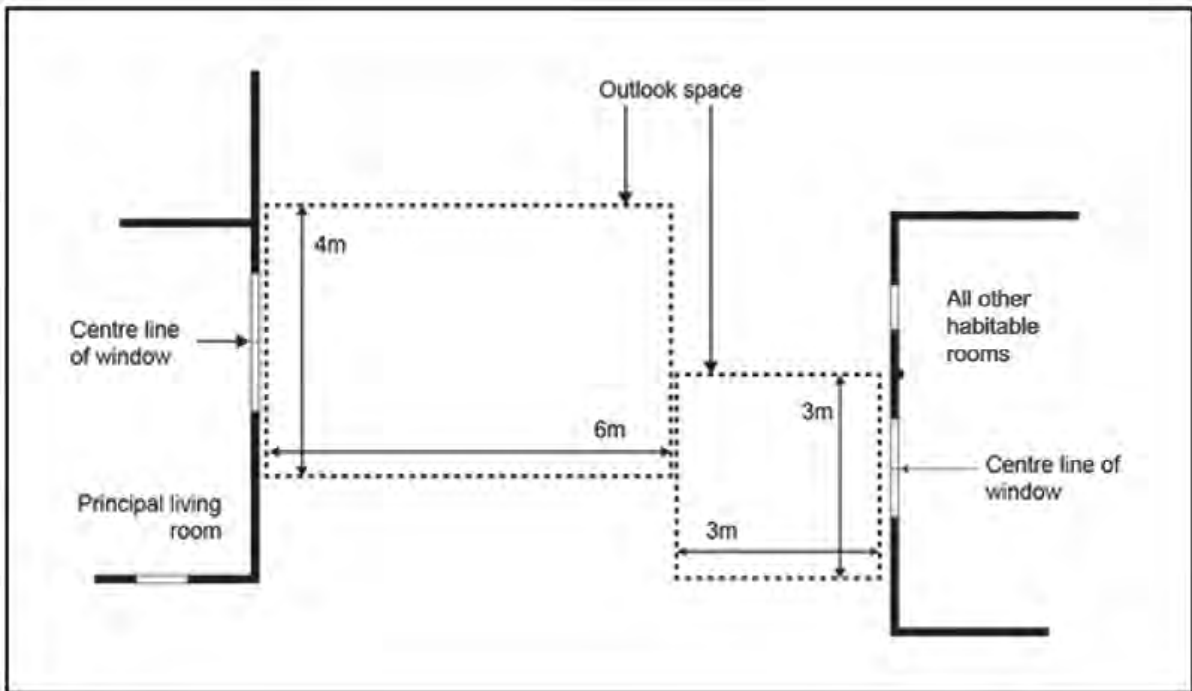
Purpose:

- To ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
 - manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.
- (1) This standard applies to dwellings, units in an integrated residential development, visitor accommodation and boarding houses.
 - (2) An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.
 - (3) The minimum dimensions for a required outlook space are as follows:
 - (a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of 6m in depth and 4m in width; and
 - (b) all other habitable rooms of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width.
 - (4) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.
 - (5) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
 - (6) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.
 - (7) Outlook spaces may be within the site, over a public street, or other public open space.
 - (8) Outlook spaces required from different rooms within the same building may overlap.
 - (9) Outlook spaces may overlap where they are on the same wall plane.

(10) Outlook spaces must:

- (a) be clear and unobstructed by buildings;
- (b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in H11.6.8(7) above; and
- (c) not extend over an outlook spaces or outdoor living space required by another dwelling.

Figure H11.6.8.1 Required outlook space



H11.6.9 Minimum dwelling size

Purpose: to ensure dwellings are functional and of a sufficient size to provide for the day to day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

(1) Dwellings must have a minimum net internal floor area as follows:

- (a) 30m² for studio dwellings.
- (b) 45m² for one or more bedroom dwellings.

H11.7. Assessment – controlled activities

There are no controlled activities in this section.

H11.8. Assessment – restricted discretionary activities

H11.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application:

- (1) drive-through restaurants, activities within 30m of a residential zone, emergency services and service stations:
 - (a) the compatibility of:
 - (i) the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site; and
 - (ii) the effects of the operation of the activity on the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects.
 - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
 - (c) the effects of location, design and management of storage and servicing facilities on the amenity values of nearby residential properties including potential visual effects, adequacy of access for service vehicles (including waste collection) and any night time noise effects; and
 - (d) the assessment of the above matters having regard to the need to provide for the functional requirements of the activity;
- (2) retail greater than 450m², office activity greater than 500m², supermarkets greater than 2000m² and department stores:
 - (a) the compatibility of the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site, with the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects;
 - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
 - (c) the effects of the size, composition and characteristics of retail activities proposed on the existing and expected future function, role and amenity of other Centre zones having regard to the need to enable convenient access of communities to commercial and community services while disregarding any effects ordinarily associated with trade effects on trade competitors;
 - (d) the assessment of the above matters having regard to the need to provide for the functional requirements of the activity;
- (3) tertiary education facilities:

- (a) the compatibility of the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site, with the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects;
- (4) new buildings and alterations and additions to buildings not otherwise provided for:
- (a) the design and appearance of buildings in so far as it affects the existing and future amenity values of public streets and spaces used by significant numbers of people. This includes:
 - (i) the contribution that such buildings make to the attractiveness pleasantness and enclosure of the public space;
 - (ii) the maintenance or enhancement of amenity for pedestrians using the public space or street;
 - (iii) the provision of convenient and direct access between the street and building for people of all ages and abilities;
 - (iv) measures adopted for limiting the adverse visual effects of any blank walls along the frontage of the public space; and
 - (v) the effectiveness of screening of car parking and service areas from the view of people using the public space.
 - (b) The provision of floor to floor heights that will provide the flexibility of the space to be adaptable to a wide variety of use over time.
 - (c) The extent of glazing provided on walls fronting public streets and public spaces and the benefits it provides in terms of:
 - (i) the attractiveness and pleasantness of the public space and the amenity for people using or passing through that space;
 - (ii) the degree of visibility that it provides between the public space and the building interior; and
 - (iii) the opportunities for passive surveillance of the street from the ground floor of buildings;
 - (d) the provision of verandahs to provide weather protection in areas used, or likely to be used, by significant numbers of pedestrians;
 - (e) the application of Crime Prevention through Environmental Design (CPTED) principles to the design and layout of buildings adjoining public spaces;
 - (f) the effects of creation of new roads and/or service lanes on the matters listed above;

- (g) the positive effects that landscaping, including required landscaping, on sites adjoining public spaces is able to contribute to the amenity values of the people using or passing through the public space;
 - (h) taking an integrated stormwater management approach; and
 - (i) all the above matters to be assessed having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate;
- (5) in addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:
- integrated retail developments; or
 - supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy;
- (a) the manner in which these building/developments are integrated with the adjacent existing and planned future centre and zone activities and public spaces and provide for the continuity of active public frontages and associated pedestrian amenity that is appropriate to those centres and zones having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate. This will include the effects of the design and location of parking areas, vehicle access and servicing arrangements on the visual amenity of the streetscape and on pedestrian safety;
- (6) in addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:
- drive-through restaurants; or
 - service stations.
- (a) the effects of the location and design of:
- (i) buildings and associated equipment, parking and service areas;
 - (ii) access for vehicles including service vehicles; and
 - (iii) landscaping
- on the amenity of surrounding areas (particularly residential areas), on streetscapes and on pedestrian amenity and any methods by which those effects can be appropriately managed;
- (7) conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation and boarding houses:
- (a) any matters that do not meet the standards set out for the activity in Standard H11.6.8 or Standard H11.6.9 having regard to the need to

ensure a good standard of amenity within and between dwellings, visitor accommodation, boarding houses and retirement villages;

- (8) activities that do not meet the standards
 - (a) any policy which is relevant to the standard;
 - (b) the purpose of the standard;
 - (c) the effects of the infringement of the standard;
 - (d) the effects on the amenity of neighbouring sites;
 - (e) the effects of any special or unusual characteristic of the site which is relevant to the standard;
 - (f) the characteristics of the development;
 - (g) any other matters specifically listed for the standard; and
 - (h) where more than one standard will be infringed, the effects of all infringements.

H11.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) drive-through restaurants, activities within 30m of a residential zone emergency services and service stations:
 - (a) for Matter H11.8.1(1)(a)(i) refer to Policy H11.3(3)(a), Policy H11.3(3)(b), Policy H11.3(3)(c), Policy H11.3(8) and Policy H11.3(20)
 - (b) for Matter H11.8.1(1)(a)(ii) refer to Policy H11.3(3)(a), Policy H11.3(3)(b), Policy H11.3(3)(c), Policy H11.3(8); Policy H11.3(16) and Policy H11.3(20);
 - (c) for Matter H11.8.1(1)(b) refer to Policy H11.3(3)(c) and Policy H11.3(7);
 - (d) for Matter H11.8.1(1)(c) refer to Policy H11.3(20);
 - (e) for Matter H11.8.1(1)(d) refer to Policy H11.3(12);
- (2) retail greater than 450m², office activity greater than 500m², supermarkets greater than 2000m² and department stores:
 - (a) for Matter H11.8.1(2)(a) refer to Policy H11.3(3)(a), Policy H11.3(3)(b), Policy H11.3(3)(c), Policy H11.3(8) and Policy H11.3(16)
 - (b) for Matter H11.8.1(2)(b) refer to Policy H11.3(7);
 - (c) for Matter H11.8.1(2)(c) refer to Policy H11.3(1); H11.3(17)(b)

- (d) for Matter H11.8.1(2)(d) refer to Policy H11.3(12);
- (3) tertiary education facilities:
- (a) for Matter H11.8.1(3)(a) refer to Policy H11.3(3)(a), Policy H11.3(3)(b), Policy H11.3(3)(c) and H11.3(16);
- (4) new buildings and alterations and additions to buildings not otherwise provided for:
- (a) for Matter H11.8.1(4)(a)(i) refer to Policy H11.3(3)(a) and Policy H11.3(3)(b);
- (b) for Matter H11.8.1(4)(a)(ii) refer to Policy H11.3(3)(c);
- (c) for Matter H11.8.1(4)(a)(iii) refer to Policy H11.3(4);
- (d) for Matter H11.8.1(4)(a)(iv) refer to Policy H11.3(3)(a);
- (e) for Matter H11.8.1(4)(a)(v) refer to Policy H11.3(7);
- (f) for Matter H11.8.1(4)(b) refer to Policy H11.3(6);
- (g) for Matter H11.8.1(4)(c)(i) refer to Policy H11.3(3)(a) and Policy H11.3(3)(b);
- (h) for Matter H11.8.1(4)(c)(ii) refer to Policy H11.3(3)(a) and Policy H11.3(3)(b);
- (i) for Matter H11.8.1(4)(c)(iii) refer to Policy H11.3(3)(a) and Policy H11.3(3)(b);
- (j) for Matter H11.8.1(4)(d) refer to Policy H11.3(3)(c);
- (k) for Matter H11.8.1(4)(e) refer to Policy H11.3(3)(c);
- (l) for Matter H11.8.1(4)(f) refer to Policy H11.3(3)(b);
- (m) for Matter H11.8.1(4)(g) refer to Policy H11.3(3)(c);
- (n) for Matter H11.8.1(4)(h) refer to Policy [E1.3\(10\)](#); and
- (o) for Matter H11.8.1(4)(i) refer to Policy H11.3(3)(12);
- (5) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:
- integrated retail developments; or
 - supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy:

(a) refer to Policy H11.3(1), Policy H11.3(5), Policy H11.3(17), Policy H11.3(18) and Policy H11.3(19);

(6) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:

- drive-through restaurants; or
- service stations:

(a) refer to Policy H11.3(3)(a), Policy H11.3(3)(b), Policy H11.3(3)(c), Policy H11.3(7), Policy H11.3(8), Policy H11.3(12), Policy H11.3(16) and H11.3(20);

(7) conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation and boarding houses:

(a) refer to Policy H11.3(2);

(8) buildings that do not comply with the standards:

(a) height and height in relation to boundary:

(i) refer to Policy H11.3(3)(a), Policy H11.3(3)(b), Policy H11.3(8), Policy H11.3(13) and Policy H11.3(14);

(b) residential at ground floor:

(i) refer to Policy H11.3(10);

(c) yards and landscaping:

(i) refer to Policy H11.3(3)(b), Policy H11.3(3)(c), Policy H11.3(7) and Policy H11.3(8);

(d) maximum impervious area in a riparian yard:

(i) refer to Policy H11.3(21);

(e) wind:

(i) refer to Policy H11.3(11);

(f) outlook space, minimum dwelling size:

(i) refer to Policy H11.3(2).

H11.9. Special information requirements

There are no special information requirements in this section.

Business – Neighbourhood Centre Zone

H12.1. Zone description

The Business – Neighbourhood Centre Zone applies to single corner stores or small shopping strips located in residential neighbourhoods. They provide residents and passers-by with frequent retail and commercial service needs.

Provisions typically enable buildings of up to three storeys high and residential use at upper floors is permitted. Development is expected to be in keeping with the surrounding residential environment.

New development within the zone requires assessment in order to ensure that it is designed to a high standard which enhances the quality of streets within the area and public open spaces.

H12.2. Objectives

General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales.
- (2) Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.
- (3) Development positively contributes towards planned future form and quality, creating a sense of place.
- (4) Business activity is distributed in locations, and is of a scale and form, that:
 - (a) provides for the community's social and economic needs;
 - (b) improves community access to goods, services, community facilities and opportunities for social interaction; and
 - (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity.
- (5) A network of centres that provides:
 - (a) a framework and context to the functioning of the urban area and its transport network, recognising:
 - (i) the regional role and function of the city centre, metropolitan centres and town centres as commercial, cultural and social focal points for the region, sub-regions and local areas; and
 - (ii) local centres and neighbourhood centres in their role to provide for a range of convenience activities to support and serve as focal points for their local communities.

- (b) a clear framework within which public and private investment can be prioritised and made; and
- (c) a basis for regeneration and intensification initiatives.

Business – Neighbourhood Centre Zone objectives

- (6) Commercial activities within residential areas, limited to a range and scale that meets the local convenience needs of residents as well as passers-by, are provided in neighbourhood centres.
- (7) Neighbourhood centres are developed to a scale and intensity in keeping with the planning outcomes identified in this Plan for the surrounding environment.

H12.3. Policies

General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their role in the hierarchy of centres.
- (2) Enable an increase in the density, diversity and quality of housing in the centre zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.
- (3) Require development to be of a quality and design that positively contributes to:
 - (a) planning and design outcomes identified in this Plan for the relevant zone;
 - (b) the visual quality and interest of streets and other public open spaces; and
 - (c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.
- (4) Encourage universal access for all development, particularly medium to large scale development.
- (5) Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.
- (6) Encourage buildings at the ground floor to be adaptable to a range of uses to allow activities to change over time.
- (7) Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse effects on pedestrian amenity and the streetscape.

- (8) Require development adjacent to residential zones and the Special Purpose – School Zone and Special Purpose – Māori Purpose Zone to maintain the amenity values of those areas, having specific regard to dominance, overlooking and shadowing.
- (9) Discourage activities, which have noxious, offensive, or undesirable qualities from locating within the centres and mixed use zones, while recognising the need to retain employment opportunities.
- (10) Discourage dwellings at ground floor in centre zones and enable dwellings above ground floor in centre zones.
- (11) Require development to avoid, remedy or mitigate adverse wind and glare effects on public open spaces, including streets, and shading effects on open space zoned land.
- (12) Recognise the functional and operational requirements of activities and development.
- (13) In identified locations within the centres zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone enable greater building height than the standard zone height, having regard to whether the greater height:
 - (a) is an efficient use of land;
 - (b) supports public transport, community infrastructure and contributes to centre vitality and vibrancy;
 - (c) considering the size and depth of the area, can be accommodated without significant adverse effects on adjacent residential zones; and
 - (d) is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.
- (14) In identified locations within the centre zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified special character, identified landscape features, or amenity.

Business – Neighbourhood Centre Zone policies

- (15) Provide for small scale commercial activities to meet either local or passers-by convenience needs, including local retail, business services, food and beverage activities.
- (16) Discourage large-scale commercial activity that:
 - (a) would adversely affect the retention and establishment of a mix of activities within the neighbourhood centre;

(b) would significantly adversely affect the function, role and amenity of the Business – City Centre Zone, Business – Metropolitan Centre Zone or Business – Town Centre Zone, beyond those effects ordinarily associated with trade effects on trade competitors; and

(c) does not appropriately manage adverse effects on the safe and efficient operation of the transport network including effects on pedestrian safety and amenity.

(17) Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.

(18) Restrict maximum impervious area within a riparian yard in order to ensure that adverse effects on water quality, quantity and amenity values are avoided or mitigated.

H12.4. Activity table

Table H12.4.1 Activity table specifies the activity status of land use and development activities in the Business – Neighbourhood Centre Zone pursuant to section 9(3) of the Resource Management Act 1991

Table H12.4.1 Activity table

Activity		Activity status
General		
(A1)	Activities not provided for	NC
Use		
Accommodation		
(A2)	Dwellings	P
(A3)	Conversion of a building or part of a building to dwellings, integrated residential development, visitor accommodation or boarding houses	RD
(A4)	Integrated residential development	D
(A5)	Supported residential care	P
(A6)	Visitor accommodation and boarding houses	P
Commerce		
(A7)	Commercial services	P
(A8)	Conference facilities	D
(A9)	Department stores	NC
(A10)	Drive-through restaurants	RD
(A11)	Entertainment facilities	D
(A12)	Cinemas	D
(A13)	Food and beverage	P
(A14)	Funeral directors' premises	D

H12 Business – Neighbourhood Centre Zone

Activity		Activity status
(A15)	Garden centres	NC
(A16)	Marine retail	NC
(A17)	Motor vehicle sales	NC
(A18)	Offices up to 500m ² gross floor area per site	P
(A19)	Offices greater than 500m ² gross floor area per site	NC
(A20)	Retail up to 450m ² gross floor area per tenancy	P
(A21)	Retail greater than 450m ² gross floor area per site tenancy	NC
(A22)	Service stations	D
(A23)	Supermarkets up to 450m ² gross floor area per tenancy	P
(A24)	Supermarkets exceeding 450m ² and up to 2000m ² gross floor area per tenancy	RD
(A25)	Supermarkets exceeding 2000m ² per tenancy and up to 4000m ² gross floor area per tenancy	D
(A26)	Supermarkets greater than 4000m ² gross floor area per tenancy	NC
(A27)	Trade suppliers	NC
Community		
(A28)	Artworks	P
(A29)	Care centres	P
(A30)	Care centres within 30m of a residential zone	RD
(A31)	Community facilities	D
(A32)	Education facilities	D
(A33)	Emergency services	RD
(A34)	Healthcare facilities	P
(A35)	Hospitals	NC
(A36)	Justice facilities	NC
(A37)	Recreation facilities	D
(A38)	Tertiary education facilities	D
Industry		
(A39)	Industrial activities	NC
(A40)	Industrial laboratories	NC
(A41)	Light manufacturing and servicing	NC
(A42)	Repair and maintenance services	P
(A43)	Storage and lock-up facilities	NC
(A44)	Waste management facilities	NC
(A45)	Warehousing and storage	NC
Mana Whenua		

Activity		Activity status
(A46)	Marae complex	D
Development		
(A47)	New buildings	RD
(A48)	Demolition of buildings	P
(A49)	Alterations to building facades that are less than 25m ²	P
(A50)	Additions to buildings that are less than: (a) 25 per cent of the existing gross floor area of the building; or (b) 250m ² whichever is the lesser	P
(A51)	Internal alterations to buildings	P
(A52)	Additions and alterations to buildings not otherwise provided for	RD

H12.5. Notification

- (1) Any application for resource consent for an activity listed in Table H12.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).
- (3) Any application for resource consent for the following activity will be considered without public or limited notification or the need to obtain the written approval of affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:
 - (a) Development which does not comply with Standard H12.6.9 Minimum dwelling size.

H12.6. Standards

All activities listed as permitted or restricted discretionary activities in Table H12.4.1 Activity table must comply with the following standards.

H12.6.0 Activities within 30m of a residential zone

- (1) The following activities are restricted discretionary activities where they are located within 30m of a residential zone and are listed as a permitted activity in the activity table:
 - (a) bars and taverns;
 - (b) drive-through restaurants;
 - (c) outdoor eating areas accessory to restaurants;

- (d) entertainment facilities;
- (e) child care centres; and
- (f) animal breeding and boarding.

This standard only applies to those parts of the activities subject to the application that are within 30m of the residential zone.

H12.6.1. Building height

Purpose:

- manage the effects of building height;
 - manage shadowing effects of building height on public open space, excluding streets;
 - manage visual dominance effects;
 - allow an occupiable height component to the height limit, and an additional height for roof forms that enables design flexibility, to provide variation and interest in building form when viewed from the street;
 - enable greater height in areas identified for intensification; and
 - provide for variations to the standard zone height through the Height Variation Control, to recognise the character and amenity of particular areas and provide a transition in building scale to lower density zones
- (1) Buildings must not exceed the height in metres specified in Table H12.6.1.1 below, unless otherwise specified in the Height Variation Control on the planning maps.

Table H12.6.1.1 Building height

Occupiable building height	Height for roof form	Total building height
11m	2m	13m

- (2) If the site is subject to the Height Variation Control, buildings must not exceed the height in metres, as shown in Table H12.6.1.2 below and for the site on the planning maps.
- (3) Any part of a building greater than the occupiable building height is to be used only for roof form, roof terraces, plant and other mechanical and electrical equipment.

Table H12.6.1.2 Total building height shown in the Height Variation Control on the planning maps

Occupiable building height	Height for roof form	Total building height shown on Height Variation Control on the planning maps
11m	2m	13m
16m	2m	18m
19m	2m	21m
25m	2m	27m
Same as on the planning maps	NA	Exceeding 27m

H12.6.2. Height in relation to boundary

Purpose:

- manage the effects of building height;
- allow reasonable sunlight and daylight access to public open space excluding streets, and neighbouring zones; and
- manage visual dominance effects on neighbouring zones where lower height limits apply.

- (1) Buildings must not project beyond a recession plane that begins vertically above ground level along the zone boundary. The angle of the recession plane and the height above ground level from which it is measured is specified in Table H12.6.2.1 and Figure H12.6.2.1 or Figure H12.6.2.2 below.
- (2) Where the boundary forms part of an entrance strip, access site or pedestrian access-way, the standard applies from the farthest boundary of that entrance strip or access site. However, if an entrance strip, access site or pedestrian access-way is greater than 2.5m in width, the standard will be measured from a parallel line 2.5m out from the site boundary.
- (3) Figure H12.6.2.3 will be used to define what is a north, south, east or west boundary, where this is referred to in Table H12.6.2.1. The recession plane angle is calculated by orientating both site plan and Figure H12.6.2.3 to true north. Figure H12.6.2.3 is placed over the site plan with the outside of the circle touching the inside of the site boundary under consideration. At the point where Figure H12.6.2.3 touches the site boundary, the recession plane angle and height at which it begins, will be indicated by Table H12.6.2.1

Table H12.6.2.1 Height in relation to boundary

Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure H12.6.2.1 or Figure H12.6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure H12.6.2.1 or Figure H12.6.2.2)
NA	Residential – Single House Zone; or Residential – Mixed Housing Suburban Zone	45°	2.5m
	Residential – Mixed Housing Urban Zone	45°	3m
	Residential – Terrace Housing and Apartment Buildings Zone	60°	8m
	Special Purpose – Māori Purpose Zone; or Special Purpose – School Zone	45°	6m
	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45°	4.5m
Buildings located on the southern boundary of the adjacent site	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45°	8.5m

Figure H12.6.2.1 Height in relation to boundary

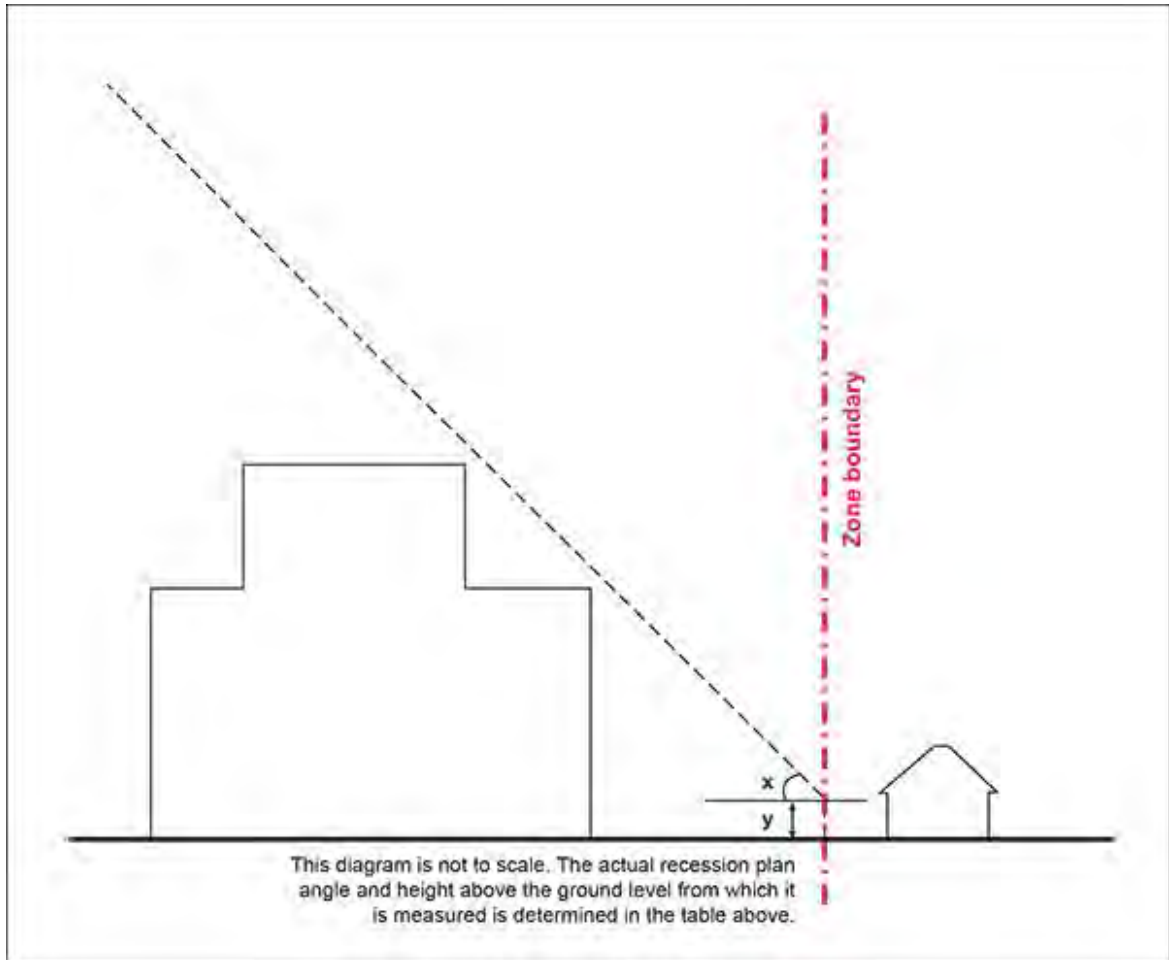


Figure H12.6.2.2 Height in relation to boundary opposite a road

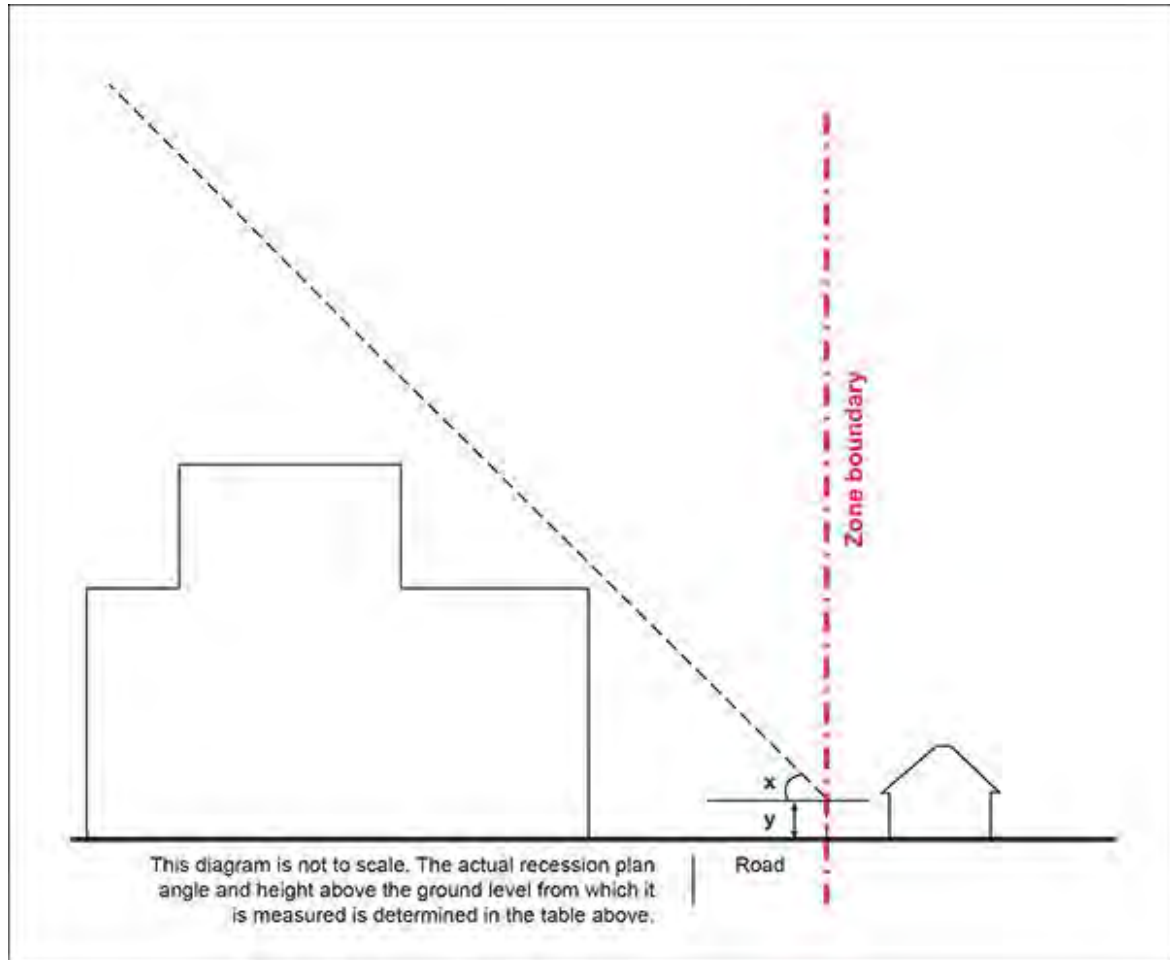
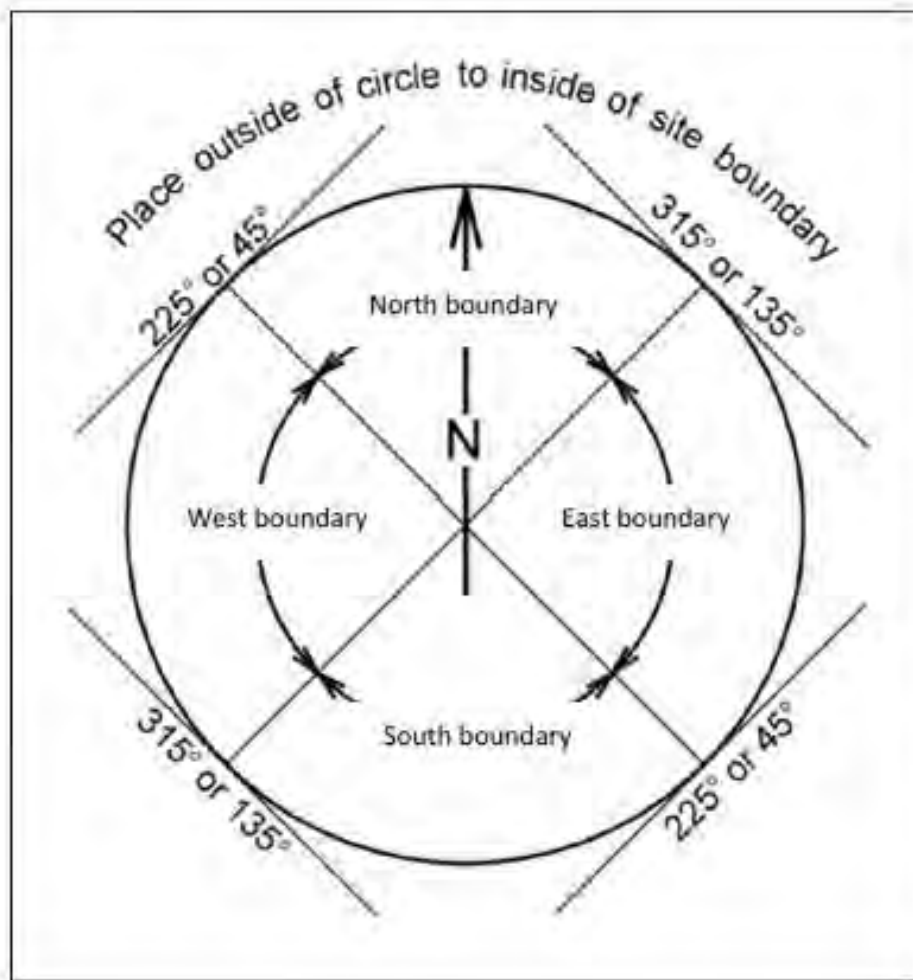


Figure H12.6.2.3 Recession plane indicator for sites adjacent to an open space zone



H12.6.3. Residential at ground floor

Purpose:

- protect the ground floor of buildings within centres for commercial use; and
- avoid locating activities that require privacy on the ground floor of buildings.

(1) Dwellings including units within an integrated residential development must not locate on the ground floor of a building where the dwelling or unit has frontage to public open spaces including streets.

H12.6.4. Yards

Purpose:

- provide a landscaped buffer between buildings and activities and adjoining residential zones and some special purpose zones, to mitigate adverse visual and nuisance effects; and
- ensure buildings are adequately setback from lakes, streams and the coastal edge to maintain water quality, amenity, provide protection from natural hazards, and potential access to the coast.

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H12.6.4.1 below.

Table H12.6.4.1 Yards

Yard	Minimum depth
Rear	3m where the rear boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone
Side	3m where a side boundary adjoins a Residential zone or the Special Purpose – Māori Purpose Zone
Riparian	10m from the edge of all permanent and intermittent streams
Lakeside yard	30m
Coastal protection yard	25m, or as otherwise specified in Appendix 6 Coastal protection yard

Note 1

A side or rear yard, and/or landscaping within that yard, is only required along that part of the side or rear boundary adjoining a residential zone or the Special Purpose – Māori Purpose Zone.

(2) Side and rear yards must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard for a depth of at least 3m.

H12.6.5. Landscaping

Purpose:

- ensure landscaping provides a buffer and screening between car parking, loading, or service areas commercial activities and the street; and
- ensure landscaping is of sufficient quality as to make a positive contribution to the amenity of the street.

(1) A landscape buffer of 2m in depth must be provided along the street frontage between the street and car parking, loading, or service areas which are visible from the street frontage. This rule excludes access points.

- (2) The required landscaping in Standard H12.6.5(1) above must comprise a mix of trees, shrubs or ground cover plants (including grass).

H12.6.6. Maximum impervious area in the riparian yard

Purpose: support the functioning of riparian yards and in-stream health.

- (1) The maximum impervious area within a riparian yard must not exceed 10 per cent of the riparian yard area.

H12.6.7. Wind

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

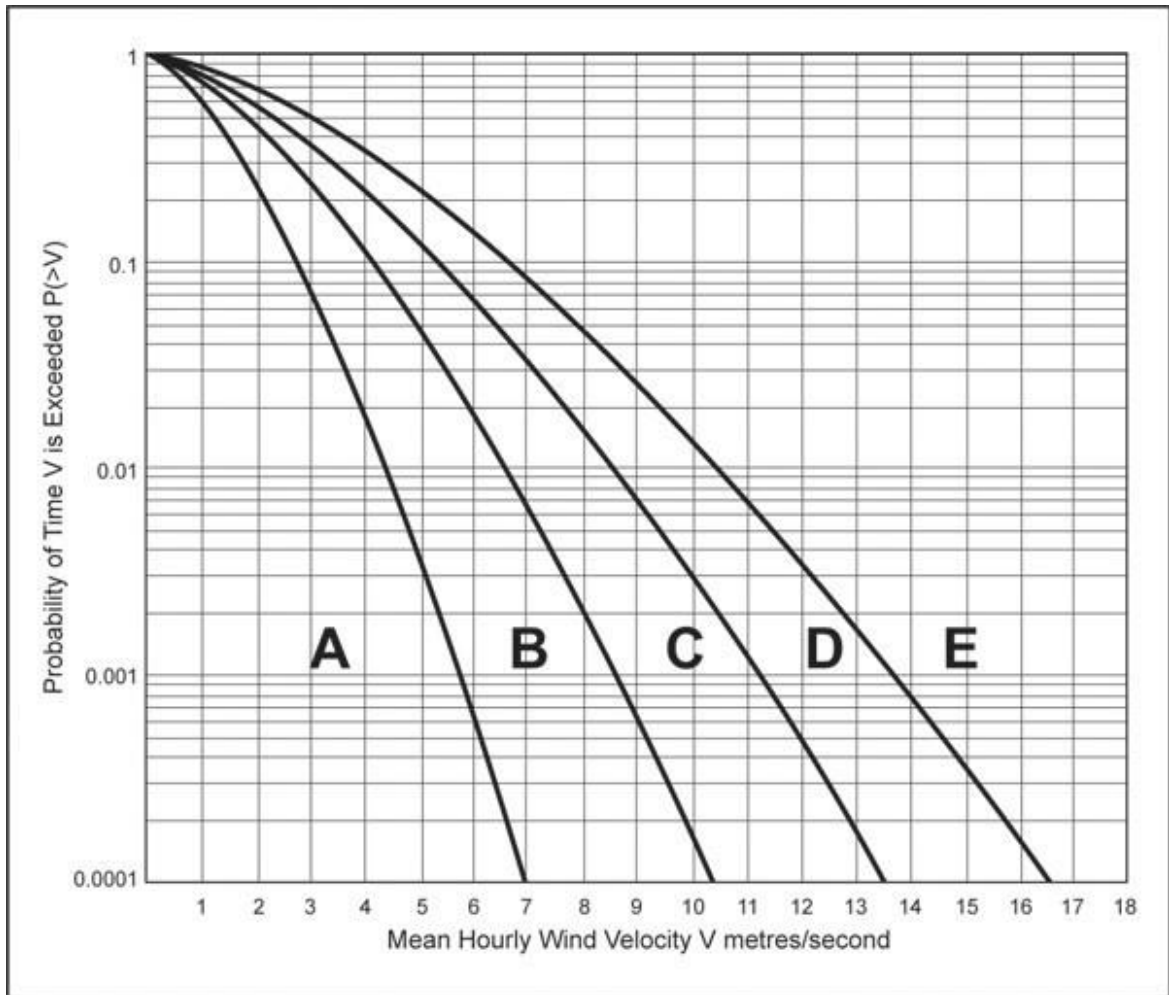
- (1) A new building exceeding 25m in height and additions to existing buildings that increase the building height above 25m must not cause:
- (a) the mean wind speed around it to exceed the category for the intended use of the area as set out in Table H12.6.7.1 and Figure H12.6.7.1 below;
 - (b) the average annual maximum peak 3-second gust to exceed the dangerous level of 25m per second; and
 - (c) an existing wind speed which exceeds the controls of Standard H12.6.7(1)(a) or Standard H12.6.7(1)(b) above to increase.
- (2) A report and certification from a suitably qualified and experienced person, showing that the building complies with Standard H12.6.7(1) above, will demonstrate compliance with this standard.
- (3) If the information in Standard H12.6.7(2) above is not provided, or if such information is provided but does not predict compliance with the rule, a further wind report including the results of a wind tunnel test or appropriate alternative test procedure is required to demonstrate compliance with this standard.

Table H12.6.7.1 Categories

Category	Description
Category A	Areas of pedestrian use or adjacent dwellings containing significant formal elements and features intended to encourage longer term recreational or relaxation use i.e. public open space and adjacent outdoor living space
Category B	Areas of pedestrian use or adjacent dwellings containing minor elements and features intended to encourage short term recreation or relaxation, including adjacent private residential properties
Category C	Areas of formed footpath or open space pedestrian linkages, used primarily for pedestrian transit and devoid of significant or repeated recreational or relaxational features, such as footpaths not covered in categories A or B above
Category D	Areas of road, carriage way, or vehicular routes, used primarily for vehicular transit and open storage, such as roads generally where devoid of any features or form which

	would include the spaces in categories A - C above.
Category E	Category E represents conditions which are dangerous to the elderly and infants and of considerable cumulative discomfort to others, including residents in adjacent sites. Category E conditions are unacceptable and are not allocated to any physically defined areas of the city

Figure H12.6.7.1 Wind environment control



Derivation of the wind environment control graph:

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

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

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

and where:

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

e = The Napierian base 2.7182818285

v = the velocity selected;

k = the constant 1.5; and

c = a variable dependent on the boundary being defined:

A/B, c = 1.548

B/C, c = 2.322

C/D, c = 3.017

D/E, c = 3.715

H12.6.8. Outlook space

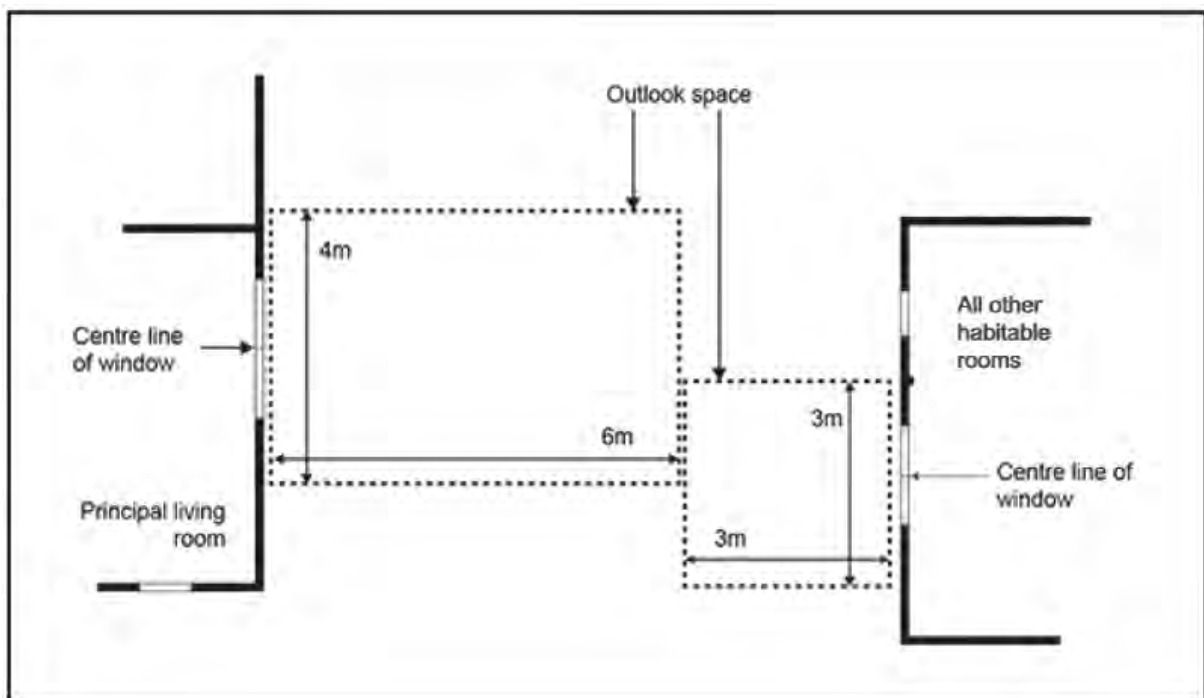
Purpose:

- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
- manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

- (1) This standard applies to dwellings, units in an integrated residential development, visitor accommodation and boarding houses.
- (2) An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.
- (3) The minimum dimensions for a required outlook space are as follows:
 - (a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of 6m in depth and 4m in width;
 - (b) all other habitable rooms of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width; and
- (4) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.
- (5) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (6) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.
- (7) Outlook spaces may be within the site, over a public street, or other public open space.

- (8) Outlook spaces required from different rooms within the same building may overlap.
- (9) Outlook spaces may overlap where they are on the same wall plane.
- (10) Outlook spaces must:
 - (a) be clear and unobstructed by buildings;
 - (b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in H12.6.8(7) above; and
 - (c) not extend over an outlook spaces or outdoor living space required by another dwelling.

Figure H12.6.8.1 Required outlook space



H12.6.9 Minimum dwelling size

Purpose: to ensure dwellings are functional and of a sufficient size to provide for the day to day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

- (1) Dwellings must have a minimum net internal floor area as follows:
 - (a) 30m² for studio dwellings.
 - (b) 45m² for one or more bedroom dwellings.

H12.7. Assessment – controlled activities

There are no controlled activities in this zone.

H12.8. Assessment – restricted discretionary activities

H12.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application:

- (1) drive-through restaurants, activities within 30m of a residential zone and emergency services:
 - (a) the compatibility of:
 - (i) the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site; and
 - (ii) the effects of the operation of the activity
on the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects.
 - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
 - (c) the effects of location, design and management of storage and servicing facilities on the amenity values of nearby residential properties including potential visual effects, adequacy of access for service vehicles (including waste collection) and any night time noise effects; and
 - (d) the assessment of the above matters having regard to the need to provide for the functional requirements of the activity;
- (2) supermarkets greater than 450m² and up to 2000m²:
 - (a) the compatibility of the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site, with the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects;
 - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
 - (c) the effects of the size, composition and characteristics of retail activities proposed on the existing and expected future function, role and amenity of other centre zones having regard to the need to enable convenient access of communities to commercial and community services while disregarding any effects ordinarily associated with trade effects on trade competitors; and
 - (d) the assessment of the above matters having regard to the need to provide for the functional requirements of the activity;

- (3) new buildings and alterations and additions to buildings not otherwise provided for:
- (a) the design and appearance of buildings in so far as it affects the existing and future amenity values of public streets and spaces used by significant numbers of people. This includes:
 - (i) the contribution that such buildings make to the attractiveness pleasantness and enclosure of the public space;
 - (ii) the maintenance or enhancement of amenity for pedestrians using the public space or street;
 - (iii) the provision of convenient and direct access between the street and building for people of all ages and abilities;
 - (iv) measures adopted for limiting the adverse visual effects of any blank walls along the frontage of the public space; and
 - (v) the effectiveness of screening of car parking and service areas from the view of people using the public space.
 - (b) the provision of floor to floor heights that will provide the flexibility of the space to be adaptable to a wide variety of use over time;
 - (c) the extent of glazing provided on walls fronting public streets and public spaces and the benefits it provides in terms of:
 - (i) the attractiveness and pleasantness of the public space and the amenity for people using or passing through that space;
 - (ii) the degree of visibility that it provides between the public space and the building interior; and
 - (iii) the opportunities for passive surveillance of the street from the ground floor of buildings.
 - (d) the provision of verandahs to provide weather protection in areas used, or likely to be used, by significant numbers of pedestrians;
 - (e) the application of Crime Prevention through Environmental Design principles to the design and layout of buildings adjoining public spaces;
 - (f) the effects of creation of new roads and/or service lanes on the matters listed above;
 - (g) the positive effects that landscaping, including required landscaping, on sites adjoining public spaces is able to contribute to the amenity values of the people using or passing through the public space;
 - (h) taking an integrated stormwater management approach; and

- (i) all the above matters to be assessed having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate;
- (4) in addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:
- supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy;
- (a) the manner in which these building/developments are integrated with the adjacent existing and planned future centre and zone activities and public spaces and provide for the continuity of active public frontages and associated pedestrian amenity that is appropriate to those centres and zones having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate. This will include the effects of the design and location of parking areas, vehicle access and servicing arrangements on the visual amenity of the streetscape and on pedestrian safety;
- (5) in addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:
- drive-through restaurants; or
 - service stations.
- (a) the effects of the location and design of:
- (i) buildings and associated equipment, parking and service areas;
 - (ii) access for vehicles including service vehicles; and
 - (iii) landscaping
- on the amenity of surrounding areas (particularly residential areas), on streetscapes and on pedestrian amenity and any methods by which those effects can be appropriately managed;
- (6) conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation and boarding houses:
- (a) any matters that do not meet the standards set out for the activity in Standard H12.6.8 or Standard H12.6.9 having regard to the need to ensure a good standard of amenity within and between dwellings, visitor accommodation, boarding houses and retirement villages;
- (7) buildings that do not meet the standards:
- (a) any policy which is relevant to the standard;
 - (b) the purpose of the standard;

- (c) the effects of the infringement of the standard;
- (d) the effects on the amenity of neighbouring sites;
- (e) the effects of any special or unusual characteristic of the site which is relevant to the standard;
- (f) the characteristics of the development;
- (g) any other matters specifically listed for the standard; and
- (h) where more than one standard will be infringed, the effects of all infringements.

H12.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) drive-through restaurants, activities within 30m of a residential zone emergency services and service stations:
 - (a) for Matter H12.8.1(1)(a)(i) refer to Policy H12.3(3)(a), Policy H12.3(3)(b), Policy H12.3(3)(c), Policy H12.3(8), Policy H12.3(15) and H12.3(17);
 - (b) for Matter H12.8.1(1)(a)(ii) refer to Policy H12.3(3)(a), Policy H12.3(3)(b), Policy H12.3(3)(c), Policy H12.3(8), Policy H12.3(15); and H12.3(17);
 - (c) for Matter H12.8.1(1)(b) refer to Policy H12.3(3)(c) and Policy H12.3(7);
 - (d) for Matter H12.8.1(1)(c) refer to Policy H12.3(17);
 - (e) for Matter H12.8.1(1)(d) refer to Policy H12.3(12);
- (2) supermarkets greater than 450m² and up to 2000m²:
 - (a) for Matter H12.8.1(2)(a) refer to Policy H12.3(3)(a), Policy H12.3(3)(b), Policy H12.3(3)(c) and Policy H12.3(8);
 - (b) for Matter H12.8.1(2)(b) refer to Policy H12.3(7);
 - (c) for Matter H12.8.1(2)(c) refer to Policy H12.3(1);
 - (d) for Matter H12.8.1(2)(d) refer to Policy H12.3(12);
- (3) new buildings and alterations and additions to buildings not otherwise provided for:
 - (a) for Matter H12.8.1(3)(a)(i) refer to Policy H12.3(3)(a) and Policy H12.3(3)(b);
 - (b) for Matter H12.8.1(3)(a)(ii) refer to Policy H12.3(3)(c);
 - (c) for Matter H12.8.1(3)(a)(iii) refer to Policy H12.3(4);

- (d) for Matter H12.8.1(3)(a)(iv) refer to Policy H12.3(3)(a);
 - (e) for Matter H12.8.1(3)(a)(v) refer to Policy H12.3(7);
 - (f) for Matter H12.8.1(3)(b) refer to Policy H12.3(6);
 - (g) for Matter H12.8.1(3)(c)(i) refer to Policy H12.3(3)(a) and Policy H12.3(3)(b);
 - (h) for Matter H12.8.1(3)(c)(ii) refer to Policy H12.3(3)(a) and Policy H12.3(3)(b);
 - (i) for Matter H12.8.1(3)(c)(iii) refer to Policy H12.3(3)(a) and Policy H12.3(3)(b);
 - (j) for Matter H12.8.1(3)(d) refer to Policy H12.3(3)(c);
 - (k) for Matter H12.8.1(3)(e) refer to Policy H12.3(3)(c);
 - (l) for Matter H12.8.1(3)(f) refer to Policy H12.3(3)(b);
 - (m) for Matter H12.8.1(3)(g) refer to H12.3(3)(c);
 - (n) for Matter H12.8.1(3)(h) refer to Policy [E1.3\(10\)](#);
 - (o) for Matter H12.8.1(3)(i) refer to Policy H12.3(3)(12);
- (4) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:
- supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy:
- (a) refer to Policy H12.3(1), Policy H12.3(5), and Policy H12.3(16);
- (5) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:
- drive-through restaurants; or
 - service stations:
- (a) refer to Policy H12.3(3)(a), Policy H12.3(3)(b), Policy H12.3(3)(c), Policy H12.3(7), Policy H12.3(8), Policy H12.3(12), Policy H12.3(15) and H12.3(17);
- (6) conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation and boarding houses:
- (a) refer to Policy H12.3(2);

(7) buildings that do not comply with the standards:

(a) height and height in relation to boundary:

- (i) refer to Policy H12.3(3)(a), Policy H12.3(3)(b), Policy H12.3(8), Policy H12.3(13) and Policy H12.3(14);

(b) residential at ground floor:

- (i) refer to Policy H12.3(10);

(c) yards and landscaping:

- (i) refer to Policy H12.3(3)(b), Policy H12.3(3)(c), Policy H12.3(7) and Policy H12.3(8);

(d) maximum impervious area in a riparian yard:

- (i) Policy H12.3(18);

(e) wind:

- (i) Policy H12.3(11);

(f) outlook space, minimum dwelling size and outdoor living space:

- (i) refer to Policy H12.3(2).

H12.9. Special information requirements

There are no special information requirements in this zone.

H13. Business – Mixed Use Zone

[CIV-2016-404-002333: Franco Belgiorno-Nettis]-Note: The properties affected by this appeal are identified on the Auckland Unitary Plan viewer.

H13.1. Zone description

The Business – Mixed Use Zone is typically located around centres and along corridors served by public transport. It acts as a transition area, in terms of scale and activity, between residential areas and the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone. It also applies to areas where there is a need for a compatible mix of residential and employment activities.

The zone provides for residential activity as well as predominantly smaller scale commercial activity that does not cumulatively affect the function, role and amenity of centres. The zone does not specifically require a mix of uses on individual sites or within areas.

There is a range of possible building heights depending on the context. Provisions typically enable heights up to four storeys. Greater height may be enabled in areas close to the city centre, metropolitan centres and larger town centres.

Some street frontages within the zone are subject to a General Commercial Frontage Control.

New development within the zone requires resource consent in order to ensure that it is designed to a high standard which enhances the quality of streets within the area and public open spaces.

H13.2. Objectives

General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales.
- (2) Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.
- (3) Development positively contributes towards planned future form and quality, creating a sense of place.
- (4) Business activity is distributed in locations, and is of a scale and form, that:
 - (a) provides for the community's social and economic needs;
 - (b) improves community access to goods, services, community facilities and opportunities for social interaction; and
 - (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity.
- (5) A network of centres that provides:

- (a) a framework and context to the functioning of the urban area and its transport network, recognising:
 - (i) the regional role and function of the city centre, metropolitan centres and town centres as commercial, cultural and social focal points for the region, sub-regions and local areas; and
 - (ii) local centres and neighbourhood centres in their role to provide for a range of convenience activities to support and serve as focal points for their local communities.
- (b) a clear framework within which public and private investment can be prioritised and made; and
- (c) a basis for regeneration and intensification initiatives.

Business – Mixed Use Zone objectives

- (6) Moderate to high intensity residential activities and employment opportunities are provided for, in areas in close proximity to, or which can support the City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and the public transport network.
- (7) Activities within the zone do not compromise the function, role and amenity of the City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Local Centre Zone.
- (8) A mix of compatible residential and non-residential activities is encouraged.
- (9) Business – Mixed Use Zone zoned areas have a high level of amenity.

H13.3. Policies

General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone

- (1) Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their role in the hierarchy of centres.
- (2) Enable an increase in the density, diversity and quality of housing in the centre zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.
- (3) Require development to be of a quality and design that positively contributes to:
 - (a) planning and design outcomes identified in this Plan for the relevant zone;
 - (b) the visual quality and interest of streets and other public open spaces; and

- (c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.
- (4) Encourage universal access for all development, particularly medium to large scale development.
 - (5) Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.
 - (6) Encourage buildings at the ground floor to be adaptable to a range of uses to allow activities to change over time.
 - (7) Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse effects on pedestrian amenity and the streetscape.
 - (8) Require development adjacent to residential zones and the Special Purpose – School Zone and Special Purpose – Māori Purpose Zone to maintain the amenity values of those areas, having specific regard to dominance, overlooking and shadowing.
 - (9) Discourage activities, which have noxious, offensive, or undesirable qualities from locating within the centres and mixed use zones, while recognising the need to retain employment opportunities.
 - (10) Discourage dwellings at ground floor in centre zones and enable dwellings above ground floor in centre zones.
 - (11) Require development to avoid, remedy or mitigate adverse wind and glare effects on public open spaces, including streets, and shading effects on open space zoned land.
 - (12) Recognise the functional and operational requirements of activities and development.
 - (13) In identified locations within the centres zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone enable greater building height than the standard zone height, having regard to whether the greater height:
 - (a) is an efficient use of land;
 - (b) supports public transport, community infrastructure and contributes to centre vitality and vibrancy;
 - (c) considering the size and depth of the area, can be accommodated without significant adverse effects on adjacent residential zones; and
 - (d) is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.

- (14) In identified locations within the centre zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified special character, identified landscape features, or amenity.
- (15) In areas surrounding the city centre, recognising their proximity and accessibility to the Business – City Centre Zone and Business – Metropolitan Centre Zone at Newmarket, provide opportunities for substantial office activities in the Business – Local Centre Zone and Business – Mixed Use Zone.

Business – Mixed Use Zone policies

- (16) Locate the Business – Mixed Use Zone in suitable locations within a close walk of the City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone or the public transport network.
- (17) Provide for a range of commercial activities that will not compromise the function, role and amenity of the City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Local Centre Zone, beyond those effects ordinarily associated with trade effects on trade competitors.
- (18) Enable the development of intensive residential activities.
- (19) Require those parts of buildings with frontages subject to the General Commercial Frontage Control to achieve a reasonable level of street activation, building continuity along the frontage, pedestrian amenity and safety and visual quality.
- (20) Promote and manage development to a standard that:
 - (a) recognises the moderate scale, intensity and diversity of business, social and cultural activities provided in the zone;
 - (b) recognises the increases in residential densities provided in the zone;
and
 - (c) avoids significant adverse effects on residents.
- (21) Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.
- (22) Restrict maximum impervious area within a riparian yard in order to ensure that adverse effects on water quality, water quantity and amenity values are avoided or mitigated.

H13.4. Activity table

Table H13.4.1 Activity table specifies the activity status of land use and development activities in the Business – Mixed Use Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H13.4.1 Activity table

Activity		Activity status
General		
(A1)	Activities not provided for	NC
Use		
Accommodation		
(A2)	Dwellings	P
(A3)	Conversion of a building or part of a building to dwellings, residential development, visitor accommodation or boarding houses	RD
(A4)	Integrated residential development	P
(A5)	Supported residential care	P
(A6)	Visitor accommodation and boarding houses	P
Commerce		
(A7)	Commercial services	P
(A8)	Conference facilities	D
(A9)	Department stores	D
(A10)	Drive-through restaurants	P
(A11)	Entertainment facilities	P
(A12)	Cinemas	NC
(A13)	Food and beverage	P
(A14)	Garden centres	D
(A15)	Marine retail	D
(A16)	Motor vehicle sales	D
(A17)	Offices within the Centre Fringe Office Control as shown on the planning maps	P
(A18)	Offices up to 500m ² gross floor area per site	P
(A19)	Offices greater than 500m ² gross floor area per site	D
(A20)	Retail up to 200m ² gross floor area per tenancy	P
(A21)	Retail greater than 200m ² gross floor area per tenancy	D
(A22)	Service stations	RD
(A23)	Supermarkets up to 450m ² gross floor area per tenancy	P
(A24)	Supermarkets exceeding 450m ² and up to 2000m ² gross floor area per tenancy	RD
(A25)	Supermarkets greater than 2000m ² gross floor area per tenancy	D

H13 Business – Mixed Use Zone

Activity		Activity status
(A26)	Trade suppliers	D
Community		
(A27)	Artworks	P
(A28)	Care centres	P
(A29)	Community facilities	P
(A30)	Education facilities	P
(A31)	Emergency services	RD
(A32)	Healthcare facilities	P
(A33)	Hospitals	D
(A34)	Justice facilities	D
(A35)	Recreation facility	P
(A36)	Tertiary education facilities	P
Industry		
(A37)	Industrial activities	NC
(A38)	Industrial laboratories	P
(A39)	Light manufacturing and servicing	P
(A40)	Repair and maintenance services	P
(A41)	Storage and lock-up facilities	D
(A42)	Waste management facilities	NC
(A43)	Warehousing and storage	P
Mana Whenua		
(A44)	Marae complex	P
Development		
(A45)	New buildings	RD
(A46)	Demolition of buildings	P
(A47)	Alterations to building facades that are less than 25m ²	P
(A48)	Additions to buildings that are less than: (a) 25 per cent of the existing gross floor area of the building; or (b) 250m ² whichever is the lesser	P
(A49)	Internal alterations to buildings	P
(A50)	Additions and alterations to buildings not otherwise provided for	RD

H13.5. Notification

- (1) Any application for resource consent for an activity listed in Table H13.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).
- (3) Any application for resource consent for the following activity will be considered without public or limited notification or the need to obtain the written approval of affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:
 - (a) Development which does not comply with Standard H13.6.10 Minimum dwelling size.

H13.6. Standards

All permitted and restricted discretionary activities in Table H13.4.1 Activity table must comply with the following standards.

H13.6.0 Activities within 30m of a residential zone

- (1) The following activities are restricted discretionary activities where they are located within 30m of a residential zone and are listed as a permitted activity in the activity table:
 - (a) bars and taverns;
 - (b) drive-through restaurants;
 - (c) outdoor eating areas accessory to restaurants;
 - (d) entertainment facilities;
 - (e) child care centres; and
 - (f) animal breeding and boarding.

This standard only applies to those parts of the activities subject to the application that are within 30m of the residential zone.

H13.6.1. Building height

Purpose:

- manage the effects of building height;
- manage shadowing effects of building height on public open space, excluding streets;
- manage visual dominance effects;
- allow an occupiable height component to the height limit, and an additional height for roof forms that enables design flexibility, to provide variation and interest in building form when viewed from the street;
- enable greater height in areas identified for intensification; and

- provide for variations to the standard zone height through the Height Variation Control, to recognise the character and amenity of particular areas and provide a transition in building scale to lower density zones.

(1) Buildings must not exceed the height in metres specified in Table H13.6.1.1 below, unless otherwise specified in the Height Variation Control on the planning maps.

Table H13.6.1.1 Building height

Occupiable building height	Height for roof form	Total building height
16m	2m	18m

(2) If the site is subject to the Height Variation Control, buildings must not exceed the height in metres, as shown in Table H13.6.1.2 below and for the site on the planning maps.

(3) Any part of a building greater than the occupiable building height is to be used only for roof form, roof terraces, plant and other mechanical and electrical equipment.

Table H13.6.1.2 Total building height shown in the Height Variation Control on the planning maps

Occupiable building height	Height for roof form	Total building height shown on Height Variation Control on the planning maps
Same as on the planning maps	NA	Less than or equal to 11m
11m	2m	13m
16m	2m	18m
19m	2m	21m
25m	2m	27m
Same as on the planning maps	NA	Exceeding 27m

H13.6.2. Height in relation to boundary

Purpose:

- manage the effects of building height;
- allow reasonable sunlight and daylight access to public open space excluding streets, and to nearby sites;
- manage visual dominance effects on neighbouring zones where lower height limits apply.

- (1) Buildings must not project beyond a recession plane that begins vertically above ground level along the zone boundary. The angle of the recession plane and the height above ground level from which it is measured is specified in Table H13.6.2.1 and Figure H13.6.2.1 or Figure H13.6.2.2 below.
- (2) Where the boundary forms part of an entrance strip, access site or pedestrian access-way, the control applies from the farthest boundary of that entrance strip or access site. However, if an entrance strip, access site or pedestrian access-way is greater than 2.5m in width, the control will be measured from a parallel line 2.5m out from the site boundary.
- (3) Figure H13.6.2.3 will be used to define what is a north, south, east or west boundary, where this is referred to in Table H13.6.2.1 The recession plane angle is calculated by orientating both site plan and Figure H13.6.2.3 to true north. Figure H13.6.2.3 is placed over the site plan with the outside of the circle touching the inside of the site boundary under consideration. At the point where Figure H13.6.2.3 touches the site boundary, the recession plane angle and height at which it begins, will be indicated by Table H13.6.2.1

Table H13.6.2.1 Height in relation to boundary

Location	Zoning of adjacent site	Angle of recession plane (identified as x in Figure H13.6.2.1 or Figure H13.6.2.2)	Height above ground level which the recession plane will be measured from (identified as y in Figure H13.6.2.1 or Figure H13.6.2.2)
NA	Residential – Single House Zone; or Residential – Mixed Housing Suburban Zone	45°	2.5m
	Residential – Mixed Housing Urban Zone	45°	3m
	Residential – Terrace Housing and Apartment Buildings Zone	60°	8m
	Special Purpose – Māori Purpose Zone; or Special Purpose School Zone	45°	6m
	Open Space – Conservation Zone; Open Space – Informal Recreation Zone;	45°	8.5m

H13 Business – Mixed Use Zone

	Open Space -Sport and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone		
Buildings located on the southern boundary of the adjacent site	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sport and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45°	16.5m

Figure H13.6.2.1 Height in relation to boundary

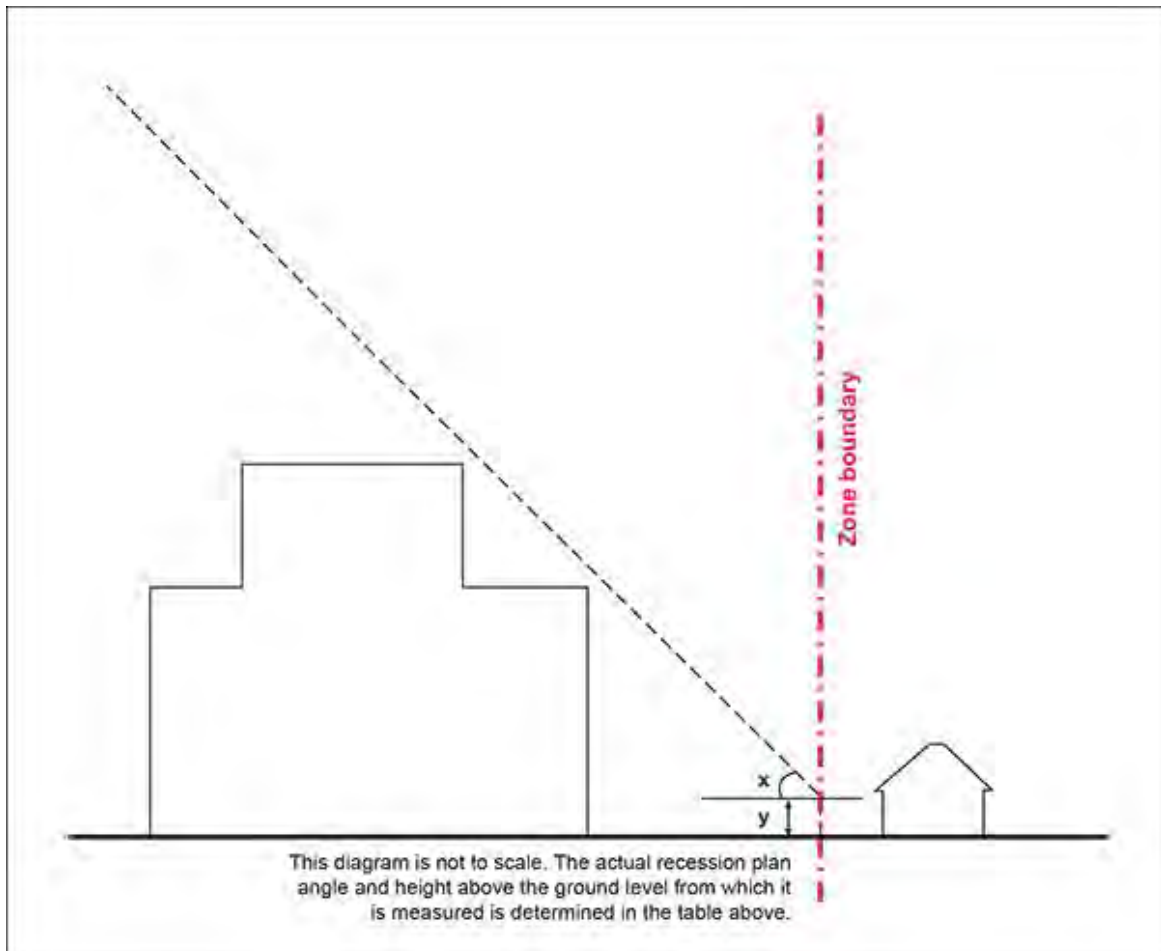


Figure H13.6.2.2 Height in relation to boundary opposite a road

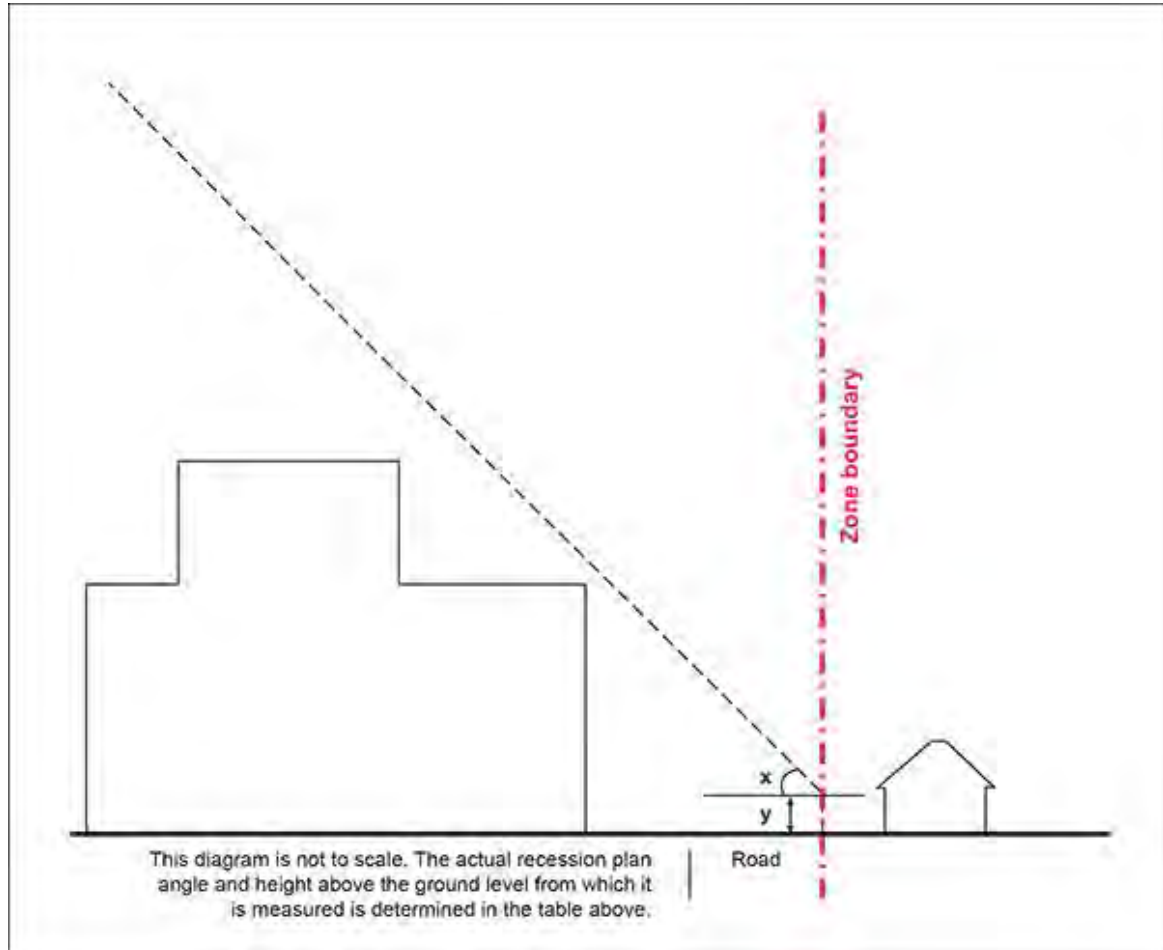
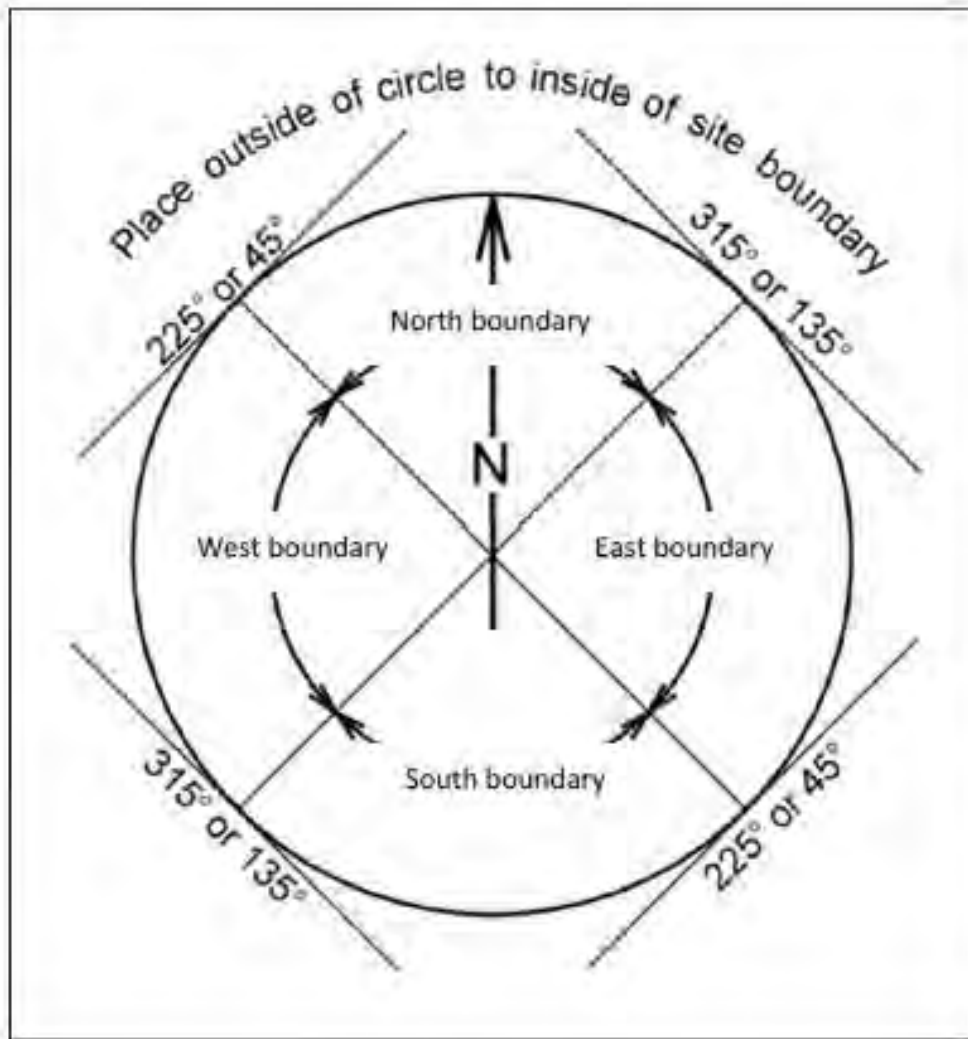


Figure H13.6.2.3 Recession plane indicator for sites adjacent to an open space zone



H13.6.3. Building setback at upper floors

Purpose:

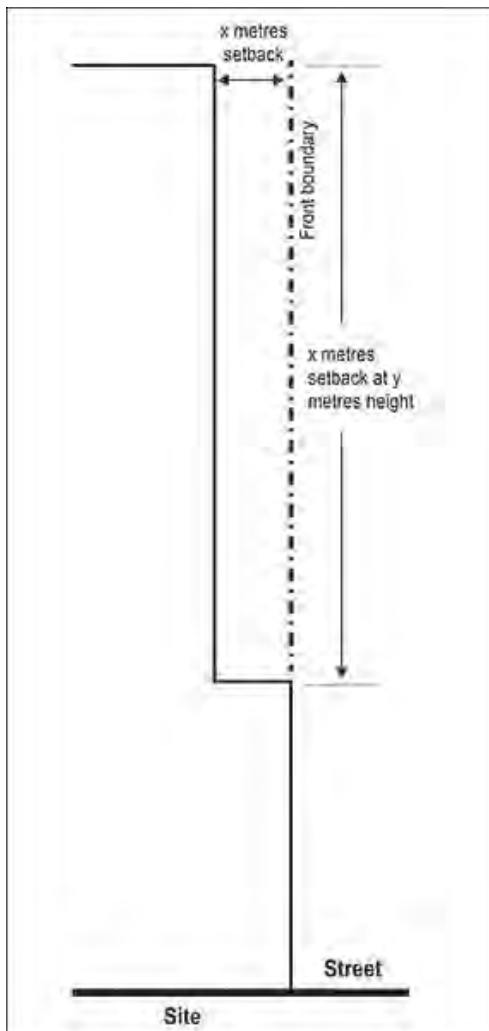
- provide adequate daylight access to streets;
- manage visual dominance effects on streets;
- manage visual dominance, residential amenity and privacy effects on residential zones; and
- mitigate adverse wind effects.

- (1) A new building must be set back from the site frontage from the point where it exceeds the height listed in metres specified in Table H13.6.3.1.

Table H13.6.3.1 Building setback at upper floors

Opposite zone		Minimum setback (identified as x in Figure H13.6.3.1)	Height (identified as y in Figure H13.6.3.1)
(B1)	When opposite a residential zone	6m	18m
(B2)	All other zones	6m	27m

Figure H13.6.3.1 Building setback at upper floors



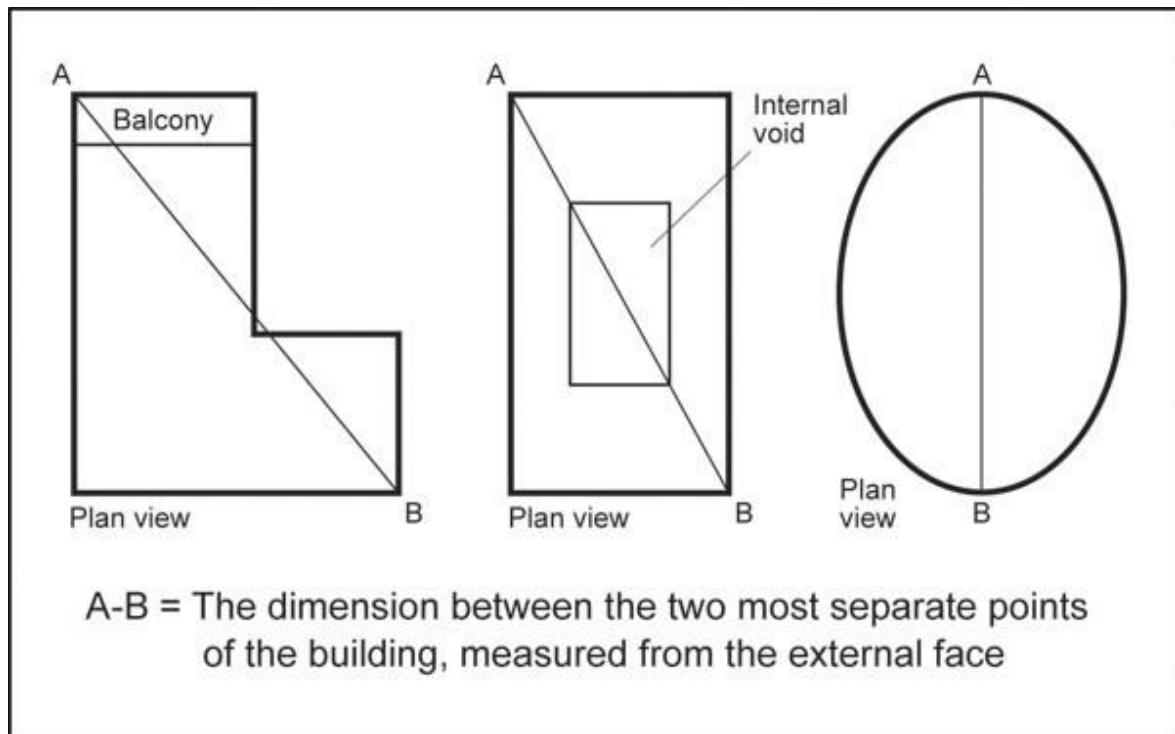
H13.6.4. Maximum tower dimension and tower separation

Purpose: ensure that high-rise buildings:

- are not overly bulky in appearance and manage significant visual dominance effects;
- allow adequate sunlight and daylight access to streets, public open space and nearby sites;
- provide adequate sunlight and outlook around and between buildings; and
- mitigate adverse wind effects.

- (1) The maximum plan dimension of that part of the building above 27m must not exceed 55m.
- (2) The maximum plan dimension is the horizontal dimension between the exterior faces of the two most separate points of the building.
- (3) The part of a building above 27m must be located at least 6m from any side or rear boundary of the site.

Figure H13.6.4.1 Maximum tower dimension plan view



H13.6.5. Yards

Purpose:

- provide a landscaped buffer between buildings and activities and adjoining residential zones and some special purpose zones, to mitigate adverse visual and nuisance effects; and
- ensure buildings are adequately setback from lakes, streams and the coastal edge to maintain water quality, amenity, provide protection from natural hazards, and potential access to the coast.

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H13.6.5.1 below.

Table H13.6.5.1 Yards

Yard	Minimum depth
Rear	3m where the rear boundary adjoins a residential zone or the Special Purpose – Māori Purpose Zone
Side	3m where a side boundary adjoins a Residential zone or the Special Purpose – Māori Purpose Zone
Riparian	10m from the edge of all permanent and intermittent streams
Lakeside yard	30m
Coastal protection yard	25m, or as otherwise specified in Appendix 6 Coastal protection yard

Note 1

A side or rear yard, and/or landscaping within that yard, is only required along that part of the side or rear boundary adjoining a residential zone or the Special Purpose – Māori Purpose Zone.

- (2) Side and rear yards must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard for a depth of at least 3m.

H13.6.6. Landscaping

Purpose:

- ensure landscaping provides a buffer and screening between car parking, loading, or service areas commercial activities and the street; and
- ensure landscaping is of sufficient quality as to make a positive contribution to the amenity of the street.

- (1) A landscape buffer of 2m in depth must be provided along the street frontage between the street and car parking, loading, or service areas which are visible from the street frontage. This rule excludes access points.
- (2) The required landscaping in Standard H13.6.6(1) above must comprise a mix of trees, shrubs or ground cover plants (including grass).

H13.6.7. Maximum impervious area in the riparian yard

Purpose: support the functioning of riparian yards and in-stream health.

- (1) The maximum impervious area within a riparian yard must not exceed 10 per cent of the riparian yard area.

H13.6.8. Wind

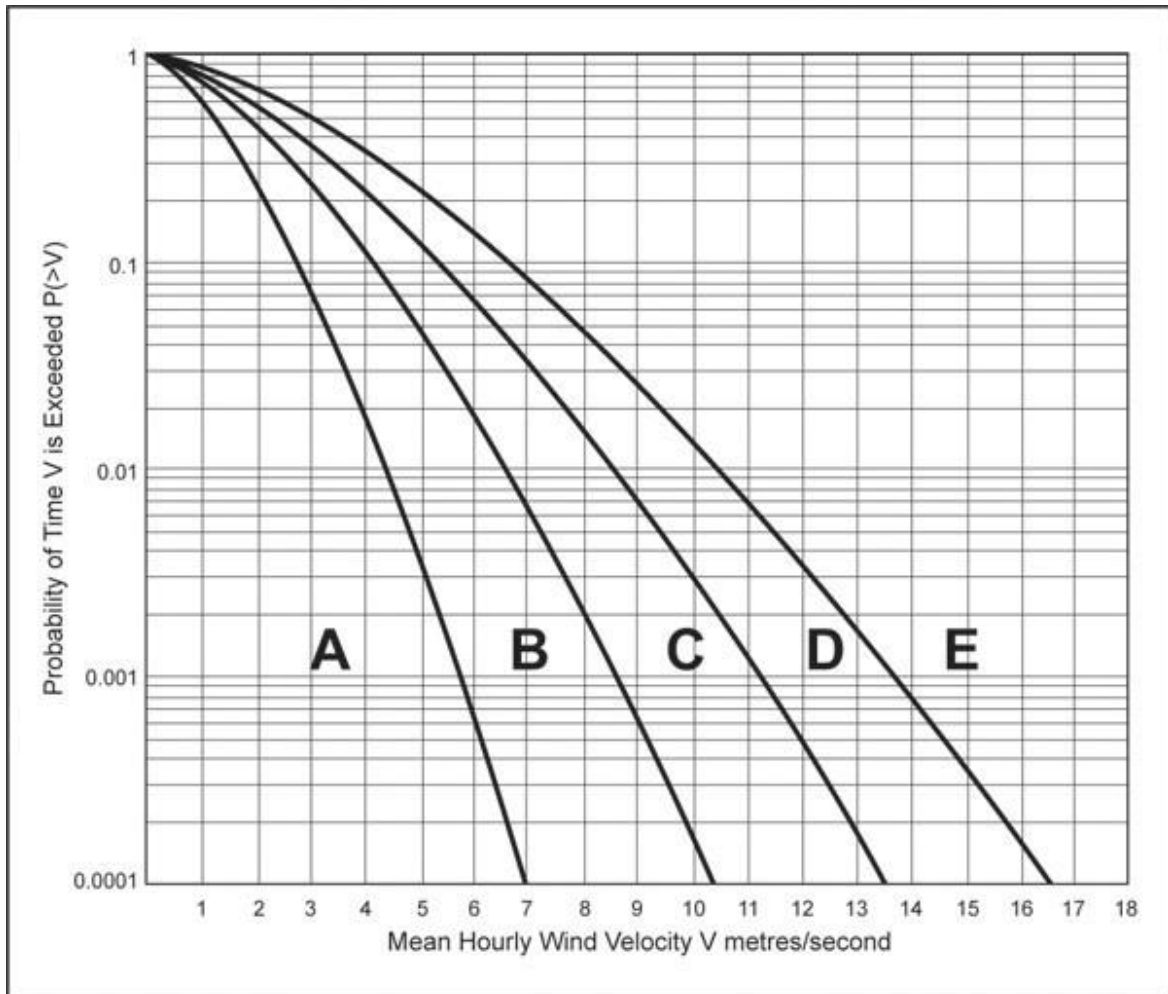
Purpose: mitigate the adverse wind effects generated by tall buildings.

- (1) A new building exceeding 25m in height and additions to existing buildings that increase the building height above 25m must not cause:
- a) the mean wind speed around it to exceed the category for the intended use of the area as set out in Table H13.6.8.1 and Figure H13.6.8.1 below;
 - b) the average annual maximum peak 3-second gust to exceed the dangerous level of 25m/second; and
 - c) an existing wind speed which exceeds the controls of Standard H13.6.8(1)(a) or Standard H13.6.8(1)(b) above to increase.
- (2) A report and certification from a suitably qualified and experienced person, showing that the building complies with Standard H13.6.8(1) above, will demonstrate compliance with this standard.
- (3) If the information in Standard H13.6.8(2) above is not provided, or if such information is provided but does not predict compliance with the rule, a further wind report including the results of a wind tunnel test or appropriate alternative test procedure is required to demonstrate compliance with this standard.

Table H13.6.8.1 Categories

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

Figure H13.6.8.1 Wind environment control



Derivation of the wind environment control graph:

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

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

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

and where:

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

e = The Napierian base 2.7182818285

v = the velocity selected;

k = the constant 1.5; and

c = a variable dependent on the boundary being defined:

A/B, c = 1.548

B/C, c = 2.322

C/D, c = 3.017

D/E, c = 3.715

H13.6.9. Outlook space

Purpose:

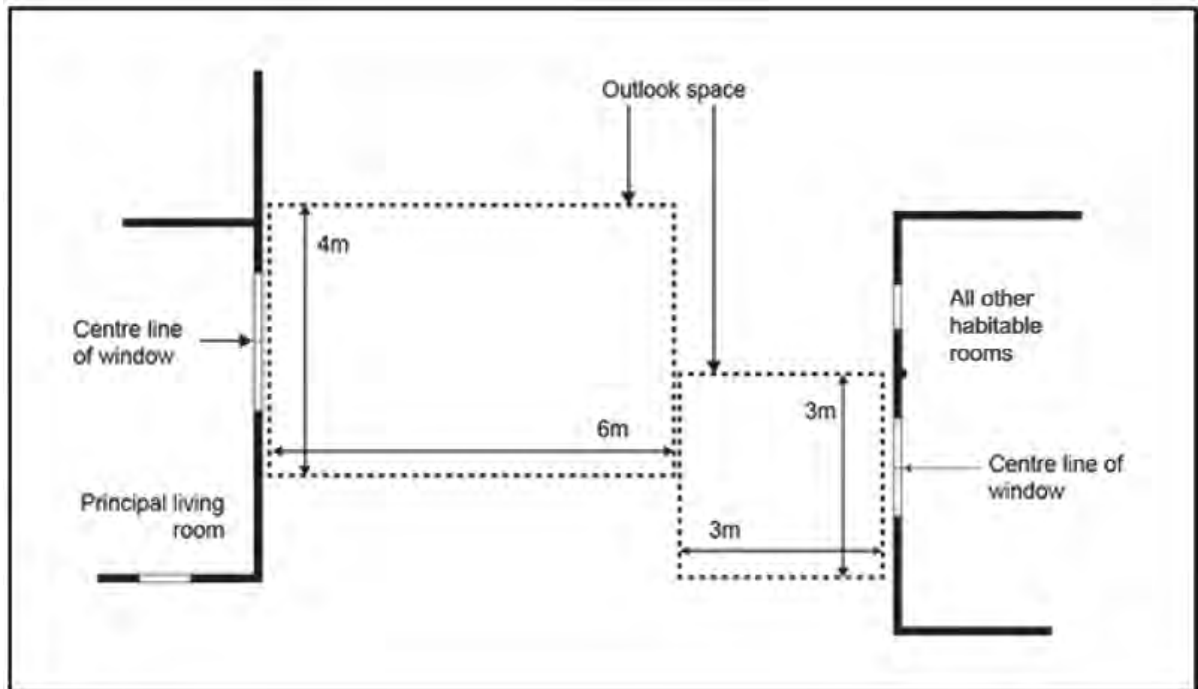
- to ensure a reasonable standard of visual privacy between habitable rooms of different buildings, on the same or adjacent sites; and
- manage visual dominance effects within a site by ensuring that habitable rooms have an outlook and sense of space.

- (1) This standard applies to dwellings, units in an integrated residential development, visitor accommodation and boarding houses.
- (2) An outlook space must be provided from the face of a building containing windows to a habitable room. Where the room has two or more external faces with windows the outlook space must be provided from the face with the largest area of glazing.
- (3) The minimum dimensions for a required outlook space are as follows:
 - (a) a principal living room of a dwelling or main living and dining area within a boarding house or supported residential care must have a outlook space with a minimum dimension of 6m in depth and 4m in width; and
 - (b) all other habitable rooms of a dwelling or a bedroom within a boarding house or supported residential care unit must have an outlook space with a minimum dimension of 3m in depth and 3m in width.
- (4) The depth of the outlook space is measured at right angles to and horizontal from the window to which it applies.
- (5) The width of the outlook space is measured from the centre point of the largest window on the building face to which it applies.
- (6) The height of the outlook space is the same as the floor height, measured from floor to ceiling, of the building face to which the standard applies.
- (7) Outlook spaces may be within the site, over a public street, or other public open space.
- (8) Outlook spaces required from different rooms within the same building may overlap.
- (9) Outlook spaces may overlap where they are on the same wall plane.

(10) Outlook spaces must:

- (a) be clear and unobstructed by buildings;
- (b) not extend over adjacent sites, except for where the outlook space is over a public street or public open space as outlined in H13.6.9(7) above; and
- (c) not extend over an outlook spaces or outdoor living space required by another dwelling.

Figure H13.6.9.1 Required outlook space



H13.6.10 Minimum dwelling size

Purpose: to ensure dwellings are functional and of a sufficient size to provide for the day to day needs of residents, based on the number of occupants the dwelling is designed to accommodate.

(1) Dwellings must have a minimum net internal floor area as follows.

- (a) 30m² for studio dwellings.
- (b) 45m² for one or more bedroom dwellings.

H13.7. Assessment – controlled activities

There are no controlled activities in this zone.

H13.8. Assessment – Restricted discretionary activities

H13.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application:

- (1) activities within 30m of a residential zone, emergency services and service stations:
 - (a) the compatibility of:
 - (i) the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site; and
 - (ii) the effects of the operation of the activity;
on the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects;
 - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
 - (c) the effects of location, design and management of storage and servicing facilities on the amenity values of nearby residential properties including potential visual effects, adequacy of access for service vehicles (including waste collection) and any night time noise effects; and
 - (d) the assessment of the above matters having regard to the need to provide for the functional requirements of the activity;
- (2) supermarkets greater than 450m² and up to 2000m²:
 - (a) the compatibility of the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site, with the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects;
 - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
 - (c) the effects of the size, composition and characteristics of retail activities proposed on the existing and expected future function, role and amenity of other centre zones having regard to the need to enable convenient access of communities to commercial and community services while disregarding any effects ordinarily associated with trade effects on trade competitors; and
 - (d) the assessment of the above matters having regard to the need to provide for the functional requirements of the activity;

- (3) new buildings and alterations and additions to buildings not otherwise provided for:
- (a) the design and appearance of buildings in so far as it affects the existing and future amenity values of public streets and spaces used by significant numbers of people. This includes:
 - (i) the contribution that such buildings make to the attractiveness pleasantness and enclosure of the public space;
 - (ii) the maintenance or enhancement of amenity for pedestrians using the public space or street;
 - (iii) the provision of convenient and direct access between the street and building for people of all ages and abilities;
 - (iv) measures adopted for limiting the adverse visual effects of any blank walls along the frontage of the public space; and
 - (v) the effectiveness of screening of car parking and service areas from the view of people using the public space;
 - (b) the provision of floor to floor heights that will provide the flexibility of the space to be adaptable to a wide variety of use over time.
 - (c) the extent of glazing provided on walls fronting public streets and public spaces and the benefits it provides in terms of:
 - (i) the attractiveness and pleasantness of the public space and the amenity for people using or passing through that space;
 - (ii) the degree of visibility that it provides between the public space and the building interior; and
 - (iii) the opportunities for passive surveillance of the street from the ground floor of buildings;
 - (d) the provision of verandahs to provide weather protection in areas used, or likely to be used, by significant numbers of pedestrians;
 - (e) the application of Crime Prevention through Environmental Design principles to the design and layout of buildings adjoining public spaces;
 - (f) the effects of creation of new roads and/or service lanes on the matters listed above;
 - (g) the positive effects that landscaping, including required landscaping, on sites adjoining public spaces is able to contribute to the amenity values of the people using or passing through the public space;
 - (h) taking an integrated stormwater management approach; and

- (i) all the above matters to be assessed having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate;
- (4) in addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:
- supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy:
- (a) the manner in which these building/developments are integrated with the adjacent existing and planned future centre and zone activities and public spaces and provide for the continuity of active public frontages and associated pedestrian amenity that is appropriate to those centres and zones having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate. This will include the effects of the design and location of parking areas, vehicle access and servicing arrangements on the visual amenity of the streetscape and on pedestrian safety;
- (5) In addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:
- drive-through restaurants; or
 - service stations:
- (a) the effects of the location and design of:
 - (i) buildings and associated equipment, parking and service areas;
 - (ii) access for vehicles including service vehicles; and
 - (iii) landscaping;on the amenity of surrounding areas (particularly residential areas), on streetscapes and on pedestrian amenity and any methods by which those effects can be appropriately managed;
- (6) conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation and boarding houses:
- (a) any matters that do not meet the standards set out for the activity in Standard H13.6.9 or Standard H13.6.10 having regard to the need to ensure a good standard of amenity within and between dwellings, visitor accommodation, boarding houses and retirement villages;
- (7) buildings that do not comply with the standards:
- (a) any policy which is relevant to the standard;
 - (b) the purpose of the standard;

- (c) the effects of the infringement of the standard;
- (d) the effects on the amenity of neighbouring sites;
- (e) the effects of any special or unusual characteristic of the site which is relevant to the standard;
- (f) the characteristics of the development;
- (g) any other matters specifically listed for the standard; and
- (h) where more than one standard will be infringed, the effects of all infringements.

H13.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) activities within 30m of a residential zone, emergency services and service stations:
 - (a) for Matter H13.8.1(1)(a)(i) refer to Policy H13.3(3)(a), Policy H13.3(3)(b), Policy H13.3(3)(c), Policy H13.3(8) and Policy H13.3(21);
 - (b) for Matter H13.8.1(1)(a)(ii) refer to Policy H13.3(3)(a), Policy H13.3(3)(b), Policy H13.3(3)(c), Policy H13.3(8) and Policy H13.3(21);
 - (c) for Matter H13.8.1(1)(b) refer to Policy H13.3(3)(c) and Policy H13.3(7);
 - (d) for Matter H13.8.1(1)(c) refer to Policy H13.3(21); and
 - (e) for Matter H13.8.1(1)(d) refer to Policy H13.3(12);
- (2) supermarkets greater than 450m² and up to 2000m²:
 - (a) for Matter H13.8.1(2)(a) refer to Policy H13.3(3)(a), Policy H13.3(3)(b), Policy H13.3(3)(c) and Policy H13.3(8);
 - (b) for Matter H13.8.1(2)(b) refer to Policy H13.3(7);
 - (c) for Matter H13.8.1(2)(c) refer to Policy H13.3(1); and
 - (d) for Matter H13.8.1(2)(d) refer to Policy H13.3(12);
- (3) new buildings and alterations and additions to buildings not otherwise provided for:
 - (a) for Matter H13.8.1(3)(a)(i) refer to Policy H13.3(3)(a) and Policy H13.3(3)(b);
 - (b) for Matter H13.8.1(3)(a)(ii) refer to Policy H13.3(3)(c);
 - (c) for Matter H13.8.1(3)(a)(iii) refer to Policy H13.3(4);

- (d) for Matter H13.8.1(3)(a)(iv) refer to Policy H13.3(3)(a);
 - (e) for Matter H13.8.1(3)(a)(v) refer to Policy H13.3(7);
 - (f) for Matter H13.8.1(3)(b) refer to Policy H13.3(6);
 - (g) for Matter H13.8.1(3)(c)(i) refer to Policy H13.3(3)(a) and Policy H13.3(3)(b);
 - (h) for Matter H13.8.1(3)(c)(ii) refer to Policy H13.3(3)(a) and Policy H13.3(3)(b);
 - (i) for Matter H13.8.1(3)(c)(iii) refer to Policy H13.3(3)(a) and Policy H13.3(3)(b);
 - (j) for Matter H13.8.1(3)(d) refer to Policy H13.3(3)(c);
 - (k) for Matter H13.8.1(3)(e) refer to Policy H13.3(3)(c);
 - (l) for Matter H13.8.1(3)(f) refer to Policy H13.3(3)(b);
 - (m) for Matter H13.8.1(3)(g) refer to Policy H13.3(3)(c);
 - (n) for Matter H13.8.1(3)(h) refer to Policy [E1.3\(10\)](#);
 - (o) for Matter H13.8.1(3)(i) refer to Policy H13.3(3)(12);
- (4) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:
- supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m² gross floor area per tenancy:
- (a) refer to Policy H13.3(1), Policy H13.3(5) and Policy H13.3(20);
- (5) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:
- drive-through restaurants; or
 - service stations:
- (a) refer to Policy H13.3(3)(a), Policy H13.3(3)(b), Policy H13.3(3)(c), Policy H13.3(7), Policy H13.3(8), Policy H13.3(12) and Policy H13.3(21);
- (6) conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation and boarding houses:
- (a) refer to Policy H13.3(2);
- (7) buildings that do not comply with the standards:

H13 Business – Mixed Use Zone

(a) height, height in relation to boundary, building setbacks at upper floors, maximum tower dimension and tower separation:

(i) refer to Policy H13.3(3)(a), Policy H13.3(3)(b), Policy H13.3(8), Policy H13.3(13), Policy H13.3(14) and Policy H13.3(21);

(b) yards and landscaping:

(i) refer to Policy H13.3(3)(b), Policy H13.3(3)(c), Policy H13.3(7) and Policy H13.3(8);

(c) maximum impervious area in a riparian yard:

(i) refer to Policy H13.3(22);

(d) wind:

(i) refer to Policy H13.3(11);

(e) outlook space, minimum dwelling size:

(i) refer to Policy H13.3(2).

H13.9. Special information requirements

There are no special information requirements in this zone.

H25. Special Purpose – Healthcare Facility and Hospital Zone

H25.1. Zone description

The Special Purpose – Healthcare Facility and Hospital Zone applies to several of Auckland’s hospitals and healthcare facilities. These are generally large, land-extensive facilities with a range of activities related to their primary function. The sites generally consist of extensive and highly visible buildings and substantial parking areas.

The zone enables a range of healthcare related and supporting activities to cater for the diverse requirements of the users, employees and visitors to the hospitals and healthcare facilities.

H25.2. Objectives

- (1) The efficient operation and development of hospitals and healthcare facilities to support the community’s healthcare needs is enabled.
- (2) A comprehensive range of hospital and healthcare activities, buildings and infrastructure, and accessory buildings and activities are provided for.
- (3) The adverse effects of hospital and healthcare activities, buildings and infrastructure, and accessory buildings and activities on adjacent areas are avoided, remedied or mitigated.

H25.3. Policies

- (1) Enable a range of hospital and healthcare facilities to meet the health and well-being needs of the community.
- (2) Enable for a range of non-healthcare activities provided they:
 - (a) do not compromise the efficient use of the zone for hospital and healthcare activities; and
 - (b) avoid, remedy or mitigate significant adverse effects, including traffic effects.
- (3) Minimise the effects of supporting activities and services on the amenity values of the adjacent land.
- (4) Minimise significant adverse effects of overshadowing, visual dominance and loss of visual privacy on adjacent properties by use of graduated building heights and by locating higher buildings away from the zone boundary.
- (5) Provide for additional building height in identified locations, where it:
 - (a) enables the efficient operation of the hospital or healthcare facility; and
 - (b) can be accommodated without significant adverse effects on adjacent properties.

- (6) Require new buildings and significant additions to buildings that adjoin streets and public open spaces to be designed to contribute to the maintenance and enhancement of amenity values while enabling the efficient use of the site.
- (7) Encourage new buildings to be designed to provide a high standard of amenity and safety.

H25.4. Activity table

Table H25.4.1 specifies the activity status of land use and development activities in the Special Purpose - Healthcare Facility and Hospital Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H25.4.1 Activity Table

Activity		Activity status
Use		
Accommodation		
(A1)	Boarding houses	RD
(A2)	Visitor accommodation	RD
(A3)	Dwellings accessory to healthcare facilities	P
(A4)	Supported residential care	P
(A5)	Dwellings not specified above	D
(A6)	Retirement villages	D
Community		
(A7)	Care centres	P
(A8)	Community facilities	P
(A9)	Education facilities	P
(A10)	Healthcare facilities	P
(A11)	Hospitals	P
(A12)	Informal recreation and leisure	P
(A13)	Organised sport and recreation	P
(A14)	Information facilities	P
(A15)	Public amenities	P
(A16)	Artworks	P
(A17)	Tertiary education facilities accessory to healthcare	P
Development		
(A18)	Buildings, alterations, additions and demolition unless otherwise specified below	P
(A19)	Conversion of buildings or part of buildings to dwellings	D
(A20)	New buildings or additions to existing buildings that increase the building footprint by more than 20 per cent, that are visible from and located within 10m of a public road or an open space zone	RD

(A21)	New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone	RD
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H25.5. Notification

- (1) Any application for resource consent for any of the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:
- (a) new buildings or additions to existing buildings that increase the building footprint by more than 20 per cent that are visible from and located within 10m of a public road or open space zone; and
 - (b) new parking buildings visible from and located within 10m of a public road or a residential zone or open space zone.
- (2) Any application for resource consent for an activity listed in Table H25.4.1 Activity table and which is not listed in H25.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

H25.6. Standards

All activities listed as a permitted or restricted discretionary activity in Table H25.4.1 Activity table must comply with the following standards.

Where a healthcare facility comprises multiple adjoining sites zoned Special Purpose – Healthcare Facility and Hospital Zone, the sites will be treated as a single site for the purposes of applying the following standards.

H25.6.1. Building height

- (1) Buildings heights are specified in Table H25.6.1.1 Building heights and Figure H25.6.1.1 Auckland Hospital permitted building heights.

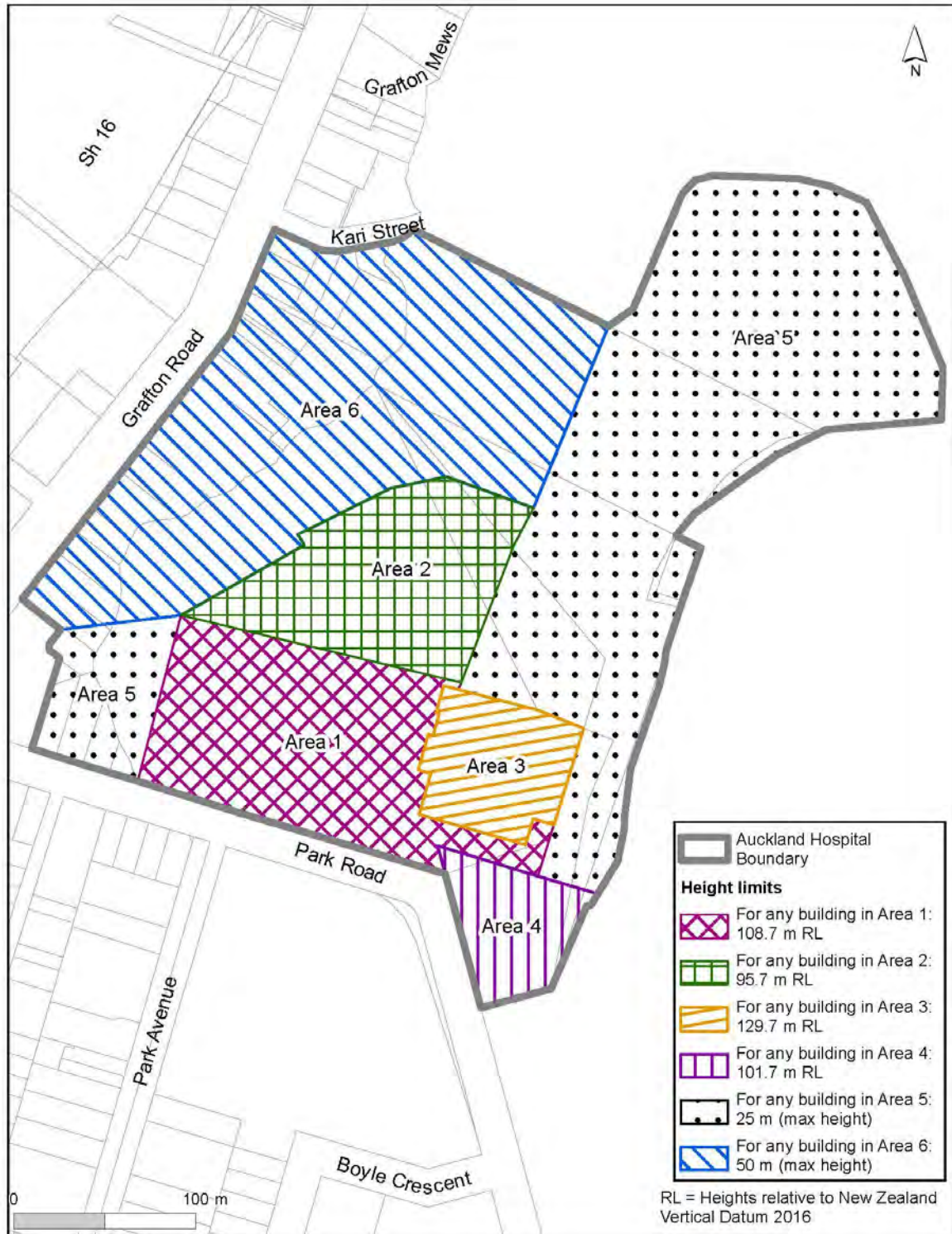
Table H25.6.1.1: Building heights

Site area	Permitted activity standard	Restricted discretionary activity standard	Discretionary activity standard
Sites with a total site area up to 4ha	Up to 16m	Between 16m and up to 25m	Greater than 25m
Sites with a total site area greater than 4ha	Up to 26m	Between 26m and up to 35m	Greater than 35m
Sites subject to the	Up to the	Infringements	Infringements to

H25 Special Purpose – Healthcare Facility and Hospital Zone

Height Variation Control	height specified on the Height Variation Control	to the Height Variation Control and up to 35m	the Height Variation Control and greater than 35m
Auckland Hospital buildings	Up to the height specified in Figure H25.6.1.1	Buildings infringing the height specified in Figure H25.6.2.1 and up to 35m	Buildings infringing the height specified in Figure H25.6.1.1 and greater than 35m

Figure H25.6.1.1 Auckland Hospital permitted building heights



(2) The building heights in Figure H25.6.1.1 Auckland Hospital permitted building heights for Areas 1 to 4 are measured using Reduced Levels (RL in terms of NZVD2016). Areas 5 and 6 are measured as per the Plan definition of height.

H25.6.2. Height in relation to boundary

- (1) Where a site in the Special Purpose – Healthcare Facility and Hospital Zone directly adjoins a site in another zone, the height in relation to boundary standard that applies in the adjoining zone applies to the adjoining Special Purpose - Healthcare Facility and Hospital Zone boundary.
- (2) Where a site in the Special Purpose – Healthcare Facility and Hospital Zone directly adjoins a site in another zone that does not specify a height in relation to boundary standard, the yard and/or setback standard in the adjoining zone applies to the adjoining the Special Purpose – Healthcare Facility and Hospital Zone boundary.
- (3) Where a site in the Special Purpose – Healthcare Facility and Hospital Zone adjoins a site in an open space zone, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level along the open space zone boundary.

H25.6.3. Yards

- (1) The yards in Table H25.6.3.1 must be provided.

Table H25.6.3.1 Yards

Yard	Dimension
Front yard, except where the properties adjoining the zone on that road frontage are in the Business – Mixed Use Zone or one of the business centre zones	3m
Side and rear yards - where the site adjoins a site in a residential zone, open space zone or the Future Urban Zone	3m
Riparian yard	5m from the edge of permanent and intermittent streams
Lake side yard	20m
Coastal protection yard	25m, or as otherwise specified in Appendix 6

H25.6.4. Maximum impervious area

- (1) The maximum impervious area must not be greater than 80 per cent.

H25.6.5. Screening

- (1) Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone or public open space adjoining a boundary with, or on the opposite side of the road from, a Special Purpose – Hospital and Healthcare Facility Zone, must be screened from those areas by a solid wall or fence at least 1.8m high.

H25.6.6. Dwellings accessory to a healthcare activity

- (1) Detached dwellings accessory to a healthcare facility must comply with the following Residential – Mixed Housing Suburban Zone standards:
 - (a) [H4 Residential – Mixed Housing Suburban Zone – Standard H4.6.11](#);
 - (b) [H4 Residential – Mixed Housing Suburban Zone – Standard H4.6.12](#); and
 - (c) [H4 Residential – Mixed Housing Suburban Zone – Standard H4.6.13](#).
- (2) Attached dwellings accessory to a healthcare facility must comply with the following [Residential – Terrace Housing and Apartment Buildings Zone](#) standards:
 - (a) [H6 Residential – Terrace Housing and Apartment Buildings Zone – Standard H6.6.13](#);
 - (b) [H6 Residential – Terrace Housing and Apartment Buildings Zone – Standard H6.6.14](#); and
 - (c) [H6 Residential – Terrace Housing and Apartment Buildings Zone – Standard H6.6.15](#).

H25.7. Assessment – controlled activities

There are no controlled activities in this section.

H25.8. Assessment – restricted discretionary activities

H25.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application.

- (1) Visitor accommodation and boarding houses:
 - (a) effects on adjoining properties, especially residential properties including effects of overshadowing and loss of privacy; and
 - (b) on-site amenity.
- (2) New buildings or additions to buildings that increase the building footprint by more than 20 per cent, that are visible from and located within 10m of a public road or an open space zone:
 - (a) the effects of the building design and external appearance on the adjoining streetscape and adjoining land zoned open space.
- (3) New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone:
 - (a) the effects of the building design and external appearance on the adjoining streetscape and adjoining land zoned open space; and
 - (b) the adverse effects on amenity values of adjoining land zoned residential.

H25.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) Visitor accommodation and boarding houses:
 - (a) whether the development complies with [H6 Residential - Terrace Housing and Apartment Buildings Zone – Rule H6.6.13](#) or meets the purpose of the standard.
- (2) New buildings or additions to buildings that increase the building footprint by more than 20 per cent, that are visible from and located within 10m of a public road or an open space zone:
 - (a) the extent to which design features can be used to break up the bulk of the building by, for example varying building elevations, setting parts of the building back, and the use of architectural features without compromising the functional requirements of the use of the building;
 - (b) the extent to which the visual effects of the building can be softened by landscaping; and
 - (c) the extent to which any service elements (roof plant, exhaust and intake units and roof equipment) that could be viewed from the road or public open space zone can be integrated as part of the façade or roof of the building.
- (3) New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone:
 - (a) the extent to which design features can be used to break up the bulk of the building by, for example varying building elevations, setting parts of the building back, and the use of architectural features without compromising the functional requirements of the use of the building;
 - (b) the extent to which the visual effects of the building can be softened by landscaping; and
 - (c) the extent to which any service elements (roof plant, exhaust and intake units and roof equipment) that could be viewed from the road or public open space zone can be integrated as part of the façade or roof of the building.

H25.9. Special information requirements

There are no special information requirements in this section.

H28. Special Purpose – Quarry Zone

H28.1. Zone description

Mineral resources are important to Auckland's economy and development. The Special Purpose – Quarry Zone provides for significant mineral extraction activities to ensure that mineral extraction can continue in a manner that minimises adverse effects. These provisions seek to ensure that the demand for minerals can be met, where possible, from supply sources within Auckland.

H28.2. Objectives

- (1) Mineral extraction activities and appropriate compatible activities are carried out efficiently at significant mineral extraction sites.
- (2) The significant adverse effects associated with mineral extraction are avoided, remedied or mitigated.
- (3) The rehabilitation of quarries is assisted by cleanfills and managed fills.

H28.3. Policies

- (1) Apply the Special Purpose – Quarry Zone to significant mineral resources and extraction sites that provide for mineral extraction.
- (2) Enable appropriate compatible land uses within or adjoining the zone, including mineral recycling activities and the manufacture of products using raw materials from mineral extraction activities.
- (3) Avoid where practicable, or otherwise remedy and mitigate significant adverse effects on areas where there are natural and physical resources that have been scheduled in the Plan in relation to natural heritage, Mana Whenua, natural resources, coastal, historic heritage and special character.
- (4) Manage noise, vibration, dust and illumination to protect existing adjacent activities sensitive to these effects from unreasonable levels of noise, vibration, dust and illumination.
- (5) Require the rehabilitation of sites following mineral extraction activities to enable the land to be used for other purposes.
- (6) Avoid, remedy or mitigate adverse effects of traffic generation and maintain safety for all road users, and particularly measures to manage heavy vehicles entering or exiting the site and on quarry transport routes.
- (7) Require quarry operators to internalise the adverse effects associated with new or enlarged mineral extraction activities as far as practicable while recognising the need to allow for the efficient ongoing extraction of mineral resources.
- (8) Enable cleanfills and managed fills where they can assist the rehabilitation of quarries.

H28.4. Activity table

Table H28.4.1 specifies the activity status of land use and development activities in the Special Purpose – Quarry Zone pursuant to section 9(3) of the Resource Management Act 1991.

All buildings accessory to any activity specified in the table have the same status as the activity itself unless otherwise specified in the table.

The objectives, policies, permitted activities and associated standards for land disturbance are located in [E12 Land disturbance – District](#).

Table H28.4.1 Activity table - Land use and development [dp]

Activity		Activity status
Use		
(A1)	Farming	P
(A2)	Forestry	P
(A3)	Conservation planting	P
(A4)	Rural commercial services	D
(A5)	Rural industries	D
(A6)	On-site primary produce manufacturing	P
(A7)	Mineral extraction activities	C
(A8)	Processing and recycling mineral material, construction waste and demolition waste	P
(A9)	Industrial activities that utilise the extracted minerals as the principal raw material	D
(A10)	Rehabilitation of quarries using cleanfill or managed fill	P
Development		
(A11)	Demolition of buildings	P
(A12)	New buildings or additions and alterations to existing buildings accessory to mineral extraction activities up to 200m ² gross floor area	P
(A13)	Buildings that do not comply with the controlled activity Standard H28.6.2	RD
Land disturbance - District		
(A14)	Greater than 2500m ²	C
(A15)	Greater than 2500m ³	C

The objectives, policies, permitted activities and associated standards for land disturbance are located in Section [E11 Land disturbance – Regional](#).

Table H28.4.2 specifies the activity status of land use and development activities in the Special Purpose – Quarry Zone pursuant to section 9(2) of the Resource Management Act 1991.

Table H28.4.2 Activity table - Land disturbance – Regional [rp]

Activity		Activity status
Land disturbance – Regional		
(A16)	Greater than 10,000m ² where land has a slope less than 10 degrees and is outside the Sediment Control Protection Area ¹	C
(A17)	Greater than 2,500m ² where the land has a slope equal to or greater than 10 degrees	C
(A18)	Greater than 2,500m ² within the Sediment Control Protection Area ¹	C

Note 1

Sediment Control Protection Area is defined as:

- (a) 100m either side of a foredune or 100m landward of the coastal marine area (whatever is the more landward of mean high water springs); and
- (b) 50m landward of the edge of a watercourse, or wetland of 1000m² or more.

H28.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table H28.4.1 or Table H28.4.2 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table H28.4.1 Activity table or activity that infringes the standards and which is not listed in H28.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

H28.6. Standards

H28.6.1. Permitted activity standards

All activities listed as a permitted activity in Table H28.4.1 must comply with the following permitted activity standard.

H28.6.1.1. Building height, gross floor area and yard

- (1) Buildings, additions and alterations accessory to mineral extraction activities must:
 - (a) not exceed 9m in height;
 - (b) not exceed 200m² gross floor area; and

(c) be set back from the boundary by the minimum depth of 20m.

H28.6.1.2. On-site primary produce manufacturing and processing and recycling mineral material, construction waste and demolition waste

(1) Buildings required for or accessory to on-site primary produce manufacturing and processing and recycling mineral material, construction waste and demolition waste must:

(a) not exceed 500m² gross floor area; and

(b) be set back from the rear boundary by a minimum depth of 12m; and

(c) be set back from the side boundary by a minimum depth of 12m.

H28.6.2. Controlled activity standards

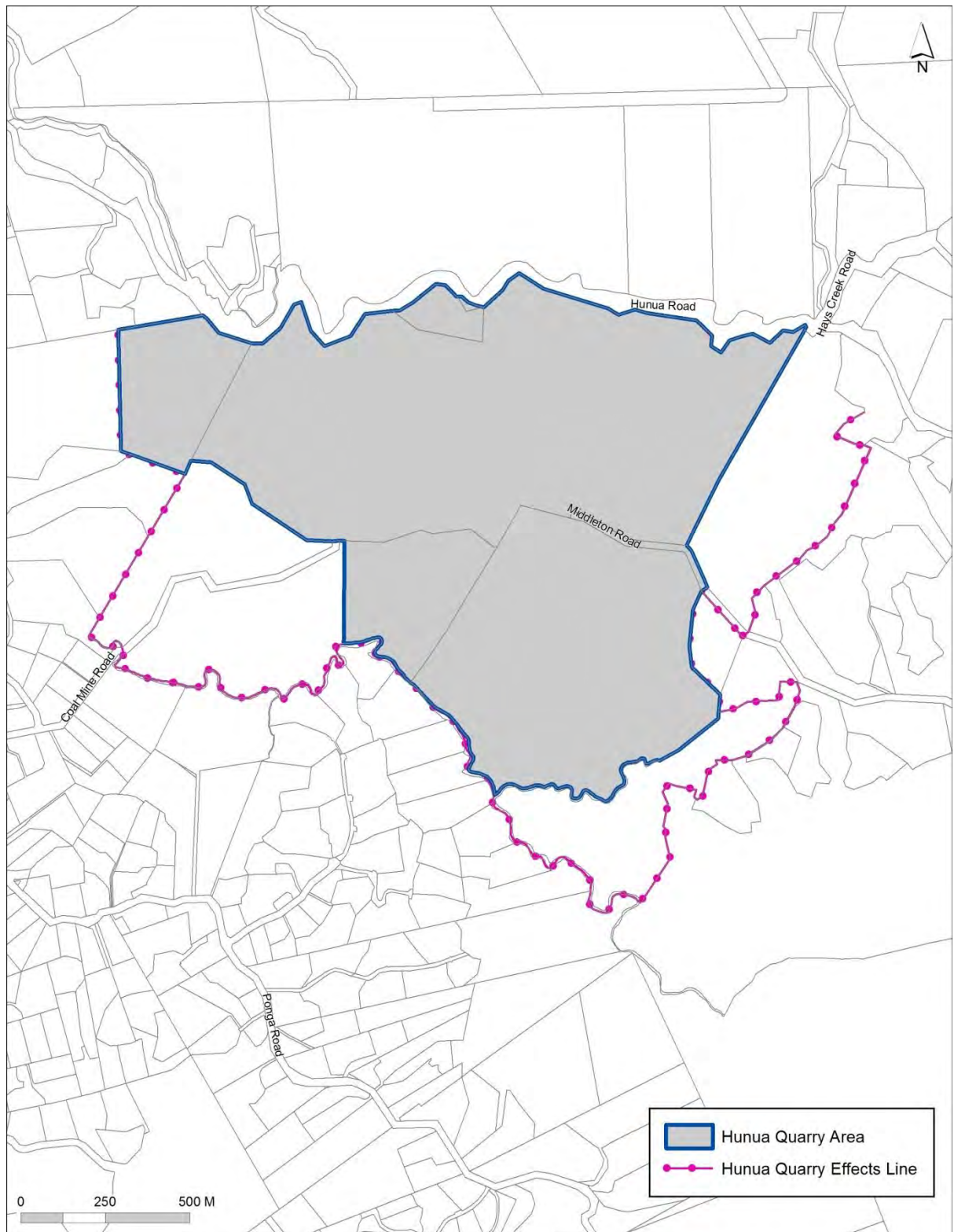
All activities listed as a controlled activity in Table H28.4.1 and Table H28.4.2 must comply with the following controlled activity standards.

H28.6.2.1. Noise

(1) Noise from mineral extraction activities must not exceed the noise levels in Table H28.6.2.1.1 at a notional boundary from any dwelling that existed at 1 January 2001 outside the Special Purpose – Quarry Zone.

(2) Noise from mineral extraction within the Hunua Quarry must not exceed the noise limits in Table H28.6.2.1.2 at the quarry effects line as identified in Figure H28.6.2.1.1

Figure H28.6.2.1.1 Hunua quarry effects line



- (3) Noise must be measured and assessed in accordance with New Zealand Standard on Acoustics - Measurement of Environmental Sound (NZS 6801:2008) and New Zealand Standard on Acoustics - Environmental Noise (NZS:6802:2008).

Table H28.6.2.1.1 Noise levels

Times	Noise levels
7am-9pm, Monday to Friday	L _{Aeq} 55dB
7am-4pm, Saturday	L _{Aeq} 55dB
All other times and on public holidays	L _{Aeq} 45db L _{AFmax} 75dB

Table H28.6.2.1.2 Noise levels at the quarry effects line for Hunua Quarry

Times	Noise levels
7am-6pm, Monday to Friday	L _{Aeq} (15 min) 65dB
7am-4pm, Saturday	L _{Aeq} (15 min) 65dB
All other times and on public holidays	L _{Aeq} (15 min) 45dB L _{AFmax} 75dB

H28.6.2.2. Vibration and blasting

- (1) Noise created from the use of explosives must not exceed a peak overall sound pressure of 128dB L_{zpeak}.
- (2) The measurement of blast noise (air blast) and ground vibration from blasting must be measured at the notional boundary of a dwelling that existed at 1 January 2001.
- (3) Vibration generated by blasting shall be measured within a building in accordance with Appendix J of Part 2 of Australian Standard AS 2187 2006.
- (4) All blasting is restricted to:
- (d) 9am-5pm, Monday to Saturday;
 - (e) an average of two occasions per day over a calendar fortnight; and
 - (f) except where necessary because of safety reasons.
- (5) Blasting activities must be controlled to ensure any resulting ground vibration does not exceed the limits set out in German standard DIN 4150-3 1999: Structural vibration – Part 3 Effects of vibration on structures

when measured on the foundation in the horizontal axis on the highest floor of an affected building.

- (6) A siren must be used prior to blasting to alert people in the vicinity.

H28.6.2.3. Building height

- (1) Buildings must not exceed 24m in height.

H28.6.2.4. Maximum building coverage

- (1) The maximum building coverage must not exceed 30 per cent of the site.

H28.6.2.5. Yards

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H28.6.2.5.1 where a Special Purpose – Quarry Zone is located inside the rural urban boundary and Table H28.6.2.5.2 where a Special Purpose – Quarry Zone is located outside the rural urban boundary.

Table H28.6.2.5.1 Yards for Special Purpose – Quarry Zone located inside the rural urban boundary

Yard	Minimum depth
Front	7.5m
Rear	5m
Side	5m
Riparian	10m from the edge of a river where a boundary adjoins a river whose bed has an average width of 3m or more

Table H28.6.2.5.2 Yards for Special Purpose – Quarry Zone located outside the rural urban boundary

Yard	Minimum depth
Front	12m (administration building or weigh bridge) 30m (all other buildings)
Rear	5m
Side	5m

H28.6.2.6. On-site primary produce manufacturing and processing and recycling mineral material, construction waste and demolition waste

- (2) Buildings required for or accessory to on-site primary produce manufacturing and processing and recycling mineral material, construction waste and demolition waste must:

- (g) not exceed 500m² gross floor area; and

- (h) be set back from the rear boundary by a minimum depth of 12m; and
- (i) be set back from the side boundary by a minimum depth of 12m.

H28.6.2.7. Land disturbance

(1) A Quarry Management Plan must be submitted that includes the following:

- (a) a site plan indicating:
 - (i) existing topography, contours, drainage, natural watercourses, vegetation cover and any other significant landform or features;
 - (ii) site layout, general design and location of buildings;
 - (iii) areas for extraction (including pits and faces), storage (including overburden), stockpiling, processing and distribution;
 - (iv) predicted final contours and drainage; and
 - (v) areas where land disturbance activities are not proposed.
- (b) a description of current and future operations, including:
 - (i) vegetation removal and site preparation, including stripping and stockpiling or disposal of soil and overburden;
 - (ii) the proposed methodology for certifying imported cleanfill;
 - (iii) the method of site access, vehicle circulation and onsite parking; and
 - (iv) monitoring and reporting proposed in relation to the above measures.
- (c) an erosion and sediment control plan, including calculations to confirm compliance with best practice for quarrying and associated activities including overburden removal for the following 12 months, which includes:
 - (i) overburden removal and disposal operations planned for the following 12 months;
 - (ii) areas of expected quarry operations for the following 12 months;
 - (iii) results of the previous 12 months of sampling inclusive of summarised rainfall records and assessment of results (where previous quarrying has occurred within the site);
 - (iv) assessment of the effectiveness of erosion and sediment control measures and any sediment related effects on the receiving

environment (where previous quarrying has occurred within the site); and

- (v) any existing discharge standards, compliance measures and responses to non-compliance (where previous quarrying has occurred within the site).

H28.7. Assessment – controlled activities

H28.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application:

(1) mineral extraction activities:

- (a) traffic and access;
- (b) visual amenity; and
- (c) site rehabilitation.

(2) land disturbance:

- (a) measures to avoid, remedy or mitigate adverse effects on water bodies and the mauri of water (with particular regard to sensitive receiving environments); including:
 - (i) the design and suitability of erosion and sediment control measures to be implemented during the works;
 - (ii) staging of works and progressive stabilisation;
 - (iii) timing and duration of works;
 - (iv) term of consent; and
 - (v) the treatment of stockpiled materials on the site.
- (b) avoidance or mitigation of adverse effects on overland flow paths and one per cent AEP flood plains (where outside the quarry pit); and
- (c) avoidance or mitigation of risk that may occur as a result of natural or manmade hazards.

H28.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities:

(1) mineral extraction activities:

- (a) traffic and access:
 - (i) whether the expected traffic generated by the activity appropriately avoids, remedies or mitigates adverse effects on the safe and efficient functioning of the surrounding road network;

- (ii) the extent to which entry and exit points to the site are designed to suitably accommodate all traffic movements, and in doing so, avoid, remedy or mitigate disruption to traffic flows on the adjoining road network.
- (b) visual amenity:
- (i) whether mineral extraction activities in close proximity to dwellings mitigate significant adverse visual amenity effects through the use of screening and landscaping; and
 - (ii) whether buildings associated with mineral extraction activities are designed so that they are removable on completion of the mineral extraction activities.
- (c) site rehabilitation:
- (i) how the site will be rehabilitated after mineral extraction activities cease.
- (2) land disturbance:
- (a) the proximity of the proposed land disturbance to any water body and the extent to which erosion and sediment controls and the proposed earthworks will adequately avoid, remedy or mitigate adverse effects on:
 - (i) water quality;
 - (ii) ecological health;
 - (iii) stream bank erosion;
 - (iv) riparian margins;
 - (v) the mauri of water; and
 - (vi) the quality of taiāpure or mahinga mātaītai.
 - (b) whether the extent or impacts of adverse effects from the land disturbance can be mitigated by managing the duration, season or staging of such works;
 - (c) the extent to which the land disturbance exacerbates flooding at any location upstream or downstream of the works;
 - (d) the extent to which the effects from natural hazards will be avoided or mitigated and the extent to which the land disturbance will affect the stability and erosion potential within the Special Purpose – Quarry Zone and surrounding area; and
 - (e) whether the land disturbance and final ground levels will adversely affect the frequency of flooding beyond the Special Purpose – Quarry Zone, or the entry and exit point of overland flow paths.

H28.8. Assessment – restricted discretionary activities

H28.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application:

- (1) noise:
 - (a) significant adverse effects on amenity values;
 - (b) hours of operation;
 - (c) noise levels, location of noise source, frequency, duration or other special characteristics of noise; and
 - (d) mitigation measures.
- (2) vibration and blasting:
 - (a) adverse effects on amenity values; and
 - (b) location of blasting, frequency, duration and time of day.
- (3) height:
 - (a) extent and visibility of non-compliance from adjacent zones;
 - (b) adverse effects on amenity values; and
 - (c) building form, location, external cladding and colour.
- (4) maximum building coverage:
 - (a) extent and visibility of non-compliance from adjacent zones;
 - (b) adverse effects on amenity values; and
 - (c) building form, location, external cladding and colour.
- (5) yards:
 - (a) setback from boundaries:
 - (i) adverse effects on amenity values and/or streetscape; and
 - (ii) adverse effects on road visibility safety.
 - (b) setback from river:
 - (i) adverse effects on amenity values;
 - (ii) adverse effects on water bodies and ecosystems; and
 - (iii) adverse effects on public access to rivers.

H28.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

(1) noise:

- (a) whether noise, where it exceeds the standards, is intrusive and contrasts with the characteristics of the existing noise environment in terms of level, character, duration and timing;
- (b) whether nearby activities are sensitive to noise;
- (c) whether the topography of the area influences sound propagation;
- (d) whether noise attenuation methods can avoid, remedy or mitigate significant adverse effects; and

(2) vibration and blasting:

- (a) whether vibration and blasting, where it exceeds the standards, is intrusive and contrasts with the characteristics of the existing environment in terms of level, character, duration and timing;
- (b) whether nearby activities are sensitive to vibration and blasting;
- (c) whether the topography or geology of the area influences the effects of blasting;
- (d) whether site management methods can avoid, remedy or mitigate significant adverse effects;
- (e) whether a communications protocol for the blasting programme is proposed with adjoining residents;
- (f) whether the blasting is necessary, where it exceeds the standards, for safety or to access significant mineral resources; and

(3) height:

- (a) whether the additional building height will:
 - (i) adversely affect the character and visual amenity of the area;
 - (ii) adversely affect the privacy or outlook of adjoining sites;
 - (iii) have overbearing adverse effects on adjoining sites; and
 - (iv) adversely effect an outstanding natural landscape.
- (b) whether measures can be undertaken to avoid, remedy or mitigate significant adverse effects, and the degree to which they would be successful including the extent to which topography, alternative design, planting or setbacks can mitigate adverse effects.

(4) maximum building coverage:

(a) whether the additional building coverage will:

- (i) adversely affect the character and visual amenity of the area; and
- (ii) have an overbearing adverse effect on adjoining sites;

(b) whether measures can be undertaken to avoid, remedy or mitigate significant adverse effects, and the degree to which they would be successful including the extent to which topography, alternative design, planting or setbacks can mitigate adverse effects.

(5) yards:

(a) whether the reduced setback will:

- (i) adversely affect the streetscape of the area;
- (ii) adversely affect the privacy and outlook of adjoining sites; and
- (iii) adversely affect vehicle movements on the road.

(b) whether the infringement is necessary due to the shape, boundaries or nature and physical features of the Special Purpose – Quarry Zone;

(c) whether the nature, form, scale and extent of the proposed building is appropriate;

(d) whether the building will have significant adverse effects on the visual amenity, openness and natural character values of water bodies and their margins;

(e) whether measures can be undertaken to avoid, remedy or mitigate significant adverse effects, and the degree to which they would be successful including:

- (i) through utilising existing topography or vegetation; and
- (ii) through screening and or planting and alternative design.

(f) whether an infringement to the setback from water:

- (i) adversely affects the natural function of the water body, water quality, and land and water based habitats; and
- (ii) adversely affects the public's access and recreational enjoyment of the river.

H28.9. Special information requirements

There are no special information requirements in this section.

H29. Special Purpose – School Zone

H29.1. Zone description

The Special Purpose – School Zone applies to Auckland’s independent and integrated schools and associated community facilities, and is characterised by campus-style developments. The purpose of the zone is to allow the continued operation and further development of these schools and associated facilities.

Refer to [Chapter K: Designations for Ministry of Education](#) owned sites subject to designations.

This zone does not apply to existing or future schools located in the city centre, metropolitan or town centres.

H29.2. Objectives

- (1) The educational needs of school students are met and the well-being of students, staff and visitors is provided for.
- (2) School activities, including the development of new schools and appropriate redevelopment, intensification and expansion of existing schools, are enabled.
- (3) Opportunities for communities to use school facilities, and for the co-location of school and community facilities are provided.
- (4) Adverse effects of schools, community facilities and associated activities and their use on adjacent areas are avoided, remedied or mitigated.

H29.3. Policies

- (1) Enable the efficient utilisation of school land, buildings and infrastructure.
- (2) Enable a range of activities including education, recreation, early childhood learning services, worship and residential accommodation, and appropriate accessory activities.
- (3) Enable community use of the existing and future school land, buildings and infrastructure and the co-location of school and community facilities provided they:
 - (a) do not compromise the use of the zone for school activities; and
 - (b) avoid remedy or mitigate adverse effects on adjoining properties.
- (4) Minimise adverse effects on adjacent properties from development that causes overshadowing, visual domination, loss of visual privacy and loss of other amenity values by the use of building setbacks, screening, graduated building heights and by locating higher buildings away from the zone boundary.
- (5) Provide for additional building height in identified locations where it:
 - (a) provides for the efficient use of the site; and

(b) can be accommodated without significant adverse effects on adjacent properties.

(6) Encourage new buildings to be designed to provide a high standard of amenity and safety.

(7) Require new buildings and significant additions to buildings that adjoin streets and public open spaces to be designed to contribute to the maintenance and enhancement of amenity values while enabling the efficient use of the site.

H29.4. Activity table

Table H29.4.1 Activity table specifies the activity status of land use and development activities in the Special Purpose – School Zone pursuant to section 9(3) of the Resource Management Act 1991.

Table H29.4.1 Activity table

Activity		Activity status
Use		
Accommodation		
(A1)	Dwellings	P
(A2)	Student accommodation	P
Commerce		
(A3)	School shops	P
Community		
(A4)	Care centres	P
(A5)	Community facilities	P
(A6)	Community use of education facilities	P
(A7)	Education facilities	P
(A8)	Healthcare services accessory to education facilities	P
(A9)	Informal recreation	P
(A10)	Organised sport and recreation	P
(A11)	Public amenities	P
(A12)	Recreation facilities	P
Rural		
(A13)	Horticulture accessory to education facilities	P
(A14)	Farming accessory to education facilities (excluding pig keeping and pig farming)	P
Development		
(A15)	New buildings, additions and alterations, and demolition, unless otherwise specified	P
(A16)	New buildings or additions to existing buildings that increase the building footprint by more than 20 per cent and that are visible from and located within 10m of a public road or an	RD

	open space zone	
(A17)	Sport and recreation structures	P
(A18)	Parks maintenance	P
(A19)	Recreational trails	P
(A20)	New parking buildings visible from and located within 10m of a public road or a residential zone or open space zone	RD

H29.5. Notification

- (1) Any application for resource consent for any of the following activities will be considered without public or limited notification or the need to obtain the written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991:
 - (a) new buildings or additions to existing buildings that increase the building footprint by more than 20 per cent that are visible from and located within 10m of a public road or open space zone; and
 - (b) new parking buildings visible from and located within 10m of a public road or a residential zone or open space zone.
- (2) Any application for resource consent for an activity listed in Table H29.4.1 Activity table and which is not listed in H29.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

H29.6. Standards

All activities listed as a permitted or restricted discretionary activity in Table H29.4.1 Activity table must comply with the following standards.

Where a school comprises multiple adjoining sites but has a common Special Purpose – School Zone, the entire school will be treated as a single site for the purposes of applying the following standards.

H29.6.1. Dwelling density

- (1) The number of dwellings on a site must not be greater than one dwelling per 2000m² total site area.

H29.6.2. Building height

- (1) Buildings (excluding floodlights) must not be greater than the height specified in Table H29.6.2.1 Building height unless Standard H29.6.7 applies.

Table H29.6.2.1 Building height

Building location	Maximum building height
Buildings less than 20m from a boundary with a site in residential zones (except the Residential – Terrace Housing and Apartment Buildings Zone), open space zones, or the Future Urban Zone	12m
Buildings greater than or equal to 20m from a boundary with a site in a residential zone (other than Residential – Terrace Housing and Apartment Buildings Zone) or open space zones, or the Future Urban Zone	16m
Buildings in all other locations	16m

(2) Floodlights must comply with the following:

- (a) poles must not exceed 16m in height;
- (b) pole diameter shall be no more than 1m at the base of the pole, tapering to no more than 300mm at its maximum height; and
- (c) the pole must be recessive in colour.

(3) Steeples, spires, minarets and similar structures constructed as part of a place of worship may exceed the maximum height by not more than 6m, where that part of the structure exceeding the maximum height measures no more than 2m in any horizontal direction.

H29.6.3. Yards

(1) The yards in Table H29.6.3.1 must be provided.

Table H29.6.3.1 Yards

Yard	Dimension
Front yard, except where the properties adjoining the school on that road frontage are in the Business – Mixed Use Zone or one of the business centre zones	3m
Side yard where the side boundary adjoins a site in a residential or open space zone or the Future Urban Zone	3m
Rear yard where the rear boundary adjoins a site in a residential or open space zone or the Future Urban Zone	3m
Riparian yard	5m from the edge of permanent and intermittent streams
Lake yard	30m
Coastal protection yard	25m or as otherwise specified in Appendix 6

- (2) Where a side or rear yard is required, the yard is only required along that part of the side or rear boundary adjoining a residential zone, open space zone or the Future Urban Zone (i.e., a side or rear yard is not required along the full length of the side or rear boundary where only part of the side or rear boundary adjoins one of the zones identified in Table H29.6.3.1).

H29.6.4. Building coverage

- (1) The maximum building coverage must not be greater than 50 per cent.

H29.6.5. Maximum impervious area

- (1) The maximum impervious area must not be greater than 70 per cent.

H29.6.6. Height in relation to boundary

- (1) Buildings must not project beyond a 45-degree recession plane measured from 3m vertically above ground level at any site boundary adjoining a site in the residential zones (except the Residential – Terrace Housing and Apartment Buildings Zone), rural zones or the Future Urban Zone.
- (2) Buildings must not project beyond a 45 degree recession plane measured from 8m vertically above ground level at any site boundary adjoining a road, another Special Purpose – School Zone or any other zone boundary not specified H29.6.6(1).
- (3) Floodlights, steeples, spires, minarets and similar structures must not project beyond a 45 degree recession plane measured from 12m vertically above ground level at any site boundary.
- (4) This standard does not apply to buildings located on St Cuthberts College land at its boundary with Cornwall Park commencing at a point 32m east of the Market Road frontage and extending to a maximum of 210m east of the Market Road frontage.

H29.6.7. Height Variation Control

- (1) Buildings located at St Cuthberts College, Epsom must not be higher than the height in metres as shown by the Height Variation Control on the planning maps, provided that buildings are located:
 - (a) 3m from the boundary with Cornwall Park; and
 - (b) in the area commencing at a point on the common boundary 32m east of the Market Road frontage and extending to a maximum of 210m east of the Market Road frontage.

H29.6.8. Screening

- (1) Any outdoor storage or rubbish collection areas that directly face and are visible from a residential or open space zone or the Future Urban Zone must be screened from those areas by a solid wall or fence at least 1.8m high.

H29.6.9. Fencing

- (1) The height of fences on any road boundary must not be greater than:
 - (a) 1.8m if at least 50 per cent of the fence/wall is transparent; or
 - (b) 1.5m if the fence is solid.

H29.6.10. Dwellings

- (1) Detached dwellings must comply with the following Residential – Mixed Housing Suburban Zone standards:
 - (a) [H4 Residential – Mixed Housing Suburban Zone – Rule H4.6.11](#);
 - (b) [H4 Residential – Mixed Housing Suburban Zone – Rule H4.6.12](#); and
 - (c) [H4 Residential – Mixed Housing Suburban Zone – Rule H4.6.13](#).
- (2) Attached dwellings must comply with the following Residential – Terrace Housing and Apartment Buildings Zone standards:
 - (a) [H6 Residential – Terrace Housing and Apartment Buildings Zone – Rule H6.6.13](#);
 - (b) [H6 Residential – Terrace Housing and Apartment Buildings Zone – Rule H6.6.14](#); and
 - (c) [H6 Residential – Terrace Housing and Apartment Buildings Zone – Rule H6.6.15](#).

H29.7. Assessment – controlled activities

There are no controlled activities in this zone.

H29.8. Assessment – restricted discretionary activities

H29.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application.

- (1) new buildings or additions to buildings that increase the building footprint by more than 20 per cent, that are visible from and located within 10m of a public road or an open space zone:
 - (a) the effects of the building design and external appearance on the adjoining streetscape and adjoining land zoned open space.
- (2) new parking buildings visible from and located within 10m of a public road, or a residential zone or open space zone:
 - (a) the effects of the building design and external appearance on the adjoining streetscape and adjoining land zoned open space; and
 - (b) the adverse effects on amenity values of adjoining land zoned residential.

H29.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) new buildings or additions to buildings that increase the building footprint by more than 20 per cent, that are visible from and located within 10m of a public road or an open space zone:
 - (a) the extent to which design features can be used to break up the bulk of the building by, for example varying building elevations, setting parts of the building back, and the use of architectural features without compromising the functional requirements of the use of the building;
 - (b) the extent to which the visual effects of the building can be softened by landscaping; and
 - (c) the extent to which any service elements (roof plant, exhaust and intake units and roof equipment) that could be viewed from the road or open space zone can be integrated as part of the façade or roof of the building.
- (2) new parking buildings visible from and located within 10m of a public road or a residential zone or open space zone:
 - (a) the extent to which design features can be used to break up the bulk of the building by, for example varying building elevations, setting parts of the building back, and the use of architectural features without compromising the functional requirements of the use of the building;
 - (b) the extent to which the visual effects of the building can be softened by landscaping; and
 - (c) the extent to which any service elements (roof plant, exhaust and intake units and roof equipment) that could be viewed from the road or open space zone can be integrated as part of the façade or roof of the building.

H29.9. Special information requirements

There are no special information requirements in this zone.

I103. Waitematā Navigation Channel Precinct

I103.1. Precinct description

The purpose of the Waitematā Navigation Channel Precinct is to ensure the navigational requirements of marine and port activities and other vessels are provided for in the main navigation channel into the Waitematā Harbour.

The precinct excludes the ship manoeuvring and berthing areas of the Port, Viaduct and Central Wharves, Wynyard, Westhaven precincts of the Business – City Centre Zone which have their own separate provisions.

The precinct incorporates the shipping channel, turning basins, and ship manoeuvring areas located within the Waitematā Harbour and inner Hauraki Gulf. The precinct will be managed to ensure that structures and activities do not compromise the safe and efficient navigation of vessels.

Dredging is provided for in the precinct to enable passage for shipping and all other vessels using that channel, to be maintained.

The zoning within this precinct is Coastal – General Coastal Marine Zone.

I103.2. Objective [rcp]

- (1) The Waitematā navigation channel provides for the safe and efficient navigation of vessels.

The Coastal – General Coastal Marine Zone, Auckland-wide and overlay objectives apply in this precinct in addition to those specified above.

I103.3. Policies [rcp]

- (1) Avoid permanent structures in the precinct, except those required for the safe and efficient navigation, manoeuvring and berthing of vessels.
- (2) Manage activities to avoid adverse effects on the safe and efficient navigation and manoeuvring of vessels in the precinct.
- (3) Enable dredging within the precinct that is necessary to provide for the safe and efficient navigation and manoeuvring of vessels.

The Coastal – General Coastal Marine Zone, Auckland-wide and overlay policies apply in this precinct in addition to those specified above, with the exception of [F2.4.3\(3\) Dredging Policy of F2 Coastal – General Coastal Marine Zone](#).

I103.4. Activity table

Table I103.4.1 Activity table specifies the activity status for Dredging in the coastal marine area pursuant to section 12(1) and 15(1) of the Resource Management Act 1991 and structures in the coastal marine area pursuant to section 12(1), 12(2) and 12(3) of the Resource Management Act 1991.

The activities, standards and assessment in the Coastal - General Coastal Marine Zone apply in the coastal marine area in all the coastal zones and precincts unless otherwise

specified. The provisions in the Auckland-wide provisions and any relevant overlays apply in this precinct unless otherwise specified.

Table I103.4.1 Activity table [rcp]

Activity		Activity Status
(A1)	Navigational aids	P
(A2)	Maintenance dredging	C
(A3)	Capital works dredging	RD
(A4)	Temporary coastal marine area structures or buildings	D
(A5)	All other coastal marine area structures or buildings not provided for	NC

I103.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I103.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I103.4.1 Activity table and which is not listed in I103.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I103.6. Standards

The Coastal – General Coastal Marine Zone, Auckland-wide and overlay standards apply in this precinct in addition to the following standards.

I103.6.1. Navigational aids

- (1) Written advice must be given to the Council harbourmaster and the National Topo/Hydro Authority at Land Information New Zealand at least five working days prior to the work being undertaken.

I103.6.2. Maintenance dredging

- (1) No dredged material may be deposited in the coastal marine area or on land where it could re-enter a water body unless it is listed in the Plan as a permitted activity or has a resource consent.

I103.7. Assessment – controlled activities

I103.7.1. Matters of control

The Council will reserve its control to all of the following matters when assessing a controlled activity resource consent application:

- (1) for maintenance dredging:
 - (a) the effects on water quality;
 - (b) the effects on harbour traffic, navigation and safety; and
 - (c) monitoring.

I103.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities.

- (1) for maintenance dredging:
 - (a) the effects on water quality:
 - (i) whether methods are implemented to avoid, remedy or mitigate the release of contaminated sediment.
 - (b) the effects on harbour traffic, navigation and safety:
 - (i) whether methods are implemented to avoid, remedy, or mitigate effects on harbour traffic, navigation and safety.
 - (c) monitoring:
 - (i) whether monitoring is required to demonstrate the extent and type of effects of the dredging on water quality and the degree to which the effects are remedied or mitigated during the activity.

I103.8. Assessment – restricted discretionary activities

I103.8.1. Matters of discretion

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

- (1) capital works dredging:
 - (a) the effects on coastal processes, ecological values, and water quality including the release of any contaminated sediment;
 - (b) the effects on harbour traffic, navigation and safety; and
 - (c) consent duration and monitoring.

I103.8.2. Assessment criteria

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

(1) for capital works dredging:

(a) the effects on coastal processes, ecological values, and water quality including the release of any contaminated sediment:

(i) whether measures have been taken to avoid, remedy, or mitigate adverse effects on coastal processes, ecological values, and water quality.

(b) the effects on harbour traffic, navigation and safety:

(i) whether methods are implemented to avoid, remedy, or mitigate effects on harbour traffic, navigation and safety.

(c) consent monitoring and duration:

(i) whether consent duration should be limited to the minimum duration necessary for the functional or operational needs of the activity; and

(ii) whether monitoring is required to demonstrate the extent and type of effects of the dredging on coastal processes, ecological values, and water quality and the degree to which the effects are remedied or mitigated during the activity.

I103.9. Special information requirements

There are no special information requirements in this precinct.

I103.10. Precinct plans

There are no precinct plans in this precinct.

I202. Central Wharves Precinct

I202.1. Precinct description

The zoning of the land within the Central Wharves Precinct is the Business – City Centre Zone and the underlying zoning of the part of the Central Wharves Precinct within the coastal marine area is the Coastal – General Coastal Marine Zone.

The Central Wharves Precinct incorporates the finger wharves between Viaduct Harbour precinct and the Port Precinct, including Princes Wharf, Queens Wharf and Captain Cook Wharf and the adjacent coastal marine area. The extent of the Central Wharves Precinct is shown on Precinct plan 1. Coordinates for the precinct boundary in the coastal marine area are shown on Precinct plan 3.

The precinct is characterised by its active water edge, maritime passenger operations (including cruise ships), marine and port activities, proximity to the city core, and areas of low-rise character buildings.

Captain Cook Wharf currently forms part of the working port infrastructure where public access is necessarily restricted. It may be appropriate to provide for public access and development if this wharf is no longer required for port operations.

The purpose of the precinct is to provide for ongoing use for maritime passenger operations and other marine and port activities, and in parts of the precinct to provide an environment and an appropriate scale of built form for public activities, marine facilities and events, while maintaining public access to the waterfront and providing for sustainable land and coastal management within the precinct.

I202.2. Objectives [rcp/dp]

- (1) A world-class visitor destination that is recognised for its quality buildings, public open spaces, recreational opportunities, marine and port activities and facilities and events.
- (2) Development which is of a medium to low scale on the waterfront which integrates and does not conflict with the scale of development in neighbouring precincts.
- (3) A safe, convenient and interesting environment, which optimises pedestrian and cycling use and connections to the waterfront and to the core central business district, in public areas of the precinct.
- (4) Public wharf space developed and used for predominantly public activities for the benefit of the people of Auckland and visitors while also enabling marine and port activities and maritime passenger operations.
- (5) Adverse effects arising from activities and development are avoided, remedied or mitigated, in an integrated manner across mean high water springs.

The overlay, Auckland-wide, Business – City Centre Zone and Coastal – General Coastal Marine Zone objectives apply in this precinct in addition to those specified above.

I202.3. Policies [rcp/dp]

The policies are as listed in the Coastal – General Coastal Marine Zone for the coastal marine area in the precinct in addition to those specified below, with the exception of Policy [F2.5.3\(4\)](#).

For Captain Cook Wharf, the Business – City Centre Zone Policies [H8.3\(19\)-\(23\),\(25\),\(30\),\(34\) and \(36\)](#) apply to land within the precinct in addition to those specified below while the wharf is still being operated by Ports of Auckland Ltd for marine and port activities.

For all other areas in the precinct, and for Captain Cook Wharf when it is available for public use, the Business – City Centre Zone policies apply in addition to those specified below:

- (1) Enable the efficient operation and development of the precinct by providing for activities which have a functional need to locate in or adjacent to the coastal marine area, including maritime passenger operations, marine and port activities and maritime passenger facilities including for the cruise ship industry.
- (2) Enable the use of Captain Cook Wharf for marine and port activities while also:
 - (a) enabling the potential future redevelopment of this wharf for other activities in accordance with the objectives and policies for the Central Wharves Precinct; and
 - (b) enabling public access, events, and associated activities in a manner that does not constrain or conflict with the use of the wharf for marine and port activities.
- (3) Enable a diverse range of activities while:
 - (a) avoiding, mitigating or remedying potential adverse effects in an integrated manner across mean high water springs, including reverse sensitivity effects on marine and port activities and maritime passenger operations; and
 - (b) maintaining and enhancing public access to the water's edge, except where public access must be excluded for safety, security, biosecurity, Customs, maintenance or operational purposes.
- (4) Provide for continued use of all berthage areas adjacent to public open spaces for maritime passenger operations and other marine and port activities.
- (5) Manage building height to:
 - (a) achieve an appropriate scale in relation to the street network and the precinct's prominent waterfront location;
 - (b) provide a sense of intimacy along streets and waterfront public space frontages;

- (c) complement the height enabled in the adjacent Britomart, and Viaduct Harbour precincts; and
- (d) provide a transition in height between the core city centre and the harbour.
- (6) Encourage the development of a diverse range of high-quality visitor experiences including promenading, coastal recreation and temporary activities.
- (7) Provide for a network of different-sized public open spaces in key locations along the water's edge to cater for a range of recreational opportunities and provide vantage points.
- (8) Enable public access and events along Queens Wharf in a manner that does not constrain or conflict with the use of this wharf as a terminal and berthage for maritime passenger operations, cruise ship operations, other visiting non-cargo vessels and public transport facilities.
- (9) Enable public access, events, and associated activities along Captain Cook wharf in a manner that does not constrain or conflict with the use of the Port Precinct for marine and port activities.
- (10) Manage the land and coastal marine area to avoid significant adverse effects and avoid, remedy or mitigate other adverse effects on the ecology of the city centre coastal environment.
- (11) Limit the loss of identified significant public views from the city to the harbour and adjacent landscape features.
- (12) Enable dredging within the precinct that is necessary to provide for the safe and efficient navigation, manoeuvring, and berthing of vessels, while avoiding, remedying or mitigating any adverse effects.

I202.4. Activity table

Table I202.4.1 Activity table specifies the activity status for land use and development activities pursuant to section 9(3) of the Resource Management Act 1991 and the activity status for works, occupation and use (including dredging) in the coastal marine area pursuant to sections 12(1), 12(2), and 12(3) of the Resource Management Act 1991, including any associated discharges of contaminants or water into water pursuant to section 15 of the Resource Management Act 1991, or any combination of all of the above sections where relevant.

- (1) The activities in the Coastal – General Coastal Marine Zone apply to the coastal marine area in the Central Wharves Precinct unless otherwise specified in Table I202.4.1 Activity table.
- (2) The activities in the Business – City Centre Zone apply to land in the Central Wharves Precinct unless otherwise specified in Table I202.4.1 Activity table.
- (3) Those activities marked with * have the listed activity status only when that activity is located on a coastal marine area structure (e.g. a new building on an

existing wharf). If that activity is located directly in the coastal marine area (e.g. a new wharf) a different activity status will apply.

- (4) The temporary activities provisions applying to the use of public places within the Business – City Centre Zone as set out in [E40 Temporary Activities](#) apply to existing coastal marine area structures within the Central Wharves Precinct.

Resource Management (National Environmental Standards for Freshwater) Regulations 2020

The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 ('Freshwater NES') came into force on 3 September 2020. Currently, there may be duplication or conflict between specific plan rules and the Freshwater NES.

The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 apply to coastal wetlands and to any part of the coastal marine area that is upstream from the mouth of a river.

If an activity provided for in rules I202.4.1 to I202.9, including any associated matters of discretion, is also regulated by the Freshwater NES, where there is conflict then the most restrictive provision will prevail.

If the Freshwater NES regulations do not apply to an activity, then the plan rules apply.

Duplication or conflict between plan rules and the Freshwater NES will be addressed in the plan as soon as practicable.

Table I202.4.1 Activity table

Activity		Activity status	
		CMA [rcp]	Land [dp]
Reclamation, declamation, drainage, deposition and dumping			
(A1)	Maintenance or repair of a reclamation or drainage system	P	P
(A2)	Minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation	RD	NA
(A3)	Reclamation or drainage not otherwise provided for	D	NA
(A4)	Declamation	RD	RD
Dredging, extraction and disturbance			
(A5)	Maintenance dredging	C	NA
(A6)	Capital works dredging	RD	NA
Use and activities and associated occupation			
Residential			

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(A7)	Dwellings on Princes Wharf	P	NA
(A8)	Visitor accommodation on Princes Wharf	RD	NA
Commerce			
(A9)	Aquaculture activities	Pr	NA
(A10)	Commercial services on Princes Wharf	P*	NA
(A11)	Entertainment facilities on Princes Wharf	P*	NA
(A12)	Maritime passenger operations	P*	P
(A13)	Offices on Princes Wharf	P*	NA
(A14)	Parking on wharves accessory to marine and port activities, maritime passenger operations and events	P*	NA
(A15)	Parking on wharves that is not accessory to marine and port activities and maritime passenger operations and events (excluding Princes Wharf)	NC*	NA
(A16)	Parking on Princes Wharf	P*	NA
(A17)	Retail on Princes Wharf	P*	NA
(A18)	Offices, retail, commercial services and entertainment facilities not specified as a permitted or non-complying activity	D*	D
Community			
(A19)	Public amenities	P*	P
Industry			
(A20)	Marine and port activities	P	P
(A21)	Industrial activities not otherwise specified as a permitted or restricted discretionary activity	D	D
Development			
(A22)	Occupation of the CMCA by an activity that would otherwise be permitted where the area to be occupied is already the subject of an existing occupation consent	RD	NA
(A23)	Permanent refuelling facilities for boats	RD	RD
(A24)	Marine and port facilities except for permanent refuelling facilities for boats	P*	P
(A25)	Marine and port accessory structures and services, excluding new pile moorings	P	P
(A26)	Marinas	P	NA
(A27)	Demolition or removal of any buildings or coastal marine area structures	P	P
(A28)	Hard protection structures including wave attenuation devices	RD	RD

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(A29)	Observation areas, viewing platforms, and boardwalks	RD	RD
(A30)	New and existing swing moorings including occupation and use by vessel to be moored	P	NA
(A31)	Pile moorings existing at 30 September 2013 including occupation and use by the vessel to be moored	P	NA
(A32)	New pile moorings established after 30 September 2013 including occupation and use by the vessel to be moored	RD	NA
(A33)	Maimai	NC	NC
(A34)	Minor cosmetic alterations and repairs to a building that does not changes its external design and appearance	P*	P
(A35)	New buildings, and alterations and additions to buildings not otherwise provided for	RD*	RD
(A36)	Coastal marine area structures or buildings not otherwise provided for	D	NA
(A37)	Development that does not comply with Standard I202.6.1.2	NC	NC
(A38)	Development that does not comply with Standard I202.6.1.8	NC	NC
(A39)	Development that does not comply with I202.6.1.10(1)-(3)	NC	NC

I202.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I202.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I202.4.1 Activity table and which is not listed in I202.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I202.6. Standards

I202.6.1. Land and water use standards

The standards in the Coastal – General Coastal Marine Zone apply to the coastal marine area in the Central Wharves Precinct and the standards in the Business –

City Centre Zone apply to land in the Central Wharves Precinct unless otherwise specified below, except that:

- (a) the Coastal – General Coastal Marine Zone Standard [F2.21.9.4](#) Parking on coastal marine area structures for loading and unloading passengers and cargo to vessels does not apply to Captain Cook Wharf while it is still operated by Ports of Auckland Limited for marine and port activities; and
- (b) the Auckland-wide Noise rules [E25.6.2-E25.6.13](#); [E25.6.23-E25.6.26](#); [E25.6.27-E25.6.29](#) and [E25.6.31](#); [E25.6.32](#); [E25.6.33](#) do not apply to land and coastal marine area in the Central Wharves Precinct..

I202.6.1.1. Activities on Princes Wharf

- (1) Activities on Princes Wharf must comply with the following in Table I202.6.1.1.1:

Table I202.6.1.1.1 Activities on Princes Wharf

Activity	Maximum gross floor area allowed as a proportion of the overall gross floor area of buildings on Princes Wharf allowed in I202.6.1.8 Site intensity below
Visitor accommodation	30 per cent
Retail	5 per cent
Offices (except the Ports of Auckland building or offices that are accessory to marine and port activities)	10 per cent
Parking buildings and areas	35 per cent

I202.6.1.2. Parking

- (1) The number of parking spaces on Princes Wharf must not exceed 850, of which:
 - (a) at least 60 per cent of the spaces must be for short term parking (non-accessory); and
 - (b) at least five must be loading spaces.
- (2) On Princes Wharf, parking buildings or areas must not locate within 80m of the northern end of the wharf. This rule does not apply to parking

associated with marine and port activities or loading associated with a permitted activity.

I202.6.1.3. Maintenance or repair of a lawful reclamation or drainage system

- (1) The work must not change the area occupied by the reclamation or drainage system.
- (2) Any visible disturbance to the substrate of the coastal marine area must be remedied or restored within 48 hours of the completion of the works in ONC, ONF and SEA-M1 overlay areas and within seven days in other areas of the coastal marine area.
- (3) There must be an emergency spill plan in place to address the unforeseen release of contaminants from equipment being used for the activity.
- (4) All equipment and materials must be removed from the foreshore and seabed on the completion of works or activities.
- (5) Written advice must be given to the council at least 10 working days prior to the work starting.

I202.6.1.4. Noise

- (1) These standards do not apply to temporary activities allowed under the [E40 Temporary Activities](#) rules.
- (2) These standards do not apply to the operational requirements of commercial vessels including cargo vessel, tugs, passenger liners, naval vessels and commercial fishing vessels operating within the coastal marine area.
- (3) The noise level arising from any activity within the Central Wharves Precinct must not exceed the following:
 - (a) when measured beyond the inner control boundary shown on Precinct Plan 3 in the Port Precinct:

Table I202.6.1.4.1 Noise limits

Time	Noise level
7am – 11pm	65 dB LAeq
11pm to 7am	60 dB LAeq 70 dB Leq at 63 Hz 65 dB Leq at 125 Hz 75 dB LAFmax

I202.6.1.5. Construction noise

- (1) Construction activity within the Central Wharves Precinct must not exceed the noise levels specified in [E25.6.28](#) Construction noise levels in the Business – City Centre Zone and the Business – Metropolitan Centre Zone, when measured 1m from the façade of any building on the south side of Quay Street.

I202.6.1.6. Lighting

- (1) Artificial lighting illuminance associated with marine and port activities must not exceed 150 lux, measured at any point on the site containing the light source, in a horizontal or vertical plane at ground level.

Illumination associated with vehicles, mobile plant, and quay cranes are exempt from this standard.

- (2) Lighting sources associated with marine and port activities must be sited, directed and screened to avoid, as far as practicable, creating a navigation and transport safety hazard.
- (3) Lighting sources associated with marine and port activities must be sited, directed and screened to ensure, as far as practicable, that glare resulting from the lighting does not cause an unreasonable and appreciable level of discomfort to any persons.
- (4) Lighting sources associated with marine and port activities shall not exceed an added illuminance of 50 lux measured horizontally or vertically at any point on or directly above the kerbline on the southern side of Quay Street.
- (5) Artificial lighting illuminance not associated with marine and port activities must comply with the [E24 Lighting](#) rules.

I202.6.1.7. Building height

Purpose: manage the height of buildings to achieve Policy I202.3(5) of the Central Wharves precinct.

- (1) Buildings must not exceed the heights specified on Precinct plan 1.

I202.6.1.8. Site intensity

Purpose: manage the scale, form and intensity of development to maintain the character of Princes Wharf.

- (1) The gross floor area of all buildings on Princes Wharf must not exceed 100,000m².

I202.6.1.9. Public spaces and accessways

Purpose: manage public spaces and accessways to achieve Policy I202.3(9) of the Central Wharves Precinct and Policy [H8.3\(37\)](#) of the Business – City Centre Zone.

- (1) Public accessways must be provided at ground level around the perimeter of Princes Wharf and Queens Wharf. The public accessways must have minimum dimensions as follows:
 - (a) Princes Wharf: 6m
 - (b) Queens Wharf: 10m
- (2) All public accessways within and around Princes Wharf and Queens Wharf must be available to the public at all times except where it is necessary to temporarily restrict access for security, safety or operational needs associated with marine and port activities or temporary events permitted under the Auckland-wide temporary activity rules or by resource consent.
- (3) Buildings or structures must not locate within the accessways. This standard does not apply to verandahs or lawful temporary buildings or structures.
- (4) On Princes Wharf:
 - (a) a minimum of 35 per cent of the overall wharf deck area must be maintained as external public space. A minimum of 30 per cent of this space must be located at the northern end of the wharf. For a length of 64m, external steps, ramps or landings must be provided to enable access from within the development down to the public areas at wharf deck level; and
 - (b) a minimum of 15 per cent of the total gross floor area of the wharf deck level and the first upper level of all buildings must be in the form of internal public spaces and accessways and must include:
 - (i) internal pedestrian access to the northern end of the first upper level of any development, leading to the stairs or ramps required to provide access down to the wharf deck; and
 - (ii) an internal public space of at least 500m² on the first upper level of any development, commencing within 80m of the northern exterior wall, and designed to enable maximum views of the coastal marine area.

I202.6.1.10. Viewshafts

Purpose: manage development to maintain identified public views from the city to the harbour and adjacent landscape features.

- (1) Buildings or structures must not locate within those areas of land identified as viewshafts on Precinct plan 2. This standard does not apply to verandahs, existing buildings or structures, temporary activities, or marine and port accessory structures and services.
- (2) Coastal marine area structures must not locate within or over those parts of wharves and waterspace identified as viewshafts on Precinct plan 2. This standard does not apply to existing coastal marine area structures or their reconstruction, temporary activities, or marine and port accessory structures and services.
- (3) Marine and port facilities that do not comply with I202.6.1.10(1)-(2) above are a restricted discretionary activity.

I202.7. Assessment – controlled activities

I202.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application:

- (1) maintenance dredging:
 - (a) effects on coastal processes, ecological values and water quality;
 - (b) effects on other users of the coastal marine area, navigation and safety;
and
 - (c) consent duration and monitoring.

I202.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities:

- (1) maintenance dredging:
 - (a) whether methods are implemented to avoid, remedy or mitigate the release of contaminated sediment;
 - (b) whether methods are implemented to avoid, remedy or mitigate effects on other users of the coastal marine area, navigation and safety;
 - (c) whether measures are taken to avoid, remedy or mitigate significant adverse effects on sediment quality;
 - (d) whether measures are taken to avoid, remedy or mitigate significant adverse ecological effects; and
 - (e) whether monitoring, including periodic monitoring of sediment quality, is required in order to demonstrate the extent and type of effects of the dredging on water and sediment quality and the degree to which the effects are remedied or mitigated during the activity.

I202.8. Assessment – restricted discretionary activities

I202.8.1. Matters of discretion

The Council will reserve its discretion to all the following matters when assessing a restricted discretionary resource consent application:

(1) declamation:

- (a) construction or works methods, timing and hours of construction works;
- (b) location, extent, design and materials used;
- (c) effects on coastal processes, ecological values, water quality;
- (d) effects on public access, navigation and safety;
- (e) effects on existing uses and activities; and
- (f) consent duration

(2) capital works dredging:

- (a) effects on coastal processes, ecological values, and water quality;
- (b) effects on other users of the coastal marine area, navigation and safety;
and
- (c) consent duration and monitoring.

(3) visitor accommodation on Princes Wharf:

- (a) the matters of discretion in [H8.8.1\(3\)](#) of the Business – City Centre Zone rules apply.

(4) hard protection structures including wave attenuation devices:

- (a) location and design of the hard protection structure;
- (b) effects on navigation and safety;
- (c) effects on coastal processes including wave hydraulics;
- (d) construction or works methods, timing and hours of operation; and
- (e) consent duration and monitoring.

(5) minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation:

- (a) form and design of the reclamation;
- (b) contaminated material;
- (c) the safe and efficient operation of marine and port activities;
- (d) identified landscapes or sites of significance to Mana Whenua;

- (e) construction or works methods, timing and hours of operation; and
 - (f) effects on natural hazards, coastal process, ecological values, water quality.
- (6) observation areas, viewing platforms, boardwalks and boat launching facilities:
- (a) the matters of discretion in [F2.23.1\(1\)](#) of the Coastal – General Coastal Marine Zone rules apply.
- (7) new buildings, and alterations and additions to buildings not otherwise provided for:
- (a) the matters of discretion in [H8.8.1\(1\)](#) of the Business - City Centre Zone rules apply; and
 - (b) effects on public access, navigation and safety.
- (8) pile moorings established after the date of notification of this Unitary Plan including occupation and use by the vessel to be moored:
- (a) the matters of discretion in [F5.8.1\(8\)](#) of the Coastal – Minor Port Zone apply.
- (9) permanent refuelling facilities for boats
- (a) the matters of discretion in [F2.23.1\(1\)](#) of the Coastal – General Coastal Marine Zone apply.
- (10) occupation of the CMCA by an activity that would otherwise be permitted where the area to be occupied is already the subject of an existing occupation consent:
- (a) the matters of discretion in [F2.23.1\(1\)](#) and [F2.23.1\(2\)\(c\)](#) of the Coastal – General Coastal Marine Zone apply; and
 - (b) effects on the safe and efficient use, operation and development of the CMCA subject to Ports of Auckland's existing occupation consents.
- (11) noise and construction noise:
- (a) effects on land uses beyond the precinct;
 - (b) measures to avoid, remedy and mitigate the adverse effects of noise; and
 - (c) operational requirements of the Port of Auckland.
- (12) lighting:
- (a) effects on adjacent land uses;
 - (b) measures to avoid, remedy and mitigate the adverse effects of lighting;
and

- (c) operational requirements of the Port of Auckland.
- (13) building height:
 - (a) building scale and dominance / visual amenity effects;
 - (b) effects on the current or planned future form and character of the precinct;
and
 - (c) pedestrian access and amenity.
- (14) public spaces and accessways:
 - (a) pedestrian access and amenity; and
 - (b) operational requirements.
- (15) marine and port facilities within identified viewshafts:
 - (a) effects on the visual integrity of the identified viewshaft; and
 - (b) operational requirements of the Port of Auckland.

I202.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) declamation:
 - (a) whether the adverse effects of declamation are avoided, remedied or mitigated in respect of the effects of the final land/water configuration on:
 - (i) the marine environment (including coastal processes, water quality, sediment quality and ecology) of the coastal marine area;
 - (ii) hydrogeology (ground water) and hydrology; and
 - (iii) sediment accumulation and the need for ongoing maintenance dredging of the coastal marine area.
 - (b) whether declamation works, including the construction of seawalls, avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated soils and groundwater, and other contaminants;
 - (c) whether declamation is located and designed so that the adjacent land area can provide adequate public open space adjacent to, and public access around along the waters edge whether on land or on the adjacent water space.
- (2) capital works dredging:
 - (a) whether measures are taken to avoid, remedy or mitigate adverse effects on coastal processes, ecological values, and water quality;

- (b) whether effects on other users of the coastal marine area during the dredging are avoided, remedied or mitigated;
 - (c) whether consent duration is limited to the minimum duration reasonably necessary for the functional or operational needs of the activity;
 - (d) whether monitoring is required in order to demonstrate the extent and type of effects of the dredging, and the degree to which the effects are remedied or mitigated during and after the activity.
- (3) hard protection structures including wave attenuation devices:
- (a) whether the location and design of the hard protection structure consider existing activities including marine related industries, other marine activities and/or adjoining residential/coastal activities;
 - (b) whether the location and design of the hard protection device consider the effects of wave hydraulics on other users of the coastal marine area and on the adjacent coastline;
 - (c) whether construction works avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated sediments, and other contaminants.
- (4) minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation:
- (a) whether reclamation, as far as practicable, mitigates adverse effects through their form and design, taking into account:
 - (i) the compatibility of the design with the location;
 - (ii) the degree to which the materials used are visually compatible with the adjoining coast;
 - (iii) the ability to avoid consequential erosion and accretion, and other natural hazards;
 - (iv) the effects on coastal processes;
 - (v) the effects on hydrology.
 - (b) whether the use of contaminated material in a reclamation is avoided unless it is contained in a way that avoids, remedies or mitigates adverse effects on water quality, aquatic ecosystems and biodiversity;
 - (c) the Council will consider the extent to which the reclamation will affect identified landscapes or sites of significance to Mana Whenua;
 - (d) whether construction works avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated sediments, and other contaminants.

- (5) visitor accommodation on Princes Wharf:
 - (e) the assessment criteria in [H8.8.2\(3\)](#) of the Business – City Centre Zone rules apply.
- (6) observation areas, viewing platforms, and boardwalks:
 - (a) the assessment criteria in --clauses [F2.23.2\(1\)](#) and [F2.23.2\(17\)](#) of the Coastal –General Coastal Marine Zone rules apply in addition to the criteria below;
 - (b) the extent to which the design and finish complement and enhance the coastal environment, open spaces and pedestrian linkages.
- (7) new buildings, and alterations and additions to buildings not otherwise provided for:
 - (a) the assessment criteria in [H8.8.2\(1\)](#) of the Business – City Centre Zone rules apply in addition to the criteria below;
 - (b) whether effects on public access, navigation and safety are avoided or mitigated.
- (8) new pile moorings established after 30 September 2013 including occupation and use by the vessel to be moored:
 - (a) the assessment criteria in [F5.8.2\(8\)](#) of the Coastal – Minor Port Zone apply.
- (9) permanent refuelling facilities for boats:
 - (a) the assessment criteria in [F2.23.2\(1\)](#) of the Coastal – General Coastal Marine zone apply.
- (10) occupation of the CMCA by an activity that would otherwise be permitted where the area to be occupied is already the subject of an existing occupation consent:
 - (a) the assessment criteria in [F2.23.2\(1\)](#) and [F2.23.2\(9\)](#) of the Coastal – General Coastal Marine Zone apply in addition to the criteria below;
 - (b) whether the actual or potential adverse effects on the safe and efficient use, operation and development of the coastal marine area occupied by Ports of Auckland are avoided.
- (11) noise and construction noise:
 - (a) the extent to which adverse effects on the health and amenity values of people who may be affected are avoided, remedied and mitigated, taking into account the existing noise environment, the frequency and duration of the proposed infringement and the practicality of managing the noise emissions; and

(b) the operational requirements of the Port of Auckland.

(12) lighting:

(a) the extent to which adverse effects on the health and amenity values of people who may be affected are avoided, remedied and mitigated, taking into account existing light levels; and

(b) the operational requirements of the Port of Auckland.

(13) building height:

(a) building height may be exceeded where it would provide an attractive and integrated roof form that also meets the purpose of the standard;

(b) where building height is exceeded, Policy I202.3(5) of the Central Wharves Precinct and Policy [H8.3\(30\)](#) of the Business – City Centre Zone should be considered.

(14) public spaces and accessways:

(a) whether public access to the water's edge is provided;

(b) whether operation of marine and port activities are enabled.

(15) marine and port facilities within identified viewshafts:

(a) whether the location, number, design and operation of the marine and port facilities limit the loss of identified significant public views from the city to the harbour and adjacent landscape features;

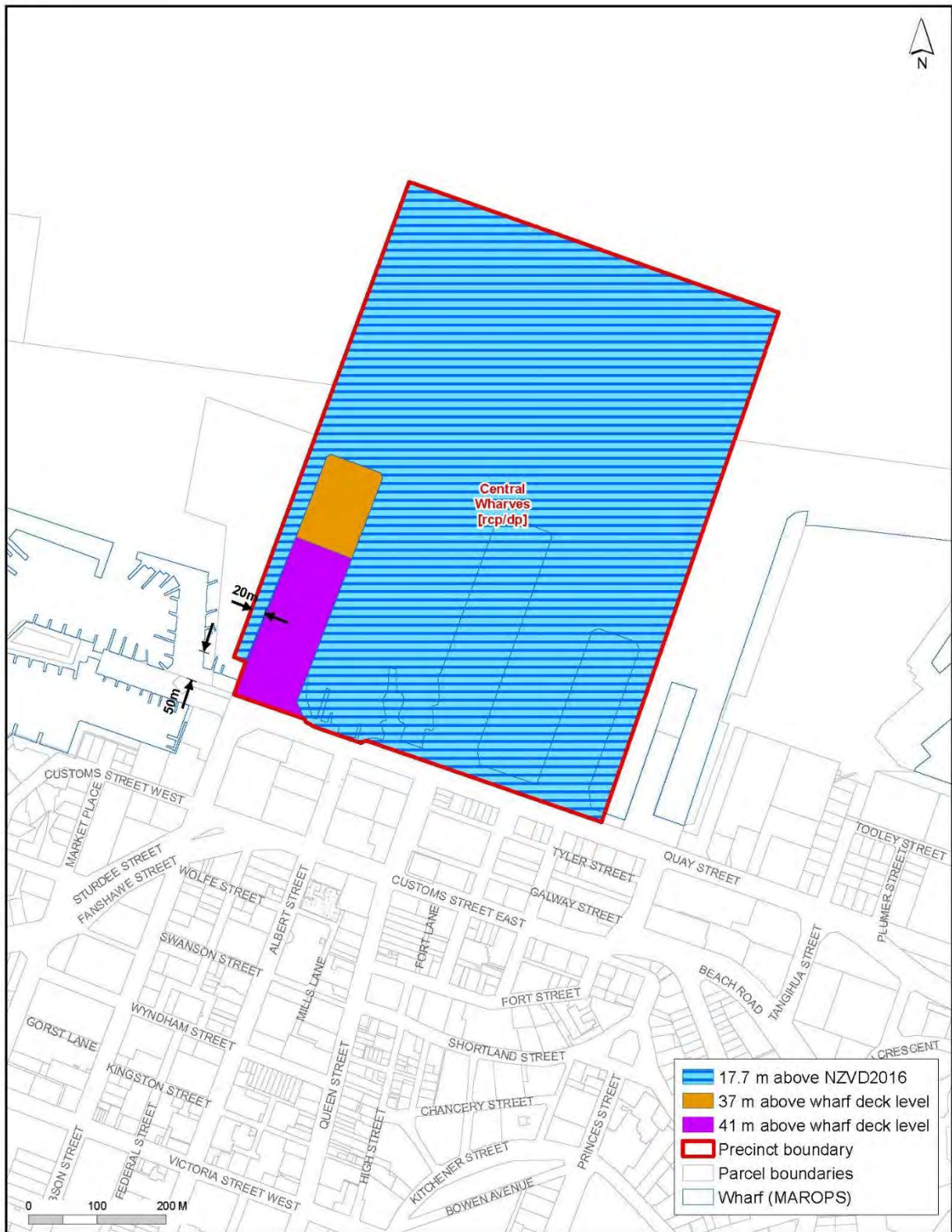
(b) the operational requirements of the Port of Auckland.

I202.9. Special information requirements

There are no special information requirements in this section.

I202.10. Precinct plans

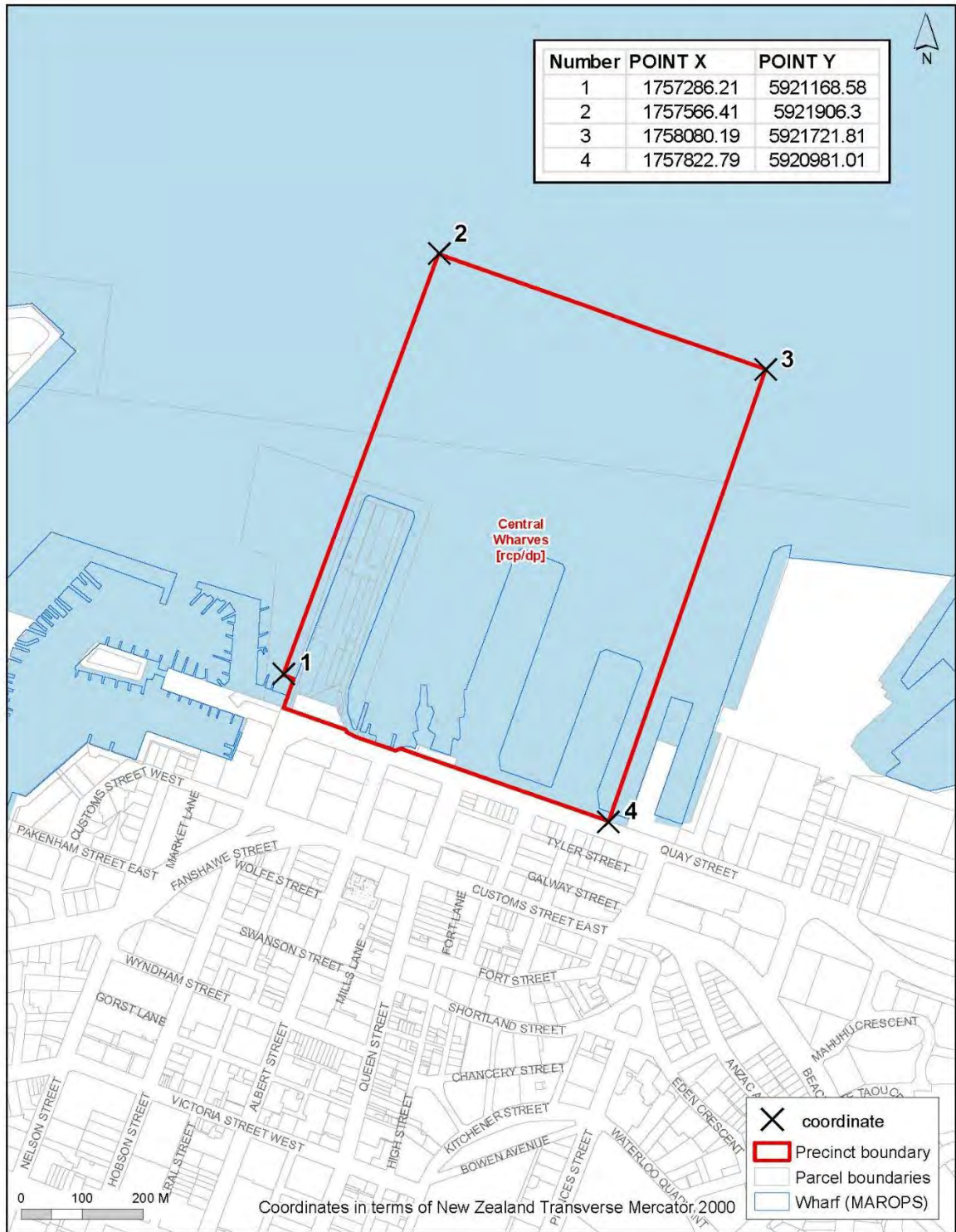
I202.10.1 Central Wharves: Precinct plan 1 - Building heights



I202.10.2 Central Wharves: Precinct plan 2 - Viewshafts



I202.10.3 Central Wharves: Precinct plan 3 - Precinct boundary coordinates in the coastal marine area



I207. Learning Precinct

I207.1. Precinct description

The Learning Precinct is centred on the Symonds Street ridge where the University of Auckland and Auckland University of Technology have the majority of their properties and have created a tertiary education hub. The location and extent of the Learning Precinct is shown on Precinct plan 1. The Learning Precinct contains Sub-precinct A which specifically addresses parking controls for the University of Auckland land and Sub-precinct B, as shown in Precinct plan 5, which contains the Old Government House site.

The land in the Learning Precinct is zoned Business – City Centre Zone and Open Space – Conservation Zone.

The purpose of the Learning Precinct is to ensure the stimulation of education, research, business and cultural experiences 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 precinct.

The Council intends the precinct to remain the focus of the tertiary education sector in the city centre, with development retaining and enhancing the particular qualities of the location. The council acknowledges that further expansion will be necessary within the precinct, but has also made provision for education activities outside the precinct, subject to relevant standards. The precinct includes other activities such as offices, residential, retail and food and beverage.

The precinct is one of the most significant destinations in the city, with a large number of students and workers travelling to the area daily. This will increase over time as the University of Auckland consolidates its campuses into the central city.

The physical characteristics of the precinct include historic heritage places, and parks and gardens around the campuses.

Sub-precinct B: Old Government House

The Old Government House sub-precinct is located at the corner of Princes Street and Waterloo Quadrant. The land forms part of the University of Auckland complex. The buildings located on the site include the MacClaurin Chapel, the old gate keeper's cottage, and Old Government House.

The Old Government House Grounds, whilst in private ownership, are available for public use and provide a key open space within the city centre and in particular the University. The amenity of the area contrasts with the intensity of the surrounding building form.

The purpose of this sub-precinct is to ensure that the grounds remain predominantly an open space for passive recreation. As a result the range of activities allowed in this precinct is limited to education and associated activities. A number of features included within the grounds have been scheduled for protection.

I207.2. Objectives

The overlay, Auckland-wide and Business – City Centre Zone objectives apply in this precinct in addition to those specified below:

- (1) Tertiary education and related activities are enabled to allow for growth and change within the precinct.
- (2) Campus buildings appropriate to education needs are developed to:
 - (a) respect and enhance the built character of the precinct;
 - (b) incorporate high-quality urban design; and
 - (c) avoid or mitigate adverse effects associated with development.
- (3) The predominance of existing tertiary education and accessory activities which characterise the precinct is continued while also providing for growth, change and diversification of activities over time.
- (4) Heritage values including historic heritage places, Māori sites of significance and notable trees, and the contribution they make to the precinct's character, are recognised, protected and enhanced.
- (5) Open spaces and pedestrian connections from the precinct to the wider city centre, including connections between activities and open spaces, are provided for and enhanced.
- (6) The transportation demands of the precinct are provided for and travel demand planning and operations are used to manage their effects on traffic and pedestrians on campuses.

Objective for Sub-precinct B: Old Government House

The overlay, Auckland-wide and Open Space – Conservation Zone objectives apply in this precinct in addition to the objective specified below:

- (7) Education and related activities are enabled.

I207.3. Policies

The overlay, Auckland-wide and Business – City Centre Zone policies apply in this precinct in addition to those specified below.

- (1) Enable a range of tertiary education activities and ancillary activities to occur within the precinct and recognise the functional requirements for those activities.
- (2) Support the efficient operation of the existing campuses while respecting, and where appropriate protecting, the particular built form, amenity and heritage values which contribute to the character of the precinct.

- (3) Provide for the growth and development of the existing campuses to meet existing needs and respond to future demand and changes in teaching, learning, research requirements and campus environments.
- (4) Require new buildings to be designed in a manner that respects existing buildings, provides for amenity, protects heritage values and, where appropriate, enhances the streetscape and gateway locations of the campuses.
- (5) Require new buildings to interface appropriately with the public realm by encouraging building frontages and activities to interact with the street and other public places.
- (6) Limit building height so that it is appropriate to its location, and:
 - (a) enhances and defines the landform;
 - (b) is generally consistent with the adjoining urban form and supports a distinctive urban form; and
 - (c) maintains views across the ridge from buildings in the core central business district.
- (7) Require proposals for new buildings or additions to existing buildings adjoining or adjacent to scheduled historic heritage places to be sympathetic and provide contemporary and high-quality design which enhances the precinct's built form.
- (8) Enable appropriate community use of the educational and research facilities, buildings and campus open spaces.
- (9) Require development to maintain and provide a varied network of key pedestrian connections, open space, and plazas within the campuses, consistent with education activities and campus operations.
- (10) Require pedestrian connections to be well-designed, safe, and improve connectivity for all users.
- (11) Require development to incorporate integrated transport planning that:
 - (a) promotes and enhances opportunities for bicycle and public transport
 - (b) avoids adverse traffic effects on pedestrian safety and amenity
 - (c) limits the amount of car parking in recognition of the limited carrying capacity of the road network and the desirability of maintaining the pedestrian-oriented character of the campuses
 - (d) recognises and provides for some roads within and adjoining the campuses.

Policy Sub-precinct B: Old Government House

The overlay, Auckland-wide and Open Space - Conservation Zone policies apply in this precinct in addition to the policy specified below.

- (12) Enable a range of education activities and accessory activities to occur within the Old Government House Grounds precinct

I207.4. Activity table

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

Table I207.4.1 Activity table specifies the activity status of land use and development activities in the Learning Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I207.4.1. Activity table - Learning Precinct including Sub-precinct A

Activity		Activity status
Residential		
(A1)	Boarding houses	P
(A2)	Dwellings	P
(A3)	Visitor accommodation	P
Commerce		
(A4)	Commercial services	P
(A5)	Conference facilities	P
(A6)	Entertainment facilities	P
(A7)	Industrial laboratories	P
(A8)	Manufacturing	P
(A9)	Offices	P
(A10)	Retail	P
Community		
(A11)	Artworks	P
(A12)	Care centres	P
(A13)	Community facilities	P
(A14)	Educational facilities	P
(A15)	Emergency services	P
(A16)	Healthcare facilities	P
(A17)	Hospitals	P
(A18)	Information facilities	P
(A19)	Organised sport and recreation	P
(A20)	Marae Complex	P
(A21)	Recreational Facilities	P
(A22)	Tertiary Education	P

Development		
(A23)	An entry canopy (and any associated steps, balustrades and retaining walls defined as “building”) located in the position indicated by the symbol “#” in Precinct plan 1 within the “No buildings except as provided for by entry canopy and fire egress stair criteria” area	RD
(A24)	Alterations to or replacement of the existing fire egress stairs located in the position indicated by the symbol “@” in Precinct plan 1 within the “No buildings except as provided for by entry canopy and fire egress stair criteria” area	RD
(A25)	Demolition	C
(A26)	New buildings, relocation of buildings, and alterations and additions to buildings not otherwise provided for	RD
(A27)	Minor cosmetic alterations to a building that does not change its external design and appearance	P
(A28)	Internal alterations to existing buildings	P
(A29)	Conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses	C
(A30)	The transfer and utilisation of unrealised parking within Sub-precinct A complying with Standard I207.6.1	RD
(A31)	Development that does not comply with Standard I207.6.1	NC

Table I207.4.2 Activity table specifies the activity status of land use and development activities in the Learning Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Activities in the Open Space - Conservation Zone apply in Sub-precinct B Old Government House Grounds unless otherwise specified in the activity table below.

Table I207.4.2. Activity table - Sub-precinct B Old Government House

Activity		Activity status
Community		
(A32)	Tertiary education facilities	P
(A33)	Temporary activities	P
Development		
(A34)	Storage and maintenance building - not exceeding 50m ²	P

I207.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I207.4.1. Activity table - Learning precinct including Sub-precinct A above will be considered without public or limited notification or the need to obtain written

approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

- (2) Any application for resource consent for an activity listed in Table I207.4.1. Activity table - Learning precinct including Sub-precinct A above and which is not listed in I207.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I207.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct unless otherwise specified below.

All permitted, controlled and restricted discretionary activities listed in Table I207.4.1 Activity table – Learning Precinct including Sub-precinct A and Table I207.4.2 Activity table - Sub-precinct B Old Government House must comply with the following standards.

I207.6.1. Parking

- (1) The total number of parking spaces within Sub-precinct A must not exceed 2000.
- (2) Where a site is located within Sub-precinct A and is accessed from either Grafton Road or Alten Road, an application for a restricted discretionary activity may be made to transfer to the recipient site the unrealised permitted parking from any other site or sites within Sub-precinct A held in the same ownership as the recipient site. Any transferred parking may be provided in addition to the amount of parking permitted on the recipient site in respect of any building or buildings erected on, or proposed for that site.
- (3) The unrealised permitted parking able to be transferred from the donor site, is the difference between the amount of parking permitted on the donor site and the amount actually provided, but only if the number of parking spaces provided on the donor site is less than that permitted.
- (4) For the purpose of monitoring the total number of parking spaces a register must be maintained by the council and the following must be recorded in it:
 - (a) the address and legal description of the donor and recipient sites;
 - (b) the number of parking spaces transferred to the recipient site and/or retained on the donor site; and
 - (c) the date of the consent permitting a transfer.

I207.6.2. Temporary activities in Sub-precinct B

The following standards apply to Sub-precinct B.

- (1) Temporary activities must be limited to functions and ceremonies.
- (2) Temporary activities can include temporary structures associated with functions and ceremonies including the erection of tents and marquees that meet the following:
 - (a) for up to 12 consecutive days and up to six times in a calendar year;
 - (b) not involving ground disturbance of more than 500mm; and
 - (c) includes storage and maintenance building not exceeding 50m².

I207.6.3. Building height

Purpose: manage the height of buildings to achieve Policy I207.3(6) of the Learning Precinct.

- (1) Buildings must not exceed the heights specified on Precinct plan 1.
- (2) Building height will be measured as the vertical distance between mean street level and a horizontal plane above that level for sites where no contour applies on Precinct plan 3. For all other sites on Precinct plan 3, building height will be measured in accordance with [H8.6.8](#) Measuring building height.
- (3) No additional height is permitted for buildings within the area shown on Precinct plan 1 as “existing buildings only”.

I207.6.4. Frontage Height and Setback

Purpose: manage the scale of development to maintain and enhance pedestrian amenity, and to avoid buildings dominating public open space.

- (1) On every frontage shown as “A” on Precinct plan 4:
 - (a) the building frontage must not exceed a height of 20m for a minimum depth of 10m from the site frontage;
 - (b) the building must not project beyond a 50 degree recession plane measured at all points along the site frontage from 20m above street level;
 - (c) the building setback must be an emphatic or a stepped profile of at least two stories and must not be a literal regression of the 50 degree angle; and
 - (d) where the building is on a corner site, the requirements of clauses I207.6.4(1)(a) and (b) above apply to both frontages.
- (2) On every frontage shown as “B” on Precinct plan 4:
 - (a) the building frontage must not exceed a height of 30m for a minimum depth of 10m from the site frontage.
- (3) On every frontage shown as “C” on Precinct plan 4:
 - (a) the building frontage must not exceed a height of 15m for a minimum depth of 15m from the site frontage;

- (b) the building must not project beyond a 45 degree recession plane measured at all points along the site frontage of the site from 15m above street level;
 - (c) the building setback must be an emphatic or a stepped profile of at least two stories and must not be a literal regression of the 45 degree angle;
 - (d) Where the building is on a corner site, the requirements of clauses I207.6.4(3)(a) and (b) above apply to both frontages.
- (4) On every frontage shown as “D” on Precinct plan 4:
- (a) the building frontage must not exceed a height of 35m for a minimum depth of 10m from the site frontage.
- (5) On every frontage shown as “E” on Precinct plan 4:
- (a) the building frontage must not exceed a height of 41.3m (New Zealand Vertical Datum 2016) for a minimum depth of 15m from the site frontage

Figure I207.6.4.1 Frontage control A

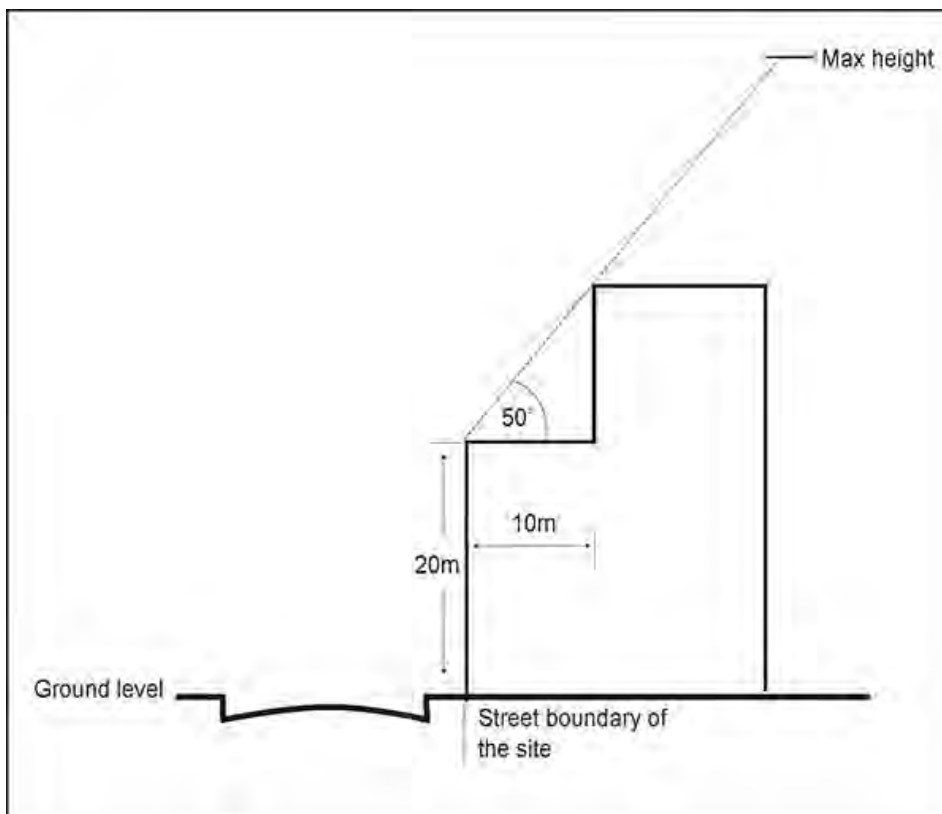


Figure I207.6.4.2 Frontage control B

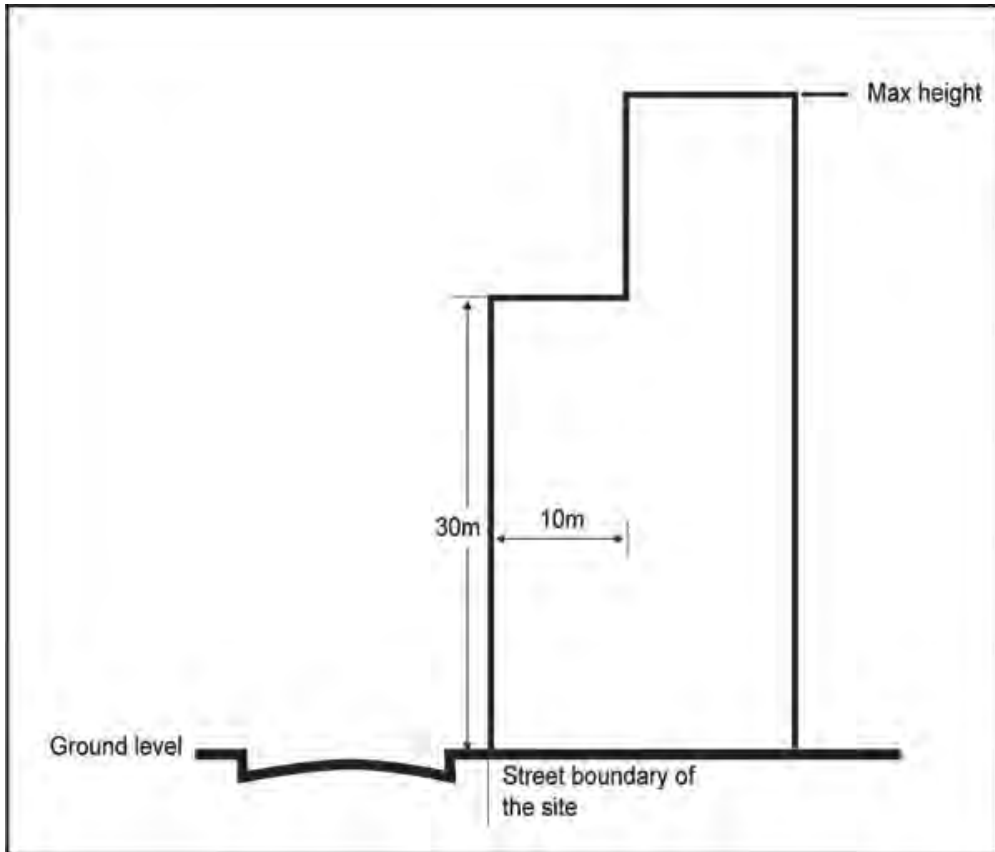


Figure I207.6.4.3 Frontage control C

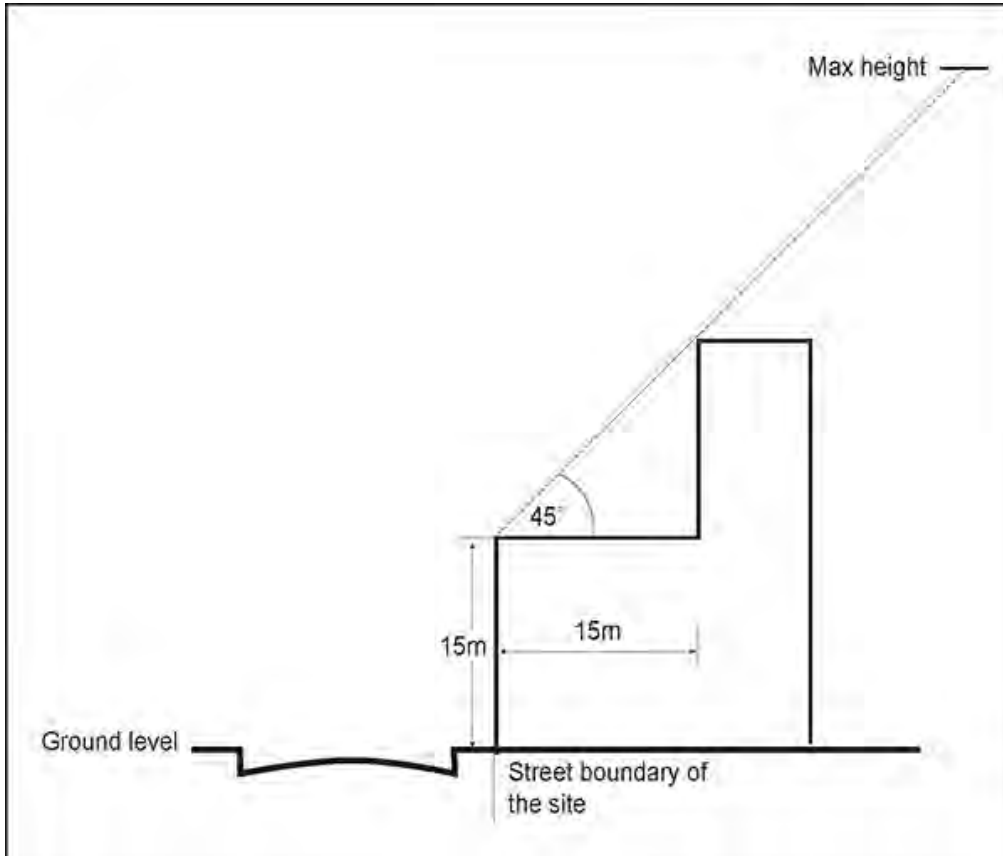


Figure I207.6.4.4 Frontage control D

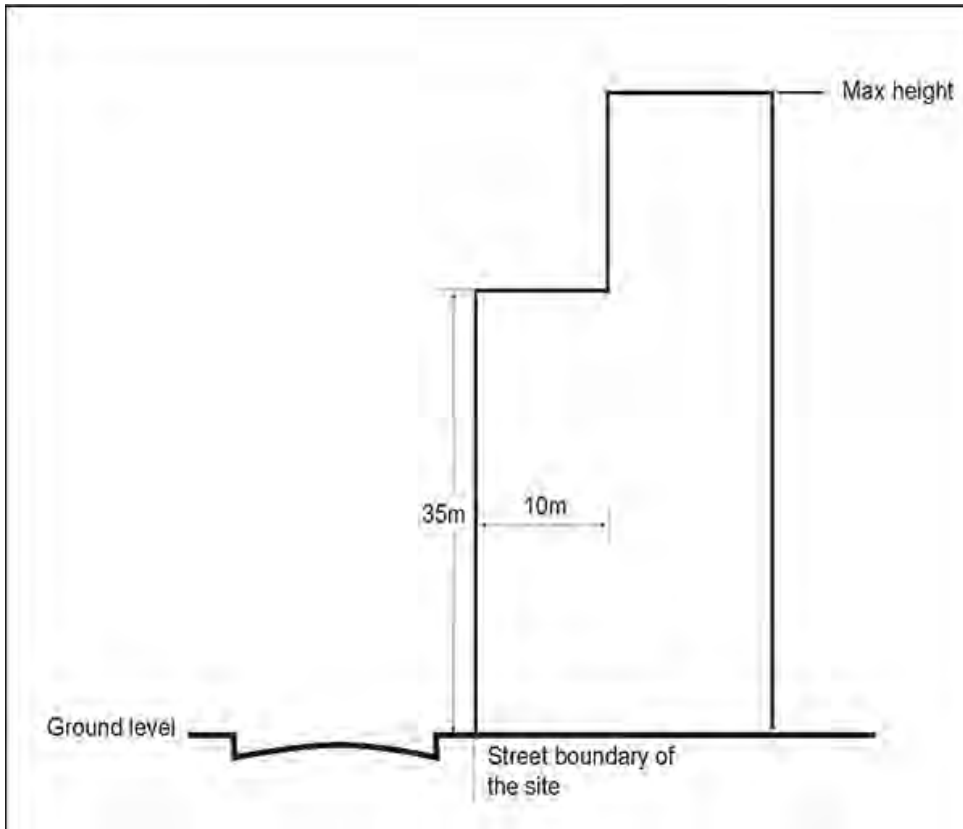
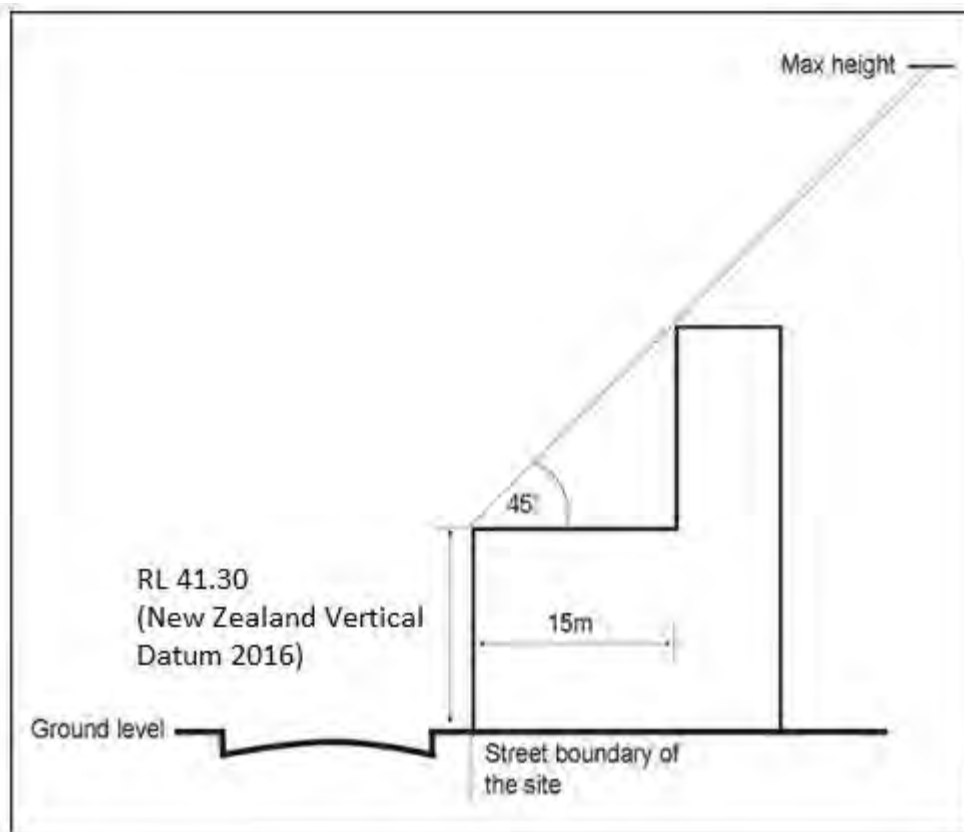


Figure I207.6.4.5 Frontage control E



I207.6.5. Wynyard Street Coverage and Pedestrian Link

Purpose: manage the scale, form and intensity of development to maintain and enhance pedestrian amenity within the precinct.

- (1) For areas shown on Precinct plan 1 as being subject to the “Wynyard Street coverage and pedestrian link control”:
 - (a) the maximum building coverage is 50 per cent;
 - (b) a continual pedestrian link must be provided from Grafton Road to Alten Road:
 - (i) that includes a continuous minimum width of 10m. This does not apply to the first 50m from the Alten Road boundary where the width may be reduced to a minimum of 6m;
 - (ii) 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; and
 - (iii) of which sections 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. Pedestrian over bridges and glazing will be counted as coverage for the purpose of this control.

I207.6.6. Sub-precinct B: Old Government House

- (1) Buildings must not exceed 7.5m in height in Sub-precinct B.
- (2) A building or parts of a building in Sub-precinct B must be set back from the relevant boundary by the minimum depth listed in Table I207.6.6.1 Yards below.

Table I207.6.6.1 Yards

Yard	Sub-precinct B
Front	3m
Side	3m
Rear	3m

- (3) The maximum permitted site coverage or cumulative total area of buildings in Sub-precinct B must not exceed 5 percent of the sub-precinct area.

I207.7. Assessment – controlled activities

I207.7.1. Matters of control

The Council will reserve its control to all of the following matters when assessing a controlled activity resource consent application:

- (1) for demolition refer to the matters of control in [H8.7.1\(1\)](#) of the Business – City Centre Zone.
- (2) for the conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses refer to matter of assessment in [H8.8.1\(3\)](#) of the Business – City Centre Zone.

I207.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities:

- (1) for demolition refer to the assessment criteria in clause [H8.7.2\(1\)](#) of the Business – City Centre Zone.
- (2) for the conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses refer to matter of assessment in clause [H8.8.2\(3\)](#) of the Business – City Centre Zone.

I207.8. Assessment – Restricted discretionary activities

I207.8.1. Matters of discretion

The Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

- (1) new buildings, relocated buildings, and alterations and additions to buildings not otherwise provided for:
 - (a) building design and external appearance;
 - (b) effects of buildings on historic heritage places;
 - (c) safety;
 - (d) the design of covered plazas, open spaces and pedestrian linkages;
 - (e) the design and location of parking; and
 - (f) travel plans and integrated transport assessments;
- (2) an entry canopy (and any associated steps, balustrades and retaining walls defined as “building”) in the position indicated by the symbol “#” in Precinct plan 1 within the “No buildings except as provided for by entry canopy and fire egress stair criteria”
 - (a) design and scale;
- (3) alterations to or replacement of the existing fire egress stairs in the position indicated by the symbol “@” in Precinct plan 1 within the “No buildings except as provided for by entry canopy and fire egress stair criteria”
 - (a) design, materials and orientation;
- (4) the transfer and utilisation of unrealised parking within sub-precinct A:

- (a) traffic generation and safety;
 - (b) pedestrian safety; and
 - (c) design of parking areas.
- (5) infringing the building height standard (I207.6.3 Building height):
- (a) building scale and dominance/visual amenity effects; and
 - (b) effects on current or planned future form and character
- (6) infringing the frontage height and setback standard:
- (a) building scale and form, and dominance/visual amenity effects; and
 - (b) effects on streetscape character
- (7) infringing the Wynyard Street coverage and pedestrian link standard:
- (a) building scale and form, and dominance/visual amenity effects; and
 - (b) effects on public open space and pedestrian access
- (8) infringing the temporary activities standard in Sub-precinct B:
- (a) noise, lighting and hours of operation; and
 - (b) traffic;
- (9) infringing the height (I207.6.6(1)), yards and building coverage standards in Sub-precinct B:
- (a) intensity, scale and design.

I207.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) new buildings, relocated buildings, and alterations or additions to buildings not otherwise provided for:
 - (a) building design, and external appearance - creating a positive frontage:
 - (i) whether buildings and their uses 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) in areas shown on Precinct plan 2 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, whether buildings are 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) whether generous canopies are 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) the extent to which artwork is encouraged to be incorporated into the street facades of buildings, open spaces and plazas;
- (b) building design and external appearance - variation in building form/visual interest:
- (i) the extent to which buildings are 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) the extent to which buildings fronting streets and open spaces incorporate design elements which acknowledge the adjacent built form, and enhance pedestrian comfort and amenity, and the character of the precinct. In particular:
 - the extent to which frontage height and design 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;
 - the extent to which buildings 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;

- the extent to which buildings 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;
- at all levels, whether large expanses of blank walls are avoided and whether they are 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;
- where the frontage height and setback standard applies, the extent to which the design of upper setback levels 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;
- the extent to which the design of buildings on corner sites 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;
- whether materials used in new buildings are durable and of high quality, particularly at ground level to enhance the pedestrian experience;
- the extent to which designs provide strong architectural cues to access-ways 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 extent to which frontages are designed to avoid service and access interruptions to frontage continuity, by locating and agglomerating such requirements internally within the campuses where practicable;
- where the proposed development is an extension or alteration to an existing building, the extent to which it is designed with consideration to the architecture of the original building;
- the extent to which building form and height consider the impact of shading and wind on the internal communal spaces of the campus and public streets;

- the extent to which building and landscape design 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.

(c) development on the corners of 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 historic heritage places in close proximity to the corner sites, its prominence as a significant gateway to the city centre 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 50m 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 façade complements the historic forms of the nearby heritage buildings; and
- (iii) the extent to which a development on the corner of Wellesley Street East and St Paul Street is sympathetic to the heritage building at 59-67 Wellesley Street East.

(d) Grafton Gully:

- (i) the extent to which all buildings that adjoin the motorway corridor or connecting streets, as shown on Precinct plan 2 as subject to the “Grafton Gully landscaped edge”, are 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 city centre, and 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 must 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. The extent to which buildings 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 city centre.

(e) effect of buildings on historic heritage places:

- (i) whether the scale, form and design of new buildings have regard to the significant heritage elements and built form of any scheduled heritage places adjacent to or in close proximity to 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) whether new buildings and additions to existing buildings adjacent to or in close proximity with a scheduled heritage building have regard to and respect the latter's contribution to the streetscape, so that the historic 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) the extent to which landscaping, where contextually appropriate, acknowledges both the natural and cultural heritage of the area, particularly when in proximity to or adjacent to any scheduled heritage building, its surrounds or conservation area;
- (iv) the extent to which design features that reflect the cultural heritage of the area, including Māori 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 Mana Whenua;
- (v) whether new and upgraded buildings avoid inappropriate adverse effects on scheduled street trees and must respect their visual prominence on the streetscape;

(f) safety:

- (i) whether new and upgraded buildings and public open spaces are designed in accordance with CPTED 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.

- (ii) 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.
- (g) the design of covered plazas, open spaces and pedestrian linkages:
- (i) Precinct plan 2 shows the long term aspirations for covered plazas, open spaces and pedestrian linkages. 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 Precinct plan 2;
 - (ii) Wynyard Street is part of the historical street network and must maintain its historic alignment and become primarily a pedestrian route and linear open space. It must maintain a minimum width of 10m, except for the first 50m from the Alten Road boundary where the width may be reduced to a minimum of 6m, 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 must be designed and located to enhance the amenity of the street and to maintain views along its length;
 - (iii) whether the network of covered plazas, open spaces and linkages 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) the extent to which building heights and form 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) the extent to which buildings are designed to support high quality open spaces and where appropriate provide views to the wider landscape and/or surrounding streets, to enhance the legibility, accessibility and character of the campuses;
 - (vi) whether buildings provide legible entrances and exits to covered plazas, open spaces and pedestrian linkages.

- (vii) the extent to which the detailed design of pedestrian routes also supports the legibility of the campuses from the public realm (namely adjoining streets and open spaces);
 - (viii) whether provision for cycle access and cycle parking is included along major entries where practicable.
- (h) Parking
- (i) parking, whether at-grade or within buildings is screened from public open spaces and streets.
 - (i) travel plans and integrated transport assessments:
 - (i) where no current travel plan exists for the precinct or that part of a campus within which a development is proposed, one must be submitted with a development with gross floor area greater than 2,500m²; and
 - (ii) where additional floor area greater than 2,500m² is provided for within a development, then it must be subject to an integrated transport assessment scoping process to determine whether it is required. If an integrated transport assessment is required by the council, then it should be prepared in accordance with current best practice guidelines adopted by Auckland Transport.
- (2) an entry canopy (and any associated steps, balustrades and retaining walls defined as “building”) in the position indicated by the symbol “#” in Precinct plan 1 within the “No building except as provided for by entry canopy and fire egress stair criteria”:
- (a) design and scale:
- (i) the extent to which the canopy enhances the visibility, legibility and overall quality of the entrance at this position; and
 - (ii) the extent to which the canopy is designed and has 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.
- (3) alterations to or replacement of the existing fire egress stairs in the position indicated by the symbol “@” in Precinct plan 1 within the “No buildings except as provided for by entry canopy and fire egress stair criteria”:
- (4) the transfer and utilisation of unrealised parking within Sub-precinct A:
- (a) traffic generation and safety:
- (i) whether vehicle access to and from the site provide adequate sight distances and avoid, remedy or mitigate congestion likely to have more than minor adverse effects;

- (ii) whether traffic generated from the parking area on the site adversely affect the surrounding roading network, having regard to the current and future traffic volumes in the area and any traffic problems in the area e.g. high accident rates;
- (b) pedestrian safety:
 - (i) whether vehicle access-ways are designed to ensure the safety of pedestrians;
- (c) design of parking areas:
 - (i) Parking areas should be designed to enable safe and efficient on-site vehicle circulation to avoid or mitigate adverse effects on the road network;
- (5) infringing the building height standard (I207.6.3 Building height):
 - (a) building height may be exceeded where it would provide an attractive and integrated roof form that also meets the purpose of the control; and
 - (b) where building height is exceeded, Policy I207.3(6) of the Learning Precinct and Policy [H8.3\(30\)](#) of the Business – City Centre Zone should be considered;
- (6) infringing the frontage height and setback standard:
 - (a) development should be of a scale and form appropriate to the setting;
 - (b) the extent to which the scale of the development is consistent with the current and future character of the Learning Precinct as established through the objectives and policies for the Learning Precinct; and
 - (c) the extent to which pedestrian amenity is maintained or enhanced;
- (7) infringing the Wynyard Street coverage and pedestrian link standard:
 - (a) whether the amenity of the pedestrian link is maintained;
 - (b) the extent to which buildings on Wynyard street are of a scale and form appropriate to the character of the Learning Precinct.
- (8) infringing the temporary activities standard in Sub-precinct B:
 - (a) whether noise and lighting from the activity have a significant adverse effect on the amenity of surrounding residential properties. In determining this, consideration will be given to:
 - (i) the location, duration and timing of the activity and the day of the week on which it will occur;
 - (ii) the measures to mitigate noise and light spill; and

- (iii) any proposed measures to manage levels of low frequency noise, particularly for night events.

(b) traffic:

- (i) the extent to which the location, scale and intensity of the activity and any associated parking, including provision for public transport will affect the efficiency of traffic movements and the safety of pedestrians; and
- (ii) the extent to which the activity will impact on other activities at the location, including the impact on public access;

(9) infringing the height (I207.6.6(1)), yards and building coverage in Sub-precinct B:

(a) intensity, scale and design:

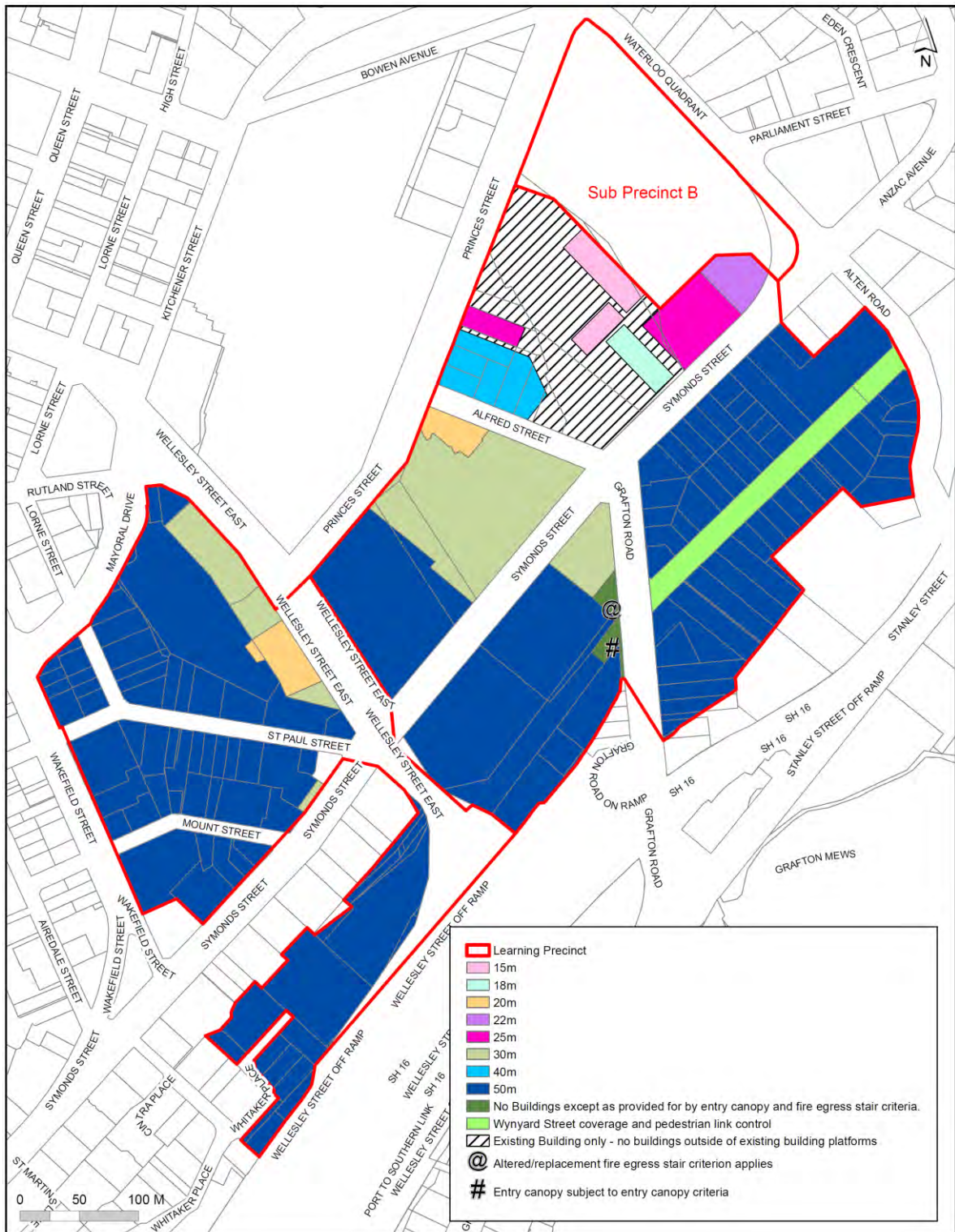
- (i) whether adequate public open space for visual amenity and recreations is maintained; and
- (ii) the extent to which the design of buildings and structures maintains the character of the open space and should be sympathetic to the existing development and open space in the Sub-precinct B.

I207.9. Special information requirements

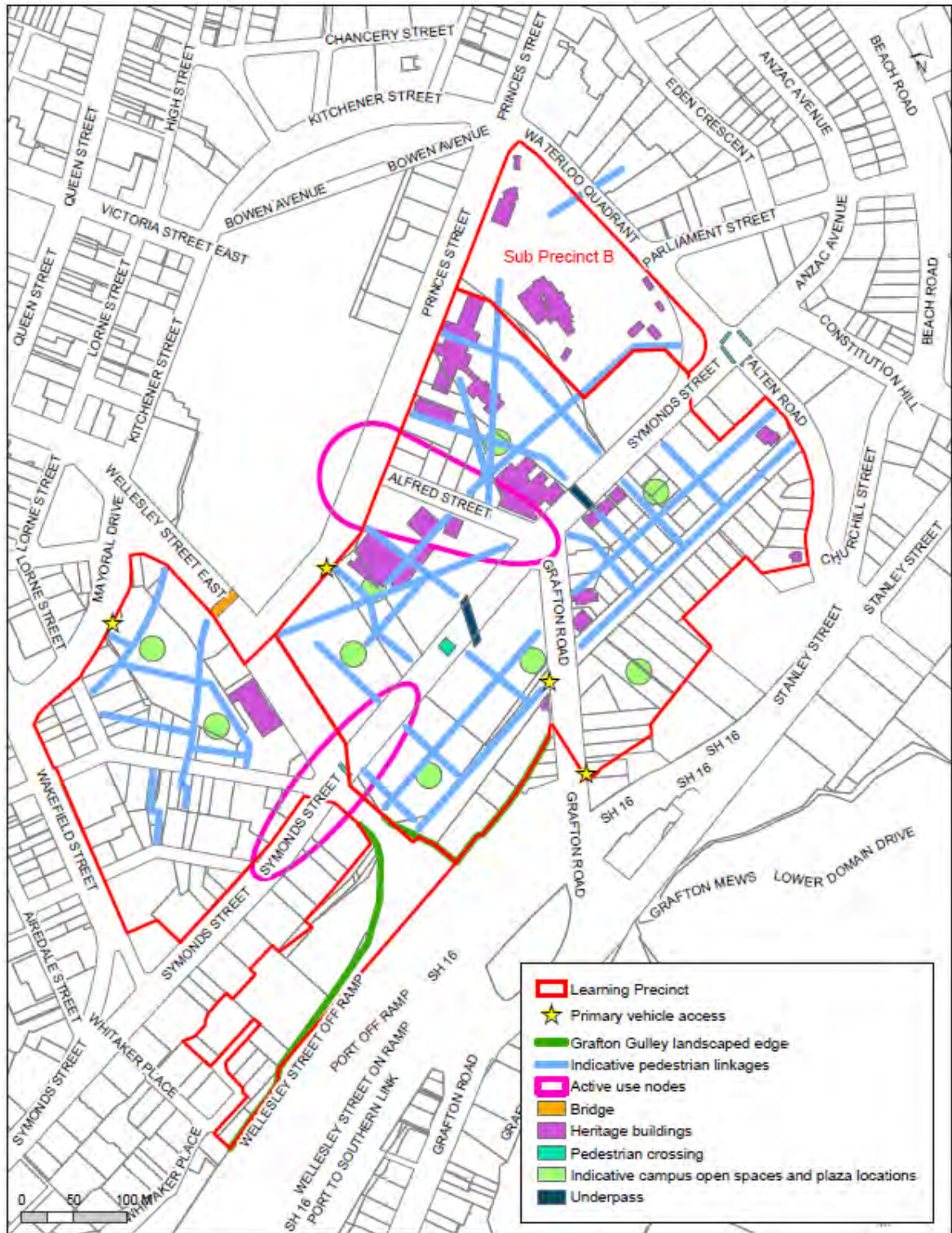
There are no special information requirements in this precinct.

I207.10. Precinct plans

I207.10.1 Learning: Precinct plan 1 - Building height controls



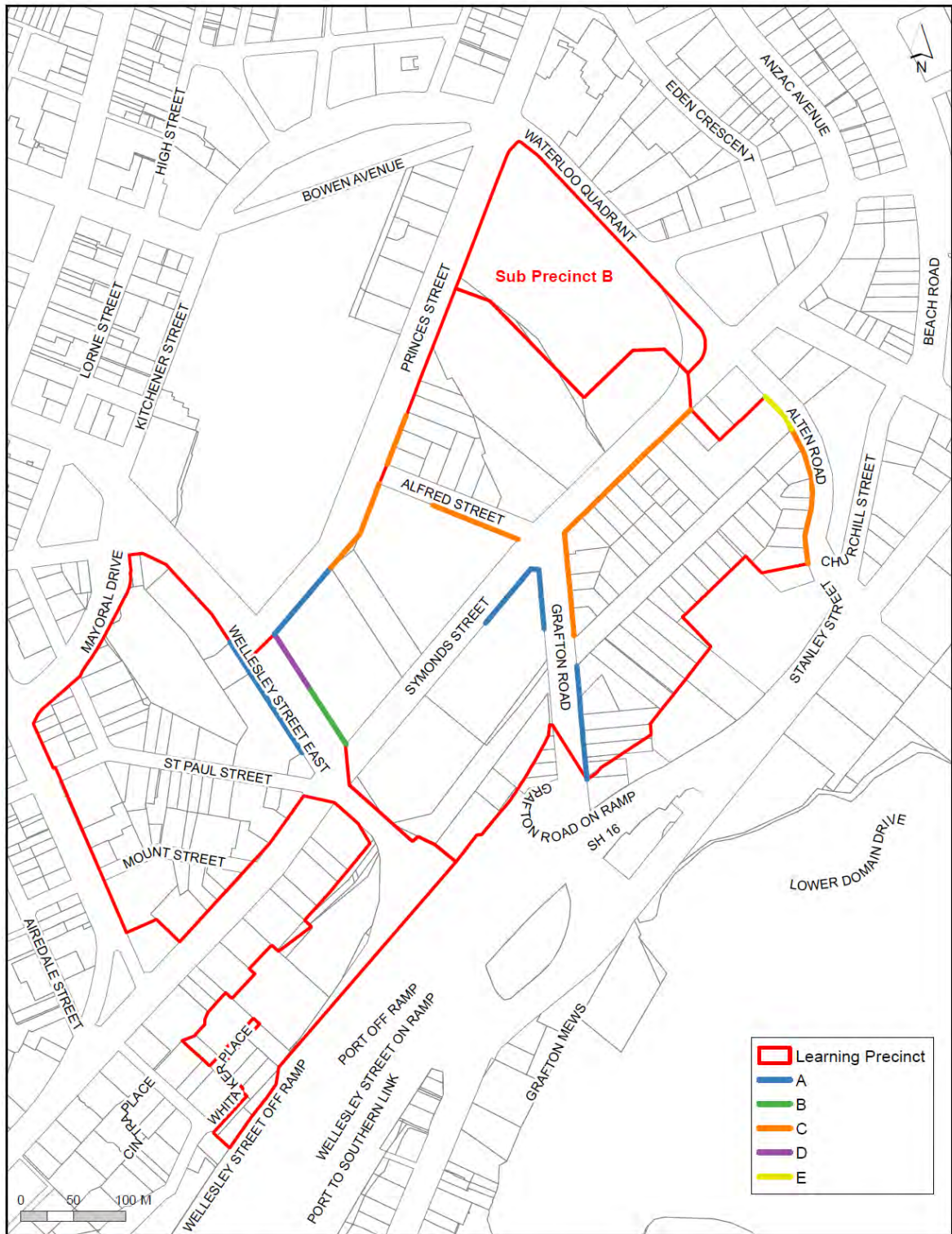
I207.10.2 Learning: Precinct plan 2 - Open spaces and pedestrian linkages



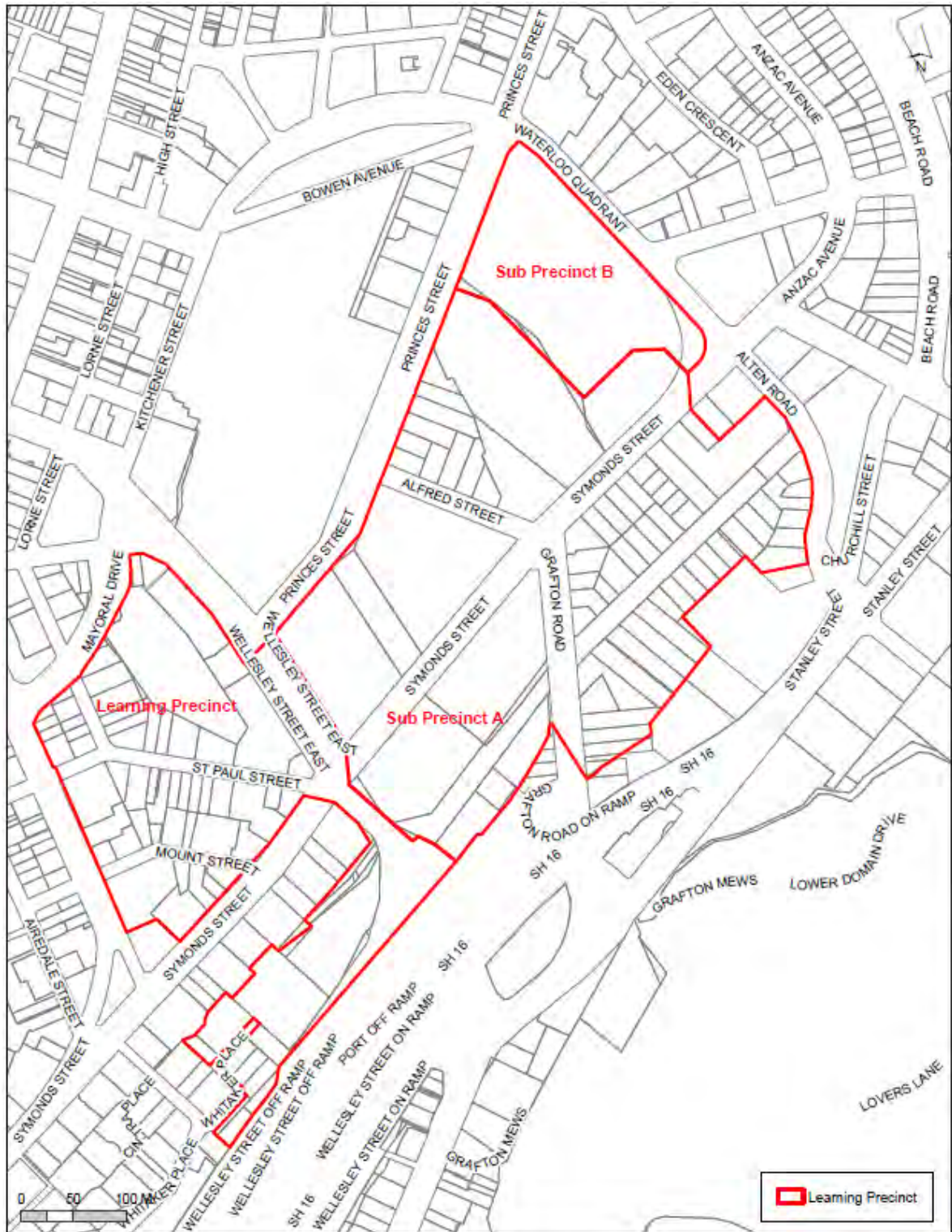
I207.10.3 Learning: Precinct plan 3 - Contours



I207.10.4 Learning: Precinct plan 4 - Frontage types



I207.10.5 Learning: Precinct plan 5 - Sub-precinct B Old Government House



I208. Port Precinct

I208.1. Precinct description

The purpose of the Port Precinct is to provide for a nationally and regionally significant component of Auckland and New Zealand's transport infrastructure and trade network. The precinct primarily consists of land and coastal areas owned or controlled by Ports of Auckland Limited.

The zoning of the land within the Port Precinct is the Business – City Centre Zone and the zoning of the part of the Port Precinct within the coastal marine area is the Coastal – General Coastal Marine Zone.

The Port Precinct includes the land and the coastal marine area north of Quay Street between the western side of Marsden Wharf and the eastern side of the Fergusson Reclamation. The reclaimed land and wharf structures named Bledisloe Terminal, Bledisloe Wharf, Jellicoe Wharf, Freyberg Wharf, and Fergusson Wharf and Fergusson Terminal are primary vessel loading and unloading areas. Cargo storage, cargo handling and ancillary port activities are undertaken on the balance of the area fronting Quay Street. Teal Park and a range of community and emergency facilities and food and beverage activities are located at the eastern end of the precinct.

The Port Precinct includes structures and activities located both on land and within the coastal marine area. For this reason, the activities and development within the precinct on land and within the coastal marine area (including wharves) are generally defined under the same activity category.

Within the precinct it is recognised that the coastal environment has already been modified by structures and port activities and that the land adjoining the coastal marine area provides for the infrastructure to service the marine and port activities. It is therefore appropriate to suitably recognise this, and make provision for the continued use and development of the precinct, while avoiding, remedying, or mitigating adverse effects.

Development within the precinct is guided by Precinct plans 1 – 3. Precinct plan 1 sets out the maximum height controls across the Port Precinct. Precinct plan 2 shows the area (named Area A) within the Port Precinct where buildings require design assessment due to their proximity and visibility from Quay Street and Queens Wharf. Precinct Plan 3 sets out the inner and outer noise control boundaries. Coordinates for the precinct boundary in the coastal marine area are shown on Precinct plan 4.

I208.2. Objectives [rcp/dp]

- (1) The efficient operation, growth and intensification of marine and port activities and marine and port facilities, including the development of the Port's capacity for shipping and its connections with other transport modes.
- (2) The use and development of non-port related activities and buildings do not compromise the existing or future operation of the precinct.
- (3) Adverse effects arising from activities and development are avoided, remedied or mitigated.

- (4) Adverse reverse sensitivity effects on the efficient and safe operation of marine and port activities are avoided, remedied or mitigated.
- (5) Buildings adjacent to Quay Street complement and enhance the gateway to the city centre, while recognising any functional and operational requirements of marine and port activities.
- (6) Public access to, and use and enjoyment of, the coastal marine area is maintained, and where practicable, enhanced, provided it does not adversely affect the efficient and safe operation of marine and port activities and development of the precinct.

The overlay, Auckland-wide, Business – City Centre Zone and Coastal – General Coastal Marine Zone objectives apply in this precinct in addition to those specified above.

I208.3. Policies [rcp/dp]

The policies are as listed in the Coastal – General Coastal Marine Zone for the coastal marine area in the precinct in addition to those specified below, with the exception of Policy [F2.5. 3\(4\)](#).

The Business – City Centre Zone Policies [H8.3\(1\), \(11\), \(19\), \(21\) – \(23\), \(25\), \(30\), \(35\) and \(37\)](#) apply to land within the precinct in addition to those specified below.

- (1) Enable the consolidation, intensification, redevelopment and growth within the precinct for a wide range of marine and port activities and associated structures, to provide for the development of the Port's capacity for shipping, and its connections with other transport modes.
- (2) Provide a wide range of berthage facilities to accommodate vessels of different types and sizes.
- (3) Ensure that non-port related activities or non-port related development within the precinct does not compromise the primary function or development of the precinct for marine and port activities and marine and port facilities.
- (4) Require activities within the precinct to avoid, remedy or mitigate adverse effects on the land and coastal environment, particularly noise, lighting and amenity effects and effects on the surrounding road network.
- (5) Require the establishment of dwellings outside of the precinct to avoid, remedy or mitigate adverse effects on efficient and safe operation of marine and port activities.
- (6) Restrict public access to the coastal marine area only where it is necessary to protect human health and/or safety, to facilitate the efficient and safe operation of activities including the requirements of customs and quarantine, or to maintain security.

- (7) Provide for intensification, development and maintenance of marine and port facilities and associated works which contribute to the efficient use, operation, and management of marine and port activities while avoiding, remedying or mitigating potential adverse effects on the environment.
- (8) Limit maximum building height to an appropriate scale to provide a transition in height between the city centre core and the harbour, with the exception of specifically identified container and cargo-handling facilities, vessels, structures and equipment associated with marine and port activities.
- (9) Encourage buildings within Area A on Precinct plan 2, to be of a high quality design to complement and enhance this city centre gateway and to contribute positively to the visual quality, amenity, interest and public safety of streets and public open spaces, while recognising any functional and operational requirements of marine and port activities.
- (10) Avoid further reclamation, unless:
 - (a) there are no practicable alternative methods of providing the proposed activity, including on land outside the coastal marine area;
 - (b) the activity which requires reclamation can only occur in or adjacent to the coastal marine area;
 - (c) it will provide a significant regional or national benefit;
 - (d) it is the most appropriate form and design of development; and
 - (e) potential adverse effects will be avoided, remedied or mitigated.
- (11) Provide for minor reclamations and for reclamations carried out as part of rehabilitation or remedial works of an existing reclamation or coastal marine area structure, while avoiding, remedying or mitigating any adverse effects on the environment.
- (12) Enable dredging within the precinct that is necessary to provide for the safe and efficient navigation, manoeuvring, and berthing of vessels, while avoiding, remedying or mitigating any adverse effects.
- (13) Require port operators to take all practicable steps to avoid contamination of coastal waters, substrate, ecosystems and habitats that is more than minor.
- (14) Require the provision of adequate and convenient facilities for:
 - (a) the collection of rubbish from vessels;
 - (b) sewage and waste from vessels; and
 - (c) the containment and disposal of residues from vessel servicing, repairs and maintenance.

I208.4. Activity table

The activities, standards and assessment criteria in the overlays and Auckland-wide rules apply in the Port Precinct, unless otherwise specified below.

The activities, standards and assessment criteria in the underlying General Coastal Marine zone apply to the coastal marine area in the Port Precinct, unless otherwise specified below.

The activities, standards and assessment criteria in the Business – City Centre Zone do not apply to land in the Port Precinct, unless otherwise specified below.

Table I208.4.1 Activity table specifies the activity status for land use and development activities pursuant to section 9(3) of the Resource Management Act 1991 and the activity status for works, occupation and use in the coastal marine area pursuant to sections 12(1), 12(2), and 12(3) of the Resource Management Act 1991, including any associated discharges of contaminants or water into water pursuant to section 15 of the Resource Management Act 1991, or any combination of all of the above sections where relevant. The activities in the Coastal – General Coastal Marine Zone apply to the coastal marine area in the Port Precinct unless otherwise specified in the Port Precinct activity table below.

- (1) The following table also specifies the activity status of activities on land in the Port Precinct.
- (2) Those activities marked with * have the listed activity status only when that activity is located on a coastal marine area structure (e.g. a new building on an existing wharf). If that activity is located directly in the coastal marine area (e.g. a new wharf) a different activity status will apply.
- (3) In this table, the activity status for occupation of the common marine and coastal area (section 12(2) of the Resource Management Act 1991) has the same activity status for the use or activity (section 12(3) of the Resource Management Act 1991) or for the construction of a structure (section 12(1) of the Resource Management Act 1991) that the occupation relates to.

Resource Management (National Environmental Standards for Freshwater) Regulations 2020

The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 ('Freshwater NES') came into force on 3 September 2020. Currently, there may be duplication or conflict between specific plan rules and the Freshwater NES.

The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 apply to coastal wetlands and to any part of the coastal marine area that is upstream from the mouth of a river.

If an activity provided for in rules I208.4.1 to I208.9, including any associated matters of discretion, is also regulated by the Freshwater NES, where there is conflict then the most restrictive provision will prevail.

If the Freshwater NES regulations do not apply to an activity, then the plan rules apply.

Duplication or conflict between plan rules and the Freshwater NES will be addressed in the plan as soon as practicable.

Table I208.4.1 Activity table

Activity		Activity status	
		CMA [rcp]	Land [dp]
Works in the coastal marine area			
(A1)	Maintenance or repair of a reclamation or drainage system	P	P
(A2)	Minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation	RD	NA
(A3)	Reclamation or drainage not otherwise provided for	D	NA
(A4)	Declamation	RD	RD
(A5)	Maintenance dredging, including dredging within a historic heritage overlay area	C	NA
(A6)	Capital works dredging, including dredging within a historic heritage overlay area	RD	NA
Use and activities and associated occupation			
Residential			
(A7)	Workers accommodation	P*	P
Commerce			
(A8)	Offices accessory to marine and port activities	P*	P
(A9)	Offices within a building existing at 22 January 2015 located within the 30m height area identified on Precinct Plan 1 not accessory to marine and port activities	NA	RD
(A10)	Maritime passenger operations	P	P
(A11)	Food and beverage east of Solent Street	NA	P
(A12)	Marine retail	NA	P
(A13)	Alterations, additions or the total or partial reconstruction of the existing service station located on the corner of Quay and Tinley Streets	NA	RD
(A14)	Service stations not otherwise provided for on those sites with frontage to Quay Street, between the western boundary of the Port Precinct and Plumer Street	NA	D
(A15)	Aquaculture activities (including any activities	Pr	NA

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	under RMA s.12(1), s. 12(2), s. 12(3) and s.15)		
Community			
(A16)	Artworks	P	P
(A17)	Community facilities, education facilities and healthcare facilities east of Solent Street	P*	P
(A18)	Information facilities	P*	P
(A19)	Emergency services	P	P
(A20)	Helicopter facilities (including the landing and taking off of helicopters and associated fuelling and service facilities), except as specified below	D	D
Industry			
(A21)	Marine and port activities, including the landing and taking off of helicopters associated with the loading and unloading of cargo	P	P
(A22)	Artificial lighting	P*	P
Development			
(A23)	Marine and port facilities other than wharves, landings and drydocks	P	P
(A24)	Wharves, landings and drydocks, including alterations and additions to these structures	RD	RD
(A25)	Maritime passenger facilities	P	P
(A26)	Marine and port accessory structures and services	P	P
(A27)	Repair and maintenance services ancillary to marine and port activities	NA	P
(A28)	New buildings and alterations and additions to buildings on land or on coastal marine area structures outside of Area A shown on Precinct plan 2	P*	P
(A29)	Minor cosmetic alterations and additions to a building within Area A shown on Precinct plan 2 that does not change its external design or appearance	P*	P
(A30)	Maintenance, repair and reconstruction of existing coastal marine area structures or buildings	P	P
(A31)	New buildings, and alterations and additions to buildings not otherwise provided for within Area A shown on Precinct Plan 2	RD*	RD
(A32)	Alterations and additions to existing coastal marine area structures or buildings not otherwise provided for	P	P
(A33)	Demolition or removal of buildings or coastal marine area structures except as otherwise	P	P

	specified below		
(A34)	Public amenities	P*	P
(A35)	Hard protection structures including wave attenuation devices	RD	RD
(A36)	Observation areas, viewing platforms and boardwalks	P	P
(A37)	New and existing swing moorings and pile moorings including occupation and use by vessel to be moored	P	NA
(A38)	Occupation of the CMCA by an activity that would otherwise be permitted where the area to be occupied is already the subject of an existing occupation consent	RD	NA
(A39)	Buildings not listed as a permitted or restricted discretionary activity	D	D

I208.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I208.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I208.4.1 which is not listed in I208.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I208.6. Standards

I208.6.1. Land and water standards

The land and water use standards in the Coastal – General Coastal Marine Zone apply to the coastal marine area in the Port Precinct, unless otherwise specified below, except that the following Coastal – General Coastal Marine Zone standards do not apply:

- [F2.21.1.1](#) Noise and vibration;
- [F2.21.1.2](#) Lighting;
- [F2.21.2.1](#) Maintenance or repair of a lawful reclamation or drainage systems; and
- [F2.21.9.4](#) Parking on coastal marine area structures for loading and unloading passengers and cargo to vessels.

The Business – City Centre Zone standards do not apply to land in the Port Precinct, unless otherwise specified below.

The Auckland-wide Lighting rules [E24](#) and Noise rules [E25.6.2 - E25.6.29](#) and [E25.6.31 - E25.6.33](#) do not apply to land and the coastal marine area in the Port Precinct.

I208.6.1.1. Noise

- (1) These standards do not apply to temporary activities allowed under the [E40 Temporary activities](#) rules.
- (2) Within the coastal marine area, these standards do not apply to the operational requirements of commercial vessels including cargo vessels, tugs, passenger liners, naval vessels and commercial fishing vessels.
- (3) The $L_{Aeq}(15 \text{ min})$ noise level and maximum noise levels (L_{AFmax}) arising from any activity (except construction or blasting activities) within the Port Precinct must not exceed the following:
 - (a) when measured 1m from the façade of any building (measured as the incident level with facade reflections excluded) located on the southern side of Quay Street, beyond the inner control boundary shown on Precinct plan 3:

Table I208.6.1.1 Noise levels 1

Time	Noise level
11pm to 7am	60dB L_{Aeq} 85dB L_{AFmax}

- (b) when measured 1m from the façade of any residential building (measured as the incident level with facade reflections excluded) located beyond the outer control boundary shown on Precinct plan 3:

Table I208.6.1.2 Noise levels 2

Time	Noise level
7am to 11pm	55dB L_{Aeq}
11pm to 7am	50dB L_{Aeq} 75dB L_{AFmax}

- (4) In determining compliance with the above the following applies:

- (a) the long term average sound level, averaged over any 7 days (i.e. 7 days of short-term average levels) must not exceed the specified levels by more than 3dBA due to statistical variation over those days;
- (b) there must be no exceedance of the specified short-term average levels by more than 5dBA. The short-term $L_{Aeq(15\text{ min})}$ sound level will be the average of any four $L_{Aeq(15\text{ min})}$ values obtained during a single night or day when the wind speed at the site where measurement is taken is less than 2m per second. If the wind speed in the vicinity of both the subject site and the receiver, or any intervening area is known to have exceeded 2m per second during any measurement interval or a temperature inversion is present, then that measurement must not be used to determine the short-term average sound level. Measurements must be accompanied by records of air temperature. There must be no other restrictions on weather conditions;
- (c) care must be taken to ensure that the short-term average sound level represents noise from port activities and is not influenced by noise from other sources. The time period between 3:00am and 5:00am is the preferred time for noise measurements. If the short-term average level is wholly or partly determined from measurements at other times, then records must be adequate to demonstrate that the short-term average sound level was not influenced by noise from non-port sources;
- (d) except as noted above, the noise levels must be measured and assessed in accordance with New Zealand Standard on Acoustics - Measurement of Environmental Sound (NZS 6801:2008) and New Zealand Standard on Acoustics – Environmental Noise (NZS 6802:2008).

I208.6.1.2. Construction noise

- (1) Construction noise within the Port Precinct must not exceed the levels specified in [E25.6.28](#) Construction noise levels in the Business – City Centre Zone and the Business – Metropolitan Centre Zone, when measured 1m from the façade of any building located outside of the Port Precinct.

I208.6.1.3. Lighting

- (1) Artificial lighting illuminance must not exceed 150 lux, measured at any point on the site containing the light source, in a horizontal or vertical plane at ground level.
- (2) Illumination associated with vehicles, mobile plant, and quay cranes are exempt from this control.

- (3) Lighting sources must be sited, directed and screened to avoid, as far as practicable, creating a navigation safety hazard.

I208.6.1.4. Parking

- (1) Standard [E27.6.2](#) Number of parking and loading spaces does not apply to land and coastal marine area west of Solent Street.

I208.6.1.5. Maintenance or repair of a lawful reclamation or drainage system

- (1) The work must not change the area occupied by the reclamation or drainage system.
- (2) Any visible disturbance to the substrate of the coastal marine area must be remedied or restored within 48 hours of the completion of the works in ONC, ONF and SEA-M1 overlay areas and within seven days in other areas of the coastal marine area.
- (3) There must be an emergency spill plan in place to address the unforeseen release of contaminants from equipment being used for the activity.
- (4) All equipment and materials must be removed from the foreshore and seabed on the completion of works or activities.
- (5) Written advice must be given to the council at least 10 working days prior to the work starting.

I208.6.1.6. Public access

- (1) Standard [E38.7.3.2](#) Subdivision establishing an esplanade reserve does not apply to subdivision within the Port Precinct.

I208.6.1.7. Natural Hazards and flooding:

The activity status for activities listed in Table [E36.4.1](#) of [E36 Natural hazards and flooding](#) do not apply and are replaced by standards I208.6.1.7.1 and I208.6.1.7.2 below:

- (1) Buildings or structures including fences and retaining walls located in 1 per cent annual exceedance probability (AEP) overland flow paths:
 - (a) any ponding of floodwater caused by any new building or structure must not extend beyond (upstream of) the inland boundary of the Port Precinct; or an alternative flow path of equivalent hydraulic capacity must be provided within the site; and
 - (b) the entry point of the flow path into the Precinct must not be altered.
- (2) Habitable rooms of new buildings shall be located above the coastal storm inundation 1 per cent annual exceedance probability (AEP) plus 1m sea level rise (CSI1).

I208.6.1.8. Building height

Purpose: manage the height of buildings to achieve Policy I208.3(8) of the Port Precinct.

- (1) Buildings, structures, marine and port facilities, maritime passenger facilities and marine and port accessory structures and services must not exceed the heights specified on Precinct Plan 1.
- (2) For the avoidance of doubt, building height excludes: reefer gantries, cargo and containers, telecommunications equipment, masts, lighting poles and associated equipment and aerials that are accessory to marine and port activities.
- (3) The height of buildings and structures on land must be measured in accordance with Standard [H8.6.8](#) Measuring building height in the Business – City Centre Zone rules.
- (4) The height of buildings and structures within the coastal marine area must be measured above NZVD2016.

I208.7. Assessment – controlled activities

I208.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application:

- (1) maintenance dredging:
 - (a) effects on water quality;
 - (b) effects on harbour traffic, navigation and safety; and
 - (c) duration and monitoring.

I208.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities:

- (1) maintenance dredging:
 - (a) effects on water quality:
 - (i) whether methods are implemented to avoid, remedy or mitigate the release of contaminated sediment.
 - (b) effects on harbour traffic, navigation and safety:
 - (i) whether methods are implemented to avoid, remedy or mitigate effects on harbour traffic, navigation and safety.
 - (c) duration and monitoring:

- (i) whether monitoring, including periodic monitoring of sediment quality, is required in order to demonstrate the extent and type of effects of the dredging on water and sediment quality and the degree to which the effects are remedied or mitigated during the activity.

I208.8. Assessment – restricted discretionary activities

I208.8.1. Matters of discretion

The Council will reserve its discretion to all the following matters when assessing a restricted discretionary resource consent application:

- (1) minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation and reclamation or drainage carried out as part of rehabilitation or remedial works:
 - (a) form and design of the reclamation;
 - (b) contaminated material;
 - (c) the safe and efficient operation of marine and port activities;
 - (d) construction or works methods, timing and hours of operation;
 - (e) effects on natural hazards, coastal processes, ecological values and water quality; and
 - (f) consent duration and monitoring
- (2) declamation:
 - (a) construction or works methods, timing and hours of construction works;
 - (b) location, extent, design and materials used;
 - (c) effects on coastal processes, ecological values and water quality;
 - (d) effects on public access, navigation and safety;
 - (e) effects on existing uses and activities;
 - (f) effects on Mana Whenua values; and
 - (g) consent duration and monitoring
- (3) capital works dredging:
 - (a) effects on coastal processes, ecological values and water quality;
 - (b) effects on other users of the coastal marine area, navigation and safety; and
 - (c) consent duration and monitoring.
- (4) hard protection structures including wave attenuation devices:

- (a) location and design of the hard protection structure;
 - (b) effects on navigation, safety and existing activities;
 - (c) effects on coastal processes including wave hydraulics;
 - (d) construction or works methods, timing and hours of operation; and
 - (e) consent duration and monitoring.
- (5) new buildings, and alterations and additions to buildings not otherwise provided for within Area A shown on Precinct Plan 2:
- (a) building design and external appearance;
 - (b) effects on public access, navigation and safety; and
 - (c) potential adverse effects of any ponding or diversion of floodwater upstream of the Port Precinct caused by changes to the overland flow path.
- (6) offices within a building existing at 22 January 2015 located within the 30m height area identified on Precinct Plan 1 not accessory to marine and port activities:
- (a) efficient use of port precinct land and resources;
 - (b) public access; and
 - (c) duration of consent.
- (7) alterations, additions or the total or partial reconstruction of the existing service station located on the corner of Quay and Tinley Streets:
- (a) the matters of discretion in [H8.8.1\(1\)](#) of the Business – City Centre Zone rules apply;
 - (b) location and design of vehicle and pedestrian access; and
 - (c) provision for the on-site manoeuvring of vehicles and pedestrians.
- (8) occupation of the CMCA by an activity that would otherwise be permitted where the area to be occupied is already the subject of an existing occupation consent:
- (a) the matters of discretion in [F2.23.1\(1\)](#) and [F2.23.1\(2\)\(c\)](#) of the Coastal – General Coastal Marine Zone apply; and
 - (b) effects on the safe and efficient use, operation and development of the coastal marine area subject to Ports of Auckland's existing occupation consents.
- (9) wharves, landings and drydocks within the Port Precinct:

- (a) location and design;
 - (b) construction or works methods, timing and hours of operation;
 - (c) effects on coastal processes;
 - (d) effects on navigation and safety;
 - (e) effects on the visual amenity values of the Waitemata Harbour;
 - (f) effects on Mana Whenua values; and
 - (g) consent duration and monitoring.
- (10) noise and construction noise
- (a) effects on land uses beyond the precinct;
 - (b) measures to avoid, remedy and mitigate the adverse effects of noise; and
 - (c) operational requirements of the Port of Auckland.
- (11) lighting:
- (a) effects on adjacent land uses;
 - (b) measures to avoid, remedy and mitigate the adverse effects of lighting;
and
 - (c) operational requirements of the Port of Auckland.
- (12) building height:
- (a) building scale and dominance / visual amenity effects;
 - (b) effects on the current or planned future form and character of the precinct;
and
 - (c) reasons for the non-compliance.

I208.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) minor reclamation for the purpose of maintaining, repairing or upgrading a reclamation and reclamation or drainage carried out as part of rehabilitation or remedial works:
 - (a) whether reclamation, as far as practicable, mitigates adverse effects through their form and design, taking into account:
 - (i) the compatibility of the design with the location;
 - (ii) the ability to avoid consequential erosion and accretion, and other natural hazards;

- (iii) the effects on coastal processes; and
 - (iv) the effects on hydrology.
 - (b) whether the use of contaminated material in a reclamation is avoided unless it is contained in a way that avoids, remedies or mitigates adverse effects on water quality, aquatic ecosystems and biodiversity;
 - (c) whether the reclamation enables the efficient operation of port infrastructure; and
 - (d) whether construction works avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated sediments, and other contaminants.
- (2) declamation:
- (a) whether the adverse effects of declamation are avoided, remedied or mitigated in respect of the effects of the final land/water configuration on:
 - (i) the marine environment including coastal processes, water quality, sediment quality and ecology of the coastal marine area;
 - (ii) hydrogeology (ground water) and hydrology; and
 - (iii) sediment accumulation and the need for on-going maintenance dredging of the coastal marine area.
 - (b) whether declamation works, including the construction of seawalls, avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated soils and groundwater, and other contaminants; and
 - (c) whether declamation east of Solent Street is located and designed so that the adjacent land area can provide adequate public open space adjacent to, and public access around along the water's edge whether on land or on the adjacent water space;
 - (d) the extent to which declamation will affect Mana Whenua values.
- (3) capital works dredging:
- (a) whether measures are taken to avoid, remedy or mitigate adverse effects on coastal processes, ecological values, and water quality;
 - (b) whether effects on other users of the coastal marine area during the dredging are avoided, remedied or mitigated;
 - (c) whether consent duration is limited to the minimum duration reasonably necessary for the functional or operational needs of the activity; and

- (d) whether monitoring is required in order to demonstrate the extent and type of effects of the dredging, and the degree to which the effects are remedied or mitigated during and after the activity.
- (4) hard protection structures including wave attenuation devices:
- (a) whether the location and design of the hard protection structure avoid, remedy or mitigate adverse effects on existing activities including marine related industries, other marine activities and/or adjoining coastal activities;
 - (b) whether the location and design of the hard protection structure avoid, remedy or mitigate adverse effects of wave hydraulics on other users of the coastal marine area and on the adjacent coastline; and
 - (c) whether construction works avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated sediments, and other contaminants.
- (5) new buildings, and alterations and additions to buildings not otherwise provided for within Area A shown on Precinct plan 2:
- (a) the assessment [H8.8.2\(1\)\(a\)\(i\), \(ix\), \(xii\), \(xiii\), \(xv\), \(xvi\), \(xviii\), \(xix\) and \(c\)\(xi\)](#) of the Business – City Centre Zone rules apply in addition to the criteria below;
 - (b) the extent to which buildings within Area A shown on precinct plan 2 have clearly defined public fronts that address the street to positively contribute to the public realm and pedestrian safety. Where this is not possible, where practicable be designed to avoid long, unrelieved frontages and excessive bulk and scale when viewed from Quay Street;
 - (c) the extent to which building mass is visually broken up into distinct elements. Techniques include the use of recesses, variation in building height and roof form, horizontal and vertical rhythms and façade modulation and articulation;
 - (d) the extent to which any parking, loading and servicing activities including the storage and collection of wastes associated with a building is screened and occur behind the buildings and away from Quay Street;
 - (e) the extent to which the quality of building design reflects and recognises Quay Street's importance as a gateway to the city centre. In particular, it should have regard to the area's high visibility in views along Quay Street
 - (f) the extent to which the functional and operational requirements of marine and port activities to be accommodated within the building are recognised when considering the assessment criteria above; and

- (g) the extent to which the adverse effects of any ponding or diversion of floodwater upstream of the Port Precinct caused by changes to the overland flow path will be avoided or mitigated.
- (6) offices within a building existing at 22 January 2015 located within the 30m height area identified on Precinct plan 1 not accessory to marine and port activities:
- (a) whether the office activity reduces or compromises the efficient use of port land or resources or the future growth or intensification of port activities and facilities;
 - (b) whether safe and unencumbered public access is provided between the building and the city centre; and
 - (c) whether the duration of consent is limited to ensure the building is available for marine and port activity when the demand arises.
- (7) alterations, additions or the total or partial reconstruction of the existing service station located on the corner of Quay and Tinley Streets:
- (a) the assessment criteria in [H8.8.2\(1\)](#) of the Business – City Centre Zone rules apply;
 - (b) whether separate pedestrian and vehicle access is provided to and through the site and there is adequate manoeuvring space for vehicles on the site; and
 - (c) the extent to which the design of any alterations or additions contribute to the visual quality, interest and safety of Quay Street and Tinley Street, where practicable.
- (8) occupation of the CMCA by an activity that would otherwise be permitted where the area to be occupied is already the subject of an existing occupation consent:
- (a) the assessment criteria in clause [F2.23.2\(1\)](#) and [F2.23.2\(9\)](#) of the Coastal – General Coastal Marine Zone apply in addition to the criteria below; and
 - (b) whether the actual or potential adverse effects on the safe and efficient use, operation and development of the coastal marine area occupied by Ports of Auckland are avoided.
- (9) wharves, landings and drydocks within the Port Precinct:
- (a) whether the location and design of the structure avoid, remedy or mitigate adverse effects on existing activities, marine related industries, other marine and port activities and navigation and safety;

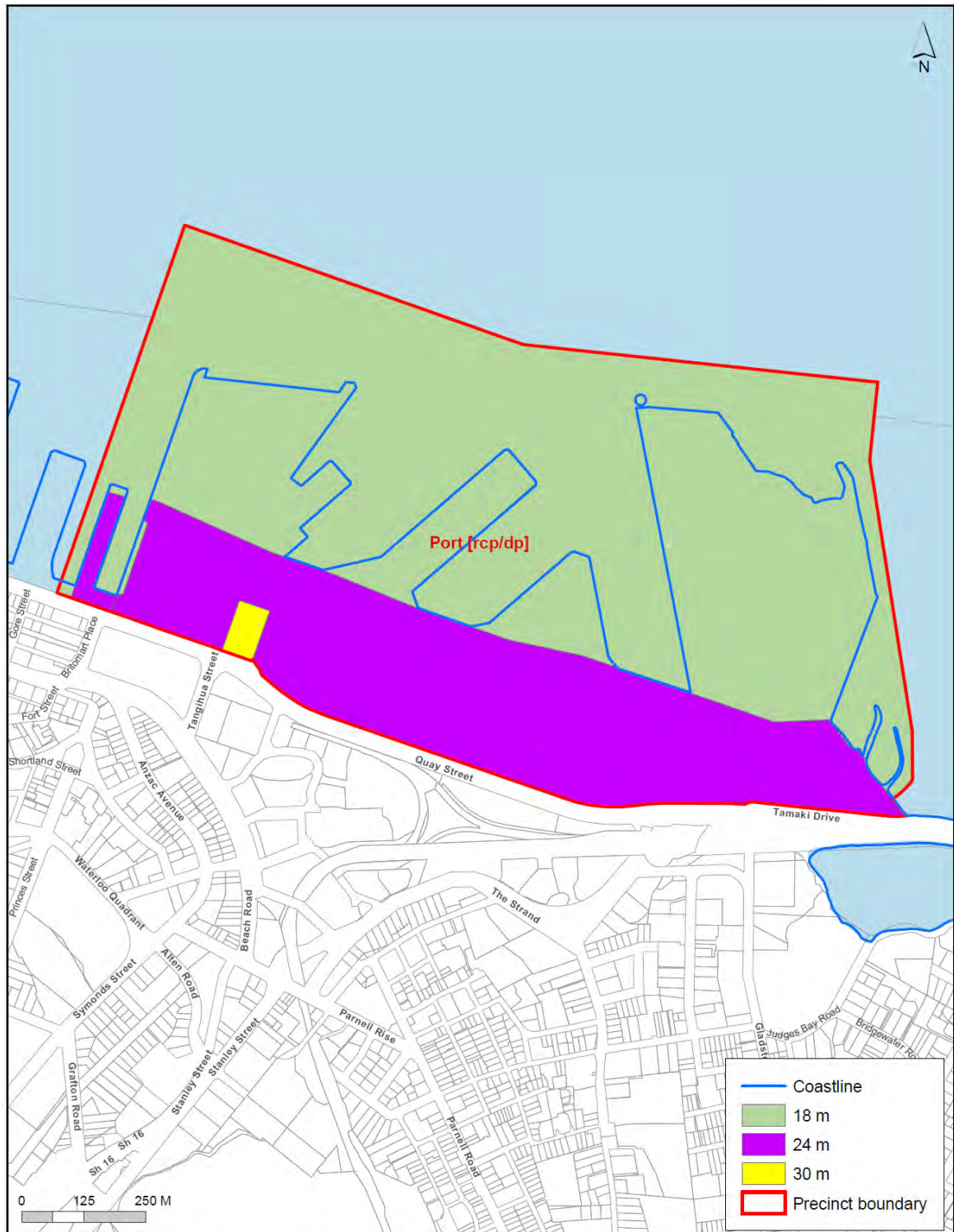
- (b) whether the location and design of the structure avoid, remedy or mitigate adverse effects on coastal processes and on other users of the coastal marine area;
 - (c) whether construction works avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated sediments, and other contaminants;
 - (d) whether duration for construction is limited to the minimum duration reasonably necessary;
 - (e) the extent to which monitoring of construction is required in order to demonstrate the extent and type of effects of the activity, and the degree to which the effects are remedied or mitigated during and after the activity; and
 - (f) whether the form, scale and design of the wharf, landing or drydock structures avoid, remedy or mitigate adverse visual amenity effects to and from the Waitemata Harbour;
- (10) noise and construction noise:
- (a) the extent to which adverse effects on the health and amenity values of people who may be affected beyond the Port precinct are avoided, remedied and mitigated, taking into account the existing noise environment, the frequency and duration of the proposed infringement and the practicality of managing the noise emissions;
 - (b) the operational requirements of the Port of Auckland.
- (11) lighting:
- (a) the extent to which adverse effects on the health and amenity values of people who may be affected beyond the Port precinct are avoided, remedied and mitigated, taking into account existing light levels;
 - (b) the operational requirements of the Port of Auckland.
- (12) building height:
- (a) building height may be exceeded where it would provide an attractive and integrated roof form that also meets the purpose of the standard;
 - (b) where building height is exceeded, Policy I208.3(1) and (8) of the Port Precinct and Policy [H8.3\(30\)](#) of the Business – City Centre Zone should be considered.

I208.9. Special information requirements

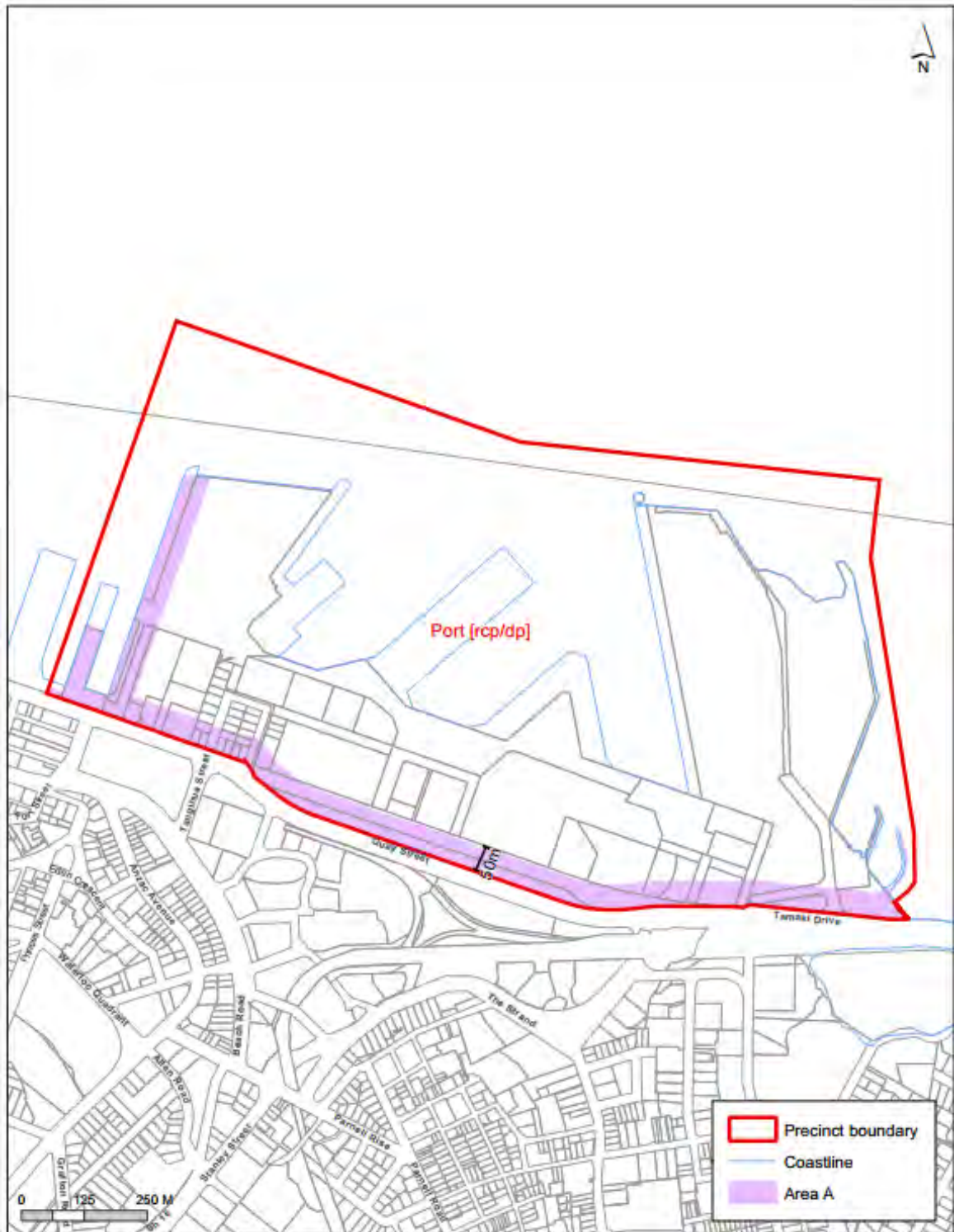
- (1) The special information requirements of the Coastal – General Coastal Marine Zone do not apply in the Port Precinct.

I208.10. Precinct plans

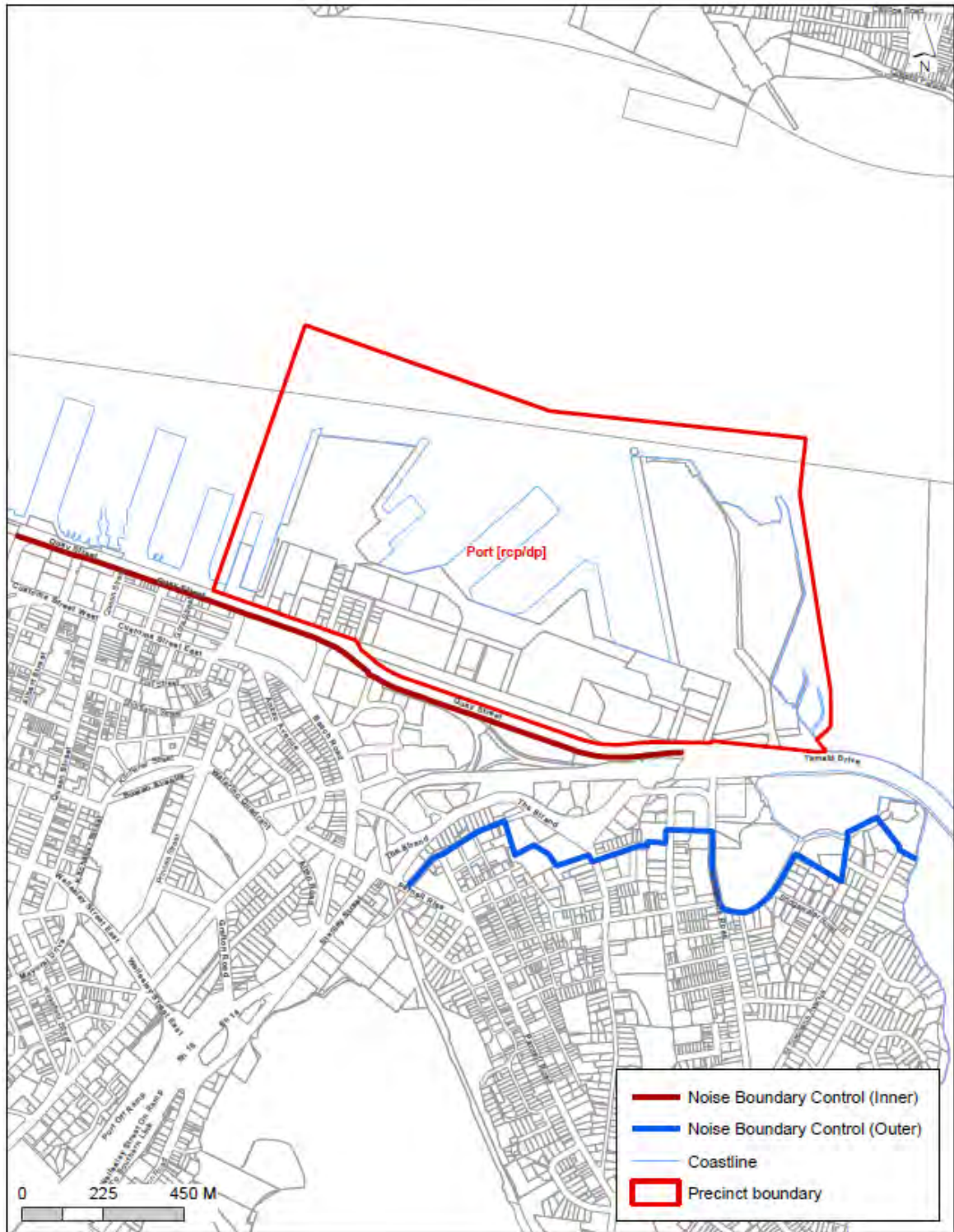
I208.10.1 Port: Precinct plan 1 - Building height



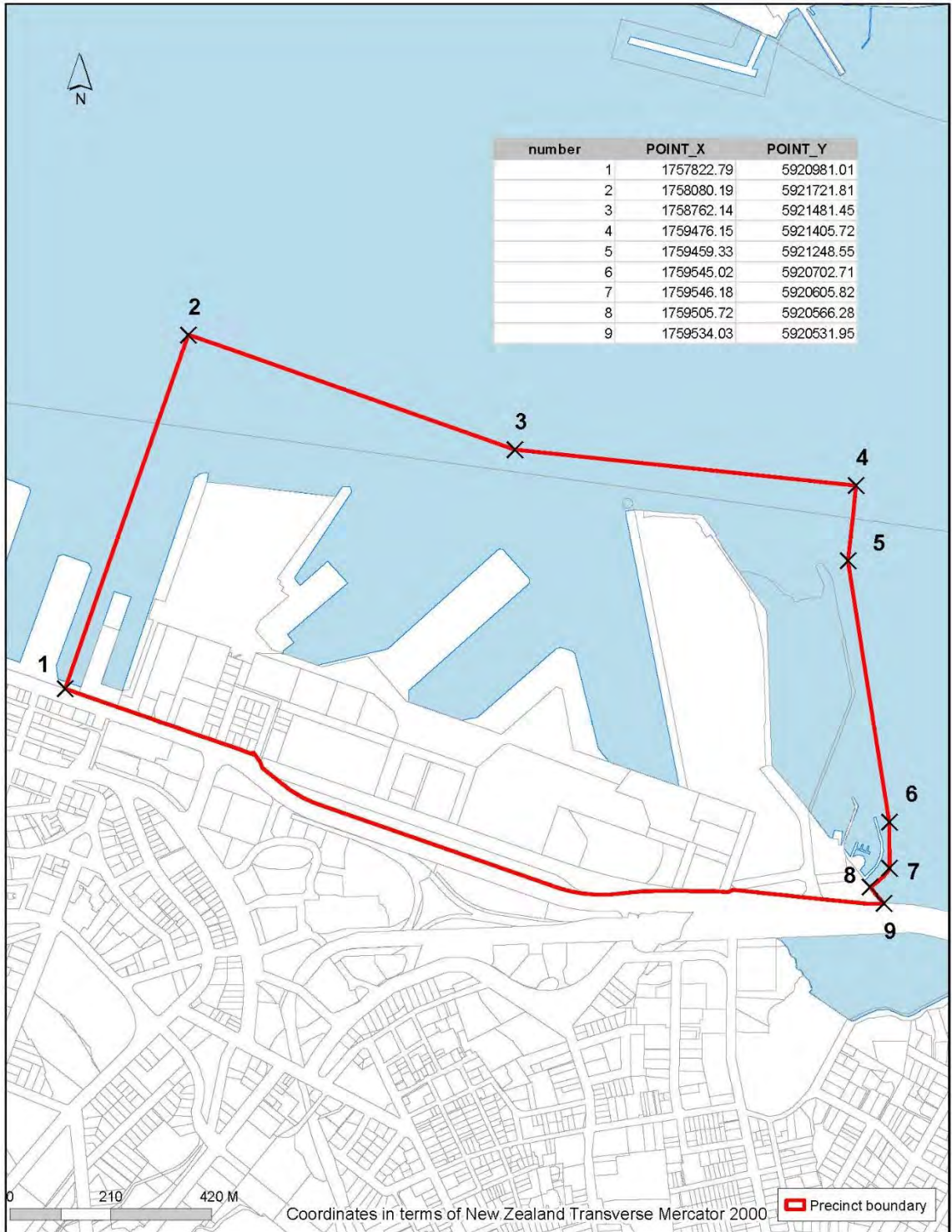
I208.10.2 Port: Precinct plan 2 - Extent of Area A



I208.10.3 Port: Precinct plan 3 - Noise boundaries



I208.10.4 Port: Precinct plan 4 - Precinct boundary coordinates in the coastal marine area



I214. Wynyard Precinct

I214.1. Precinct description

The Wynyard Precinct represents the north-western end of the city centre. The land is bound on three sides by the sea and by Fanshawe Street on its southern boundary. It is the largest brownfield area within the city centre. The precinct also includes an area of the coastal marine area to the west and the north. Coordinates for the precinct boundary in the coastal marine area are shown on Precinct plan 11.

The purpose of the Wynyard Precinct is to provide for the comprehensive and integrated redevelopment of this large brownfields area while enabling the continued operation of marine industry and hazardous industry.

Wynyard Precinct is an evolving environment characterised by a mix of activities and development including:

- high-quality open space areas, restaurants, offices and cafés fronting Jellicoe Street and North Wharf;
- office activity fronting Fanshawe Street;
- a marine focus along the western edge; and
- a bulk liquids storage industrial activity focus within the northern finger of the precinct.

Marine-related activities, including marine services, ship repairs, fish processing, berthage and marine-related events, will continue to play an important economic and social role for the area.

Existing built form includes a collection of special character buildings, marine and industrial structures, and features that provide a background context to the area's stages of development. Collectively, these elements create an overall industrial aesthetic of structures and buildings, with robust materials and simple details.

To retain the existing character of the area, a design-based approach has been implemented, with all building development and redevelopment requiring assessment.

Although hazardous industry is likely to relocate progressively from the area, risk must still be managed in the transition period, particularly within the northern part of Wynyard Precinct.

Redevelopment of this area should have regard to the existing and planned infrastructure connections that are adjacent to or pass through the precinct, for example, the Additional Waitemata Harbour Crossing.

The zoning in the Wynyard Precinct is Business – City Centre Zone and Coastal – General Coastal Marine Zone.

I214.2. Objectives [rcp/dp]

Social and economic

- (1) Wynyard precinct is redeveloped while managing potential conflicts between different uses to achieve:

- (a) a high-quality visitor destination which showcases the City's diverse communities and the importance of the harbour;
- (b) maintenance and enhancement of the regionally significant economic function of the marine, fishing and other industries and maritime passenger operations to the Hauraki Gulf islands;
- (c) a vibrant community with a mix of activities and experiences for all people including a community focal point, high quality public open space and community facilities;
- (d) public open space on the waterfront, and an area for events and entertainment activity for the social and economic benefit of the wider Auckland Region;
- (e) access to and along the coast and enjoyment of the coastal environment with a network of open space while recognising the need to manage access with competing commercial activities; and
- (f) the maintenance and where practicable enhancement of navigation and berthage within the Wynyard Precinct coastal marine area for a wide range of recreational and commercial vessels, including maritime passenger transport and fishing industry operations, excluding in areas subject to potential risk and public safety effects.

Built form

- (2) An integrated urban environment is created which:
 - (a) exhibits high-quality and diverse built form and urban design which reflects the marine attributes of the precinct;
 - (b) has appropriate building heights that enhance its prominent waterfront location and which complements the central area and wider city landforms, skyline and views; and
 - (c) avoids, remedies or mitigates adverse effects on existing infrastructure.
- (3) Individual buildings or collections of buildings are designed to achieve an appropriate form and scale in relation to:
 - (a) existing and proposed public open spaces; and
 - (b) identified view shafts.

Special character

- (4) Identified special character buildings are protected and enhanced and the unique character within Wynyard precinct, which is reflective of its maritime and industrial history, is retained.

(5) *Public open space*

- (6) A significant area of waterfront public park space is provided for the benefit of the Auckland Region with a complementary hierarchy of interconnected, high quality, public open space for current and future residential and commercial occupants and visitors.

Risk and public safety

- (7) Adverse environmental effects and risks presented by hazardous or dangerous activities or facilities within the precinct are avoided or mitigated.

Remediation

- (8) The adverse effects of contamination are minimised through comprehensive management of contaminated sites and materials.

Reverse sensitivity and amenity

- (9) Conflicts between different uses are managed to ensure the efficient operation of marine industry and fishing industry, other industry and regionally significant transport infrastructure while enabling the marine events centre and public spaces to be used for a range of public events.

Pedestrian access, street quality and safety

- (10) A safe, convenient and interesting environment, which optimises pedestrian and cycling use and improves connectivity within the precinct and to adjacent areas of the City.

Transport

- (11) The safety and capacity of the transport network is maintained and, where appropriate, enhanced.

Integrated development

- (12) The development of buildings and activities and the provision of infrastructure in a comprehensive and integrated manner which achieves high quality urban design outcomes and which avoids, remedies or mitigates adverse effects on existing and planned infrastructure.

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

I214.3. Policies [rcp/dp]

Built form

- (1) Encourage the location, bulk, outlook, access to, and servicing of buildings to be planned and designed on a comprehensive and integrated basis rather than on an ad hoc individual building basis.
- (2) Encourage the integration of built form with the existing and proposed public open space network on a comprehensive land area basis, rather than a site by site

basis, to create a sound framework for a well-designed and high-quality environment.

- (3) Ensure that maximum building height:
 - (a) is appropriate in scale to the street network and the prominent waterfront location;
 - (b) provides a transition between the core of the precinct and the coastal edge with site-specific opportunities for taller buildings located and designed to reinforce key public open space and waterfront connections while avoiding intrusion of public views into and through Wynyard Precinct;
 - (c) complements development in the Viaduct Harbour Precinct; and
 - (d) provides a transition in height between the core central business district and the harbour.
- (4) Identify and protect public view shafts from open space across, within, and to Wynyard precinct to reinforce connections with the central area, harbour, and wider Auckland.
- (5) Promote excellence and diversity in architecture and urban design that enhances the relationship of buildings with public open space, and reflects the coastal, topographical, and historical qualities of the precinct.

Special character

- (6) Recognise the contribution that identified special character buildings make to the marine, fishing, and industrial heritage aesthetic within the precinct.
- (7) Encourage the retention and re-use of identified special character buildings, features, structures and elements within the precinct.
- (8) Encourage developments adjoining or adjacent to identified special character buildings to respond sympathetically to the historic context by reference to characteristics such as form, scale, materials and setbacks.
- (9) Encourage development and design that is reflective of the precinct's maritime location.
- (10) Promote and encourage the important role the marine and fishing industries play in defining the character and amenity of the precinct.

Social and economic

- (11) Enabling a diverse range of activities, high quality visitor experiences, entertainment, events and development to occur, while recognising and maintaining the economic importance of the marine and fishing industry, the bulk liquid industry and Hauraki Gulf Islands maritime passenger operations to the Auckland Region.

- (12) Recognise the significant local and regional socio-economic benefits associated with providing high-quality waterfront public open space and events activity while also providing for the operational and access requirements of the marine and fishing industries, other industrial activities and maritime passenger operations.
- (13) Ensure that sufficient and suitably located land, wharf, waterspace and appropriate, convenient and adequate navigation and berthing facilities are provided to accommodate the current and future operation and growth of the marine and fishing industries and maritime passenger operations, including Sub-precinct C, North Wharf, the southern face of the Western Viaduct Wharf and the western face of the Halsey Street Extension Wharf together with the adjacent waterspace for use primarily by the fishing industry.
- (14) Encourage activities and built form which contribute to the maintenance of pedestrian interest and vitality at ground level at Jellicoe Harbour to foster a vibrant community focal point.
- (15) Establish and maintain a network of coastal edge, public open space and public access along waterfront areas, linking the precinct to the wider central area while also providing the operational and access requirements of the marine and fishing industries, other industrial activities and maritime passenger operations.

Public open space

- (16) Establish a framework which supports the development of key interconnected public open space across the precinct, including:
 - (a) a high-quality waterfront park of regional significance, including the potential for a high quality public building;
 - (b) a network of coastal edge promenades and pedestrian accessways enabling access to and along the coast comprising a minimum width of 20 metres, with the exception of Sub-precinct C;
 - (c) a high-quality linear park linking Victoria Park to the waterfront park;
 - (d) High quality areas of public open space for the public, residents, workers and local occupants designed to enliven the urban core of the precinct, including a significant park space within Sub-precinct B; and
 - (e) a network of small pocket parks, linking spaces and plazas.
- (17) Encourage the use of the precinct's internal street network to function as part of the public open space network, and provide for the creation of internal canals, ponds and plazas.

Pedestrian access, street quality and safety

- (18) Encourage the construction of a bridge for pedestrians, cyclists and local public transport connecting the Eastern Viaduct with Jellicoe Street to improve public connectivity between Wynyard precinct and the city centre.

- (19) Facilitate the reconnection of Daldy Street between Pakenham Street and Madden Street to provide a physical north-south connection through Wynyard precinct and enable the establishment of activities with greater people-or traffic-generation potential.
- (20) Provide mechanisms to manage and, in some cases temporarily restrict, public access to and along some parts of the water's edge to enable marine and fishing industry, maritime passenger operations and events to operate.
- (21) Encourage an integrated network of streets and lanes to increase pedestrian permeability and accessibility through the precinct.
- (22) Encourage a high level of pedestrian amenity along identified existing and future routes, including Te Wero Bridge, which reinforces the ease, comfort and safety of the pedestrian environment.
- (23) Enhance the connection between Wynyard precinct and adjoining areas through the provision of additional pedestrian linkages across Fanshawe Street.
- (24) Discouraging parking within buildings visible from existing and proposed public open space.
- (25) Require planning and development of transport and road changes within and on the fringe of the precinct, including Fanshawe Street, to consider any effects on or contribution to the amenity of the precinct and adjacent areas.

Risk and public safety

- (26) Require new activities, buildings and works to be designed, located, and managed to avoid unacceptable levels of risk.
- (27) Require new hazardous industry or changes to existing hazardous industry to be designed, located and managed to avoid levels of risk which are incompatible with existing sensitive activities.
- (28) Require new industry or changes to existing industry at existing or future public interfaces to implement management measures to avoid, remedy or mitigate existing or potential adverse public safety effects.

Reverse sensitivity and amenity

- (29) Provide for the continued efficient operation of existing and future marine, fishing and other industries, including maritime passenger operations.
- (30) Manage establishing permanent or temporary accommodation within or directly adjacent to areas identified for marine or fishing operations or events, or on sites subject to potentially unacceptable levels of risk associated with existing hazardous industry.

- (31) Require new development, or changes to existing marine, fishing and other industries, to protect and enhance amenity values of specified existing and future public interfaces.

Remediation

- (32) Encourage remediation, including clean-up and mitigation methods, to be addressed on a comprehensive basis.
- (33) Encourage remediation of contaminated land to include consideration of future activity and prospective site topography and likely pathways to the contaminant.

Transport

- (34) Constrain and manage private vehicle travel in and out of Wynyard Precinct, particularly during peak travel periods.
- (35) Encourage walking, cycling and the provision of passenger transport services and facilities compatible with the character and amenity of the area.
- (36) Enable the improvement of public connectivity between Wynyard Precinct and the city centre for pedestrians, cyclists and public transport.
- (37) Maintain and enhance maritime passenger transport operations by providing adequate vehicular, pedestrian and public transport access to ferry terminal facilities.
- (38) Protect the safe and efficient operation of Fanshawe Street as a key arterial route connecting the central city area with wider Auckland and an important element of Auckland's frequent and rapid transit network.

Integrated development

- (39) Use integrated assessment for future development that has regard to:
- (a) land ownership;
 - (b) character;
 - (c) activities;
 - (d) existing and proposed street pattern; and
 - (e) existing and planned infrastructure.
- (40) Encourage built form, activities, public open spaces and infrastructure to be planned and designed on a comprehensive land area basis, rather than on an individual site basis.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above

I214.4. Activity table

Table I214.4.1 and I214.4.2 specifies the activity status for land use and development activities pursuant to section 9(3) of the Resource Management Act 1991 and the activity status for works, occupation and use in the coastal marine area pursuant to sections 12(1), 12(2) and 12(3) of the Resource Management Act 1991, including any associated discharges of contaminants or water into water pursuant to section 15 of the Resource Management Act 1991, or any combination of all of the above sections where relevant.

- (1) The activities on land in the precinct are as specified in the table below and are also subject to compliance with Precinct plan 7.
- (2) The activities in the Coastal – General Coastal Marine Zone and Business – City Centre Zone apply in the Wynyard Precinct unless otherwise specified in the activity table below.
- (3) Activities marked # in the activity table are deemed to be risk-sensitive activities and are subject to additional assessment.
- (4) Within Sub-precinct F and Area 1 and Area 3 shown on Precinct plan 10, the activity status of activities marked * in the activity table applies until the date when all hazardous industry located within Sub-precinct F discontinue operation. After that time, those activities are permitted unless an alternative activity status not marked * is shown.
- (5) The requirements in [E40 Temporary activities](#) apply to:
 - (a) all temporary activities within Sub-precincts A, B, C (south of Area 3 as shown on Precinct plan 10), G, Halsey Street Extension Wharf and Western Viaduct Wharf;
 - (b) all sports events provided that the event only passes through, and is not based in, sub-precincts D, E, F or areas 1, 3, 4, 5, and 6 as shown on Precinct Plan 10: Risk areas, and the event does not involve motor racing; and
 - (c) all temporary activities occurring within Sub-precincts D, E, F and areas 1, 3, 4, 5, and 6 as shown on Precinct plan 10: Risk areas, except an event.
- (6) Events located within sub-precincts D, E and F and areas 1, 3, 4, 5, and 6 as identified on Precinct plan 10, will be subject to the requirements set out in Wynyard Precinct. From the date on which all hazardous industry located within Sub-precinct F and Area D discontinue operations, the requirements set out in [E40 Temporary activities](#) apply to events within Sub-precinct F and areas 1, 3, 4, 5, and 6 as identified on Precinct plan 10 - Risk areas.

Resource Management (National Environmental Standards for Freshwater) Regulations 2020

The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 ('Freshwater NES') came into force on 3 September 2020. Currently, there may be duplication or conflict between specific plan rules and the Freshwater NES.

The Resource Management (National Environmental Standards for Freshwater) Regulations 2020 apply to coastal wetlands and to any part of the coastal marine area that is upstream from the mouth of a river.

If an activity provided for in rules I214.4.1 to I214.9, including any associated matters of discretion, is also regulated by the Freshwater NES, where there is conflict then the most restrictive provision will prevail.

If the Freshwater NES regulations do not apply to an activity, then the plan rules apply.

Duplication or conflict between plan rules and the Freshwater NES will be addressed in the plan as soon as practicable.

Table I214.4.1. Activity table – Land use

Activity		Sub-precinct A and Sub-precinct B	Sub-precinct C	Sub-precinct D	Sub-precinct E and Sub-precinct G	Sub-precinct F	Coastal marine area [rcpl]
(A1)	Dwellings or visitor accommodation #	P	NC	RD*	RD*	NC*	NA
(A2)	Dwellings in the areas identified on Precinct plan 7, as being subject to a no-complaint covenant where no such covenant has been entered into #	Sub-precinct A NA Sub-precinct B D	D	D	D	NC* D	NA
(A3)	Workers accommodation #	P	Areas 1 and 3 - RD* South of Area 3 - P	RD*	RD*	RD*	Areas 4 – 6 RD* Outside of Areas 4 - 6 P
(A4)	Offices accessory to marine and port activities and marine retail located on another site within Sub-precinct C or on land fronting Beaumont Street identified on Precinct plan 7, as 'areas where ground level activity is limited to	NA	C	C	C	NA	NA

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	marine and port industry and marine retail only' #						
(A5)	Artworks	P	P	P	P	P	P
(A6)	Community facilities #	P	NC	RD*	RD*	NC*	NC* D
(A7)	Education facilities #	P	NC	RD*	RD*	NC*	NC* D
(A8)	Entertainment facilities, except within lawfully established buildings on Halsey Street extension wharf #	P	NC	RD*	RD*	NC*	NC* D
(A9)	Entertainment facilities, food and beverage up to 100m2 gross floor area and ancillary office activities on the Halsey Street extension wharf within lawfully established buildings	NA	NA	NA	NA	NA	P
(A10)	An event and associated buildings and structures that: i. attracts no more than 1000 people at any one time; and ii. occupies a venue for a maximum cumulative duration of not more than 5 days inclusive of the time required for the establishment and removal of structures	NA	Areas 1 and 3 - P South of Area 3 - NA	P	P	NC	Area 5 - NC Area 6 - P Area 4 - RD Outside of Areas 4, 5 and 6 - NA
(A11)	An event and associated buildings and structures that: i. attracts no more than 1000 people at any one time; and ii. occupies a venue for a maximum cumulative duration of more than 5 days but not more than 21 days inclusive of the time required for the establishment and removal of structures	NA	Areas 1 and 3 - C South of Area 3 - NA	C	C	NC	Area 5 - NC Area 4 - RD Area 6 - C Outside of Areas 4, 5 and 6 - NA
(A12)	An event and associated buildings and structures that either: i. attracts more than 1000 people at any one time; or ii. occupies a venue for a maximum cumulative duration of more than 21 days inclusive of the time required for the establishment and removal of structures	NA	Areas 1 and 3 - RD South of Area 3 - NA	RD	RD	NC	Area 5 - NC Areas 4 and 6 - RD Outside of Areas 4, 5 and 6 - NA
(A13)	A major marine event up to 60	NA	NA	NA	NA	NA	P -

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	consecutive days						Halsey St extension wharf and the Western Viaduct wharf
(A14)	Food and beverage up to 100m ² gross floor area per site #	P	Areas 1 and 3 - RD* South of Area 3 - P	RD*	RD*	NC*	Area 5 - NC* - D Outside of Area 5 - D
(A15)	Food and beverage greater than 100m ² gross floor area per site #	P	D	RD*	RD*	NC*	Area 5 - NC* - D Outside of Area 5 - D
(A16)	Industrial activities	D	D	D	D	D	D
(A17)	Information facilities	P	P	P	P	NC*	NC*
(A18)	Marine retail #	P	Areas 1 and 3 - RD* South of Area 3 - P	RD*	RD*	RD*	NC
(A19)	Marine and port activities	RD	C	RD	RD	RD	P
(A20)	Maritime passenger operations #	P	Areas 1 and 3 - RD* South of Area 3 - P	RD*	RD*	NC*	Area 5 - NC* - P Outside of Area 5 - P
(A21)	Offices located within the area identified on Precinct plan 7	P	NA	NA	NA	NA	NA
(A22)	Offices located outside of the area identified for offices on Precinct plan 7 #	P	NC	RD*	RD*	NC*	NC
(A23)	Office activity that exceeds the maximum office activity gross floor area in I214.6.2(1) below, subject to compliance with the maximum office activity gross floor area in I214.6.2(2) below #	RD	NC	RD	RD	RD	NA
(A24)	Private use of coastal access areas either vested in the council or areas over which council has a covenant for public access	NA	RD	RD	RD	RD	NA
(A25)	Public amenities, excluding Wynyard Wharf #	P	P	P	P	NC*	P
(A26)	Public amenities on Wynyard Wharf #	NA	NA	NA	NA	NA	NC*

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(A27)	Drive-through facilities on sites fronting onto Fanshawe Street	D	NA	NA	NA	NA	NA
(A28)	Retail, excluding marine retail, up to 1000m ² gross floor area per retail tenancy or shop #	P	NC	RD*	RD*	NC*	NC
(A29)	Retail, excluding marine retail, greater than 1000m ² but not greater than 5000m ² per retail tenancy or shop #	RD	NC	RD*	RD*	NC*	NC
(A30)	Retail, excluding marine retail, greater than 5000m ² per retail tenancy or shop #	D	NC	D*	D*	NC*	NC
(A31)	Commercial services #	P	NC	RD*	RD*	NC*	NC
(A32)	Short term car parking (non-accessory)	D	NC	D	D	D	NA
(A33)	Short term parking (accessory) on coastal marine area structures	NA	NA	NA	NA	NA	P
(A34)	Offices, offices accessory to marine retail and marine and port activities, maritime passenger operations, marine retail, retail, food and beverage, entertainment facilities and education facilities greater than 100m ² gross floor area per site	RD	RD	RD	RD	NC* RD	RD
(A35)	Any activity not listed as a permitted, controlled, restricted discretionary or non-complying activity which has a functional need to locate in the coastal marine area	NA	NA	NA	NA	NA	D

Table I214.4.2. Activity table – development

Activity		Land	Coastal marine area [rcp]
Works in the coastal marine area			
(A36)	Reclamation	NA	D
(A37)	Declamation	RD	RD
(A38)	Maintenance dredging	NA	RD
(A39)	Capital works dredging	NA	RD
Buildings and structures including construction in the coastal marine area and occupation of the common marine and coastal area			
(A40)	Marine and port accessory structures and services	P	P
(A41)	Marine and port facilities	RD	RD
(A42)	Maintenance, repair or reconstruction of lawful marine and port facilities	P	P
(A43)	Demolition or removal of marine and port facilities	P	P
(A44)	Structures below the surface of the foreshore and seabed	NA	P
(A45)	Construction of a bridge across the Viaduct Harbour, linking the Eastern Viaduct to Jellicoe Street	RD	RD

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(A46)	Conversion of a buildings or part of buildings to dwellings or visitor accommodation	RD	NC
(A47)	Demolition or removal of any buildings or coastal marine area structures	C	P
(A48)	Substantial demolition or any demolition of the front facade of a special character building within the Wynyard precinct identified on Business – City Centre Zone – Map H8.11.1	RD	RD
(A49)	Coastal marine area structures and buildings, and alterations and additions to coastal marine area structures and buildings	NA	RD
(A50)	Minor cosmetic alterations to a building that does not change its external design and appearance	P	NA
(A51)	New buildings, and alterations and additions to buildings (not otherwise provided for as a permitted activity)	RD	NA
(A52)	Roads or lanes	RD	NA
(A53)	Subdivision	RD	NA
(A54)	The transfer of identified character building floor space	C	NA
(A55)	Development that does not comply with Standard I214.6.1(1) Parking ratios	NC	NC
(A56)	Development that does not comply with Standard I214.6.2(2) Maximum office gross floor area	NC	NC
(A57)	Development that does not comply with Standard I214.6.3(1)-(3) Calculating maximum office gross floor area	NC	NC
(A58)	Development that does not comply with I214.6.7(1) Maximum site intensity	NC	NC
(A59)	Development that does not comply with I214.6.7(2) for the building footprint of an identified special character building	NC	NC
(A60)	A lane that does not meet the requirements of I214.6.12(5) Lanes and view shafts	NC	NC
(A61)	Development that does not comply with I214.6.6. Building height	D	D

I214.5. Notification

(1) Any application for resource consent for a controlled and restricted discretionary risk-sensitive activity marked with a # in Table I214.4.1. Activity table – Land use will be considered without public notification, except that limited notification may be undertaken to the parties listed for the risk sensitive activities below:

- (a) for dwellings or visitor accommodation within Area 1 or Area 3 shown on Precinct plan 10, notice of an application will not be served on any person or party other than any hazardous industry owner or operator within Sub-precinct F who has not provided written approval;

- (b) for dwellings or visitor accommodation within Area 2 shown on Precinct plan 10, notice of an application will not be served on any person or party other than any fish processing plant owner or operator located within Sub-precinct E who has not provided written approval;
 - (c) for events within sub-precincts D and E or Area 1, 2, 3, 4, 5 and 6 shown on Precinct plan 10, notice of an application will not be served on any person or party other than any hazardous industry owner or operator within Sub-precinct F or fish processing plant owner or operator within Sub-precinct E who has not provided written approval.
- (2) Notwithstanding the requirements of I214.5(1)(a) and (b) above, notice of an application need not be served on hazardous industry owners or operators if it can be clearly demonstrated that the land area subject to the application falls outside the hazardous industry toxic injury risk contour caused by the particular hazardous industry owner or operator within Sub-precinct F.
- (3) Any application for resource consent for a restricted discretionary activity to exceed the maximum office activity gross floor area requirement in Standard I214.6.2(1), and which complies with Standard I214.6.2(2) below, will be considered without public notification or served on any person or party other than the freehold land owner of the subject land and the relevant national and regional statutory roading agency or authority.
- (4) An application for resource consent for a controlled activity listed in Table I214.4.1. Activity table – Land use and Table I214.4.2. Activity table – development above and which is not listed in I214.5(1)-(3) will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (5) New buildings, and alterations and additions to buildings provided for as a restricted discretionary activity will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (6) Any application for resource consent for an activity listed in Table I214.4.1. Activity table – Land use and Table I214.4.2. Activity table – development and which is not listed in I214.5(1)-(5) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (7) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I214.6. Standards

All permitted, controlled and restricted discretionary activities listed in Table I214.4.1 and Table I214.4.2 must comply with the following standards.

The land and water use standards in the Coastal – General Coastal Marine Zone apply to the coastal marine area in the Wynyard Precinct.

The following standards in the Business – City Centre Zone apply to land in the Wynyard Precinct:

- [H8.6.26](#) Verandahs;
- [H8.6.28](#) Wind;
- [H8.6.29](#) Glare;
- [H8.6.32](#) Outlook space; and
- [H8.6.25](#) Building frontage alignment and height except as specified in I214.6.8 below

All other standards that apply to land in the precinct are specified below.

I214.6.1. Parking

Purpose: To maintain or enhance both the safety and capacity of the internal and wider road network and to significantly reduce single occupancy vehicle commuter trips to and from the Wynyard precinct.

(1) Parking ratios:

- (a) the number of parking spaces on a site on land within the precinct must not exceed the rates specified in Table I214.6.1.1:

Table I214.6.1.1 Parking ratios

Activity	Maximum parking ratio
Offices	1 space per 150m ² of gross floor area
Retail	1 space per 150m ² of gross floor area
Visitor accommodation	1 space per 200m ² of gross floor area
Dwellings - excluding gross floor area of servicing and common areas within buildings	1 space per 80m ² of gross floor area
All other listed activities	1 space per 105m ² of gross floor area

- (i) on Wynyard wharf, parking accessory to marine and port activities operating from buildings on the wharf must not exceed a ratio of one space per 105m² of gross floor area of the building;
- (ii) the combined number of parking spaces on Halsey Street Extension and Western Viaduct wharves must not exceed 50.

I214.6.2. Maximum office gross floor area

Purpose: To limit office activity, because of its potential to generate traffic during morning and evening peak travel times and particularly in the direction of peak traffic flow.

- (1) The amount of office gross floor area allowed on a site must not exceed the rates specified in Table I214.6.2.1:

Table I214.6.2.1. Maximum office gross floor area 1

Sub-precinct	Maximum permitted office gross floor area per sub-precinct	Maximum permitted office activity ratio per site
A	98,000m ²	Lot 1 DP 179403 0:1 Lots 2-10 DP9097, Lot 1 DP197609, Lot 2 DP360738, Lot 3 DP8709 and Part Blk V Deeds Plan 226 - 3:1 All other sites - 3.62:1
B	69,300m ²	2.48:1
C	5000m ²	Only on Lot 28 DP133386 - 0.41:1
D	34,000m ²	0.94:1
E	35,000m ²	1.02:1
F	13,000m ²	0.86:1
G	0m ²	0

- (2) It is a restricted discretionary activity to exceed the maximum office gross floor area rates specified in I214.6.2(1), provided the amount of office gross floor area on a site does not exceed the rates specified in Table I214.6.2.2:

Table I214.6.2.2. Maximum office gross floor area 2

Sub-precinct	Maximum additional office gross floor area	Maximum restricted discretionary office activity ratio per site	Total office gross floor area - permitted + restricted discretionary
A	12,000m ²	Only on Lot 1 DP179403 - 3:1	110,000m ²
B	14,700m ²	3:1	84,000m ²
D	14,000m ²	1.32:1	48,000m ²
E	8500m ²	1.27:1	43,500m ²
F	5000m ²	1.18:1	18,000m ²

I214.6.3. Calculating maximum office gross floor area

Purpose: To provide a methodology for calculating office gross floor area which meets the purpose of I214.6.2 Maximum office gross floor area above.

- (1) When calculating or allocating office activity in accordance with I214.6.2 above:
 - (a) the maximum permitted office activity ratio and restricted discretionary office activity ratio is to be applied to the site area excluding any area of land shown on Precinct plan 6, as 'public open space inclusive of land subject to public access easement', but including any land shown as 'indicative lane'.
- (2) Office activity may be transferred between sub-precincts A, B, D, E, F and G subject to:
 - (a) the maximum amount of office activity able to be established on the donor land in accordance with I214.6.2(1) above not being increased as a consequence of the transfer;
 - (b) office activity must not be transferred from Lot 1 DP360738 and Lot 1 DP309925 to any other site.
- (3) Offices accessory to marine and port activities and marine retail must not exceed:
 - (a) 15 per cent of the total gross floor area on any site, unless otherwise specified in I214.6.3(3)(b) below;
 - (b) 3000m² or 15 per cent total gross floor area on the Sanford site (Lot 1 DP 70740 (NA27B/649), Lot 1 DP 57246 (NA29A/54), Lots 27 & 28 Block VI Deeds 226 (NA29A/56) and Lot 1 DP 89281 (NA46B/682)) in Sub-precinct E, whichever is the greater.

I214.6.4. Noise

Purpose: to minimise reverse sensitivity effects on existing industrial and maritime land uses by providing a minimum level of internal acoustic amenity for occupants of buildings from external noise sources generated by activities in the Wynyard Precinct and a maximum level of noise that activities other than accommodation may generate.

- (1) Sound insulation of accommodation buildings:
 - (a) All dwellings must be designed and constructed to provide an indoor noise level of 35dBA L10 in every bedroom and 45dBA L10 in any other habitable spaces (as defined in the NZ Building Code), based on both:
 - (i) an external traffic noise level of 65dBA L10 at the boundary of any road between 11pm and 7am;

(ii) the noise levels standards in I214.6.4(2) below as applicable to the Noise Area within which the accommodation units are located as shown on Precinct plan 9;

(b) At the same time and under the same physical conditions as the above internal noise levels will be achieved, all bedrooms and other habitable spaces are to be adequately ventilated in accordance with clause G4 of the NZ Building Code.

(2) External noise levels:

(a) Noise from activities in Wynyard Precinct must comply with the following limits in Table I214.6.4.1, measured at 1m from the façade of any building containing habitable spaces (as defined in the NZ Building Code) located in the noise areas shown on Precinct plan 9.

Table I214.6.4.1. External noise levels

Noise source location	Noise limit		Noise receiver location
	Day - 7am-11pm	Night - 11pm-7am	
Noise Areas 1,2	L10 60dBA	55dB L _{Aeq} (15 min) 66dB L _{eq} (15 min) @ 63Hz 62dB L _{eq} (15 min) @ 125Hz 90dB L _{AFmax}	Noise Area 2
Noise Areas 1,2	L10 70dBA	70dB L _{Aeq} (15 min) 76dB L _{eq} (15 min) @ 63Hz 73dB L _{eq} (15 min) @ 125Hz 90dBA L _{AFmax}	Noise Area 1

(3) Internal noise levels for adjacent tenancies:

(a) Where an activity shares a common building element such as floor or wall with a separate tenancy it must not exceed the following noise levels in Table I214.6.4.2 when measured in any habitable spaces (as defined in the NZ Building Code):

Table I214.6.4.2 Internal noise levels

Time	Noise limit
7:00am to 11:00pm	L10 45dBA
11:00pm to 7:00am	L10 40dBA L10 55dB @ 63Hz L10 50dB @ 125Hz

(4) Noise levels for events:

- (a) events in sub-precincts D, E, F and G and on coastal marine area structures must comply with I214.6.4(2) above, except that for no more than 15 noise events in any calendar year (1 January to 31 December inclusive) those levels may be exceeded subject to:
- (i) the noise level specified in I214.6.4(2) above not exceeding a cumulative duration of more than six hours within any 24 hour period for a noise event, and
 - (ii) the maximum noise levels not exceeding:
 - 75dBA L10 and 80dBA L01 (medium noise level) for at least 12 of the 15 noise events, and
 - 85dBA L10 and 90dBA L01 (high noise level) for a cumulative duration of not more than 3 of the total 6 hours permitted in I214.6.4(4)(a)(i) above exclusive of one sound check of no more than one hour duration prior to each event, and for no more than 3 of the 15 noise events.
 - (iii) the medium and high noise levels must be determined from the logarithmic average of the L10 values for any measurement periods not exceeding 15 minutes during the event. The L01 values must be determined from the logarithmic average of the L01 values for representative periods not exceeding 15 minutes within the timeframe of the event. The noise levels must not be exceeded by more than 5 dBA for medium noise levels and 3dBA for high noise levels in any representative measurement period not exceeding 15 minutes during the noise event.
 - (iv) Noise levels exceeding the standard in I214.6.4(4)(a)(iii), including sound checks, must start no earlier than 10.00am and must finish no later than 10.30 pm Sunday to Thursday inclusive, 11.00pm Friday and Saturday and 1.00am New Year's Day.
- (b) at least 4 weeks prior to the commencement of the noise event, the organiser must notify the council in writing of:
- (i) the names and types of the acts and whether they are anticipated to be within the medium noise level or high noise level as defined in I214.6.4(4)(a)(ii) above;
 - (ii) the person(s) and procedures for monitoring compliance with noise levels; and
 - (iii) the nominated alternative date in the event of postponement due to the weather;
- (c) the council will keep a record of all noise events held and provide this information upon reasonable request.

(5) Noise measurement and assessment:

- (a) measurement and assessment must be in accordance with the requirements of NZS 6801:1991 "Measurement of Sound" and NZS 6802:1991 "Assessment of Environmental Sounds". Noise must be measured with a sound level meter complying with at least the International Standard IEC 651 (1979): Sound Level Meter, Type 1.

I214.6.5. Financial contributions

Purpose: to provide for the acquisition and development of public open space in the Wynyard precinct, and/or for enhancing public pedestrian facilities, and/or for enabling public access to and enjoyment of the coastal environment.

(1) Public open space:

- (a) a financial contribution may be taken for development on any site for the specific purposes of providing for the acquisition and development of public open space in the precinct, and/or for enhancing public pedestrian facilities;
- (b) financial contributions must not be levied for subdivisions or refurbishments.

(2) Public access to the coastal environment:

- (a) with the exception of Sub-precinct C, a financial contribution may be taken in the form of either a conservation covenants, or land to be vested in the council for development on any site adjoining the coastal marine area or any site within 20m of the coastal marine area for the specific purpose of enabling public access to and enjoyment of the coastal environment. This rule does not apply to any site where an esplanade reserve or conservation covenant of 20m or greater in width (or such lesser width as provided by I214.6.4(2)(c) below) has been created prior to 13 July 2007.
- (b) within sub-precincts E and F, where the site adjoins the coastal marine area, the land to be vested in the council or otherwise secured shall be of a minimum width of 20m and shall not exceed 30m in width measured perpendicular from the coastal mean high water springs mark, except where specified in I214.6.5(2)(c), below.
- (c) the total width of land over which public access is secured within Sub-precinct G is limited to the area identified as public open space as shown on Precinct plan 6.
- (d) Standard [E38.7.3.2](#) Subdivision establishing an esplanade reserve does not apply to subdivision or development within the Wynyard Precinct.

(3) Interpretation:

- (a) for the purpose of this rule "development" includes site works, building construction and alterations; and

- (b) for the purpose of this rule "refurbishment" means the cosmetic alteration, restoration or redecoration to the interior or exterior of a building or site and includes replacement of services such as lifts or air-conditioning. "Refurbishment" excludes increases to the gross floor area of a building and changes in activity such as conversion of office premises to retail premises or conversion of offices to residential apartments.

I214.6.6. Building height

Purpose: To ensure the height of buildings complements and reinforces key public open spaces within Wynyard Precinct and development within the Viaduct Harbour precinct while providing an appropriate scale and transition in relation to the street network, the harbour and coastal environment and the core central business district. Refer Policy I214.3(3) of the Wynyard Precinct.

- (1) Buildings must not exceed the heights specified on Precinct plan 5.
- (2) For sites on precinct plan 5 with a maximum permitted height of 52m, the maximum cumulative floor plate area per floor must not exceed:
 - (a) sub-precinct B: 1200m² GFA and a maximum dimension of 45m by 45m for that part of the building exceeding a height of 31m;
 - (b) sub-precinct E at the corner of Halsey and Jellicoe streets: 1200m² GFA and a maximum dimension of 40m by 30m for that part of the building exceeding a height of 27m; and
 - (c) sub-precincts C and E, except for the site at the corner of Halsey and Jellicoe streets: 900m² GFA and a maximum dimension of 30m by 30m for that that part of the building exceeding a height of 31m.
- (3) In land areas shown on sub-precinct E with a height limit of 25m, the height limit may be exceeded by no more than 2m for roofs, including any roof top projections, subject to a maximum of 6 building storeys and compliance with clause I214.6.7 below for maximum site intensity.

I214.6.7. Maximum site intensity

Purpose: manage the scale, form and intensity of development in the Wynyard precinct. Refer Policies I214.3(1)-(4) of the Wynyard Precinct.

- (1) Buildings on a site must not exceed the maximum site intensity specified for the site on Precinct plan 3, except as specified in I214.6.7(2) below
- (2) The maximum floor area ratio applying to the building footprint of an identified special character building (refer Map [H8.11.1 of the Business – City Centre Zone](#)) may be transferred to another site within the precinct subject to:
 - (a) resource consent being obtained as controlled activity;
 - (b) the total area of transferable floor space being calculated on the following basis:

$(A \times B) - (A \times C) =$ total area of transferable floor space
A = Area of identified special character building floorplate*
B = Maximum floor area ratio shown on Precinct plan 3
C = Floor area ratio of 1:1

- (i) the bonus floor space transferred not increasing the floor area ratio on the recipient site by more than 1:1 above the maximum floor area ratio shown on Precinct plan 3

*Except that the for the character building located on Lots 9 and 10 DP 9092, A = 1655m².

- (3) When calculating gross floor area, where the vertical distance between building storeys exceeds 6m, the gross floor area of the building or part of the building so affected must be calculated as gross floor area as opposed to the volume of that airspace.
- (4) 'Character building floor plate' means that part of the site covered by a special character building identified on Map [H8.11.1 of the Business – City Centre Zone](#) including a curtilage of a depth of 2m contained within the legal boundaries of the site and surrounding the character building to enhance the visual integrity of the character building.
- (5) Where a special character building is incorporated in a development or a new development is proposed on the residual site area and the special character building is subject to an approved character plan, the gross floor area of the special character building is excluded from the floor area ratio calculations.
- (6) For the purpose of calculating maximum site intensity the subject land area of any proposed development may be considered as one site, provided the maximum total cumulative gross floor area across all sites within the subject land area is not exceeded.

I214.6.8. Building frontage alignment and height

Purpose: ensure streets are well defined by buildings and provide a sense of enclosure to enhance pedestrian amenity, while avoiding buildings dominating public open space.

- (1) [H8.6.25](#) Building frontage alignment and height applies except that:
 - (a) where the maximum building height is less than the minimum frontage height requirement in Map [H8.11.5 of the Business – City Centre Zone](#), [H8.6.25 of the Business – City Centre Zone](#) rules does not apply; and
 - (b) in Sub-precinct G, the ground floor along the eastern boundary must be set back from the public open space identified on Precinct plan 6 by a minimum width of 2.5m measured perpendicular from the public open space for a minimum height of 4m.

I214.6.9. Special industrial frontage

Purpose: avoid unacceptable levels of human injury risk associated with accidental ammonia release from the fish processing plant

- (1) For any building proposed for dwellings or visitor accommodation, facades of buildings fronting the Industrial Frontage identified on Precinct plan 8 must not incorporate opening windows or balconies.

I214.6.10. Marine retail at ground level

Purpose: Provide for marine and fishing industry and marine and fishing retail activity at ground level on specific sites identified on Precinct plan 7. Some flexibility has also been built into the control to allow specific sites identified as Transitional Ground Level Activity to accommodate other activities in the future.

- (1) Except as specified in I214.6.10(2) below, activities at ground level must be restricted to the extent and in the manner identified on Precinct plan 7.
- (2) Activities at ground level on a site identified on Precinct plan 7 as transitional ground level activity must be limited to marine and port activities and/or marine retail until any of the following occurs on that site:
 - (a) the marine and port activity and/or marine retail at ground level occurring on the site as at 1 November 2009 has either relocated off-site or ceased operating from the site, or
 - (b) the lease (including all rights of renewal) for the site existing as at 1 November 2009 which, as at 1 November 2009, is used for marine and port activities and/or marine retail at ground level expires; or
 - (c) the road widening works along the frontage of the site authorised by a designation are constructed.
- (3) At any time any one of the Standards I214.6.10(2)(a)-(c) above occur on the site, the limitation to marine and port activities and/or marine retail is lifted from that site and those activities listed in the precinct activity table may establish at ground level.

I214.6.11. Vehicle access

Purpose: To avoid potential adverse traffic safety and efficiency effects on the regional arterial and rapid transit functions of Fanshawe Street, as well as protecting traffic capacity and pedestrian and cyclist amenity along Beaumont Street, Halsey Street, Daldy Street and Jellicoe Street.

- (1) Except from the land legally described as Pt Lot 2 DP179403 (contained in NA110C/761), vehicle entry or exit must not be established directly from Fanshawe Street.
- (2) Vehicle entry or exit from the land legally described as Pt Lot 2 DP179403 (contained in NA110C/761) to Fanshawe Street is limited to one entry and one exit providing left turn manoeuvres only.

- (3) Vehicle entry or exit must not be established directly from Beaumont Street (south of Jellicoe Street), Daldy Street, Jellicoe Street or the western side of Halsey Street where alternative access via another road or service lane is available.
- (4) Notwithstanding I214.6.11(1)-(3), the total crossing width for any front or corner site must not exceed 50 per cent of the frontage to any road in which it adjoins.

I214.6.12. Lanes and view shafts

Purpose: To build upon the existing grid pattern of streets that characterise the precinct by requiring additional lane connections to serve a finer urban grain. The minimum required widths provide the opportunity for some lanes to be used as service lanes while also contributing to pedestrian permeability within the development blocks. The widths also provide the opportunity to include landscaping features, furniture and artworks.

The viewshafts identified along required lanes are designed to enhance the visual connections of the precinct with the harbour, other features of the surrounding landscape, the CBD and the wider city.

- (1) Lanes must be provided at ground level, generally in the locations shown on Precinct plan 6 and must comprise:
 - (a) a minimum width of 10m where provided for pedestrians, cyclists and service vehicles; or
 - (b) a minimum width of:
 - (i) 6m where lanes are 50m or less in length, or
 - (ii) 7m where lanes are up to 100m in length, or
 - (iii) 8m where lanes are over 100m in length
 - (iv) where provided for pedestrians and cyclists only.

For the purpose of this standard, the length of the lane must be measured as the dimension between the lane intersections and/or the lane termination points as shown on Precinct plan 6.

- (2) Where the lanes shown on Precinct plan 6 are also shown as view shafts on land, the minimum width must be 10m.
- (3) Where a view shaft on land is indicated alone, it must have a minimum width of 10m.
- (4) The minimum widths specified in I214.6.12(1)-(3) above, must be clear and unobstructed by buildings or structures from ground level upwards, except that verandahs may be provided where they meet [H8.6.26](#) Verandahs of the Business – City Centre Zone rules.

- (5) The lane must be available for public use at all times unless written approval has been obtained from the council. In all circumstances the lane must be available for public use between the hours of 7am and 11pm.
- (6) The registration of an access easement on the title to which the lane applies is required to ensure preservation of the lane and its ongoing maintenance by the owner(s) of the land concerned.
- (7) Structures and buildings, including marine and port facilities, must not be located within or over those parts of wharves and water space identified as coastal view shafts on Precinct plan 6.

I214.6.13. Public access ways - wharves

Purpose: Maintain and enhance public access to the Wynyard Precinct wharves.

- (1) Public access ways on wharves must be provided at ground level in the following locations and to the following dimensions in Table I214.6.13.1:

Table I214.6.13.1. Public access ways - wharves

Wharf	Location	Public accessway dimension
Halsey Street Extension	Western, northern and eastern edge	10m
Western Viaduct	Southern edge	10m
Wynyard	Eastern and northern edge	8m

- (2) The access ways must be available to the public at all times unless written approval has been obtained from the council to be temporarily restrict access from time to time for security, safety or operational needs associated with marine and port activities, maritime passenger operations or temporary events.
- (3) Except as allowed by I214.6.13(2) above, the access ways must be clear and unobstructed by structures and buildings, including marine and port facilities from ground level upwards.
- (4) Structures and buildings, including marine and port facilities must not be erected or placed on North Wharf or the Western Viaduct Wharf other than temporary structures or buildings.

I214.6.14. Buildings and structures on the Halsey Street extension wharf

Purpose: Limit building and structures on the Halsey Street extension wharf

- (1) Structures and buildings, including marine and port facilities on the Halsey Street extension wharf must be located within the building platform area shown on Precinct plan 1 and must not cover more than 60 per cent of the building platform.

I214.6.15. Temporary structures or buildings

Purpose: to enable temporary structures while managing public access and risks associated with hazardous industry.

- (1) Temporary structures or buildings within sub-precinct D, and E, and Areas 1, 3, 4 and 6 as identified on Precinct plan 10 must comply with the following:
 - (a) no part of any venue that has been occupied by a building, tent, marquee or air supported canopy may be reoccupied by the same structure within a period of 5 days after the structure's removal.
- (2) Temporary structures or buildings within the Halsey Street extension wharf, and the Western Viaduct wharf as identified on Precinct plan 1:
 - (a) where the temporary structures or buildings wharf and are for the purpose of a major marine event related to an internationally recognised boat race or race series, the associated structures and buildings must not occupy any venue for more than 60 days within any 12 month period, inclusive of the time required for the establishment and removal of all structures and activities associated with the activity. Where the temporary structures or buildings are not for the purpose of a major marine event related to an internationally recognised boat race or race series, I214.6.15(1)(a) above applies;
 - (b) when it is necessary to place vehicles, tents, marquees, seating, canopies and other structures within the 10m wide public accessway around the western, northern and eastern sides of the Halsey Street extension wharf, the southern side of the Western Viaduct wharf, or the 8m wide accessway along Wynyard wharf, alternative public accessways must be provided and be free of charge and clearly marked; and
 - (c) public access around the Viaduct Events Centre shall be available at all time and free of charge except for special events when public access can be restricted provided the restriction is for no more than 60 days in any 12 month period and no more than 20 days consecutively.

I214.7. Assessment – controlled activities

I214.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application:

- (1) offices accessory to marine and port activities and marine retail specified as a controlled activity in the activity table:
 - (a) transfer of office space.
- (2) events and associated buildings and structures specified as a controlled activity in the activity table:
 - (a) duration, demographic and number of people attending the event;

- (b) transportation effects and management;
 - (c) visual amenity;
 - (d) emergency response and management processes; and
 - (e) risk to the activity from adjacent storage and use of hazardous substances.
- (3) marine and port activities and marine and port facilities specified as a controlled activity in the activity table:
- (a) construction or works methods, timing and hours of operation;
 - (b) location, extent, design and materials used;
 - (c) effects on coastal processes, ecological values, water quality and natural character;
 - (d) effects on views and visual amenity;
 - (e) effects on public access, navigation and safety;
 - (f) effects on existing uses and activities;
 - (g) consent duration; and
 - (h) traffic and parking.
- (4) the transfer of identified character building floor space:
- (a) recording the use/transfer of floor space on the certificate of title.
- (5) building demolition:
- (a) the matters of control in [H8.8.1\(5\) of the Business – City Centre Zone](#) apply.

I214.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities:

- (1) offices accessory to marine and port activities and marine retail specified as a controlled activity in the activity table:
 - (a) whether the amount of ancillary office gross floor area constructed on another site within Sub-precinct C or on land fronting Beaumont Street is recorded by covenant on the donor freehold and leasehold title(s) upon which the ancillary office gross floor area is transferred from to ensure the amount transferred does not exceed the limit specified in the definitions of marine and port activities and marine retail;

- (2) events and associated buildings and structures specified as a controlled activity in the activity table:
 - (a) the relevant assessment criteria in [E40.8.2 Temporary activities](#) in addition to the following criteria; and
 - (b) whether adverse risk or transport related effects are able to be adequately remedied or mitigated through the preparation and implementation of an emergency evacuation and management plan and event transport plan;
- (3) marine and port activities specified as a controlled activity in the activity table:
 - (a) the relevant assessment criteria in [F2.23.2 Coastal – General Coastal Marine Zone](#) rules apply in addition to the following criteria;
 - (b) the activity should protect and enhance amenity values and public safety at the sub-precinct interface with existing and proposed public open space (as shown on Precinct plan 6);
- (4) the transfer of special character building floor space:
 - (a) the assessment criteria in [H8.9.2.2\(5\) of the Business – City Centre Zone](#) rules for the transfer of special character building floor space apply;
- (5) building demolition:
 - (a) the relevant assessment criteria in [H8.8.2\(5\) of the Business – City Centre Zone](#) rules for building demolition apply in addition to the following criteria; and
 - (b) whether adverse effects on the marine environment (including water, sediment quality, and ecology) of the coastal marine area are avoided, remedied or mitigated;

I214.8. Assessment – Restricted discretionary activities

I214.8.1. Matters of discretion

The Council will restrict its discretion to the following matters when assessing a restricted discretionary resource consent application:

- (1) risk sensitive activities marked # in the activity table identified as a restricted discretionary activity (excluding events):
 - (a) location, extent, design and staging of buildings;
 - (b) design occupancy;
 - (c) risk to the activity from adjacent storage and use of hazardous substances;
 - (d) emergency response processes, including accessibility and the content of evacuation plans; and

- (e) reverse sensitivity effects;
- (2) an event and associated buildings and structures identified as a restricted discretionary activity in the activity table:
 - (a) duration, demographic and number of people attending the event;
 - (b) transportation effects and management;
 - (c) emergency response and management processes;
 - (d) risk to the activity from adjacent storage and use of hazardous substances; and
 - (e) effects on the navigation and safety of commercial vessels operation in these areas;
- (3) marine and port activities and marine and port facilities:
 - (a) construction or works methods, timing and hours of operation;
 - (b) location, extent, design and materials used;
 - (c) effects on coastal processes, ecological values, water quality and natural character;
 - (d) the location, bulk and scale of the activities and facilities relative to overall development, including the layout and design of roads, lanes, open spaces, earthworks areas and land contours, and infrastructure location;
 - (e) effects on public access, safety and navigation;
 - (f) effects on existing uses and activities including existing and planned significant infrastructure;
 - (g) consent duration; and
 - (h) traffic, parking and access;
- (4) private use of coastal access areas either vested in the council or areas over which council has a covenant for public access:
 - (a) duration and frequency of the activity; and
 - (b) public access and safety.
- (5) offices that exceed the thresholds of I214.6.2(1) above but do not exceed the restricted discretionary thresholds in I214.6.2(2) above:
 - (a) travel management;
 - (b) traffic generation; and
 - (c) operational capacity and safety of the adjacent road network;

- (6) offices, offices accessory to marine retail and marine and port activities, maritime passenger operations, marine retail, retail, food and beverage, entertainment facilities and education facilities greater than 100m² gross floor area per site:
 - (a) travel management; and
 - (b) traffic generation;
- (7) declamation:
 - (a) construction or works methods, timing and hours of operation;
 - (b) location, extent, design and materials used;
 - (c) effects on coastal processes, ecological values, water quality and natural character;
 - (d) effects on public access, navigation and safety;
 - (e) effects on existing uses and activities; and
 - (f) consent duration;
- (8) maintenance dredging and capital works dredging:
 - (a) effects on coastal processes, ecological values, and water quality;
 - (b) effects on other users of the coastal marine area, navigation and safety; and
 - (c) consent duration and monitoring;
- (9) a bridge across the Viaduct Harbour, linking the Eastern Viaduct to Jellicoe Street:
 - (a) construction or works methods, timing and hours of operation;
 - (b) location, extent, design and materials used;
 - (c) effects on coastal processes, ecological values, water quality and natural character;
 - (d) effects on public access, navigation and safety;
 - (e) effects on existing uses and activities;
 - (f) amenity, effects on views and visual amenity; and
 - (g) consent duration and monitoring;
- (10) new buildings, and alterations and additions to buildings:
 - (a) the matters of discretion in [H8.8.1\(1\) of the Business – City Centre Zone](#) rules for new buildings and/or alterations and additions to buildings apply;

- (b) the location, bulk and scale of buildings relative to overall development, including the layout and design of roads, lanes, open spaces, earthworks areas and land contours, and infrastructure location; and
 - (c) where one or more buildings infringes the basic site intensity or basic building heights on Precinct plans 2 and 4, but complies with the maximum site intensity and maximum building heights on Precinct Plans 3 and 5:
 - (i) location, physical extent and design of streets, pedestrian connections and open space;
 - (ii) location, form and scale of buildings;
 - (iii) location and staging of activities;
 - (iv) provision of adequate infrastructure.
- (11) subdivision:
- (a) the matters of discretion set out in [E38 Subdivision - Urban under E38.12.1](#); and
 - (b) the location, bulk and scale of buildings relative to overall development, including the layout and design of roads, lanes, open spaces, earthworks areas and land contours, and infrastructure location;
- (12) conversion of a building or part of a building to dwellings or visitor accommodation:
- (a) the matters of discretion in [H8.8.1\(3\) in the Business – City Centre Zone](#) apply;
- (13) substantial demolition or any demolition of the front façade of a special character building within the Wynyard precinct identified on Business – City Centre Zone – Map [H8.11.1](#):
- (a) the matters of discretion in of the Business – City Centre Zone apply;
- (14) retail specified as a restricted discretionary activity in the activity table:
- (a) the matters of discretion in [H8.8.1\(4\) of the Business – City Centre Zone](#) apply;
- (15) roads or lanes:
- (a) scale, form and dominance/ visual amenity effects;
 - (b) effects on the transportation network (including safety and efficiency);
 - (c) amenity and function of public open space and pedestrian access; and
 - (d) the location, physical extent and design of the transport network and any pedestrian linkages;

- (16) infringing the building height standard:
 - (a) building scale, form, dominance and visual amenity effects; and
 - (b) effects on current or planned future form and character;
- (17) building frontage alignment and height:
 - (a) building scale, form, dominance and visual amenity effects; and
 - (b) amenity and function of public open space and pedestrian access.
- (18) infringing the special industrial frontage standard:
 - (a) risk and safety;
- (19) infringing the access to sites with multiple frontages standard:
 - (a) effects on the transportation network (including safety and efficiency); and
 - (b) amenity and function of public open space and pedestrian access;
- (20) infringing the vehicle access over footpaths standard:
 - (a) effects on the transportation network (including safety and efficiency); and
 - (b) amenity and function of public open space and pedestrian access;
- (21) infringing the lanes and viewshafts standards:
 - (a) scale, form, dominance and visual amenity effects;
 - (b) effects on the transportation network (including safety and efficiency); and
 - (c) amenity and function of public open space and pedestrian access;
- (22) infringing the public accessways – wharves standard:
 - (a) building scale, form, dominance and visual amenity effects; and
 - (b) amenity and function of public open space and pedestrian access;
- (23) infringing the buildings and structures on the Halsey Street extension wharf standard:
 - (a) building scale, form, dominance and visual amenity effects;
 - (b) reverse sensitivity effects;
 - (c) amenity and function of public open space and pedestrian access; and
 - (d) risk and safety;
- (24) infringing the temporary structures or buildings standard:
 - (a) building scale, form, dominance and visual amenity effects;
 - (b) reverse sensitivity effects; and

- (c) amenity and function of public open space and pedestrian access.

I214.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

- (1) marine and port activities and marine and port facilities:
- (a) the assessment criteria in [F2.23.2 of the Coastal – General Coastal Marine Zone](#) rules, including [F2.23.2\(17\)](#) for coastal marine area structures & buildings, apply in addition to the criteria below; and
 - (b) whether the activity protects and enhances amenity values and public safety at the interface with existing and proposed public open space (as shown on Precinct plan 6 and the amenity values of existing or approved residential activity, and, in particular, visual and aural privacy;
- (2) offices that exceed the thresholds in I214.6.2(1) above but do not exceed the restricted discretionary thresholds in I214.6.2(2) above:
- (a) whether the activity together with existing, permitted and consented activities, will adversely affect the current and future operational capacity and safety of the adjacent road network and specifically the Beaumont Street/Fanshawe Street, Daldy Street /Fanshawe Street and Halsey Street/Fanshawe Street intersections. In determining the extent of any potential transportation effects, the following matters shall be taken into account:
 - (i) the extent to which it is demonstrated that the proposed office activity will result in vehicle trips consistent with a maximum formula of:
 - 0.38 trips per parking space, plus
 - 0.16 trips per 100m² proposed office gross floor area;
 - (ii) whether it is demonstrated that:
 - the proposed office activity, together with all other existing, permitted and consented activities, will not exceed the following trip generation ceiling targets for all activities from Wynyard Precinct:
 - 3650 vehicles per hour two way; and
 - 2500 vehicles per hour one way inbound or outbound during the weekday morning peak (7.00am - 9.00 am)
 - 2500 vehicles per hour one way outbound or inbound during the weekday afternoon peak (4.00pm-6.00pm);
 - the proposed office activity, together with all other existing, permitted and consented activities, will not exceed the total allowable gross floor area and the predicted total trips for the

relevant sub-precinct set out in Table 2 of Part A of the Wynyard Precinct Transport Plan;

- the proposed office activity will not exceed the number of trips per hour inbound or outbound during the weekday morning and afternoon peaks for each sub-precinct set out in the table below:

Sub-precinct	Trips per hour one way in peak direction
A and B	968
C	21
D-F	451
G	0

- (iii) any available information demonstrating the success or otherwise of travel management measures implemented within the precinct;
- (iv) any planned or constructed transport infrastructure improvements;
- (v) the proximity of the site to a regular public transport service;
- (vi) when assessing any application in sub-precincts D, E and F, any agreed reduction in allowable office gross floor area provided in these sub-precincts or sites below that specified in I214.6.2 above;
- (vii) where the proposed activity does not comply with criteria I214.8.2(2)(a)(i) and (ii) above, the council shall have regard to whether the proposed activity could comply with these criteria if either:
 - less than the maximum permitted parking is proposed in the application for the proposed office activity gross floor area, or
 - no parking is proposed in the application for the proposed office activity gross floor area;

(b) in granting any resource consent the council may impose resource consent conditions relating to any of the matters listed in these criteria, including a requirement for ongoing morning and afternoon peak vehicle trip generation monitoring results and supporting review condition(s);

(3) retail specified as a restricted discretionary activity in the activity table:

(a) The assessment criteria in [H8.8.2\(4\) of the Business – City Centre Zone](#) rules apply;

(4) offices (including offices accessory to marine and port activities and marine retail), maritime passenger operations, marine and fishing retail, retail, food and beverage, entertainment facilities or education facilities greater than 100m² per site:

- (a) whether it can be demonstrated by the measures and commitments outlined in a detailed site travel management plan that the activity or activities will be managed to minimise private vehicle travel to and from precinct to achieve Policies I214.3(34)-(37) of the Wynyard Precinct using methods outlined in Part A of the Wynyard Precinct Transport Plan (19 August 2010) refer I214.11.1 Appendix 1;
- (5) private use of coastal access areas either vested in the Council or areas over which council has a covenant for public access:
- (a) whether:
 - (i) the requirement for the use of coastal access areas is based on the operational nature of the activity, including any available alternatives to avoid the use of coastal access areas;
 - (ii) the proposed duration and frequency of the use of the coastal access area is minimised, including the level of certainty provided (through conditions offered by the applicant, site management plans and monitoring) that usage will be appropriately managed and the conditions of use adhered to;
 - (iii) the existing and future potential public use of the subject coastal access area could be compromised, including the timing of the proposed use in relation to peak pedestrian activity;
 - (iv) alternative access along the coastline is available during any periods of closure;
 - (v) the level of public safety risk posed will be avoided, remedied or mitigated, including the provision of a site management plan;
- (6) risk sensitive activities marked # in the activity table identified as a restricted discretionary activity (excluding events):
- (a) whether any unacceptable levels of risk can be avoided or mitigated based on the following:
 - (i) the location of the development, including service areas, parking and outdoor areas, with respect to industrial hazard sources;
 - (ii) the design occupancy of the development, including anticipated design occupation numbers, the predominant and most vulnerable age demographic, hours of operation, estimated mean and maximum occupancy times for individual site dwellers in hours/days and any other pertinent occupancy information;
 - (iii) a description of alternative layout plans considered in order to mitigate risk arising from offsite hazard sources;
 - (iv) methods for advising occupiers of the development of potential safety risks including methods of risk mitigation and control;

- (v) building design methods for avoiding or mitigating occupant risk resulting from exposure to toxic vapour, thermal radiation and explosion debris from offsite hazard sources;
 - (vi) details of any proposed development staging and any voluntary site occupancy controls to be implemented during the transition period leading up to hazardous industry relocation;
- (b) for open markets that attract more than 1000 people at any one time, the criteria in I214.8.2(7) below also apply;
- (7) an event and associated buildings and structures identified as a restricted discretionary activity in the activity table:
- (a) whether measures outlined in an emergency, evacuation and management plan and event transport plan avoid or mitigate any unacceptable level of risk or adverse transport related effects associated with the type and duration of event and expected demographic and number of people attending the event including for events within Areas 4 and 6, whether the activity will adversely affect marine and port activities and the navigation, safety or commercial vessels operating in these areas;
- (8) substantial demolition or any demolition of the front façade of a special character building within the Wynyard precinct identified on Business – City Centre Zone Map [H8.11.1](#);
- (a) the assessment criteria in [H8.8.2\(5\) of the Business – City Centre Zone](#) rules for the demolition of special character buildings apply in addition to the criteria below; and
 - (b) the contribution the identified special character building (including its association with any nearby identified character buildings) makes to the character or streetscape quality of the precinct and whether its removal or partial demolition adversely impacts upon those qualities. In assessing proposals against this criterion particular regard should be had to retaining a link to the past marine industrial aesthetic of the precinct;
- (9) new buildings, and alterations and additions to buildings:
- (a) the relevant assessment criteria in [H8.8.2\(1\) of the Business – City Centre Zone](#) rules for buildings or alterations and additions to buildings apply in addition to the criteria below; and
 - (b) the proposed building, or alteration or addition to buildings, relative to the location of infrastructure servicing the area and open space should result in an integrated network that is adequate to meet the needs of the overall development area;
 - (c) whether internal space at all levels within the building are designed to maximise outlook onto existing public open space and proposed public open space, streets and lanes shown on Precinct plan 6;

- (d) the extent to which activities which engage and activate existing public open space and proposed public open space, streets and lanes shown on Precinct plan 6 at ground level are encouraged;
- (e) at grade private parking areas and parking areas located within buildings which are visible from existing public open space and proposed public open space, streets and lanes shown on Precinct plan 6 are strongly discouraged. It is expected that activated building space will be provided between parking areas within buildings and existing and proposed street and public open space frontages;
- (f) whether vehicle access to sites are designed and located to complement the road function and hierarchy, while avoiding conflict with the function of existing public open space and proposed public open space, streets and lanes shown on Precinct plan 6 and public transport priority lanes, balancing the requirements of access and through-movement;
- (g) where alternative vehicle access is available, the creation of new vehicle crossings across frontages along Jellicoe, Beaumont, Halsey and Daldy Streets is discouraged;
- (h) Precinct plan 6 illustrates the locations of publicly accessible lanes which should be provided to create alternative, shorter, or more convenient pedestrian routes at ground level;
- (i) whether a safe and practical 24hr east-west public pedestrian walkway is provided through the block bound by Daldy, Jellicoe, Beaumont and Madden Streets to provide connectivity between Beaumont and Daldy Streets;
- (j) where a building accommodates greater than 100m² gross floor area of office, marine and fishing retail, retail, food and beverage, entertainment/gathering or education activity, the criteria listed in I214.8.2(4) above, also apply;
- (k) the design of building frontages and elevations facing streets and/or other public open spaces should have regard to the setback, form and character of any identified character building(s) adjoining or adjacent to the site. This requires consideration of important character elements and qualities through building design on frontages and elevations visible from streets and other public open spaces;
- (l) a new building abutting, or adjacent to, an identified character building which is set back from the street frontage, may not be required to be constructed predominantly to the street boundary, where a better urban design outcome could be achieved by respecting the spatial location of the character building;

- (m) building elevation, design and materials should respect (rather than replicate) the architectural design composition of the identified special character building(s), and new and contemporary interpretations in form, elevational composition, material and detail may be used;
- (n) where the building works are undertaken within the coastal marine area, the assessment criteria for buildings/structures in the Coastal - General Coastal Marine Zone apply in addition to the following:
 - (i) whether adverse effects associated with the methods of construction on water quality and coastal processes can be avoided, remedied or mitigated;
 - (ii) whether adverse effects on navigation and safety can be avoided, remedied or mitigated; and
 - (iii) whether the buildings or structures are of an appropriate scale, design, colour and location to complement its waterfront setting, maintain or enhance amenity values, and where practicable, maintain views from the land to the coastal marine area, particularly the viewshafts shown on Precinct plan 6; and
 - (iv) with the exception of Wynyard wharf and Halsey Street extension wharf, demonstrate that the purpose for which the structure is required cannot reasonably or practicably be accommodated on the land or by existing structures in the coastal marine area; and
 - (v) where practicable, enhance public access to the coastal marine area; and
 - (vi) whether the building or structure is required for significant infrastructure;
- (o) where one or more buildings infringes the basic site intensity or basic building heights on Precinct plans 2 and 4, but complies with the maximum site intensity and maximum building heights on Precinct plans 3 and 5:
 - (i) Refer to Policies 1, 2, 3, 39 and 40;
 - (ii) Whether building footprints, profile and height (as opposed to detailed building design) establishes an integrated and legible built form and also:
 1. Integrates with other approved development (including approved Integrated Development Plans);
 2. Enhances the form and function of existing and proposed streets, lanes and public open space, including complementing and enhancing the function of Daldy Street as a major tree-lined boulevard linking Victoria Park to the public open space in sub-precinct F as shown on precinct plan 6;

3. Avoids monotonous built form when viewed from public open space through variation in building footprints, height and form;
 4. Maintains the ability for marker buildings within sub-precincts B, C and E to be established to the maximum height provided for on Precinct plan 5;
 5. Within sub-precincts D, E, F and G, the extent to which the location or orientation of buildings, and the type and location of any known prospective activities marked # in the activity table, including the use of public open space areas:
 - a. Avoids or mitigates reverse sensitivity issues associated with existing industry, marine industry, fishing industry and maritime passenger operations;
 - b. Avoids unacceptable levels of risk associated with existing hazardous industry, including the adjacent ammonia refrigerant based fish processing plant;
 6. Enables or maintains efficient vehicle access to existing industry, marine industry, fishing industry and maritime passenger operations;
 7. Supports the role of Jellicoe Street as the major community and visitor focal point of the precinct;
- (iii) The extent to which the building footprints, height, floor to floor heights and profile of buildings enable them to accommodate a wide range of activities and to be adapted to accommodate differing uses in the future;
- (iv) Whether the location and staging of anticipated activity types and/or the location, orientation or layout of buildings avoids or mitigates potential conflicts between activities within the subject land area and adjacent land areas;
- (v) Whether buildings may provide opportunities for the establishment of community facilities, such as health, educational and care facilities, for future people in the area;
- (vi) Whether the layout and design of public open space within the subject land area will ensure well-connected, legible and safe vehicular and pedestrian routes with appropriate provision for footpaths, servicing, infrastructure services and landscape treatment;
- (vii) Whether the layout and design of public open space and lanes within the subject land area will integrate with and complement the form and function of existing and proposed public open space and lanes network;
- (viii) Whether stormwater, wastewater, water supply, electricity and telecommunication infrastructure will be provided to adequately

service the nature and staging of anticipated development within the subject land area;

- (ix) Whether consideration has been given to integration of parking, loading and servicing areas within the subject land area taking account of location and staging of anticipated activity types;

(10) a bridge across the Viaduct Harbour:

(a) the bridge should contribute to a high quality maritime and urban environment and meets the following outcomes:

(i) the bridge design avoids significant visual intrusion into views from public areas across the harbour, or from the harbour out to the wider Waitemata Harbour, particularly within the viewshafts identified on Precinct plan 6.

(ii) the bridge contributes to the pedestrian character and amenity of the Viaduct Harbour and Wynyard precinct by:

- providing safe and pleasant pedestrian and cycle access east and west across the Viaduct Harbour;
- having a landscape design, character and quality which integrates with existing pedestrian priority areas and other accessways around the Viaduct Harbour;
- not causing significant adverse effects on the use and enjoyment of Te Wero Island as an area of pedestrian-oriented public space; and
- ensuring the operation or use of the bridge, or lighting will not cause significant adverse effects on the operation of nearby activities or on the amenity values of surrounding land or water uses;

(iii) the bridge is designed and operated to provide for:

- vessel access to and from the inner Viaduct Harbour without undue delay;
- navigation and berthage by the existing range of vessels in the inner Viaduct Harbour; and
- any reduction in berthage area to be minimised as far as practicable;

(iv) convenient and easily accessible systems for communicating with vessel users regarding scheduled and unscheduled bridge opening/closing;

(v) appropriate lighting, navigation aids, safety systems and fail-safe mechanisms; and

- (vi) a minimum clearance height of 3m above mean high water springs for a 10m wide navigable channel;
 - (b) the ongoing viable use of the Viaduct Harbour (particularly the Wynyard Precinct mixed use Sub-precinct G) to accommodate marine and port activities and marine events, such as boat shows and internationally recognised boating events such as the America's Cup event, is maintained;
 - (c) the bridge has a high quality design that:
 - (i) enhances the character of the Viaduct Harbour;
 - (ii) is simple and elegant;
 - (iii) is appropriate within the context of the Viaduct Harbour locality and Auckland's coastal setting;
 - (iv) has an appropriate relationship with the Viaduct Lifting Bridge identified in the Historic Heritage overlay; and
 - (v) utilises high quality and low maintenance materials and detailing;
 - (d) the bridge is designed in a manner which may provide in the future for enhanced connectivity for the public between the precinct and the city centre; and
 - (e) the bridge has no more than minor adverse effects on coastal processes including sedimentation within the Viaduct Harbour;
- (11) declamation:
- (a) whether the adverse effects of declamation are avoided, remedied or mitigated in respect of the effects of the final land/water configuration on:
 - (i) the marine environment (including coastal processes, water quality, sediment quality and ecology) of the coastal marine area;
 - (ii) hydrogeology (ground water) and hydrology; and
 - (iii) sediment accumulation and the need for ongoing maintenance dredging of the coastal marine area;
 - (b) whether declamation works, including the construction of seawalls avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated soils and groundwater, and other contaminants;
 - (c) whether declamation is located and designed so that the adjacent land area can provide adequate public open space adjacent to, and public access along the water's edge whether on land or on the adjacent water space;
- (12) maintenance dredging and capital works dredging:

- (a) the assessment criteria in [F2.23.2\(1\) and F2.23.2\(11\) of the Coastal - General Coastal Marine Zone](#) rules apply in addition to the criteria below;
 - (b) whether the dredging is necessary to achieve the outcomes sought by the objectives and policies for the Wynyard precinct.
- (13) conversion of a building or part of a building to dwellings or visitor accommodation:
- (a) the assessment criteria in [H8.8.2\(3\) in the Business – City Centre Zone](#) apply; and
- (14) subdivision:
- (a) the assessment criteria set out in [E38 Subdivision - Urban under E38.12.2](#); and
 - (b) the location of infrastructure servicing the area and open space should result in an integrated network that is adequate to meet the needs of the overall development area;
- (15) roads and lanes:
- (a) the extent to which pedestrian permeability is maintained and enhanced through the site layout;
 - (b) whether pedestrian access to the water's edge is maintained;
 - (c) the integration of the site with the wider Wynyard Precinct; and
 - (d) whether intrusion of public views into and through Wynyard Precinct are avoided;
- (16) infringing the building height standard:
- (a) where building height is exceeded, Policies I214.3(3) of the Wynyard Precinct and Policy [H8.3\(30\) of the Business – City Centre Zone](#) should be considered.
- (17) infringing the building frontage alignment and height standards:
- (a) the extent to which buildings are of a scale and form appropriate to the setting; and
 - (b) the extent to which pedestrian access and amenity is enhanced through the design of the building;
- (18) infringing the special industrial frontage standard:
- (a) whether the design avoid, remedy or mitigate human injury risks associated with accidental ammonia release associated with the ammonia refrigerant based fish processing plant;
- (19) infringing the access to sites with multiple frontages standard:

- (a) the extent to which access to sites are located to allow safe and efficient access to and from the site;
 - (b) whether the access location and traffic generation from the site compromise the safe and efficient operation of the transportation network; and
 - (c) whether pedestrian function, and safety of pedestrians on footpaths is compromised;
- (20) infringing the vehicle access over footpaths standard:
- (a) whether the pedestrian function, and safety of pedestrians on footpaths is compromised; and
 - (b) whether an alternative access location would better maintain pedestrian and cyclist safety and amenity.
- (21) infringing the lanes and view shafts standard:
- (a) the extent to which pedestrian permeability is maintained and enhanced through the site layout;
 - (b) whether pedestrian access to the water's edge is maintained;
 - (c) the integration of the site with the wider Wynyard precinct; and
 - (d) avoid intrusion of public views into and through Wynyard Precinct.
- (22) infringing the public access ways – wharves:
- (a) the extent of public access to the water's edge; and
 - (b) whether the development control infringement is required to enable marine and fishing industry, maritime passenger operations and events to operate;
- (23) infringing the buildings and structures on the Halsey Street extension wharf standard:
- (a) Whether pedestrian access is maintained.
 - (b) the extent to which the building design is consistent with the character and amenity of Halsey Street extension wharf.
 - (c) whether buildings and structures adversely affect the current and future operation and growth of the marine and fishing industries and maritime passenger operations.
- (24) infringing the temporary structures or buildings standard:
- (a) the extent to which buildings are of a scale appropriate to the waterfront setting; and

- (b) whether building location compromises the function of the Wynyard Precinct.

I214.9. Special information requirements

In addition to the general information that must be submitted with a resource consent application (refer [C1.2\(1\)](#) Information requirements for resource consent applications), applications for the activities listed below must be accompanied by the additional information specified.

- (1) Events specified as a controlled activity in the activity table:
 - (a) an emergency evacuation and management plan and event transport plan.
- (2) Marine and port activities:
 - (a) a site management plan that details operational procedures and physical measures to be put in place to avoid, remedy or mitigate public safety effects.
- (3) The transfer of special character building floor space:
 - (a) the special information required in [H8.6.13 of the Business – City Centre zone](#) rules for the transfer of special character building floor space apply.
- (4) Offices that exceed the permitted thresholds in I214.6.2(1) above but do not exceed the restricted discretionary thresholds in I214.6.2(2) above:
 - (a) the Council will require independently verified actual morning and afternoon peak vehicle trip generation monitoring results from existing office activity within and, if appropriate, adjacent to the precinct with similar operational characteristics to the office activity proposed. The trip generation formula set out in the assessment criteria for the activity must be used to predict trips from the proposed, permitted and consented office activities.
- (5) Offices (including offices accessory to marine and port activities and marine retail), marine and fishing retail, retail, food and beverage, entertainment facilities or education facilities greater than 100m² per site:
 - (a) a site travel management plan must be provided corresponding to the scale and significance of the activity and containing the following information as a minimum to demonstrate how the development will achieve the objectives of the Wynyard Precinct Transport Plan including:
 - (i) the physical infrastructure to be established or currently established on-site to support the use of alternative forms of transport, such as adequate covered facilities for cyclists, showering, locker and changing facilities; carpool parking areas, travel reduction information boards in foyer areas, such as timetables and route maps; internet service to enhance awareness of alternative transportation services;

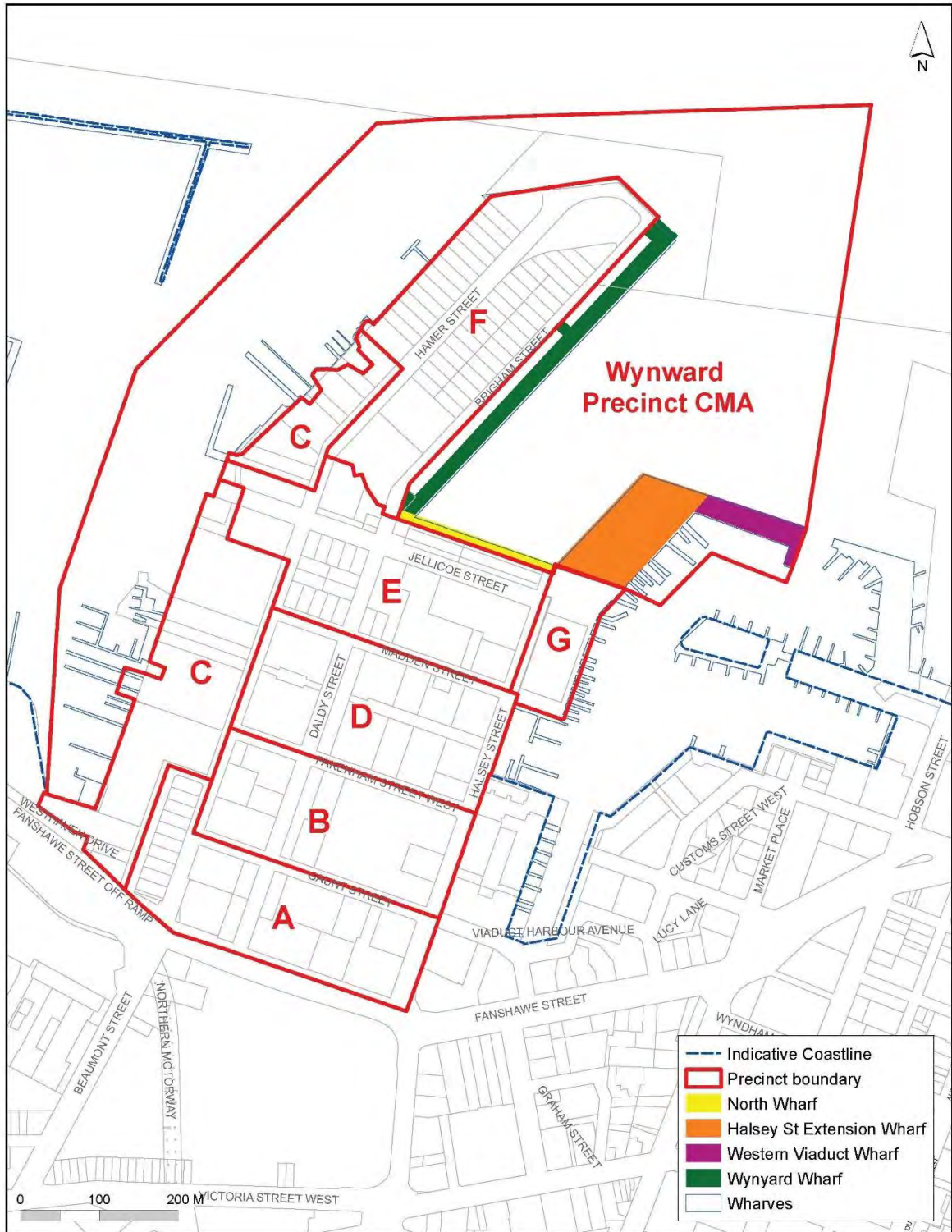
- (ii) the physical linkages to be provided on the site to link with surrounding pedestrian and cycle networks and existing public transport resources;
 - (iii) operational measures to be established or currently implemented on-site to encourage reduced vehicle trips to Wynyard precinct, including car sharing schemes, public transport use incentives, flexitime, staggered working hours;
 - (iv) operational measures to be established to restrict the use of any short term parking area(s) during peak periods;
 - (v) details of the management structure within the building or site in which the activity is to be located which has overall responsibility to oversee the implementation and monitoring of travel management measures;
 - (vi) the methods by which the effectiveness of the proposed measures outlined in the site travel management plan can be independently measured/monitored and reviewed, including a commitment to undertake travel surveys at the time of building occupation or as otherwise required to provide on-going information regarding travel behaviour; and
 - (vii) the methods by which the travel management measures complement the Precinct wide travel management measures outlined in part B of the Wynyard Precinct Transport Plan (refer I214.11.1 Appendix 1) and use the travel demand management measures outlined in part C of that plan, or other appropriate initiatives.
- (6) private use of the coast access areas either vested in the council or areas over which council has a covenant for public access:
- (a) a site management plan corresponding to the scale and significance of the activity detailing the operational measures to be established to address the matters listed in assessment criteria for the activity.
- (7) risk sensitive activities marked # in the activity table located in sub-precinct D, E, F, G or areas 1-6 shown on Precinct plan 10 (excluding events):
- (a) an emergency and evacuation plan prepared by an independent authority or competent safety professional, which clearly indicates communication roles and responsibilities, location of egress points and assembly areas.
- (8) events within sub-precinct D and E and areas 1, 3, 4 and 6 shown on Precinct plan 10:
- (a) an emergency, evacuation and management plan, prepared by an independent authority or competent safety professional, which clearly indicates communication roles and responsibilities, location and management

of access and egress points, assembly areas and people movement for the event;

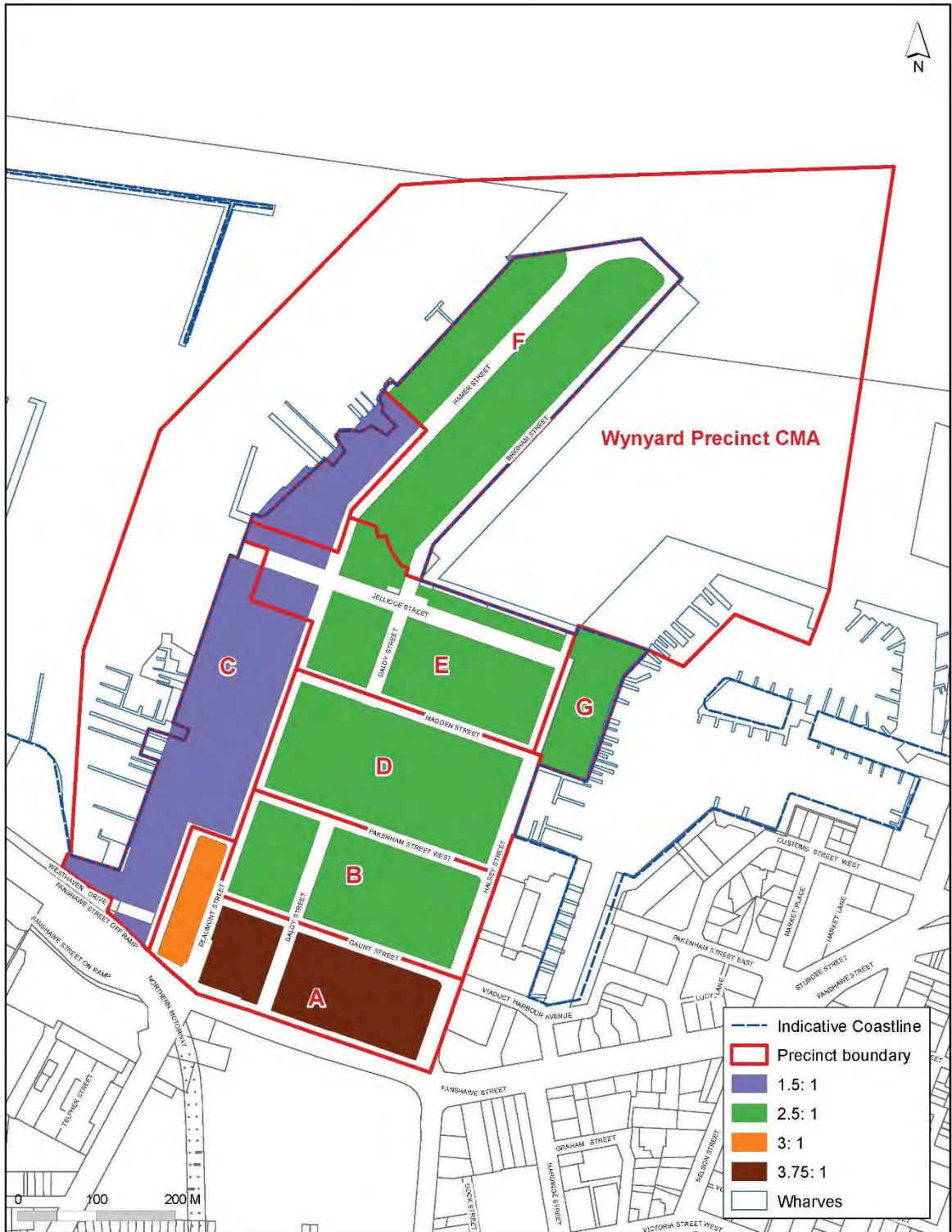
- (b) an event transport plan, developed in consultation with adjacent hazardous industry, marine industry and maritime passenger operators, which addresses the following matters:
 - (i) measures to ensure the maintenance of safe and efficient access (including at least two access points for emergency service vehicles) to existing hazardous industry, marine industry and maritime passenger operations for the full duration of the event;
 - (ii) measures to prevent event attendees entering into, or parking within Sub-precinct F or Wynyard wharf for the full duration of the event;
 - (iii) communication channels and methods to respond to and remedy traffic issues as they may arise with existing hazardous industry, marine industry and maritime passenger operations; and
 - (iv) where multiple events are planned, review procedures with hazardous industry, marine industry and maritime passenger operators to ensure that issues identified are avoided, remedied or mitigated for future planned events.

I214.10. Precinct plans

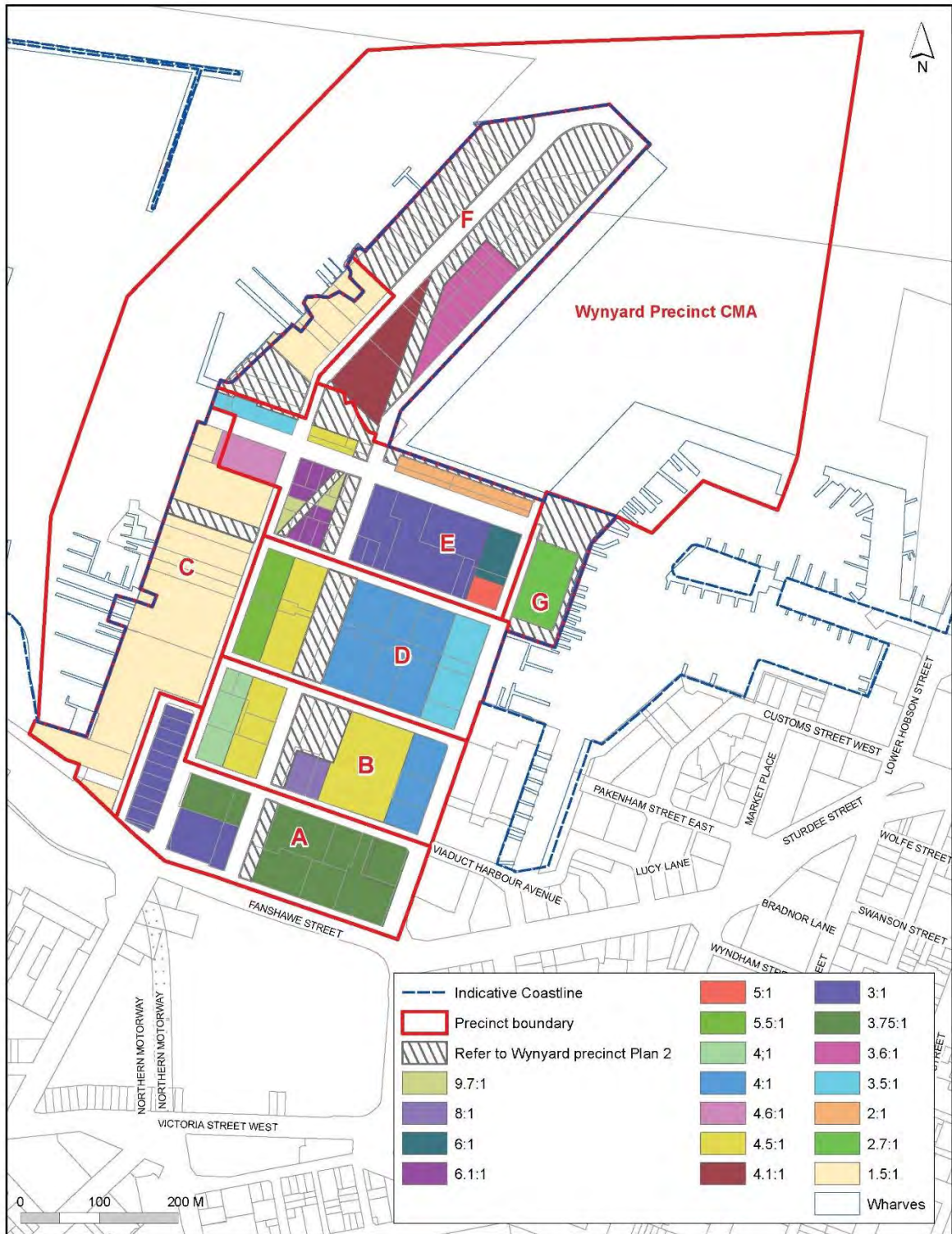
I214.10.1 Wynyard: Precinct plan 1 - Sub-precincts



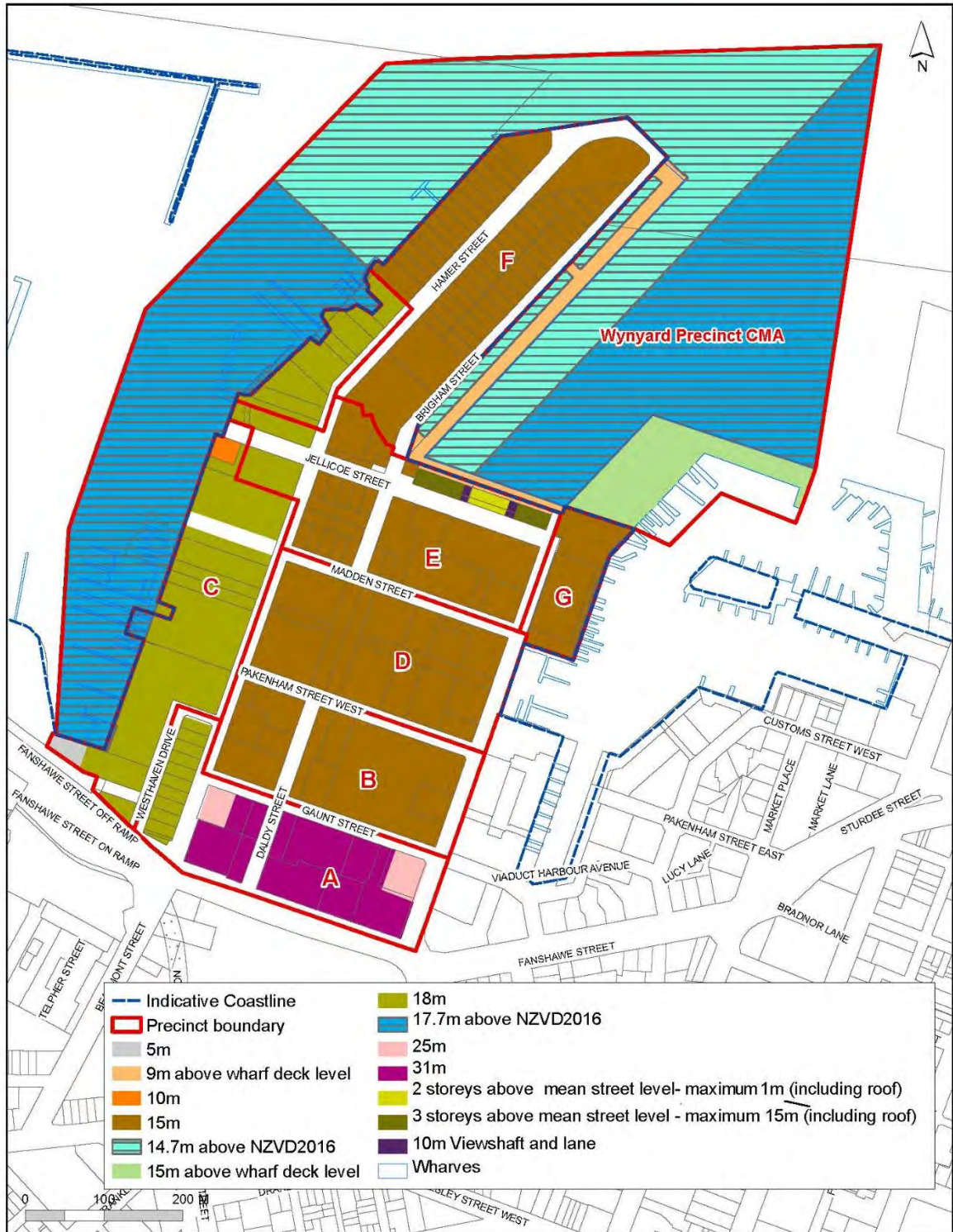
I214.10.2 Wynyard: Precinct plan 2 - Basic floor area ratio



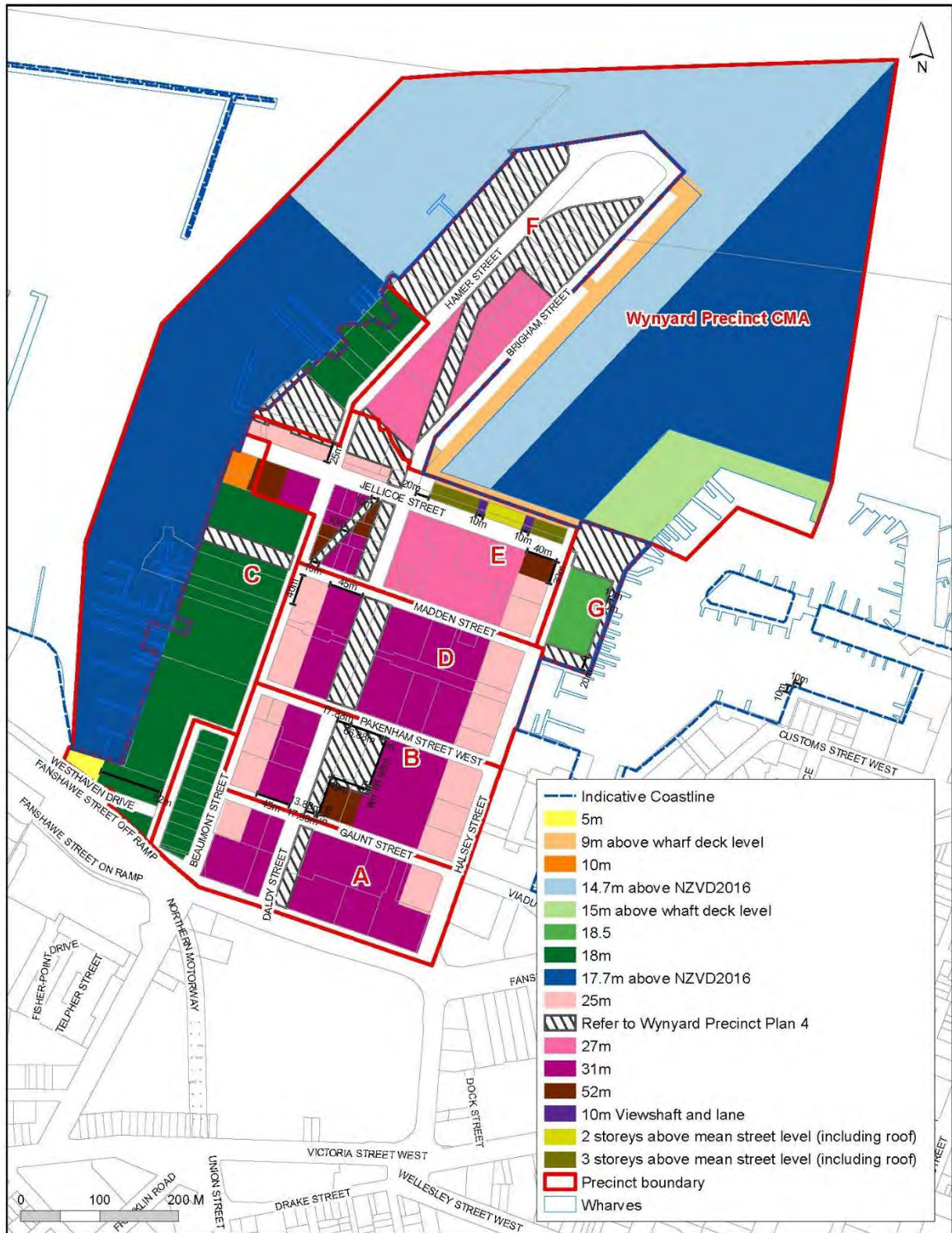
I214.10.3 Wynyard: Precinct plan 3 - Maximum floor area ratio



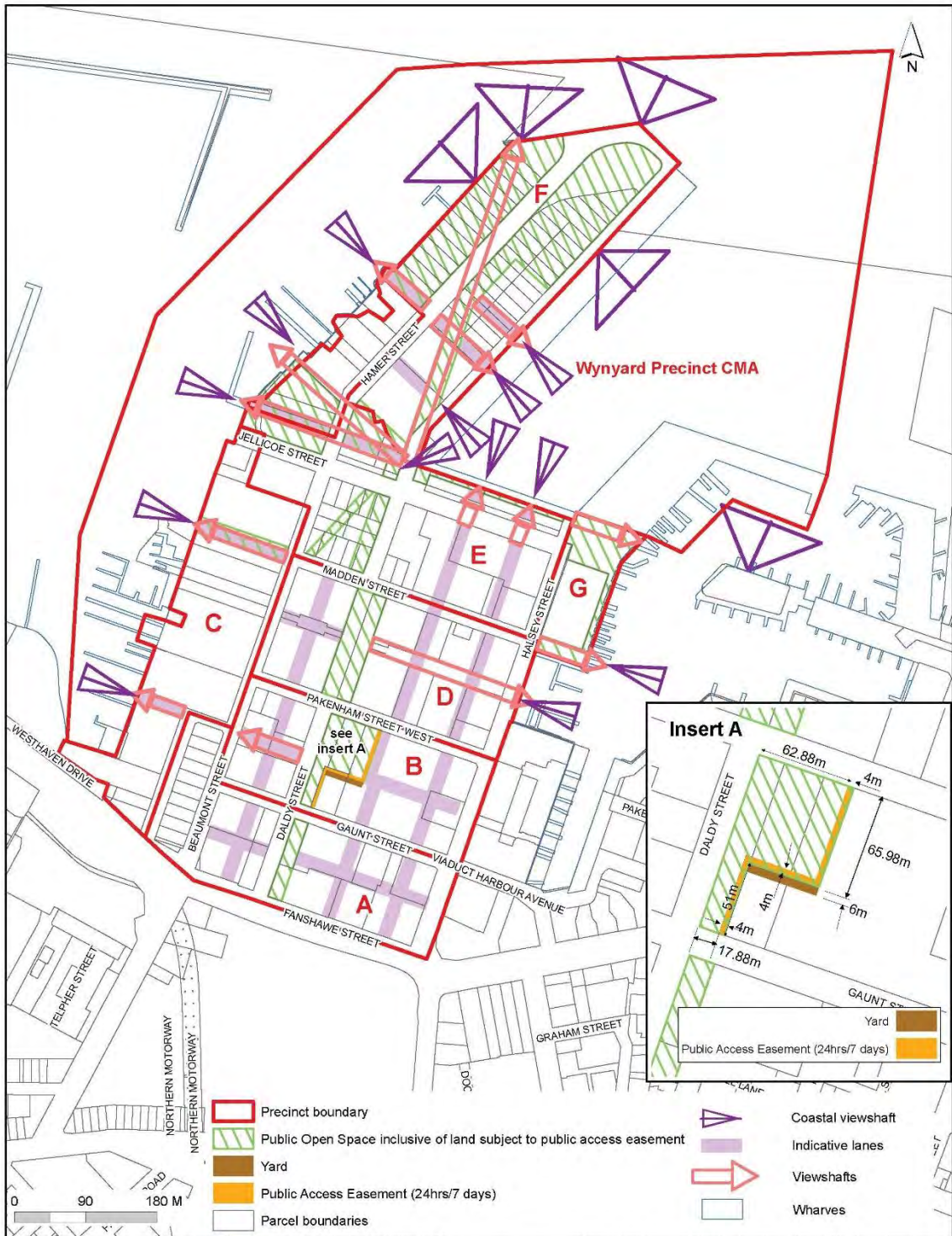
I214.10.4 Wynyard: Precinct plan 4 – Basic height



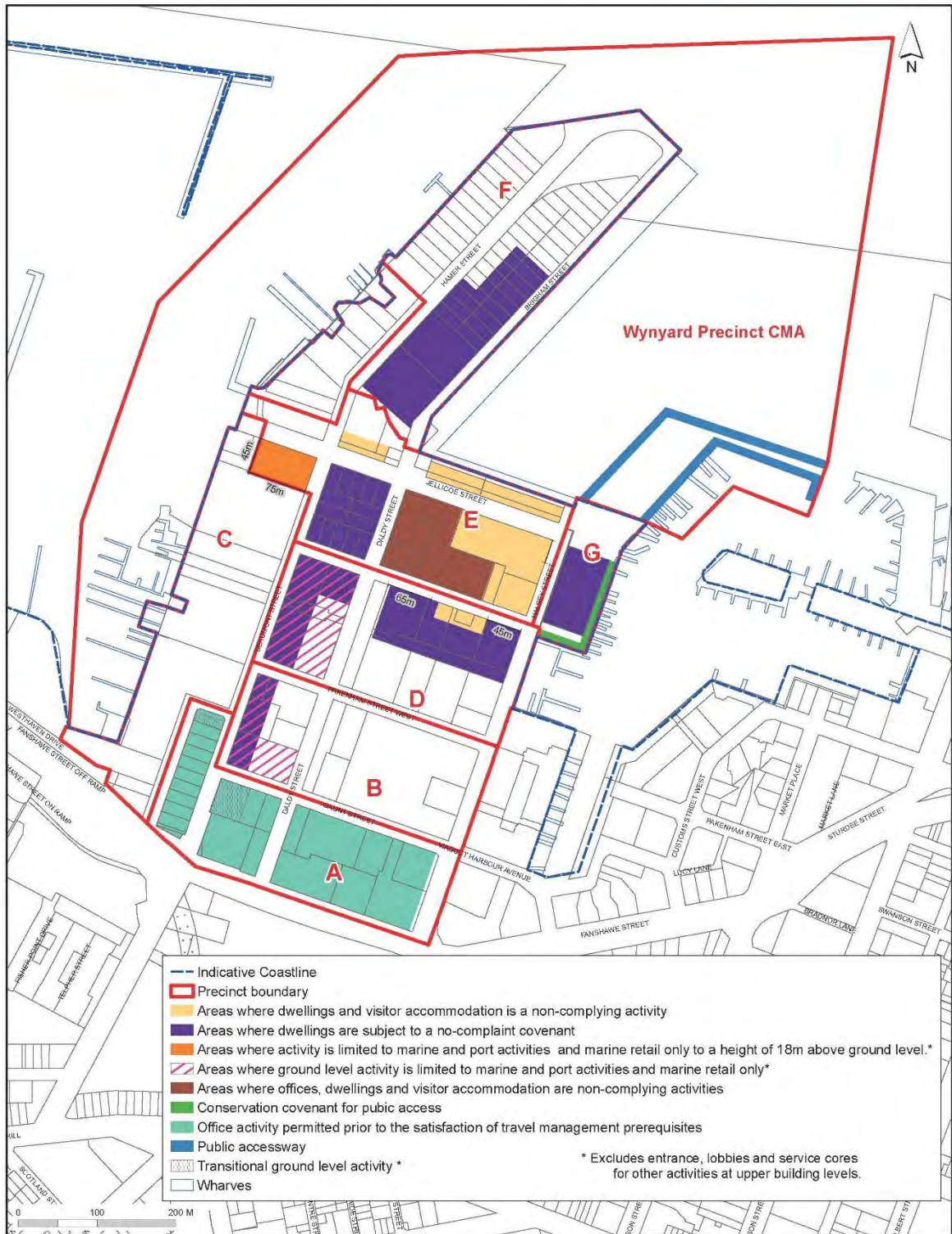
I214.10.5 Wynyard: Precinct plan 5 – Maximum height



I214.10.6 Wynyard: Precinct plan 6 - Indicative lanes and viewshafts



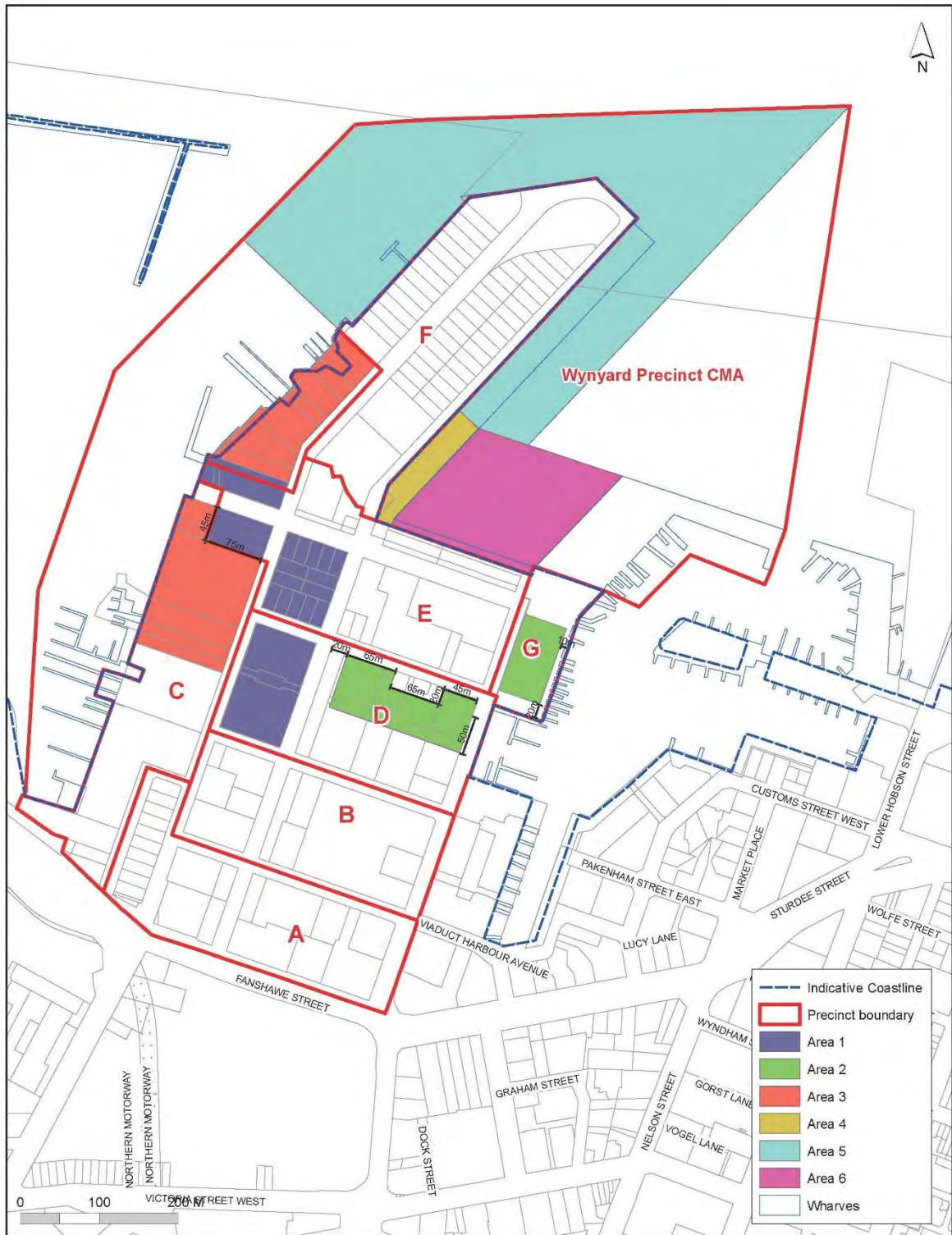
I214.10.7 Wynyard: Precinct plan 7 – Additional activity restrictions



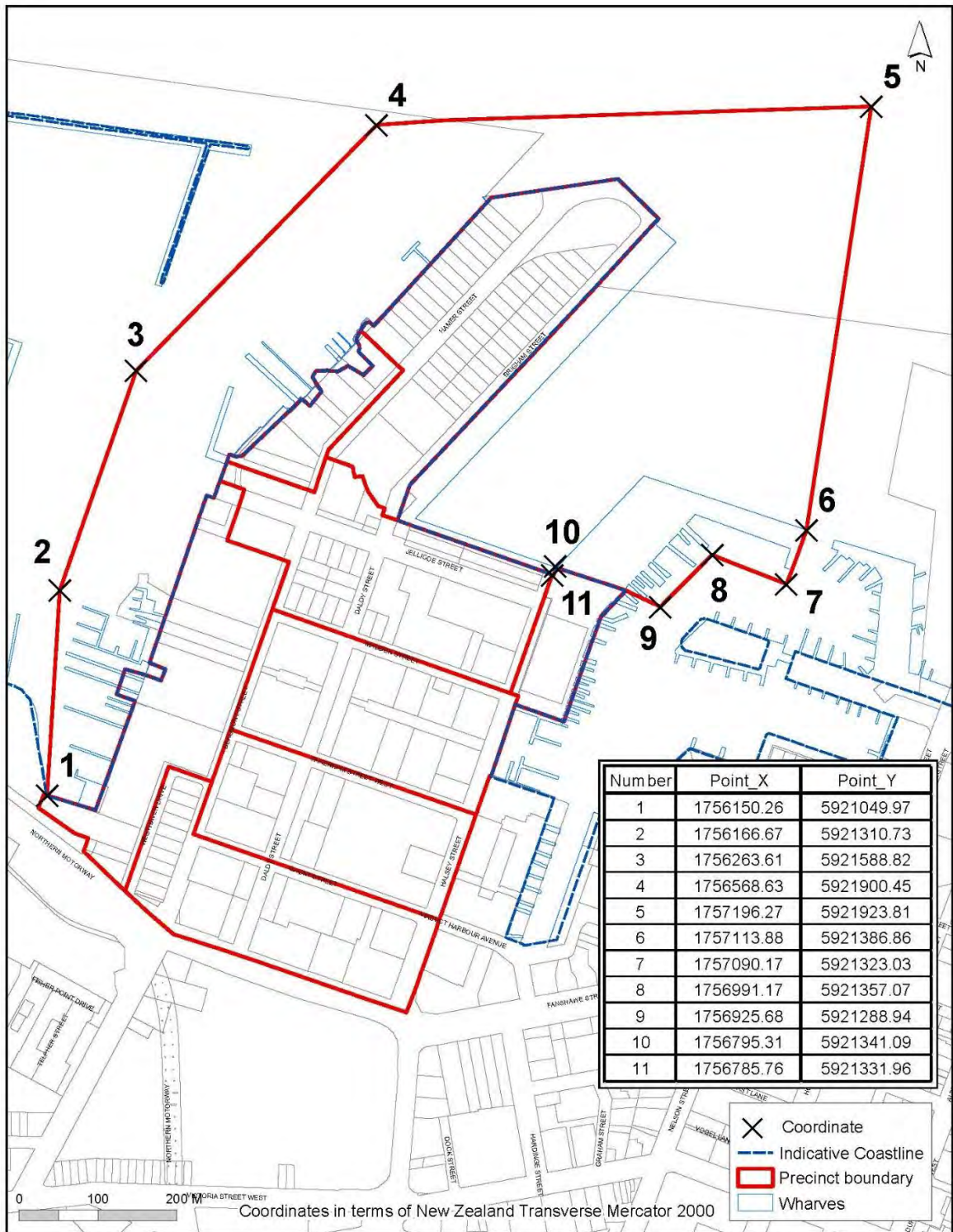
I214.10.9 Wynyard: Precinct plan 9 - Noise areas



I214.10.10 Wynyard: Precinct plan 10 – Risk areas



I214.10.11 Wynyard: Precinct plan 11 – Precinct boundary coordinates in the coastal marine area



I214.11. Appendices

I214.11.1 Appendix 1 - Methodology for undertaking traffic generation surveys in Wynyard Quarter (non-statutory)

I300. Alexandra Park Precinct

I300.1. Precinct description

The Alexandra Park Precinct provides specific planning controls for the use of the Alexandra Park Racecourse. The Alexandra Park Racecourse is a major harness racing venue and is located on the corner of Manukau Rd and Green Lane West. It adjoins Cornwall Park to the north and the ASB Showgrounds to the east.

The zoning of the land within the Alexandra Park Precinct is Special Purpose - Major Recreation Facility Zone. The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

Refer to the planning maps for the location and extent of the precinct.

I300.2. Objectives

- (1) The Alexandra Park Racecourse is protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) horse racing activities;
 - (b) organised sport and recreation;
 - (c) informal recreation;
 - (d) concerts, events and festivals;
 - (e) markets, fairs and trade fairs;
 - (f) functions, conferences, gatherings and meetings; and
 - (g) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the Alexandra Park Racecourse are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

I300.3. Policies

- (1) Enable the safe and efficient operation of the Alexandra Park Racecourse for its primary activities.
- (2) Protect the primary activity of the Alexandra Park Racecourse from the reverse sensitivity effects of adjacent development.

- (3) Enable a range of accessory and compatible activities to the primary activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the Alexandra Park Racecourse, having regard to the amenity of surrounding properties.
- (5) Recognise that the Alexandra Park Racecourse's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

I300.4. Activity table

The provisions in any relevant overlays and Auckland-wide provisions apply in this precinct unless otherwise specified below. The following provisions do not apply:

- (1) [E24 Lighting](#);
- (2) [E25 Noise and vibration](#) (noise provisions only); and
- (3) [E40 Temporary activities](#).

Table I300.4.1 Activity table specifies the activity status of land use and development activities in the Alexandra Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I300.4.1 Activity Table

	Activity	Activity status
Use		
Primary activities		
(A1)	Horse racing activities	P
(A2)	Organised sports and recreation	P
(A3)	Informal recreation	P
(A4)	Concerts, events and festivals	P
(A5)	Markets, fairs and trade fairs	P
(A6)	Functions, conferences, gatherings and meetings	P
(A7)	Displays and exhibitions	P
(A8)	Any primary activity not meeting Standard I300.6.3 but meeting all other standards	C

I300 Alexandra Park Precinct

Accessory activities		
(A9)	Accessory activities	P
(A10)	Any accessory activity not meeting Standard I300.6.3 but meeting all other standards	C
Compatible activities		
(A11)	Filming activities	P
(A12)	Sports, recreation and community activities	P
(A13)	Professional fireworks displays meeting Standard I300.6.8	P
(A14)	Professional fireworks displays not meeting Standard I300.6.8	RD
(A15)	Helicopter flights meeting Standard I300.6.9	P
(A16)	Helicopter flights not meeting Standard I300.6.9	RD
(A17)	Any compatible activity not meeting Standard I300.6.3 but meeting all other standards	C
Development		
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m and up to 25m in height	RD
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height	D
(A21)	Light towers and associated fittings up to and greater than 25m in height	P
(A22)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I300.6.6	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P

I300.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I300.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

- (2) Any application for resource consent for an activity listed in Table I300.4.1 Activity table and which is not listed in I300.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I300.6. Standards

The overlay and Auckland-wide standards apply in this precinct, unless otherwise specified below. The following standards do not apply:

- (1) [E27 Transport – Standard E27.6.1](#) Trip generation; and
- (2) [E27 Transport – Standard E27.6.2](#) Number of parking and loading spaces.

All permitted, controlled or restricted discretionary activities listed in Table I300.4.1 Activity table must comply with the following activity standards unless otherwise stated.

I300.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing an activity sensitive to noise must not exceed the noise limits in Table I300.6.1.1 Noise standards.

Table I300.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
All days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L _{Aeq}
At all other times	45dB L _{Aeq} and 75dB L _{Amax}

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (4) Professional fireworks displays and helicopter flights are excluded from this standard.

I300.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.

- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I300.6.2, the curfew and pre-curfew times are as stated in Table I300.6.2.1 Pre-curfew and curfew times.

Table I300.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7.00am – 11.00pm
Curfew	11.00pm – 7.00am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
 - (a) the limits in Table I300.6.2.2 Horizontal and vertical illuminance at a boundary when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I300.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) the vertical illuminance limits in Table I300.6.2.3 Vertical illuminance at a window when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I300.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I300.6.2.4 Pre-curfew luminous intensity and 1,000 candelas for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I300.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I300.6.2.5 Building façade luminance. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.
- (9) Professional fireworks displays are excluded from this standard.

Table I300.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²

I300.6.3. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) the activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) the activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I300.6.4. Parking

- (1) [Deleted]

I300.6.5. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas.

I300.6.6. Interface control areas

- (1) New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity must be located outside the Interface Control Area (ICA) illustrated on Alexandra Park: Precinct plan 1. Temporary buildings are excluded from this standard.

I300.6.7. Height in relation to boundary

- (1) Where the Alexandra Park Precinct directly adjoins an open space zone, buildings must not project beyond a 45 degree recession plane measured from a point 2.5 metres vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

I300.6.8. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB $L_{Z_{peak}}$ at any point in the audience area and within the boundary of any activity sensitive to noise.

I300.6.9. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landings and departures must take place at least 150 metres from any neighbouring site.

I300.6.10. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days excluding set up and dismantling time.

I300.7. Assessment – controlled activities

I300.7.1. Matters of control

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

- (1) the effects of the proposed activity on the safety and efficiency of the transport network.

I300.7.2. Assessment criteria

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

- (1) the effects of the proposed activity on the safety and efficiency of the transport network.
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I300.8. Assessment – restricted discretionary activities

I300.8.1. Matters of discretion

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

- (1) any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with permitted helicopter flight standard:
 - (a) the effects of non-compliance with the permitted helicopter flight standard on the amenity of surrounding properties.
- (3) any activity that does not comply with permitted professional fireworks display standard:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m and up to 25m in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.

- (5) new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I300.6.6:
 - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) any activity that does not comply with screening standards:
 - (a) the visual effects of rubbish and storage areas on residential and open space sites.

I300.8.2. Assessment criteria

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

- (1) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and
 - (iii) the degree of non-compliance;
 - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
 - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
 - (d) the extent to which any artificial lighting will create a traffic safety issue;
 - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
 - (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance; and
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (2) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:

- (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
 - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas;
 - (b) the extent to which the height, location and design of the building allows reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites;
 - (c) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties;
 - (d) whether there is an operational need to exceed height and/or height in relation to boundary standard/s; and
 - (e) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or

mitigated having regard to the amenity and character of the surrounding area and the operational needs of the facility.

(4) the visual effects of rubbish and storage areas on residential and open space zoned sites:

(a) the extent to which screening is practicable; and

(b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I300.9. Special information requirements

There are no special information requirements for this precinct.

I300.10. Precinct plans

I300.10.1. Alexandra Park: Precinct plan 1



I301. ASB Showgrounds Precinct

I301.1. Precinct description

The ASB Showgrounds Precinct provides specific planning provisions for the use and development of the ASB Showgrounds as an events and exhibition venue.

The zoning of the land within the ASB Showgrounds Precinct is the Special Purpose - Major Recreation Facility Zone. The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

Refer to the planning maps for the location and extent of the precinct.

I301.2. Objectives

- (1) The ASB Showgrounds are protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) concerts, events and festivals;
 - (b) displays and exhibitions;
 - (c) functions, conferences, gatherings and meetings;
 - (d) markets, fairs and trade fairs; and
 - (e) stabling and care of racehorses and livestock.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the ASB Showgrounds are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

I301.3. Policies

- (1) Enable the safe and efficient operation of the ASB Showgrounds for its primary activities.
- (2) Protect the primary activities of the ASB Showgrounds from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the ASB Showgrounds, having regard to the amenity of surrounding properties.

- (5) Recognise that the ASB Showgrounds' primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

I301.4. Activity table

The zone, overlay and Auckland-wide provisions apply in this precinct except for the following provisions which do not apply in this precinct.

- (1) [E40 Temporary activities](#).
- (2) [E25 Noise and vibration](#) (noise provisions only).
- (3) [E24 Lighting](#).
- (4) [E27.6.1](#) Trip generation.
- (5) [E27.6.2](#) Number of parking and loading spaces.

Table I301.4.1 specifies the activity status of land use and development activities in the ASB Showgrounds Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I301.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Concerts, events and festivals	P
(A2)	Displays and exhibitions	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Markets, fairs and trade fairs	P
(A5)	Stabling and care of racehorses and livestock	P
(A6)	Any primary activity not meeting Standard I301.6.5 but meeting all other standards	C
Accessory activities		
(A7)	Accessory activities	P
(A8)	Any accessory activity not meeting Standard I301.6.5 but meeting all other standards	C
Compatible activities		
(A9)	Sports, recreation and community activities	P
(A10)	Professional fireworks displays meeting Standard I301.6.10	P
(A11)	Professional fireworks displays not meeting Standard I301.6.10	RD

I301 ASB Showgrounds Precinct

(A12)	Helicopter flights meeting Standard I301.6.11	P
(A13)	Helicopter flights not meeting Standard I301.6.11	RD
(A14)	Filming activities	P
(A15)	Any compatible activity not meeting Standard I301.6.5 but meeting all other standards	C
Development		
(A16)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A17)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m but up to 25m in height	RD
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height	D
(A19)	Light towers and associated fittings up to and greater than 25m in height	P
(A20)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I301.6.8	RD
(A21)	Demolition of buildings	P
(A22)	Temporary buildings	P

I301.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I301.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I301.4.1 Activity table and which is not listed in I301.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I301.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I301.4.1 must comply with the following activity standards unless otherwise stated.

I301.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site zoned residential, incident on the facade of any building zoned Business - Mixed Use Zone, must not exceed noise limits stated in Table I301.6.1.1.

Table I301.6.1.1: Noise standards

Time, day, duration and frequency	Residential noise limit	Mixed Use noise limit
Up to 5 special noise events between 8:00am and 10:30pm in any 12 month period	75dB $L_{Aeq(5min)}$	85dB $L_{Aeq(5min)}$
Up to 15 special noise events between 8:00am and 10:30pm in any 12 month period	65dB $L_{Aeq(5min)}$	75dB $L_{Aeq(5min)}$
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L_{Aeq}	65dB L_{Aeq}
General noise standards for all other times	45dB L_{Aeq} and 75dB L_{Amax}	55dB L_{Aeq} and 75dB L_{Amax}

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.

- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where $L_{Aeq (5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

I301.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I301.6.2, the curfew and pre-curfew times are as stated in Table I301.6.2.1.

Table I301.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 11pm
Curfew	11pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
 - (a) the limits in Table I301.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I301.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) the vertical illuminance limits in Table I301.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I301.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I301.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I301.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special lighting events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I301.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.
- (9) Professional fireworks displays are excluded from this standard.

Table I301.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²
Special lighting events	25 cd/m ²

I301.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 20 events.
- (2) For the purpose of this standard, a special noise event exceeds the general noise standards but does not exceed the special noise limits, which are both listed in Table I301.6.1.1 Noise standards.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that there must be no more:
 - (a) than 2 special noise events on any one day;
 - (b) than 4 special noise events within any 2 week period.
- (4) A single event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

I301.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I301.6.2.4 and I301.6.2.5.

I301.6.5. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I301.6.6. Parking

- (1) [Deleted]

I301.6.7. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas.

I301.6.8. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on Precinct plan 1. Temporary buildings are excluded from this standard.

I301.6.9. Height in relation to boundary

- (1) Where the ASB Showgrounds Precinct directly adjoins an open space zone, buildings must not project beyond a 45 degree recession plane measured from a point 8.5 meters vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

I301.6.10. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 meters from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I301.6.11. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring residentially zoned site.

I301.6.12. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period no greater than 90 days, excluding set up and dismantling time.

I301.7. Assessment – controlled activities

I301.7.1. Matters of control

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

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I301.7.2. Assessment criteria

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

- (1) Effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I301.8. Assessment – restricted discretionary activities

I301.8.1. Matters of discretion

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

- (1) Any activity that does not comply with noise and/or lighting standards.
 - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standards.
 - (a) The effects of non-compliance with the permitted helicopter flight standard on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standard.
 - (a) The effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m and up to 25m in height and/or which does not comply with height in relation to boundary standards.
 - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I301.6.8.

- (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) Any activity that does not comply with screening standards.
 - (a) The visual effects of rubbish and storage areas on residential and open space sites.

I301.8.2. Assessment criteria

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

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and
 - (iii) the degree of non-compliance.
 - (b) Whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
 - (c) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
 - (d) The extent to which any artificial lighting will create a traffic safety issue.
 - (e) Whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.
 - (f) The extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
 - (g) Whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
 - (h) The extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;

- (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
 - (a) The extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
 - (a) The extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
 - (c) Whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
 - (d) The extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
 - (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;

- (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) The extent to which screening is practicable
 - (b) The extent to which distance and topographical matters mitigate likely adverse visual effects.

I301.9. Special information requirements

There are no special information requirements for this precinct.

I301.10. Precinct plans

I301.10.1. ASB Showgrounds: Precinct plan 1



I302. ASB Tennis Arena Precinct

I302.1. Precinct description

The ASB Tennis Arena Precinct provides for the operation, development, redevelopment and intensification of the ASB Tennis Arena.

The zoning of the land within the ASB Tennis Arena Precinct is the Special Purpose - Major Recreation Facility Zone. The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

I302.2. Objectives

- (1) The ASB Tennis Arena is protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) organised sports and recreation;
 - (b) informal recreation;
 - (c) concerts, events and festivals;
 - (d) markets, fairs and trade fairs;
 - (e) functions, conferences, gatherings and meetings; and
 - (f) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activity are enabled.
- (3) The adverse effects of the operation of the ASB Tennis Arena are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

I302.3. Policies

- (1) Enable the safe and efficient operation of the ASB Tennis Arena for its primary activities.
- (2) Protect the primary activity of the ASB Tennis Arena from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.

(4) Manage the adverse effects of the operation of the ASB Tennis Arena, having regard to the amenity of surrounding properties.

(5) Recognise that the ASB Tennis Arena's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

I302.4. Activity table

The provisions in any relevant overlays and Auckland-wide apply in this precinct unless otherwise specified below.

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);

Table I302.4.1 specifies the activity status of land use and development activities in the ASB Tennis Arena Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I302.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Organised sports and recreation	P
(A2)	Informal recreation	P
(A3)	Concerts, events and festivals	P
(A4)	Displays and exhibitions	P
(A5)	Functions, gatherings, conferences and meetings	P
(A6)	Markets, fairs and trade fairs	P
(A7)	Any primary activity not meeting Standard I302.6.5 but meeting all other standards	C
Accessory activities		
(A8)	Accessory activities	P
(A9)	Any accessory activity not meeting Standard I302.6.5 but meeting all other standards	C
Compatible activities		
(A10)	Sports, recreation and community activities	P
(A11)	Professional fireworks displays meeting Standard I302.6.10	P
(A12)	Professional fireworks displays not meeting Standard I302.6.10	RD

I302 ASB Tennis Arena Precinct

(A13)	Helicopter flights meeting Standard I302.6.11	P
(A14)	Helicopter flights not meeting Standard I302.6.11	RD
(A15)	Filming activities	P
(A16)	Retail limited to a gross floor area of no more than 200m ² within the precinct	P
(A17)	Retail with a gross floor area greater than 200m ² but no more than 400m ² within the precinct	RD
(A18)	Retail greater than 400m ² within the precinct	D
(A19)	Any compatible activity not meeting Standard I302.6.5 but meeting all other standards	C
Development		
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A21)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	RD
(A22)	Light towers and associated fittings up to and greater than 20m in height	P
(A23)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I302.6.8	RD
(A24)	Demolition of buildings	P
(A25)	Temporary buildings	P

I302.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I302.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I302.4.1 Activity table and which is not listed in I302.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I302.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I302.4.1 must comply with the following activity standards unless otherwise stated. The following standards do not apply:

- (1) [E27 Transport – Standard E27.6.1](#) Trip generation; and
- (2) [E27 Transport – Standard E27.6.2](#). Number of parking and loading spaces.

I302.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site zoned residential, and incident on the facade of any building containing an activity sensitive to noise established as at September 30, 2013 within the Mixed Use Zone, must not exceed the noise limits in Table I302.6.1.1.

Table I302.6.1.1: Noise standards

Time, day, duration and frequency	Residential noise limit	Mixed Use noise limit
Up to 5 Special Noise Events between 8:00am and 10:30pm in any 12 month period	70dB L _{Aeq(5min)}	80dB L _{Aeq(5min)}
Up to 15 Special Noise Events between 8:00am and 10:30pm in any 12 month period	65dB L _{Aeq(5min)}	75dB L _{Aeq(5min)}
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between: <ul style="list-style-type: none"> • 7:00am and 10:00pm within any residential zone; • 7:00am and 11:00pm within all other zones. 	55dB L _{Aeq}	65dB L _{Aeq}
General noise standards at all other times	45dB L _{Aeq} and 75dB L _{Amax}	55dB L _{Aeq} and 75dB L _{Amax}

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.

- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where $L_{Aeq (5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

I302.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standards I302.6.2, the curfew and pre-curfew times are as stated in Table I302.6.2.1.

Table I302.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 11pm
Curfew	11pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
 - (a) The limits in Table I302.6.2.2 when measured at the boundary of any adjacent site containing a lawful dwelling established prior to 30 September 2013. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I302.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

(b) The vertical illuminance limits in Table I302.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I302.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	25 lux
Curfew	4 lux

(6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.

(7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I302.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I302.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special lighting events	25,000 cd

(8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I302.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

(9) Professional fireworks displays are excluded from this standard.

Table I302.6.2.5: Building façade luminance

	Luminance limit
Standard	25 cd/m ²
Special lighting events	25 cd/m ²

I302.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 20 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I302.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
 - (a) There must be no more than 2 special noise events on any one day.
 - (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

I302.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I302.6.2.4 and I302.6.2.5.

I302.6.5. Traffic management

Activities must meet at least one of the following traffic standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I302.6.6. Parking

- (1) [Deleted]

I302.6.7. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas.

I302.6.8. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I302.6.9. Height in relation to boundary

- (1) Where the ASB Tennis Arena Precinct directly adjoins an open space zone, buildings must not project beyond a 45 degree recession plane measured from a point 8.5 metres vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

I302.6.10. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I302.6.11. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).

I302.6.12. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I302.7. Assessment – controlled activities

I302.7.1. Matters of control

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

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I302.7.2. Assessment criteria

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

- (1) The effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I302.8. Assessment – restricted discretionary activities

I302.8.1. Matters of discretion

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

- (1) Any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standards:
 - (a) the effects of non-compliance with the permitted helicopter flight standard on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standards:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity that greater than 20m in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I302.6.8:

(a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.

(6) Any activity that does not comply with the screening standards:

(a) the visual effects of rubbish and storage areas on residential and open space zoned sites.

(7) Any activity identified as a restricted discretionary activity:

In addition to the matters listed for non-compliance with any general and/or specific standard, discretion is restricted over all of the following matters:

(a) the effects of the activity on the primary activities of the site;

(b) the effects of traffic and parking on the surrounding environment; and

(c) the effects of the activity on metropolitan, town or local centres.

I302.8.2. Assessment criteria

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

(1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:

(a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:

(i) the cumulative noise effects of other activities which are permitted on the site;

(ii) the cumulative effect of numerous infringements of noise standards; and

(iii) the degree of non-compliance.

(b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.

(c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.

(d) the extent to which any artificial lighting will create a traffic safety issue.

(e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.

- (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
 - (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment; and
 - (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (i) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
 - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.

- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
 - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The visual effects of rubbish and storage areas on residential and open space zoned sites:
 - (a) the extent to which screening is practicable.
 - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.
- (6) The effects of an activity on the primary activities of the site:
 - (a) whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (7) The effects of traffic and parking on the surrounding environment:
 - (a) whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
 - (b) whether a reduction in car parking will compromise the successful implementation of a Transport and Traffic Management Plan, where relevant or required.
 - (c) whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.

(8) The effects of the activity on metropolitan, town or local centres:

- (a) whether the proposed activity will adversely affect the function, role, or amenity of any metropolitan, town or local centre beyond those effects ordinarily associated with trade effects on trade competitors.

I302.9. Special information requirements

There are no special information requirements for this precinct.

I302.10. Precinct plans

I302.10.1. ASB Tennis Area: Precinct plan 1



I304. Auckland Zoo Precinct

I304.1. Precinct description

The Auckland Zoo is a zoological garden situated next to Western Springs Park. The Auckland Zoo Precinct provides specific planning provisions for the use of Auckland Zoo.

The zoning of the land within the Auckland Zoo Precinct is the Special Purpose - Major Recreation Facility Zone.

Refer to the planning maps for the location and extent of the precinct.

I304.2. Objectives

- (1) The Auckland Zoo is protected as a regionally and nationally important venue for the display and management of the living collection of flora and fauna for viewing by the public (including associated visitor programmes, interpretation, conservation, research and education).
- (2) A range of activities compatible with, or accessory to, the primary activity are enabled.
- (3) The character of the Auckland Zoo is maintained and enhanced.
- (4) The adverse effects of the operation of the Auckland Zoo are avoided, remedied or mitigated as far as is practicable recognising that the primary activity will by virtue of its nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

I304.3. Policies

- (1) Enable the safe and efficient operation of the Auckland Zoo for its primary activity.
- (2) Protect the primary activity of the Auckland Zoo from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activity.
- (4) Manage the adverse effects of the operation of the Auckland Zoo, having regard to the amenity of surrounding properties.
- (5) Recognise that the Auckland Zoo's primary activity may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

The overlays, Auckland-wide and zone policies apply in this precinct in addition to those listed above.

I304.4. Activity table

The provisions in any relevant overlays and Auckland-wide apply in this precinct unless otherwise specified below.

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);
- (4) [E27 Transport – Standard E27.6.1](#) Trip generation; and
- (5) [E27 Transport – Standard E27.6.2](#) Number of parking and loading spaces.

Table I304.4.1 Activity table specifies the activity status of land use and development activities in the Auckland Zoo Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I304.4.1: Activity table

	Activity	Activity status
Use		
Primary activity		
(A1)	The display and management of the living collection of flora and fauna for viewing by the public (including associated visitor programmes, interpretation, conservation, research and education)	P
Accessory activities		
(A2)	Accessory activities	P
(A3)	Any accessory activity not meeting Standard I304.6.3 but meeting all other standards	C
Compatible activities		
(A4)	Sports, recreation and community activities	P
(A5)	Concerts, events and festivals	P
(A6)	Markets, fairs and trade fairs	P
(A7)	Functions, conferences, gatherings and meetings	P
(A8)	Filming activities	P
(A9)	Displays and exhibitions	P
(A10)	No more than one care centre with a gross floor area no greater than 500m ²	P
(A11)	Care centres not otherwise provided for	RD

(A12)	Any compatible activity not meeting Standard I304.6.3 but meeting all other standards	C
Development		
(A13)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 15m in height	P
(A14)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity more than 15m in height	RD
(A15)	Elevated walkways, viewing platforms, animal enclosures, light towers and associated fittings required for the display and management of the living collection of flora and fauna up to and greater than 15m in height	P
(A16)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I304.6.6	RD
(A17)	Demolition of buildings	P
(A18)	Temporary buildings	P
(A19)	Workers' accommodation	P

I304.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I304.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I304.4.1 Activity table and which is not listed in I304.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I304.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I304.4.1 Activity table must comply with the following standards unless otherwise stated.

I304.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing an activity sensitive to noise must not exceed the noise limits in Table I304.6.1.1.

Table I304.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Any day including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:00pm	55dB L _{Aeq}
At all other times	40dB L _{Aeq} and 70dB L _{Amax}

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (4) These noise limits do not apply to the sounds generated by animals kept within the Auckland Zoo.

I304.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I304.6.2, the curfew and pre-curfew times are as stated in Table I304.6.2.1.

Table I304.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 11pm
Curfew	11pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:

- (a) the limits in Table I304.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I304.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) the vertical illuminance limits in Table I304.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I304.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed 10,000 cd for pre-curfew times and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling within a residential zone and at the boundary of any residentially zoned site where a dwelling does not yet exist.
- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed 10 cd/m². The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

I304.6.3. Traffic management

Activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or

- (2) The activity generates a crowd of less than 6,000 people and does not require the closure of a public road.

Traffic generated by the primary activity of the Auckland Zoo is excluded from Standard I304.6.3.

I304.6.4. Parking

- (1) [Deleted]

I304.6.5. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas.

I304.6.6. Interface control area

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I304.6.7. Height in relation to boundary

- (1) Where the Auckland Zoo Precinct directly adjoins a road or open space zone, buildings (other than animal enclosures) must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (2) Where the Auckland Zoo Precinct directly adjoins a residential zone, the height in relation to boundary standard that applies in the adjoining residential zone also applies at the Auckland Zoo Precinct boundary.
- (3) Any elevated walkways or viewing platforms or animal enclosure (or structures within an animal enclosure) required for the display and management of the living collection of flora and fauna are excluded from this standard.
- (4) Temporary buildings, light towers and associated fittings are excluded from this standard.

I304.6.8. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I304.7. Assessment – controlled activities

I304.7.1. Matters of control

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

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I304.7.2. Assessment criteria

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

- (1) The effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I304.8. Assessment – restricted discretionary activities

I304.8.1. Matters of discretion

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

- (1) Any activity that does not comply with noise and/or lighting standards:
 - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m in height and/or does not comply with height in relation to boundary standards:
 - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (3) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I304.6.6:
 - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (4) Care centres not otherwise provided for:
 - (a) The effects of the proposed activity on the efficient operation of the primary activity of the site; and
 - (b) The effects of traffic and parking on the safety and efficiency of the transport network.

- (5) Any activity that does not comply with screening standards:
- (a) The visual effects of rubbish and storage areas on residential and open space zoned sites.

I304.8.2. Assessment criteria

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

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and
 - (iii) the degree of non-compliance.
 - (b) Whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
 - (c) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
 - (d) The extent to which any artificial lighting will create a traffic safety issue.
 - (e) Whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.
 - (f) The extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.
 - (g) Whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (2) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces:
 - (a) The extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and

- (ii) adjoining sites, particularly those in residential zones.
 - (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
 - (c) Whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
 - (d) The extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (3) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (4) The effects of the proposed activity on the efficient operation of the primary activity of the site
- (a) Whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (5) The effects of traffic and parking on the safety and efficiency of the transport network.

PC 71 ([see Modifications](#))

- (a) Whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
 - (b) Whether a reduction in carparking will compromise the successful implementation of a Transport and Traffic Management Plan, where relevant or required.
 - (c) Whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.
- (6) The visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) The extent to which screening is practicable.
 - (b) The extent to which distance and topographical matters mitigate likely adverse visual effects.

I304.9. Special information requirements

There are no special information requirements for this precinct.

I304.10. Precinct plans

I304.10.1. Auckland Zoo: Precinct plan 1



I307. Avondale Racecourse Precinct

I307.1. Precinct description

The Avondale Racecourse Precinct provides specific planning provisions for the use of the Avondale Racecourse as a horse racing facility.

The zoning of the land within the Avondale Racecourse Precinct is the Special Purpose - Major Recreation Facility Zone.

I307.2. Objectives

- (1) The Avondale Racecourse is protected as a regionally and nationally important venue for horseracing activities.
- (2) A range of activities compatible with, or accessory to, the primary activity are enabled.
- (3) The adverse effects of the operation of the Avondale Racecourse are avoided, remedied or mitigated as far as is practicable recognising that the primary activity will by virtue of its nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

I307.3. Policies

- (1) Enable the safe and efficient operation of the Avondale Racecourse for its primary activity.
- (2) Protect the primary activity of the Avondale Racecourse from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activity.
- (4) Manage the adverse effects of the operation of the Avondale Racecourse, having regard to the amenity of surrounding properties.
- (5) Recognise that the Avondale Racecourse's primary activity may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

I307.4. Activity table

The provisions in any relevant overlays and Auckland-wide apply in this precinct unless otherwise specified below.

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);
- (4) [E27 Transport – district rule E27.6.1](#); and
- (5) [E27 Transport – district rule E27.6.2](#).

Table I307.4.1 specifies the activity status of land use and development activities in the Avondale Racecourse Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I307.4.1: Activity table

Activity		Activity status
Use		
Primary activity		
(A1)	Horse racing activities	P
(A2)	Any primary activity not meeting Standard I307.6.5 but meeting all other standards	C
Accessory activities		
(A3)	Accessory activities	P
(A4)	Any accessory activity not meeting Standard I307.6.5 Traffic management but meeting all other standards	C
Compatible activities		
(A5)	Organised sport and recreation	P
(A6)	Informal recreation	P
(A7)	Concerts, events and festivals	P
(A8)	Markets, fairs and trade fairs	P
(A9)	Functions, conferences, gatherings and meetings	P
(A10)	Filming activities	P
(A11)	Displays and exhibitions	P
(A12)	Sports, recreation and community activities	P
(A13)	Professional fireworks displays meeting Standard I307.6.10	P
(A14)	Professional fireworks pyrotechnics displays not	RD

I307 Avondale Racecourse Precinct

	meeting Standard I307.6.10	
(A15)	Helicopter flights meeting Standard I307.6.11	P
(A16)	Helicopter flights not meeting Standard I307.6.11	RD
(A17)	Any compatible activity not meeting Standard I307.6.5 Traffic management but meeting all other standards	C
Development		
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m, but up to 25m in height	RD
(A20)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height	D
(A21)	Light towers and associated fittings up to and greater than 20m in height	P
(A22)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I307.6.8 Interface control areas	RD
(A23)	Demolition of buildings	P
(A24)	Temporary buildings	P
(A25)	Workers' accommodation	P

I307.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I307.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I307.4.1 Activity table and which is not listed in I307.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I307.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I307.4.1 must comply with the following activity standards unless otherwise stated.

I307.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I307.6.1.1.

Table I307.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Up to 5 special noise events between 8:00am and 10:30pm in any 12 month period	75dB $L_{Aeq(5min)}$
Up to 15 special noise events between 8:00am and 10:30pm in any 12 month period	65dB $L_{Aeq(5min)}$
General noise standards for all other days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L_{Aeq}
General noise standards for all other times	40dB L_{Aeq} and 70dB L_{Amax}

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where $L_{Aeq(5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.

- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

I307.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I307.6.2, the curfew and pre-curfew times are as stated in Table I307.6.2.1.

Table I307.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 11pm
Curfew	11pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following;
- (a) The limits in Table I307.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I307.6.2.2: Horizontal and Vertical Illuminance at a Boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) The vertical illuminance limits in Table I307.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I307.6.2.3: Vertical Illuminance at a Window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I307.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling or at the boundary of any residential site where a dwelling does not yet exist.

Table I307.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special Lighting Events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I307.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

Table I307.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²
Special lighting events	25 cd/m ²

- (9) Professional fireworks displays are excluded from this standard.

I307.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 20 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I307.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
 - (a) There must be no more than 2 special noise events on any one day.
 - (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

I307.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I307.6.2.4 and I307.6.2.5.

I307.6.5. Traffic management

Activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I307.6.6. Parking

- (1) [Deleted]

I307.6.7. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas

I307.6.8. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I307.6.9. Height in relation to boundary

- (1) Along the boundaries where the Avondale Racecourse Precinct directly adjoins a zone, the height in relation to boundary standard that applies in the adjoining zone will also apply to the precinct boundary.
- (2) Where the Avondale Racecourse Precinct directly adjoins a road or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level along the precinct boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this standard

I307.6.10. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I307.6.11. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

I307.6.12. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I307.7. Assessment – controlled activities

I307.7.1. Matters of control

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

- (1) the effects of the proposed activity on the safety and efficiency of the transport network.

I307.7.2. Assessment criteria

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

- (1) effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I307.8. Assessment – restricted discretionary activities

I307.8.1. Matters of discretion

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

- (1) any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with permitted helicopter flight standards:
 - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) any activity that does not comply with permitted professional fireworks display standard:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m, but up to 25m in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I307.6.8:

- (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) any activity that does not comply with screening standards:
 - (a) the visual effects of rubbish and storage areas on residential and open space sites.

I307.8.2. Assessment criteria

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

- (1) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and,
 - (iii) the degree of non-compliance.
 - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
 - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
 - (d) the extent to which any artificial lighting will create a traffic safety issue;
 - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
 - (f) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance;
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment; and
 - (h) the extent to which the additional special events adversely affect the amenity of the surrounding environment having regard to:
 - (i) the sensitivity of the surrounding environment;

- (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.
- (2) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
 - (a) The extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
 - (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
 - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
 - (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;

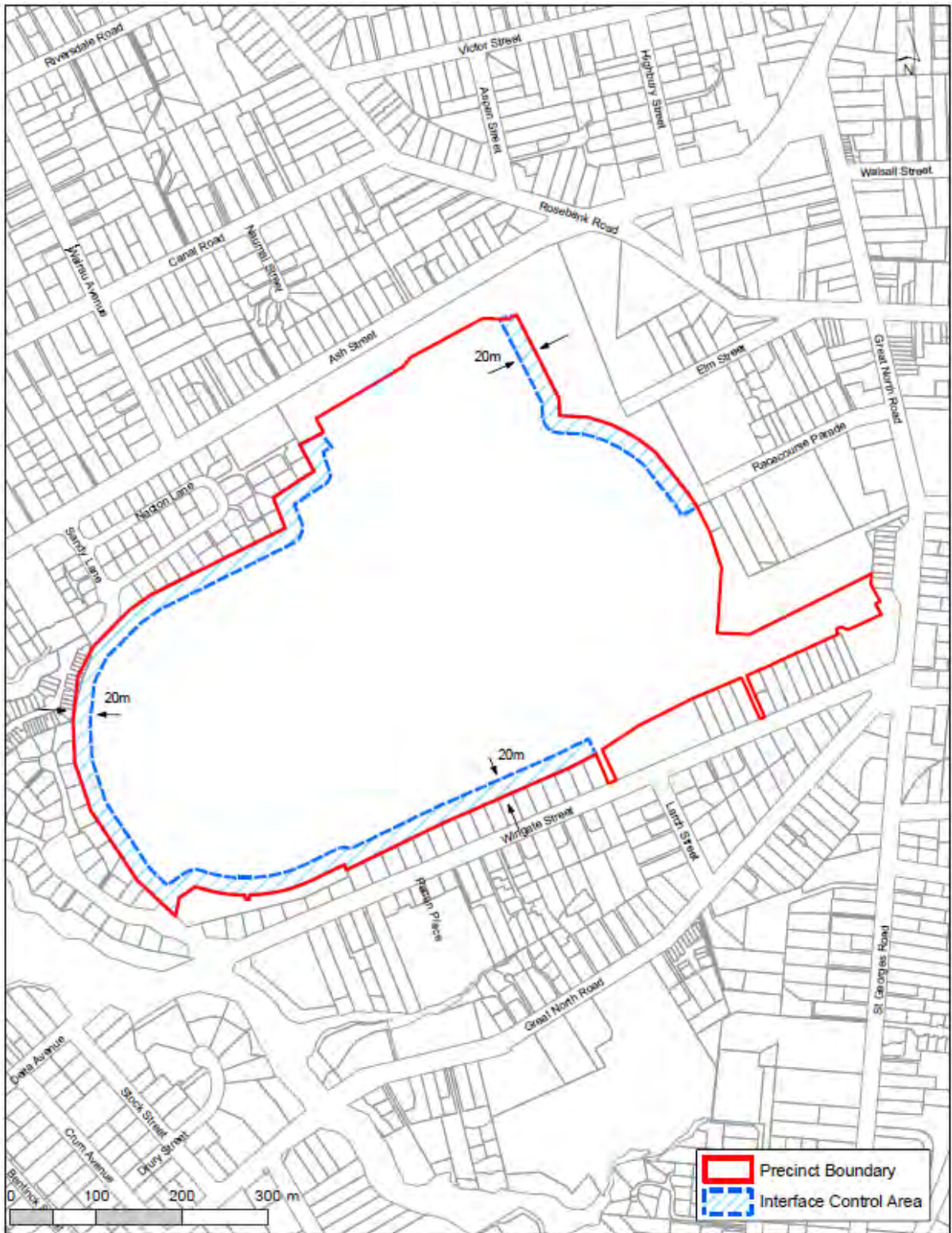
- (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) the visual effects of rubbish and storage areas on residential and open space zoned sites:
- (a) the extent to which screening is practicable; and
 - (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I307.9. Special information requirements

There are no special information requirements in this precinct.

I307.10. Precinct plans

I307.10.1. Avondale Racecourse: Precinct plan 1



I308. Central Park Precinct

I308.1. Precinct description

The Central Park Precinct is located at 666 Great South Road, Ellerslie. The purpose of the Central Park Precinct is to provide for employment and office activities within an office park environment. A broader range of activities as identified in the underlying Business – Mixed Use Zone are enabled within sub-precinct B, taking advantage of the proximity of the site to a high capacity, high frequency public transport corridor.

Constraints on the amount and location of parking contribute to the pedestrian amenity of the precinct. The amount of supporting services and minor convenience/service retail that can be established in the site is capped so that the Central Park precinct and Ellerslie town centre complement, and do not compete with each other.

The precinct is separated into five development areas. The five areas have different building heights, reflecting the existing built environment, the nature of the site, its location near Ellerslie town centre and surrounding protected views.

The zoning of the land within the Central Park Precinct is the Business – Business Park Zone and Business Mixed Use Zone.

I308.2. Objective

- (1) The Central Park Precinct is developed as a business park with a range of supporting activities that are complementary to the Ellerslie town centre, and is well designed and integrated with the surrounding area and infrastructure.
- (2) A broader range of activities as identified in the underlying Business - Mixed Use Zone are enabled in sub-precinct B taking advantage of the proximity of the site to the frequent and reliable transport network.

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

I308.3. Policies

- (1) Within sub-precinct A, limit land use activities such as retail, food and beverage and recreation facilities, to those that serve the needs of office workers within the precinct.
 - (1)(a) Within sub-precinct B, land use activities are limited to those identified within the Business – Mixed Use Zone.
- (2) Require buildings to align with and activate private streets within the site.
- (3) Require development to avoid, remedy and mitigate any adverse traffic effect on the Ellerslie Panmure Highway interchange.
- (4) Require development within the precinct to apply the following principles:
 - (a) high quality pedestrian links through the site;
 - (b) landscape amenity space;

- (c) gateway and landmark features;
 - (d) safe vehicle movements within and to and from the site;
 - (e) massing and building height; and
 - (f) landscaped areas and pedestrian plazas that enhance the amenity of the site and provide a focal point of the development.
- (5) Promote the use of public transport and pedestrian orientated activity by limiting the amount of parking provided within sub-precinct A once Central Park is fully developed.

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

I308.4. Activity table

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

Table I308.4.1 Activity table specifies the activity status of land use and development activities in the Central Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I308.4.1 Activity table

Sub-precinct A

Activity		Activity status
Use		
Commerce		
(A1)	Food and beverage not exceeding 250m ² of gross floor area per building	P
(A2)	Food and beverage exceeding 250m ² of gross floor area per building	D
(A3)	Retail not exceeding 250m ² gross floor area per building, provided any single tenancy does not exceed 150m ² of gross floor area	P
(A4)	Retail exceeding 250m ² gross floor area per building, provided any single tenancy does not exceed 150m ² of gross floor area	D
(A5)	Retail where any single tenancy exceeds 150m ² of gross floor area	NC
(A6)	Entertainment facilities	D
Community		
(A7)	Recreation facilities not exceeding 250m ² of gross floor area per building	P
(A8)	Recreation facilities exceeding 250m ² of gross floor area per	D

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	building	
Development		
(A9)	New buildings	C
(A10)	External additions and alterations to buildings that: (a) are not structural; (b) increase the building development area by less than 25%; and (c) do not increase the height of the building.	P
(A11)	External additions and alterations to buildings not provided for as permitted	C

Sub-precinct B

Activity		Activity status
Development		
(A12)	New buildings	RD
(A13)	External additions and alterations to buildings that: (a) are not structural; (b) increase the building development area by less than 25%; and (c) do not increase the height of the building.	P
(A14)	External additions and alterations to buildings not provided for as permitted	RD

I308.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I308.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I308.4.1 Activity table and which is not listed in I308.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I308.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct unless otherwise specified below. For clarity, Standard E27.6.1 (Trip generation) applies within sub-precinct B.

All activities listed as permitted, controlled and restricted discretionary in Table I308.4.1 Activity table must comply with the following permitted activity standards.

I308.6.1. Building height

(1) Buildings must not exceed the heights specified in the table below:

Table I308.6.2.1 Building height

Building development areas	New Zealand Vertical Datum 2016	Height above ground level (average)
Sub-precinct A		
A	43.9m	19.8m
B	53.0m	30.4m
C	72.7m	48.0m
D	89.7m	67.9m
Sub-precinct B		
E	66.2m	44.0m

(2) The location of the building development areas within the precinct are shown on Precinct plan 1 - Central Park Building heights.

(3) Building height coordinates are shown on Precinct plan 3 - Central park building height coordinates.

(4) The height above mean sea level method is the prevailing maximum height measure.

I308.6.2. Roof tops

(1) In development areas A, B and C:

(a) rooftop projections must not exceed the maximum building height by more than 10 per cent; and

(b) the total area of rooftop projections must not exceed 10 per cent of the total roof area.

I308.6.3. Site intensity

In sub-precinct A:

(1) *[deleted]*

(2) The gross floor area of the following activities must not exceed 3,500m² for:

(a) recreation facilities;

- (b) food and beverage; and
- (c) retail provided that the total gross floor area for retail must not exceed 2000m²

I308.6.4. Upper and lower storey setbacks

In sub-precinct A:

- (1) A minimum distance between buildings must be provided as follows:
 - (a) for the portion of the building façade located between ground level and 13m above ground level: 18m; and
 - (b) for the portion of the building façade located more than 13m above ground level: 24m.
- (2) An existing or consented building will set the building line on one side of the street, and any future building setback must comply with I308.6.4(1) above.
- (3) Parking structures (except the parking structure along the eastern frontage of building development area A) will not set the first building line.

I308.6.5. Pedestrian plaza and landscaped amenity spaces

In sub-precinct A:

- (1) The indicative pedestrian plaza and indicative landscaped amenity spaces must be provided in the general locations shown on Precinct plan 2: Central Park urban design framework.
- (2) The pedestrian plaza must have a minimum area of 600m² (excluding footpaths on road frontages) and must be provided concurrently at the time the next building in the precinct is constructed after the date the Unitary Plan becomes operative.
- (3) A minimum of 10 per cent of the total developable area of the precinct (excluding internal road corridors) must be provided as landscaped amenity spaces. The landscaped amenity spaces may comprise:
 - (a) pedestrian plaza areas;
 - (b) pocket parks i.e. small parks and breakout areas; or
 - (c) stormwater retention ponds where they are designed for dual purpose as amenity features.

I308.6.6. Footpaths in the pedestrian oriented area

- (1) Footpaths within the pedestrian oriented area must be a minimum of 1.8m wide on both sides of the street.
- (2) This standard does not apply to existing or consented footpaths as at June 2010 that do not comply with this standard.

I308.6.7. Pedestrian connections

- (1) Pedestrian connections must be provided and maintained throughout the site, generally in the locations shown on Precinct plan 2: Central Park urban design framework. The following pedestrian connections must be provided:
 - (a) an at grade pedestrian link as shown on Precinct plan 2: Central Park urban design framework;
 - (b) internal pedestrian links as shown on Precinct plan 2: Central Park urban design framework; and
 - (c) signage at the Great South Road and Sultan Road entrances to the pedestrian connection advising the public of the availability of the link, subject at all times to any temporary restrictions that may reasonably be required to be imposed for security purposes.
- (2) *[deleted]*
- (3) Pedestrian connections must be provided as part of the development or redevelopment of the building development areas.

I308.6.8. Car parking

- (1) Car parking in sub-precinct A must comply with the following controls:
 - (a) *[deleted]*
 - (i) *[deleted]*
 - (ii) *[deleted]*
 - (b) maximum car parking requirements:
 - (i) for any development that results in a total gross floor area of between 32,887m² and 72,600m², the maximum number of car parks that may be provided is 1,613 car parks, plus one car park per 40m² of gross floor area above 32,887m²; and
 - (ii) For any development that results in a total gross floor area of more than 72,600m², the maximum number of car parks within the precinct must not exceed 2,475.
- (2) For the purpose of calculating gross floor area to determine the quantity of required car parking within sub-precinct A, above ground car parking (including manoeuvring areas) located within buildings shall be excluded.
- (3) Within sub-precinct B, the Auckland-wide parking provisions apply.

[PC 71 \(see Modifications\)](#)

Figure I308.6.8.1 Car parking ratios

[deleted]

I308.7. Assessment – controlled activities

I308.7.1. Matters of control

The Council will reserve its control to all of the following matters when assessing a controlled activity resource consent application:

- (1) new buildings and external additions and alterations that are not provided for as a permitted activity:
 - (a) building design and external appearance;
 - (b) pedestrian connections and vehicle access;
 - (c) pedestrian amenity; and
 - (d) traffic impacts.

I308.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities:

- (1) new buildings and external additions and alterations that are not provided for as a permitted activity:
 - (a) building design and external appearance:

building form:

 - (i) the extent to which the exterior design and appearance of the building contributes to the avoidance of adverse building bulk and dominance effects;
 - (ii) the extent to which the building creates a human scale environment at street level;
 - (iii) whether rooftop projections including towers, turrets, chimneys, lift towers, machinery rooms which exceed the parapet or roof height are compatible with the overall architectural form and detailing of the building;
 - (iv) extent to which there is similarity in facade design and materials and continuity in form and appearance of canopies with the facades of other buildings;
 - (v) whether signage on the building has been incorporated as part of the building design;
 - (vi) whether there is landscaping of pedestrian connections throughout the precinct; and

gateway and landmark features:

- (vii) the extent to which buildings on highly visible locations are designed to feature architectural accents such as special architectural features, articulation, extra glazing or lighting;

sustainability:

- (viii) the extent to which the proposal addresses the following principles:

- buildings are designed to be sustainable through the use of durable low maintenance materials, maximising solar access and natural ventilation and the incorporation of mechanical and electrical systems that optimise energy efficiency;
- on-site landscaping consists of indigenous vegetation where appropriate;
- on-site stormwater conservation measures are incorporated where appropriate including rainwater harvesting devices, green roofs, site landscaping, rain gardens and wetland treatment systems and stormwater planter boxes (subject to soil contamination considerations);
- adequate storage space and containers are provided for rubbish and recyclable materials in a location which is clearly visible on the site and easily accessible for occupants and collection vehicles;
- building and demolition is undertaken in a way that maximises the use of waste materials for reuse and recycling; and

crime prevention

- (ix) the extent to which the proposal addresses crime prevention through environmental design principles.

- (b) pedestrian connections and vehicle access:

- (i) The extent to which the proposal addresses the following principles:

- pedestrian links through buildings should be provided where these will provide short and convenient pedestrian routes;
- pedestrian links through the ground floor of buildings should:
 - be overlooked by adjacent uses;
 - be lined by internal walls which contribute to visual interest and pedestrian safety;
 - include a variety of architectural detail and maximise building entrances and glazing;
 - minimise blank walls;
 - adopt CPTED principles (i.e. avoid potential entrapment areas and deep recesses);

- avoid chicanes which limit natural surveillance; and
- provide adequate internal lighting.

(c) pedestrian amenity:

(i) the extent to which the proposal addresses the following principles:

- the pedestrian plaza and landscaped amenity spaces should:
 - be visible from the pedestrian routes on the site and overlooked by buildings to maximise personal safety;
 - be lined with active edges on the ground floor in the case of the pedestrian plaza;
 - be landscaped with soft and hard landscape elements;
 - include adequate seating, lighting, signage and street furniture; and
 - feature high quality materials and robust detailing.
- in addition, street trees and other landscape elements should also be provided to achieve the following:
 - visual enhancement of internal private roads and pedestrian routes; and
 - screening of parking areas where these are visible from the pedestrian routes; and
- outdoor storage and refuse disposal areas should be avoided in the pedestrian oriented area.

(d) traffic impacts:

(i) unless it can be proven they are not required, whether the measures listed below are implemented to manage the traffic effects generated by the redevelopment of the site:

- a second signalised right turn into the site from Great South Road;
- queue detection and/or electronic signage to manage right turn queues into the site from Great South Road;
- at the existing signalised site access (north) – a double right turn into and out of the site;
- internal road upgrades required to meet internal traffic flow demands, including (but not limited to):
 - two lanes being provided in both directions between the Great South Road northern site access to the onsite roundabout;

- installation of a solid median extending from the signals at the northern site access to beyond the first park entrance, approximately 90m (with a gap to allow access to the site north of the Central Park Precinct); or
- speed tables on approaches

conditions of consent requiring any of the traffic management measures in above may be imposed when individual applications for resource consent for individual buildings (or groups of buildings) are granted. Traffic monitoring may also be required as a condition of consent.

I308.8. Assessment – restricted discretionary activities

I308.8.1 Matters of discretion

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

- (1) New buildings and external additions and alterations to buildings within sub-precinct B that are not otherwise provided for where associated Precinct development standards and/or Precinct Plan notations apply:
 - (a) building design and external appearance;
 - (b) pedestrian connections and vehicle access;
 - (c) pedestrian amenity; and
 - (d) traffic impacts.
- (2) Within sub-precinct B, any reference to streets, public streets and public space in the matters of discretion under H13.8.1(3) of the Business - Mixed Use Zone shall be deemed a reference to any private roads that are subject to the 'pedestrian-oriented area' notation in Precinct Plan 2.

I308.8.2 Assessment Criteria

The Council will consider the relevant policies and/or criteria identified below for restricted discretionary activities, in addition to the assessment criteria or policies specified for assessment of the relevant restricted discretionary activities in the Business - Mixed Use Zone, Auckland wide or overlay provisions:

- (1) New buildings and external additions and alterations to buildings within sub-precinct B not otherwise provided for where associated Precinct development standards and/or Precinct Plan notations apply:
 - (a) For Matter I308.8.1(a) refer to I308.7.2(1)(a) and policies I308.3(2) and I308.3(4).

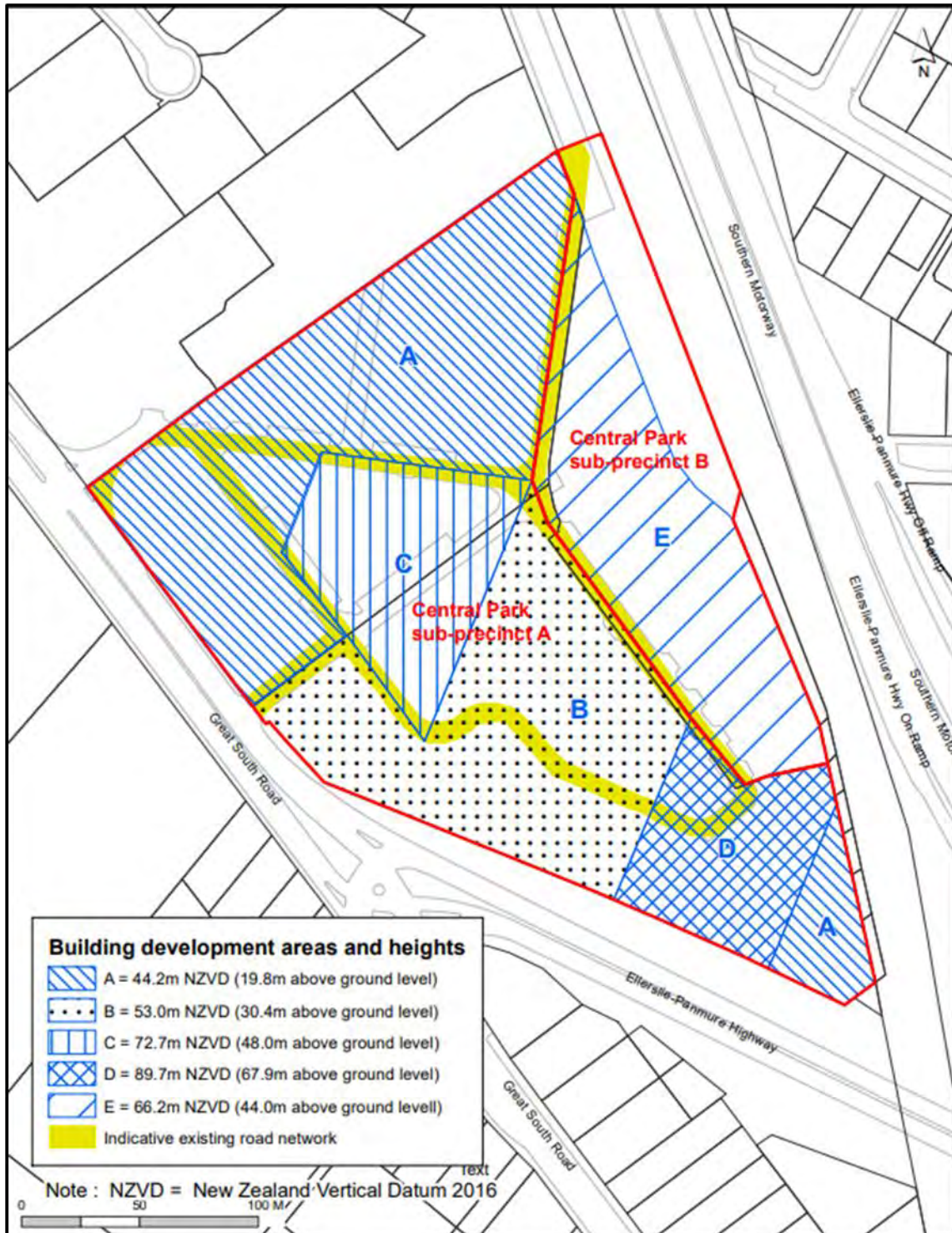
- (b) For Matter I308.8.1(b) refer to I308.7.2(1)(b) and policy I308.3(4).
 - (c) For Matter I308.8.1(c) refer to I308.7.2(1)(c) and policy I308.3(4).
 - (d) For Matter I308.8.1(d) refer to I308.7.2(1)(d) and policies I308.3(3), I308.3 (4) and I308.3 (5).
- (2) Within sub-precinct B, any reference to streets, public streets and public space in the assessment criteria under H13.8.2(3) of the Business - Mixed Use Zone shall be deemed a reference to any private roads that are subject to the 'pedestrian-oriented area' notation in Precinct Plan 2.

I308.9. Special information requirements

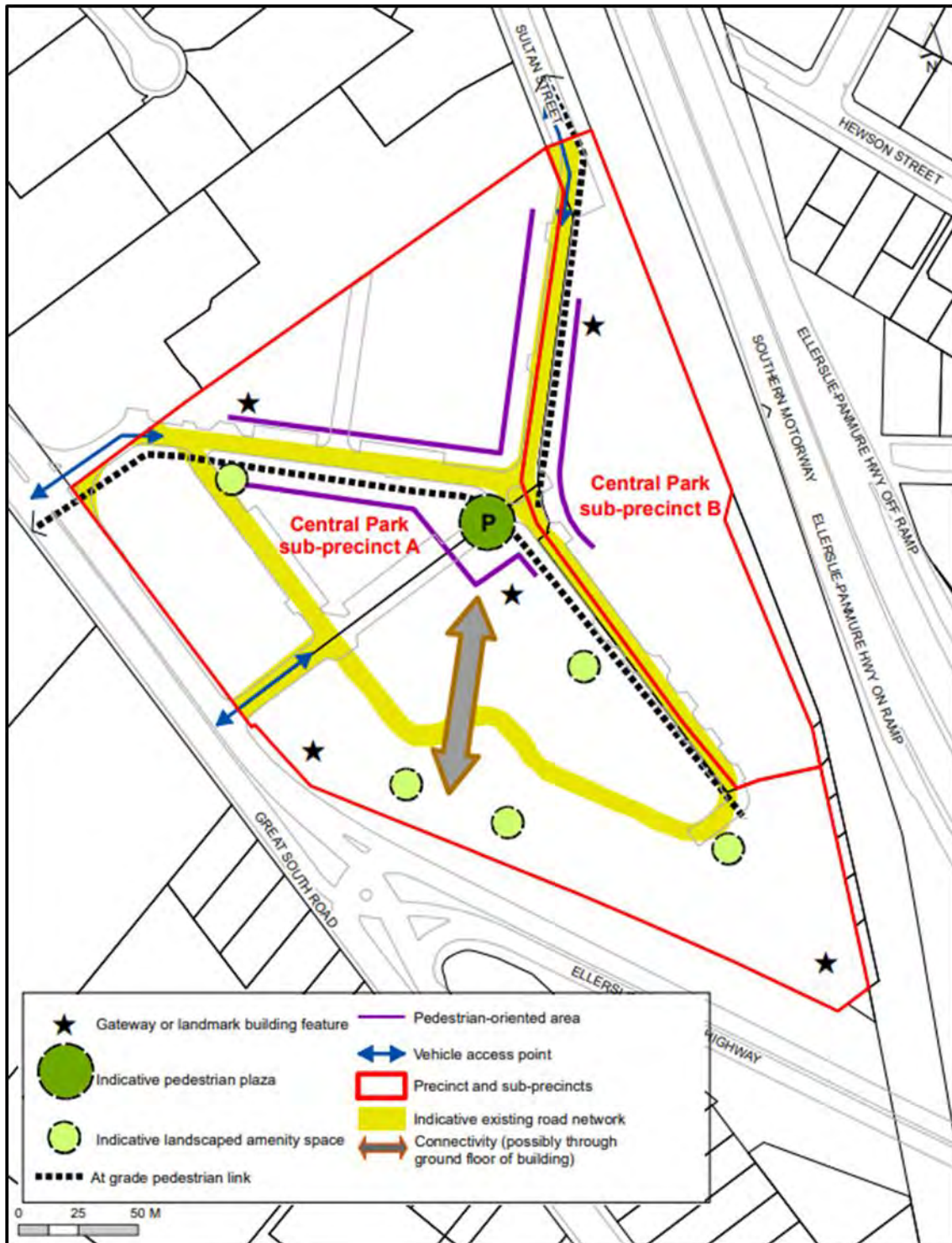
There are no special information requirements in this precinct.

I308.10. Precinct plans

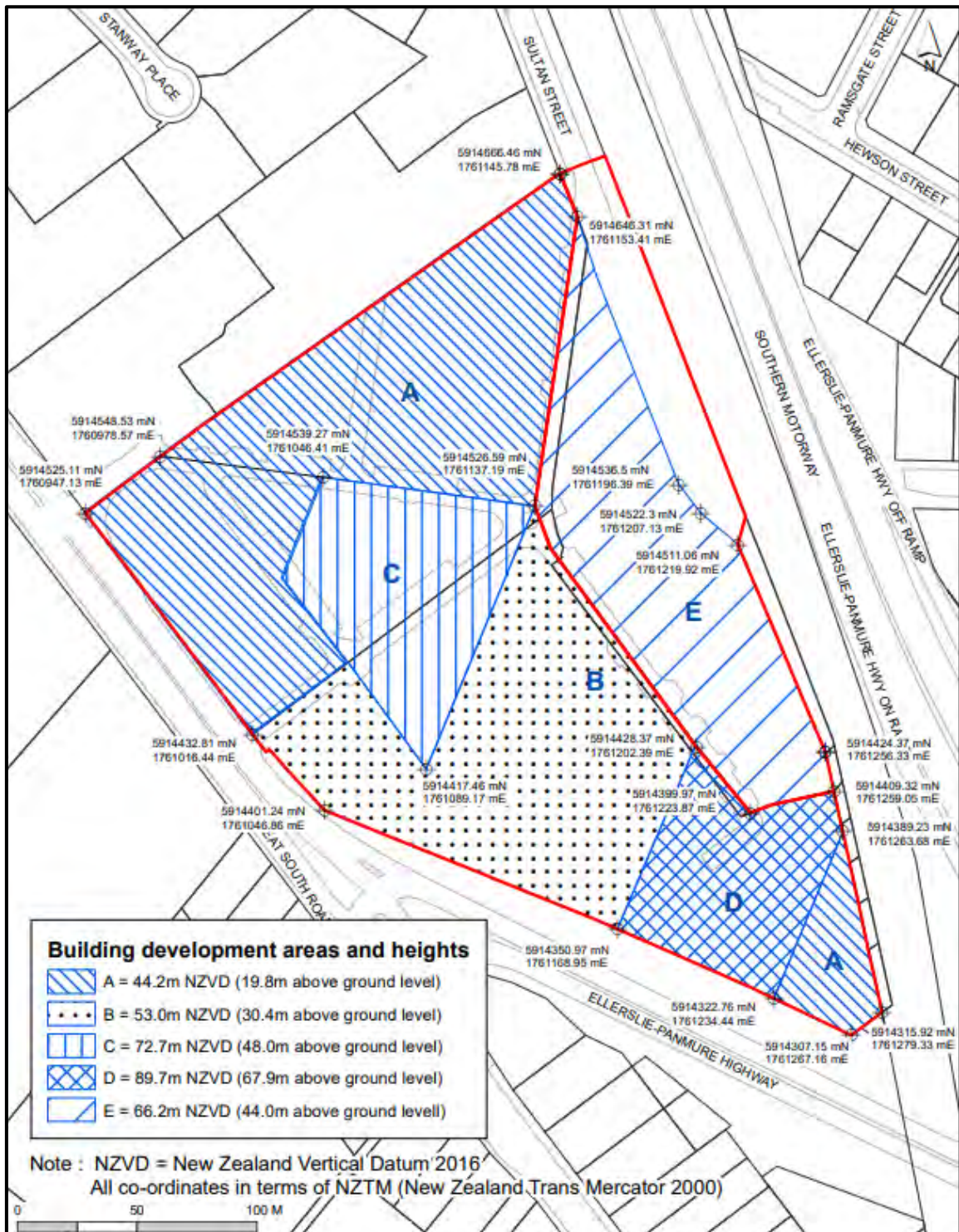
I308.10.1 Central Park: Precinct plan 1 – Central Park building heights



I308.10.2 Central Park: Precinct plan 2 – Central Park urban design framework



I308.10.3 Central Park: Precinct plan 3 - Central park building height coordinates



I310. Eden Park Precinct

I310.1. Precinct description

The Eden Park Precinct provides specific planning controls for the use, development and redevelopment of Eden Park. Eden Park was established as the home of Auckland Cricket in 1910, with Auckland Rugby joining in 1925. Eden Park is a multi-purpose stadium and is one of New Zealand's premier sports facilities.

The zoning of the land within the Eden Park Precinct is Special Purpose - Major Recreation Facility Zone. Refer to the planning maps for the location and extent of the precinct.

I310.2. Objectives

- (1) Eden Park is protected as a regionally, nationally and internationally important venue for all of the following primary activities:
 - (a) organised sports and recreation;
 - (b) informal recreation; and
 - (c) day time non-sporting events.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of Eden Park are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

I310.3. Policies

- (1) Enable the safe and efficient operation of Eden Park for its primary activities.
- (2) Protect the primary activities of Eden Park from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of Eden Park, having regard to the amenity of surrounding properties.

- (5) Recognise that Eden Park's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

I310.4. Activity table

The provisions in any relevant overlays and Auckland-wide apply in this precinct unless otherwise specified below.

- (1) [E24 Lighting](#);
- (2) [E25 Noise and vibration](#) (noise provisions only); and
- (3) [E40 Temporary activities](#).

Table I310.4.1 Activity table specifies the activity status of land use and development activities in the Eden Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Note 1:

For the purposes of this precinct the following applies:

- day time activities are those undertaken between 30 minutes before sunrise and 30 minutes before sunset on the same day. For clarity, any activity that continues longer than 30 minutes before sunset is defined as a night time activity.
- night time activities are those undertaken between 30 minutes before sunset on one day and 30 minutes before sunrise on the following day. For clarity, any activity that continues longer than 30 minutes before sunrise remains defined as a night time activity.

Table I310.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Organised sports and recreation undertaken during the day time	P
(A2)	Informal sports and recreation undertaken during the day time	P
(A3)	Non-sporting events undertaken during the day time	P
(A4)	Organised sports and recreation undertaken during the night time	C
(A5)	Any primary activity not meeting Standard I310.6.4 but meeting all other standards unless otherwise specified.	C

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Accessory activities		
(A6)	Accessory activities	P
(A7)	Any accessory activity not meeting Standard I310.6.4 but meeting all other standards	C
Compatible activities		
(A8)	Functions, gatherings, conferences and meetings	P
(A9)	Sports, recreation and community activities	P
(A10)	Filming activities	P
(A11)	Professional fireworks displays meeting Standard I310.6.13	P
(A12)	Professional fireworks displays not meeting Standard I310.6.13	RD
(A13)	Helicopter flights meeting Standard I310.6.14	P
(A14)	Helicopter flights not meeting Standard I310.6.14	RD
(A15)	Up to 6 concerts in any 12 month period	D
(A16)	More than 6 concerts in any 12 month period	NC
(A17)	Any compatible activity not meeting Standard I310.6.4 but meeting all other standards	C
Development		
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 15m in height (excluding grandstands and spectator viewing structures)	P
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15m in height (excluding grandstands and spectator viewing structures)	RD
(A20)	Grandstands and spectator viewing structures up to 35m in height	P
(A21)	Grandstands and spectator viewing structures exceeding 35m in height	RD
(A22)	Light towers and associated fittings up to and greater than 15m in height	P
(A23)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I310.6.7	RD
(A24)	Demolition of buildings	P
(A25)	Temporary buildings and structures	P
(A26)	Workers' accommodation	P

I310.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I310.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I310.4.1 Activity table and which is not listed in I310.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I310.6. Standards

The overlay and Auckland-wide standards apply in this precinct, unless otherwise specified below. The following standards do not apply:

- (1) [E27 Transport – Standard E27.6.1](#) Trip generation; and
- (2) [E27 Transport – Standard E27.6.2](#) Number of parking and loading spaces.

All permitted, controlled or restricted discretionary activities listed in Table I310.4.1 Activity table must comply with the following activity standards unless otherwise stated.

I310.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site in a residential zoned property (not owned by the Eden Park Trust) must not be greater than the noise limits in Table I310.6.1.1 Noise standards.

Table I310.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
All days between 8:00am and 10:30pm	55dB L _{A10} (13hr) 60dB L _{A10} (10min) 85dB L _{Amax}
At all other times	40dB L _{A10} and 75dB L _{Amax}

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.

- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where $L_{Aeq (10min)}$ is specified, no 10 minute measurement sample can exceed the stated limit.
- (7) A computer based measurement system (including electronic limiter) attached to the sound system output must be used as the preferred method of measurement for sound system noise except for any 75 dB noise events.
- (8) Professional fireworks displays and helicopter flights are excluded from this standard.

I310.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I310.6.2, the curfew and pre-curfew times are as stated in Table I310.6.2.1 Pre-curfew and curfew times.

Table I310.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7.00am – 11.00pm
Curfew	11.00pm – 7.00am

- (5) The following standards apply to the playing field floodlights, in addition to the standards listed above:
 - (a) The playing field floodlights may be used for up to four hours in the 48 hour period prior to their use for a night time sporting event, provided the playing field floodlights are fully turned off by 10.00pm.
 - (b) The playing field floodlights may be switched on for maintenance purposes up to a maximum of six nights every two years. This must be

for a maximum of two hours after sunset and they must be switched off by 10.00pm.

- (c) The playing field floodlights may be used for training purposes up to two nights per week provided they are turned off by 10.00pm.
 - (d) The playing field floodlights must be switched to an average level no higher than 300 lux on the field, no later than 15 minutes after the finish of play, and must be turned off no later than 30 minutes after the finish of play.
 - (e) Where an incident occurs that emergency services agencies consider could potentially jeopardise public safety and the emergency services request that the lights remain energised, the lights may remain energised until the emergency services agencies consider it safe to de-energise.
- (6) The added illuminance at sites other than those owned by the Eden Park Trust from artificial lighting within the precinct must not be greater than either of the following:
- (a) the limits in Table I310.6.2.2 Horizontal and vertical illuminance at a boundary when measured or calculated at the boundary of any residentially zoned site. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I310.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) a pre-curfew vertical illuminance limit of 25 lux, and curfew limit of 10 lux, when measured or calculated at the windows of habitable rooms of a lawfully established dwelling within a residential zone.
- (7) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 20 per cent (based on an adaption luminance of 10cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
 - (8) If the playing field floodlighting is added to or modified in any way, the Glare Rating (GR) must be calculated at the windows facing the stadium of all residential dwellings located adjacent to the site and not owned by the Eden Park Trust, and must not exceed 35.
 - (9) Any artificial lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the

applicable limits for pre-curfew times in Table I310.6.2.3 Pre-curfew luminous intensity and 1,000 candelas for curfew times. This must be measured or calculated at the windows of habitable rooms of a lawfully established dwelling within a residential zone or at the boundary of any residentially zoned site where a dwelling does not yet exist.

Table I310.6.2.3: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	7,500 cd
Special lighting events	70,000 cd

- (10) Feature lighting may be used to illuminate the exterior of the stadium provided that this occurs on no more than 25 occasions during a 12 month period and is de-energised by 10.30pm. Feature lighting may be dynamic in nature (e.g. moving, colour changing, etc.), but not strobe lights or similar effects which are directly visible from outside the site.
- (11) The average surface luminance for an intentionally artificially lit building façade must not exceed 25cd/m² or a maximum of 50cd/m². The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination
- (12) Professional fireworks displays are excluded from this standard.

I310.6.3. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting event limits listed in Table I310.6.2.3 Pre-curfew luminous intensity.

I310.6.4. Traffic management

Activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport.
- (2) Organised sports and recreation activities which generates a crowd of less than 5,000 people and does not require the closure of a public road; or
- (3) Any other activity undertaken at night time which generates a crowd of less than 2,000 people and does not require the closure of a public road.

I310.6.5. Parking

- (1) [Deleted]

I310.6.6. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas

I310.6.7. Interface control areas

- (1) New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity must be located outside the Interface Control Area (ICA) illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I310.6.8. Height in relation to boundary

- (1) Where the Eden Park Precinct directly adjoins another zone, the height in relation to boundary standard that applies within the adjoining zone also applies to the adjoining Eden Park Precinct boundary.
- (2) Where the Eden Park Precinct directly adjoins a road or a zone with no height in relation to boundary standard, buildings must not project beyond a 45 degree recession plane measured from a point 8.5 metres vertically above ground level on the road or zone boundary.
- (3) Temporary buildings, light towers and associated fittings are excluded from this standard.

I310.6.9. Yards

- (1) All buildings must be setback from the front boundary by the minimum distances set out in Table I310.6.9.1 Front yard requirements.

Table I310.6.9.1 Front yard requirements

Street frontage	Front yard
Sandringham Road	3m
Walters Road	10m
Cricket Avenue	2m
Reimers Avenue	10m

I310.6.10. Primary activities undertaken during the day time

- (1) Day time primary activities must not be undertaken on the Number 1 field (main ground) within the same 24 hour period as night time primary activities. This standard does not apply to organised sport and recreation activities which are accessory to another organised sport and recreation event such as 'curtain raisers'.

- (2) The number of non-sporting activities held on the Number 1 field within any 12 month period must not exceed the number listed in Table I310.6.10.1 Number of non-sporting activities.

Table I310.6.10.1 Number of non-sporting activities

Number of occurrences	Crowd capacity
Unlimited	Up to 2,000
No more than 30	2,001 to 10,000
No more than 20	10,001 to 25,000
No more than 6	25,001 to 50,000

I310.6.11. Organised sports and recreation activities undertaken at night time on the Number 1 field

These activities must meet all of the following standards:

- (1) There must be no more than 25 activities within any 12 month period;
- (2) There must be no more than one day/night cricket test match within any 12 month period;
- (3) If scheduled between Monday and Friday (inclusive), these activities (excluding day/night cricket test matches) must commence after 7:30pm and be scheduled to finish no later than 9:30pm. Activities on public holidays are excluded from these time limits;
- (4) Day/night cricket test matches must be scheduled to finish no later than 10.00pm;
- (5) These activities must not be undertaken on a Sunday;
- (6) These activities must not exceed four occurrences within any 35 day period; and
- (7) The crowd attending any of these activities must not exceed 50,000 persons.
- (8) For the purpose of these standards, a day/night cricket test match of up to five days in duration is to be counted as one activity.

I310.6.12. Functions, gatherings, conferences and meetings

- (1) The crowd numbers within the precinct's function facilities must not exceed 2,000 people.
- (2) This activity must not be undertaken at the same time as any primary activity or sports, recreation and community activity that has a cumulative capacity greater than 10,000 people.

I310.6.13. Professional fireworks displays

- (1) Displays are limited to three in any 12 month period.

- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I310.6.14. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 100 metres from any neighbouring site.

I310.6.15. Temporary buildings and structures

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I310.7. Assessment – controlled activities

I310.7.1. Matters of control

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

- (1) organised sports and recreation undertaken during the night time:
 - (a) the effects of the proposed activity on the safety and efficiency of the transport network.
 - (b) the effectiveness of any community liaison.
 - (c) effects associated with any event management plan.
- (2) any primary, accessory or complimentary activity not meeting Standard I310.6.4 Traffic management but meeting all other standards:
 - (a) the effects of the proposed activity on the safety and efficiency of the transport network.

I310.7.2. Assessment criteria

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

- (1) effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;

- (b) the extent to which entry and exit points to the precinct will be managed to suitably accommodate traffic and pedestrian movements;
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person);
 - (d) the extent to which consultation has been undertaken with representatives of any relevant transport agencies; and
 - (e) the extent to which bus parking is to be provided to reduce traffic flows within the surrounding residential area.
- (2) the effectiveness of any community liaison:
- (a) the extent to which ongoing community liaison has adequately addressed the immediate concerns of the community surrounding Eden Park.
 - (b) the extent to which provision is made for adequate notice of night time events to be provided to the community; and
 - (c) the extent to which review and monitoring protocols are developed and will be implemented to ensure that any community consultation and communication plan can be updated to address matters arising through public feedback and monitoring.
- (3) effects associated with event management:
- (a) the extent to which pre-event procedures and procedures on the day of an event, including the management requirements in respect of the event and communications planning, are developed and will be implemented.
 - (b) the extent to which methods of ensuring the co-ordination and briefing of relevant agencies involved in managing events within the Eden Park Precinct are developed and will be implemented.
 - (c) the extent to which security measures are to be provided both within and outside the precinct to ensure the safe and efficient operation of the event and the minimisation of adverse effects on the surrounding environment.
 - (d) the extent to which provision is made to ensure littering and antisocial behaviour in public places following organised sports and recreation activities is avoided, remedied or mitigated.

I310.8. Assessment – restricted discretionary activities

I310.8.1. Matters of discretion

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

- (1) any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with the permitted helicopter flight standard:
 - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) any activity that does not comply with the permitted professional fireworks display standard:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 15 metres in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) grandstands and spectator viewing structures exceeding 35 metres in height:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (6) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I310.6.7 Interface control areas, and/or yard standards:
 - (a) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (7) any activity that does not comply with screening standards:
 - (a) the visual effects of rubbish and storage areas on residential and open space zoned sites.

I310.8.2. Assessment criteria

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

- (1) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:

- (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of the noise standards; and
 - (iii) the degree of non-compliance.
- (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
- (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
- (d) the extent to which any artificial lighting will create a traffic safety issue;
- (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
- (f) the extent to which the amount of light falling into habitable rooms during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance;
- (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment; and
- (h) the extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of the special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.
- (2) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
 - (a) the extent to which the additional activities adversely affect the amenity of the surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;

- (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces:
- (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
 - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces:
- (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.

(5) the visual effects of rubbish and storage areas on residential and open space zoned sites:

(a) the extent to which screening is practicable; and

(b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I310.9. Special information requirements

A Community Consultation and Communication Management Plan (CCCMP) and Events Management Plan (EMP) must be prepared and provided to the Council with any resource consent application for organised sport and recreation activities undertaken at during the night time.

I310.9.1. Community consultation and communication plan

(1) The Community Consultation and Communication Management Plan must include the following information in addition to any other matters relevant to the matters of control:

(a) details of the community communication and consultation liaison officer. The community liaison officer must be identified as being the main and accessible point of contact. The community liaison officer's contact details must be listed on the Eden Park and Auckland Council websites;

(b) details of the membership of the Community Liaison Group (CLG);

(c) details of how all of the following have been invited to participate within the Community Liaison Group:

(i) representatives of recognised local community organisations active in the Eden Park community;

(ii) the Eden Park Neighbours Association Incorporated;

(iii) the Eden Park Residents Association Incorporated;

(iv) mainstreet business associations from Kingsland and Valley Road;

(v) Council and relevant Council Controlled Organisations; and

(vi) the New Zealand Police.

(d) details of the responses to the request to participate within the Community Liaison Group;

(e) details of how the applicant will provide all of the following to the Community Liaison Group:

(i) regular updates on scheduling of primary activities;

(ii) opportunities for feedback and input with regards to the effectiveness of methods to avoid, remedy or mitigate adverse effects associated with the activity;

- (iii) details of how the applicant will respond to queries and complaints including all of the following matters:
 - who is responsible for responding;
 - how responses will be provided; and
 - the timeframes that the responses will be provided within; and
- (iv) details of consultation undertaken and responses and feedback received. Where responses and feedback are provided, the applicant must set out how feedback and responses have been addressed, and if not incorporated into the Community Consultation and Communication Management Plan, the reasons why;
- (f) details of methods for informing each household within the vicinity of Eden Park, the Community Liaison Group, other stakeholders and affected parties of forthcoming activities and related arrangements (including the use of fireworks) not less than four times per 12 month period;
- (g) details of the Eden Park “hotline”. The Eden Park hotline must be maintained and advertised for the purposes of enabling the local community, stakeholders and the Community Liaison Group to contact the appropriate authorities or gain assistance. The hotline must be operated for two hours prior to any event or function being held within Eden Park and must continue to operate until midday (12:00pm) the following day after any event; and
- (h) details of the complaints protocol. The complaints protocol must include methods for responding to and managing complaints arising from the actions of spectators, including methods for liaising with and assisting the New Zealand Police in devising and implementing an appropriate protocol to ensure as far as practicable, that spectators do not engage in anti-social behaviour in the vicinity of Eden Park.

I310.9.2. Events management plan

- (1) The Events Management Plan must include the following information in addition to any other matters relevant to the matters of control:
 - (a) details of methods for ensuring the removal of litter from streets within the vicinity of Eden Park.
 - (b) details of methods and procedures for preventing the consumption of alcohol in public places and areas outside of the Eden Park precinct.
 - (c) details of pre-event procedures including:
 - (i) methods for ensuring the appropriate coordination of all agencies involved in managing events including:

- New Zealand Police;
- security companies (in the precinct and street security patrol);
- Auckland Transport;
- bus services;
- St Johns;
- fire Service;
- taxi operators;
- tow truck operators; and
- media.

(d) methods for ensuring that security arrangements for both inside and outside of the precinct are undertaken in a safe and efficient manner; and

(e) details of the post event procedures including methods for ensuring that patrons depart the precinct in a safe, efficient and orderly manner.

I310.10. Precinct plans

I310.10.1. Eden Park: Precinct plan 1



I312. Ellerslie 2 Precinct

I312.1. Precinct Description

The Ellerslie 2 precinct is located in the south western corner of the Ellerslie Racecourse, bordered by the southern motorway and an avenue of phoenix palms, which is used to provide the main entrance to the racecourse. The land contains a mixture of pervious and impervious surfaces and was once frequently used for parking in conjunction with race meetings.

The purpose of the Ellerslie 2 precinct is to provide for a limited range of mixed uses that complement existing land uses to the north west of the precinct and do not compromise the economic vitality of Ellerslie town centre.

There are three sub-precincts:

- Sub-precincts A and B introduce variations in land use and design development controls from the underlying Business - Mixed Use Zone that manage the built form, limit the range of activities and protect landscape values.
- Sub-precinct C manages the formation and public use of a private road for through access.

The zoning of land within this precinct is Business - Mixed Use Zone. Refer to the planning maps for the location and extent of the precinct.

I312.2. Objectives

- (1) Development is of an intensity that complements surrounding businesses north west of the precinct and does not compromise the economic vitality of Ellerslie town centre.
- (2) Development in sub-precincts A and B is of a scale, bulk and height that integrates positively with the landscape values within the precinct and surrounding built form.
- (3) Development within the precinct and any resulting through traffic does not result in significant adverse effects on the surrounding road network.

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

I312.3. Policies

- (1) Provide for a limited range of mixed uses while managing the effects of activities on the surrounding environment, particularly nearby centres.
- (2) Enable a limited amount of total floor area for retail and food and beverage land uses.
- (3) Require new buildings and development to be designed and located in a manner that contributes positively to the visual landscape of the Ellerslie Racecourse when viewed from the southern motorway, within the racecourse grounds and surrounding sites by:

- (a) Retaining existing significant trees;
 - (b) Requiring sufficient space to allow for additional landscaping;
 - (c) Requiring an active building frontage at the south eastern corner of Sub-precinct B that contributes to pedestrian amenity and passive surveillance of the adjoining road; and
 - (d) Using building design to manage the building scale, height and bulk
- (4) Manage adverse effects of traffic from the precinct and through vehicle and pedestrian safety by:
- (a) Providing a private road through the precinct linking Ascot Avenue and Mitchelson Street designed and constructed to ensure the safety and efficiency of the use of this private road by the public, and formed to provide continuous and integrated access with the existing and vested road connections;
 - (b) Requiring land to vest as road in the Council as specified on the Ellerslie 2 Precinct plan 1 to be designed and constructed in accordance with any relevant codes of practice or any relevant engineering standards;
 - (c) Requiring pedestrian footpaths/routes linking with existing footpaths to be designed and constructed in accordance with any relevant codes of practice or any relevant engineering standards to provide continuous and integrated access with the existing and vested road connections; and
 - (d) Controlling the location and number of vehicular access to sites.

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

I312.4. Activity table

The provisions in any relevant overlays and the Auckland-wide apply in this precinct unless otherwise specified below.

The provisions of the zone are replaced by Table I312.4.1 Activity table

Table I312.4.1 Activity table specifies the activity status of land use, development, and subdivision activities in the Ellerslie 2 Precinct pursuant to section 9(3) and 11 of the Resource Management Act 1991 or any combination of all of these sections where relevant.

Table I312.4.1 Activity table

Activity		Activity status		
Use		Sub-precincts		
Residential		A	B	C
(A1)	Dwellings	RD	RD	NC

I312 Ellerslie 2 Precinct

(A2)	Visitor Accommodation	RD	RD	NA
Commerce				
(A3)	Offices	P	P	NA
(A4)	Carparking	P	P	P
(A5)	Food and beverage up to 400m ² gross floor area within sub-precinct A and B combined	P	P	NA
(A6)	Food and beverage greater than 400m ² total gross floor area within sub-precinct A and B combined	RD	RD	NA
(A7)	Retail up to 300m ² total gross floor area within sub-precinct A and B combined	P	P	NA
(A8)	Retail greater than 300m ² total gross floor area within sub-precinct A and B combined	D	D	NA
Community				
(A9)	Care centres	RD	RD	NA
(A10)	Community facilities	RD	RD	NA
(A11)	Educational facilities	RD	RD	NA
(A12)	Healthcare services	RD	RD	NA
(A13)	Hospitals	RD	RD	NA
Development				
(A14)	The use and modification of the private road (Avenue of Palms) for public access	NA	NA	C
(A15)	Trimming of protected trees	P	P	NA
(A16)	Trimming of protected trees not otherwise a permitted activity	RD	RD	NA
(A17)	Removal or alteration of protected trees	RD	RD	NA
(A18)	New buildings	RD	RD	NA
(A19)	Accessory activities	P	P	P
Subdivision				
(A20)	Subdivision	RD	RD	RD

I312.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I312.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides

that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

(2) Any application for resource consent for an activity listed in Table I312.4.1 Activity table and which is not listed in Standard I312.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

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

I312.6. Standards

The overlay and Auckland-wide standards apply in this precinct.

The standards below replace the standards of the Business – Mixed use Zone

I312.6.1. Activities in the active building frontage

(1) The ground floor of a building subject to the active building frontage identified on the Ellerslie 2 Precinct plan 1 must be occupied by the following activities for a minimum depth of 6m:

- (a) retail up to 300m² gross floor area with sub-precinct A and B combined, and/or
- (b) food and beverage.

I312.6.2. Building height

(1) Buildings must not exceed the heights as listed in Table I312.6.2.1 Building height below:

Table I312.6.2.1 Building height

Sub - precinct	Occupiable building height	Height for roof form	Total building height
A	18m	NA	18m
B	25m	2m	27m

I312.6.3. Yards and building setbacks

- (1) Buildings up to 7m in height must be located at least 7.5m from the nearest site area boundary, except where the Active Building Frontage identified on Ellerslie 2 Precinct plan 1 applies.
- (2) Buildings above 7m in height must be located at least 15m from any part of another building.
- (3) Buildings above 7m in height must be setback at least 10m from the motorway boundary.

I312.6.4. Building coverage

- (1) The maximum building coverage for each site area identified on Ellerslie 2 Precinct plan 1 is:
 - (a) 80 per cent for that part of the building up to 7m in height.
 - (b) 35 per cent for that part of the building between 7m and the maximum height specified in I312.6.2 Building height above.

I312.6.5. Active building frontage

- (1) Buildings subject to the active building frontage must:
 - (a) be set back no greater than 6m from the private road frontage;
 - (b) adjoin the site frontage adjoining sub-precinct C (private road) for at least 80 per cent of its length;
 - (c) have a minimum height of 6m for a minimum depth of 6m from the site frontage adjoining sub-precinct C (private road);
 - (d) provide clear glazing for at least 60 per cent the surface area of the building façade at the ground floor; and
 - (e) provide clear glazing for at least 40 per cent the surface area of the building façade at the upper floors.
- (2) Where a building is setback from the private road frontage, the space between the building and private road frontage must incorporate landscaped areas, pedestrian amenity areas or outdoor eating areas.
- (3) The ground floor of a new building subject to the active building frontage must be no more than 1m above or below the level of the site frontage adjoining sub-precinct C (private road).
- (4) Vehicle access to parking and service areas must not occupy more than 10 per cent of the site frontage adjoining sub-precinct C (private road).

I312.6.6. Site areas

- (1) Site areas may be modified in area by up to plus or minus 10 per cent.
- (2) Side boundaries of site areas may be moved up to 15m in either direction.

I312.6.7. Building platform

- (1) Buildings must be constructed within the building platform identified on the Ellerslie 2 Precinct plan 1.

I312.6.8. Landscaping

- (1) Minimum landscaping for each site area identified on the Ellerslie 2 Precinct plan 1 is 15 per cent.

I312.6.9. Identified Trees

- (1) The following trees listed in Schedule I312.6.9.1 Identified trees below and identified on Ellerslie 2 Precinct plan 1 are subject to this rule.

Schedule I312.6.9.1 Identified trees

Tree number on Ellerslie 2: Precinct plan 1	Botanical name	Common name	Location of tree	Legal description
1	Removed			
2	<i>Metrosideros excelsa</i>	Pohutukawa	80-100 Ascot Avenue	Lot 2 DP 476619
3	<i>Metrosideros excelsa</i>	Pohutukawa	130 Ascot Avenue	Lot 1 DP 406738
4	<i>Elaeocarpus dentatus</i>	Hinau	80-100 Ascot Avenue	Lot 2 DP 476619
5	<i>Elaeocarpus dentatus</i>	Hinau	80-100 Ascot Avenue	Lot 2 DP 476619
6	<i>Telopea oreads.</i>	Warratah	80-100 Ascot Avenue	Lot 2 DP 476619
7	<i>Podocarpus sp.</i>	Cow tail Pine	130 Ascot Avenue	Lot 1 DP 406738
8	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	80-100 Ascot Avenue	Lot 2 DP 476619
9	<i>Corynaocarpus laevigatus</i>	Karaka	130 Ascot Avenue	Lot 1 DP 406738
10	<i>Stenocarpus sinuatus</i>	Firewheel tree	80-100 Ascot Avenue	Lot 2 DP 476619
11	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	80-100 Ascot Avenue	Lot 2 DP 476619
12	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	130 Ascot Avenue	Lot 1 DP 406738
13	<i>Corynaocarpus laevigatus</i>	Karaka	80-100 Ascot Avenue	Lot 2 DP 476619
14	<i>Vitex lucens</i>	Puriri	130 Ascot Avenue	Lot 1 DP 406738
15	<i>Lagunaria patersonii</i>	Norfolk Island Hibiscus	130 Ascot Avenue	Lot 1 DP 406738
16	<i>Cinnamomum camphora</i>	Camphor Laurel	80-100 Ascot Avenue	Lot 2 DP 476619

- (2) The following works to the trees in Schedule I312.6.9.1 Identified trees are permitted under this rule.

- (a) the removal of any tree or part of a tree that is dead or that is suffering from an untreatable disease which has caused a significant decline in its health, evidence must be produced if required. Note: Where any element

of uncertainty exists as to the likely fate of the tree, the benefit of doubt will be given to the tree's survival by not removing it until such time as its irreversible decline is obvious. Before removing any affected tree, consultation with the council's arborist is strongly advised.

- (b) where emergency tree works are required the person undertaking the work must notify the Council in writing within seven days of the work commencing as to the reason for the work.
- (c) where any statutory authority carries out of work authorised by statute the authority must notify the Council in writing no later than seven days prior to the work commencing as to the reason for the work.
- (d) maintenance of the private road where the works in the dripline of protected trees is supervised by a qualified arborist and in accordance with accepted arboricultural practices.
- (e) trimming of the canopy of the trees, excluding the roots. Such works will be limited to no more than 20 per cent of live growth removal in any one year and must be carried out in accordance with currently accepted arboricultural practice, ensuring that the natural form and branch habit of the tree species is maintained.
- (f) if the trimming is completed by a qualified arborist or arboriculturalist, the work must be limited to no more than 30 per cent of live growth removal in any one year and must be in accordance with currently accepted arboricultural practice, ensuring that the natural form and branch habit of the tree species is maintained.
- (g) where activities do not comply with clauses e. and f above, any regular minor trimming or maintenance must be done by hand operated secateurs or pruning shears, in accordance with the currently accepted arboricultural practice.

I312.7. Assessment – controlled activities

I312.7.1. Matters of control

The Council will reserve its control to all of the following matters when assessing:

- (1) For the use and modification of the private road (Avenue of Palms) for public access that is a controlled activity in the Ellerslie 2 precinct, the Council will reserve its control over the following matters:
 - (a) road closure;
 - (b) monitoring;
 - (c) traffic management measures; and
 - (d) consultation.

I312.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities:

- (1) Road closure
 - (a) the appropriateness of private road closure to public through traffic on a temporary basis for large scale events associated with the Ellerslie Racecourse.
- (2) Monitoring:
 - (a) whether monitoring is required to be carried out to assess the effects of public through traffic (using the Avenue of Palms) on Morrin Street, Somerfield Street, and Kentucky Streets which connect with the Tecoma Street motorway ramps, Mitchelson Street and Walpole Street, Wairakei Street and Woodbine Avenue.
- (3) Traffic management measures
 - (a) the extent to which traffic management measures are necessary to mitigate adverse effects identified by the monitoring to be implemented, including the temporary or permanent closure of the Avenue of Palms to through traffic and associated road design changes.
- (4) Consultation
 - (a) the extent to which the applicant should provide details on the process to be followed for consultation with NZTA, Auckland Transport, Auckland Council and the residents of the surrounding streets, on the results of the monitoring and the identification and implementation of any necessary traffic management measures.

I312.8. Assessment – restricted discretionary activities

I312.8.1. Matters of discretion

The Council will reserve its discretion to all of the following matters when assessing a restricted discretionary resource consent application:

- (1) Traffic effects
- (2) Intensity and scale of activity
- (3) Centre vitality
- (4) Landscaping and trees to enhance the visual amenity of buildings and reduce their scale
- (5) Building design and interface with the public realm
- (6) Water sensitive design
- (7) Tree trimming not otherwise a permitted activity, removal and alteration refer to [E16 Trees in open space zones](#) and [E17 Trees in roads](#).

- (8) Additional subdivision criteria for the private road, pedestrian connections and road to vest in Council.

I312.8.2. Assessment criteria

The Council will consider the relevant assessment criteria below for restricted discretionary activities:

(1) Traffic:

- (a) the extent to which The Avenue of Palms (including extension to it) is designed and constructed in accordance with any relevant codes of practice or engineering standards by the landowner prior to the occupation of any proposed building; and
- (b) the extent to which the proposal results in significant traffic effects on Green Lane East, Green Lane interchange, Great South Road and surrounding street network.

(2) Intensity and scale of activity:

- (a) whether the activity is of a character, scale and intensity which ensures that any adverse effects on the planned outcomes identified in the Plan for the surrounding area (including likely future use or intensification) are avoided, remedied or mitigated.

(3) Centre vitality:

(a) whether Retail and Food and Beverage activities:

- (i) have a substantial adverse effect upon the function, role and amenity values, vitality and functions of the city centre, metropolitan centres or town centres (and in the case of activities in the Business - Mixed Use Zone such effects on local centres), beyond those effects ordinarily associated with trade effects on trade competitors, having regard to:
- the activity's proposed size, composition and characteristics; and
 - the centre's on-going ability to provide for the future needs of communities

(b) whether Community activities:

- (i) support the efficient and effective operation of public services; and
- (ii) enable the convenient access of communities to community services.

(c) whether Residential activities:

- (i) result in the intensification of the site; and
- (ii) support local high density housing.

(4) Landscaping and trees:

- (a) the extent to which the landscaping enhances the visual amenity of the building(s) when viewed from the southern motorway, from within the grounds of the Ellerslie Racecourse and surrounding residential areas. Landscaping alongside the motorway boundary should include a significant number of substantial trees capable of growing to a height of at least 8m above the nearest adjoining motorway carriageway;
 - (b) whether landscaping protects or utilise the existing rock wall located between the subject site and the Avenue of Palms (apart from those sections which need to be demolished for vehicle or pedestrian access purposes);
 - (c) the extent to which the landscaping is in-keeping with the character of the site and Ellerslie Racecourse in general; and
 - (d) whether on site carparking is screened from view from the motorway and the Avenue of Palms by existing and proposed planting.
- (5) Building design and interface with the public realm:
- (a) whether the building incorporates architectural relief in terms of its articulation and building mass, and the inclusion of recesses, pilasters, entrances, windows, balconies, and changes in surface texture, colour and other architectural detailing;
 - (b) whether any rooftop projections including towers, turrets, chimneys, lift towers, machinery rooms and water towers which exceed the parapet or roof height, are compatible with the overall architectural form and detailing of the building. As a general rule rooftop projections should be enclosed in a single structure and avoid a plain box like appearance;
 - (c) whether good quality, durable exterior cladding materials are used and highly reflective cladding or glazing avoided;
 - (d) the extent to which the continuity of architectural form in the various facades of a building, especially those visible from adjacent public and private roads. (This criterion is intended to ensure that all of a building's facades are designed to a similar standard);
 - (e) whether on site parking areas, whether at grade or on elevated decks, are softened by planting, paving patterns or other architectural / landscaping elements, so as to provide visual relief when viewed from adjacent buildings;
 - (f) whether windows of buildings are designed to overlook adjacent public and private roads, pedestrian routes and entrances;
 - (g) the extent to which the landscape and streetscape enhances individual sites, adjacent private roads, and any public roads being vested in the Council;

- (h) the extent to which the design treatment of the building edge (with a particular emphasis on the ground level) and any landscape work adjacent to it within the proposed 7.5m setback along that part of the Avenue of Palms that is not classified as 'active building frontage', contributes to the quality and safety of the proposed pedestrian route by:
 - (i) entry foyers, offices or other ground level activities (where possible) facing the road;
 - (ii) employing design techniques to mitigate any 'blank wall' effect;
 - (iii) providing quality landscape design and appropriate lighting that are consistent with 'personal safety' (CPTED) principles; and
 - (iv) ensuring that the space within the setback (between the building edge and road boundary) is not used for surface carparking (apart from delivery bays).
- (i) in sub-precinct B:
 - (i) the extent to which proportions (height in relation to footprint, including modulation) and design avoid buildings with bulky appearance; and
 - (ii) the extent to which the building in sub-precinct B contributes as a positive landmark when viewed from the motorway.
- (6) Water sensitive design:
 - (a) whether On site stormwater management can be integrated into the site design, including landscaped areas, applying to apply a water sensitive design approach as appropriate.
- (7) Tree trimming not otherwise a permitted activity, removal and alteration:
 - (a) the degree to which the tree contributes to the existing amenities of the precinct and protects the surrounding environment from the adverse effects of development;
 - (b) the need to obtain a practicable building site, access, a car parking area, or to install engineering services to the land;
 - (c) any alternative methods which may be available to the applicant in the achievement of their objectives including consideration of variation to specified development controls or alternative design options where this would encourage retention and enhancement of existing large trees on the site;
 - (d) whether the tree can be relocated;
 - (e) whether previous applications made in respect of the land involved consideration of treescape conservation;

- (f) the extent to which the tree or trees contribute to the amenity of the neighbourhood both visual and physical, including contributions as habitats for birds and other animals;
- (g) whether there are any function the tree may have in conserving water and soil;
- (h) whether there are any actions of the applicant in regard to the tree;
- (i) the extent to which the tree or part of a tree is, in the opinion of a council arborist, structurally unsound;
- (j) whether removal of the tree would be beneficial to the health and growth of existing, more appropriate trees on the site, taking into account the size, appearance, health and condition of those existing trees; and
- (k) the impact of the tree on ground stability.

(8) Additional subdivision criteria

The following assessment criteria apply to subdivision within the precinct and these are in addition to any relevant assessment criteria in the Auckland-wide Subdivision rules:

- (a) the extent to which the layout of the private road should be in accordance with the precinct plan;
- (b) the extent to which the Avenue of Palms (including its proposed extension) is designed and constructed in accordance with any relevant codes of practice or engineering standards and include the following works:
 - (i) a traffic roundabout part way along the Avenue of Palms and another at its intersection with Mitchelson Street; and
 - (ii) the provision of footpaths along each side of the proposed private road together with connections to the existing and proposed footpaths in Ascot Avenue and Mitchelson Street.
- (c) whether the proposed footpaths link into the footpaths/pedestrian accessways on the adjoining site(s) so as to facilitate access to Greenlane Road and the Greenlane train station; and
- (d) The appropriateness of the proposed road to be vested in the Council as shown on the precinct plan.

I312.9. Special information requirements

The special information requirements in the underlying zone and Auckland-wide provisions apply in this precinct.

In addition, an application for a controlled activity for the use and modification of the private road (Avenue of Palms) must be accompanied by:

(1) Traffic monitoring programme

(a) the traffic monitoring programme must set out how the traffic monitoring is to be undertaken:

(i) prior to the opening of the Avenue of Palms to through traffic; and/or

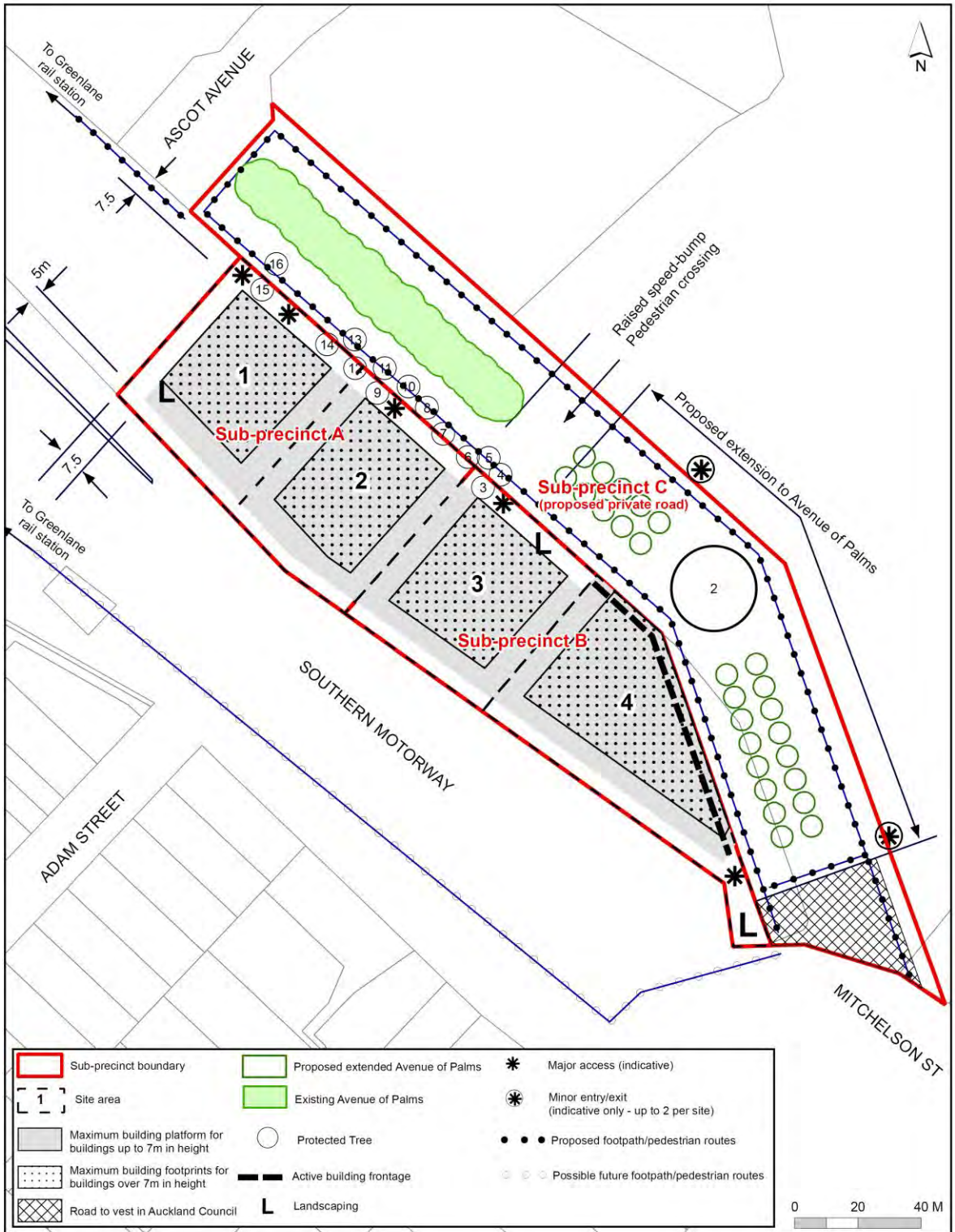
(ii) within 1 month of the following times or events:

- 12 months after the opening of the Avenue of Palms to through traffic (or a shorter period if deemed appropriate by the Council following the opening of the Avenue of Palms to through traffic); and
- 12 months, 24 months, and 36 months after substantial completion and occupation of the development provided for within the precinct.

(b) the traffic monitoring must be undertaken by an independent traffic engineer engaged by the Auckland Racing Club and the results of the monitoring must be submitted in a report to Auckland Transport and Auckland Council within 2 months of completion of each of the monitoring surveys.

I312.10. Precinct plans

I312.10.1. Ellerslie 2 Precinct plan 1



I313. Ellerslie Racecourse Precinct

I313.1. Precinct description

The Ellerslie Racecourse Precinct provides specific planning controls for the use of the Ellerslie Racecourse. The Ellerslie Racecourse is a major horse racing venue that covers approximately 55 hectares of privately-owned land.

The zoning of the land within the Ellerslie Racecourse Precinct is the Special Purpose - Major Recreation Facility Zone. The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

Refer to the planning maps for the location and extent of the precinct.

I313.2. Objectives

- (1) The Ellerslie Racecourse is protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) horse racing activities;
 - (b) organised sport and recreation;
 - (c) informal recreation;
 - (d) concerts, events and festivals;
 - (e) markets, fairs and trade fairs;
 - (f) functions, conferences, gatherings and meetings; and
 - (g) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the Ellerslie Racecourse are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

I313.3. Policies

- (1) Enable the safe and efficient operation of the Ellerslie Racecourse for its primary activities.
- (2) Protect the primary activity of the Ellerslie Racecourse from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and

- (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the Ellerslie Racecourse, having regard to the amenity of surrounding properties.
- (5) Recognise that the Ellerslie Racecourse’s primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

I313.4. Activity table

The provisions in any relevant overlays and Auckland-wide apply in this precinct unless otherwise specified below.

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);
- (4) [E27 Transport – district rule E27.6.1](#); and
- (5) [E27 Transport – district rule E27.6.2](#).

Table I313.4.1 specifies the activity status of land use and development activities in the Ellerslie Racecourse Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I313.4.1: Activity Table

	Activity	Activity status
Use		
Primary activity		
(A1)	Horse racing activities	P
(A2)	Organised sports and recreation	P
(A3)	Informal recreation	P
(A4)	Concerts, events and festivals	P
(A5)	Markets, fairs and trade fairs	P
(A6)	Functions, conferences, gatherings and meetings	P
(A7)	Displays and exhibitions	P
(A8)	Any primary activity not meeting Standard I313.6.5 but meeting all other standards	C
Accessory activities		
(A9)	Accessory activities	P
(A10)	Any accessory activity not meeting Standard	C

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	I313.6.5 but meeting all other standards	
Compatible activities		
(A11)	Filming activities	P
(A12)	Sports, recreation and community activities	P
(A13)	Sports, recreation and community activities up to 1,000m ² gross floor area	P
(A14)	Sports, recreation and community activities greater than 1,000m ² gross floor area	RD
(A15)	Care centres up to 500m ² gross floor area	P
(A16)	Care centres greater than 500m ²	RD
(A17)	Education facilities up to 500m ² gross floor area	P
(A18)	Education facilities greater than 500m ² gross floor area	RD
(A19)	Healthcare facilities up to 500m ² gross floor area	P
(A20)	Healthcare facilities greater than 500m ² gross floor area	RD
(A21)	Entertainment facilities up to 500m ² gross floor area	P
(A22)	Entertainment facilities greater than 500m ² gross floor area	RD
(A23)	Non accessory food and beverage facilities up to 500m ² gross floor area	P
(A24)	Non accessory food and beverage facilities greater than 500m ² gross floor area	RD
(A25)	Non accessory offices up to 500m ² gross floor area	P
(A26)	Non accessory offices greater than 500m ² gross floor area	RD
(A27)	Licensed premises (excluding off-license premises not associated with a primary or compatible activity) up to 500m ² gross floor area	P
(A28)	Licensed premises (excluding off-license premises not associated with a primary or compatible activity) greater than 500m ² gross floor area	RD
(A29)	Non accessory retail up to 500m ² gross floor area	P
(A30)	Non accessory retail greater than 500m ² gross floor area	RD
(A31)	Professional fireworks displays meeting Standard I313.6.10	P
(A32)	Professional fireworks displays not meeting Standard I313.6.10	RD
(A33)	Helicopter flights meeting Standard I313.6.11	P

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(A34)	Helicopter flights not meeting Standard I313.6.11	RD
(A35)	Any compatible activity not meeting Standard I313.6.5 but meeting all other standards	C
Development		
(A36)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 25m in height	P
(A37)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m and up to 35m in height	RD
(A38)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 35m in height	D
(A39)	Light towers and associated fittings up to and greater than 35m in height	P
(A40)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I313.6.8	RD
(A41)	Demolition of buildings	P
(A42)	Temporary buildings	P
(A43)	Workers' accommodation	P

I313.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I313.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I313.4.1 Activity table and which is not listed in I313.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I313.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I313.4.1 must comply with the following activity standards unless otherwise stated.

I313.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I313.6.1.1.

Table I313.6.1.1: Noise Standards

Time, day, duration and frequency	Noise limit
Up to 5 special noise events between 8:00am and 10:30pm in any 12 month period	75dB $L_{Aeq(5min)}$
Up to 15 special noise events between 8:00am and 10:30pm in any 12 month period	65dB $L_{Aeq(5min)}$
General noise standards for all other days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L_{Aeq}
General noise standards for all other times	45dB L_{Aeq} and 75dB L_{Amax}

- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (6) Where $L_{Aeq(5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (7) Professional fireworks displays and helicopter flights are excluded from this standard.

I313.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the

event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.

- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I313.6.2, the curfew and pre-curfew times are as stated in Table I313.6.2.1.

Table I313.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 11pm
Curfew	11pm – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
 - (a) The limits in Table I313.6.2.2 when measured at the boundary of any adjacent site containing a lawfully established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I313.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) The vertical illuminance limits in Table I313.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling.

Table I313.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed the applicable limits for pre-curfew times in Table I313.6.2.4 and 1,000 cd for curfew times at the windows of habitable rooms of a lawfully established dwelling.

Table I313.6.2.4: Pre-curfew luminous intensity

	Pre-curfew luminous intensity limit
Standard	10,000 cd
Special lighting events	25,000 cd

- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed the limits in Table I313.6.2.5. The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

Table I313.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²
Special lighting events	25 cd/m ²

- (9) Professional fireworks displays are excluded from this standard.

Table I313.6.2.5: Building façade luminance

	Luminance limit
Standard	10 cd/m ²
Special lighting events	25 cd/m ²

I313.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 20 events.

- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I313.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
 - (a) There must be no more than 2 special noise events on any one day.
 - (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours shall be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

I313.6.4. Special lighting events

- (1) The total number of special lighting events in any 12 month period must not exceed 25 events.
- (2) For the purpose of this standard, a special lighting event exceeds the standard lighting limits but does not exceed the special lighting limits listed in Tables I313.6.2.4 and I313.6.2.5.

I313.6.5. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 20,000 people and does not require the closure of a public road.

I313.6.6. Parking

- (1) [Deleted]

I313.6.7. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone must be screened from those areas.

I313.6.8. Interface control area

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan.

- (2) Temporary buildings are excluded from this standard. Entry ports and ticket boxes with an individual gross floor area of less than 50m² are also excluded from this standard.

I313.6.9. Height in relation to boundary

- (1) Along the boundaries where the Ellerslie Racecourse Precinct directly adjoins a residential zone, the height in relation to boundary standard that applies in the adjoining zone will also apply to the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

I313.6.10. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I313.6.11. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

I313.6.12. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I313.7. Assessment – controlled activities

I313.7.1. Matters of control

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

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I313.7.2. Assessment criteria

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

- (1) Effects on the safety and efficiency of the transport network:

- (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
- (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
- (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I313.8. Assessment – restricted discretionary activities

I313.8.1. Matters of discretion

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

- (1) Any activity that does not comply with noise and/or lighting standards:
 - (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) Any activity that does not comply with permitted helicopter flight standard:
 - (a) The effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) Any activity that does not comply with permitted professional fireworks display standard:
 - (a) The effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m and up to 35m in height and/or which does not comply with height in relation to boundary standards:
 - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I313.6.8.
 - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) Any activity that does not comply with screening standards:

- (a) The visual effects of rubbish and storage areas on residential and open space zoned sites.

(7) Any activity identified as a restricted discretionary activity:

In addition to the matters listed for non-compliance with any general and/or specific standard, discretion is restricted over all of the following matters:

- (a) the effects of the proposed activity on the efficient operation of the primary activity of the site;
- (b) the effects of traffic and parking on the safety and efficiency of the transport network; and
- (c) The effects of the activity on metropolitan, town or local centres.

I313.8.2. Assessment criteria

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

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) Whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and,
 - (iii) the degree of non-compliance.
 - (b) Whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time.
 - (c) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
 - (d) The extent to which any artificial lighting will create a traffic safety issue.
 - (e) Whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing.
 - (f) The extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance.

- (g) Whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
 - (h) The extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events;
 - (iv) whether there is an operational need for the exceedance
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) The extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (a) The extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones).
 - (c) Whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s.
 - (d) The extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.

- (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) The effects of the proposed activity on the efficient operation of the primary activity of the site:
 - (a) Whether the activity is of a character, scale and intensity to ensure that adverse effects on the operation of the primary activity, including its likely future use or intensification, are avoided, remedied or mitigated.
- (6) The effects of traffic and parking on the safety and efficiency of the transport network:
 - (a) Whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements.
 - (b) Whether a reduction in carparking will compromise the successful implementation of a Traffic and Transport Management Plan, where relevant or required.
 - (c) Whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities.
- (7) The effects of the activity on metropolitan, town or local centres:
 - (a) Whether the proposed activity will adversely affect the function, role, or amenity of any metropolitan, town or local centre beyond those effects ordinarily associated with trade effects on trade competitors.
- (8) The visual effects of rubbish and storage areas on residential and open space zoned sites:

- (a) The extent to which screening is practicable.
- (b) The extent to which distance and topographical matters mitigate likely adverse visual effects.

I313.9. Special information requirements

There are no special information requirements for this precinct.

I313.10. Precinct plans

I313.10.1. Ellerslie Racecourse: Precinct plan 1



I319. MOTAT Precinct

I319.1. Precinct description

The MOTAT Precinct provides specific planning controls for the use, operation, development, redevelopment and intensification of The Museum of Transport and Technology (MOTAT). MOTAT is a transport, technology, science and social history museum spread between two sites at Great North Road (MOTAT 1) and Meola Road (MOTAT 2).

The zoning of the land within the MOTAT Precinct is the Special Purpose - Major Recreation Facility Zone.

I319.2. Objectives

- (1) MOTAT is protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) concerts, events and festivals;
 - (b) markets, fairs and trade fairs;
 - (c) functions, conferences, gatherings and meetings; and
 - (d) demonstrations, displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of MOTAT are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

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

I319.3. Policies

- (1) Enable the safe and efficient operation of MOTAT for its primary activities.
- (2) Protect the primary activities of MOTAT from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and
 - (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of MOTAT, having regard to the amenity of surrounding properties.

- (5) Recognise that MOTAT's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

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

I319.4. Activity table

The provisions in any relevant overlays and Auckland-wide apply in this precinct unless otherwise specified below.

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);
- (4) [E27 Transport – district rule E27.6.1](#); and
- (5) [E27 Transport – district rule E27.6.2](#).

Table I319.4.1 specifies the activity status of land use and development activities in the MOTAT Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I319.4.1 Activity table

Activity		Activity status
Primary activity		
(A1)	Concerts, events and festivals	P
(A2)	Markets, fairs and trade fairs	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Demonstrations, displays and exhibitions	P
(A5)	Any primary activity not meeting Standard I319.6.3 Traffic management but meeting all other standards	C
Accessory activities		
(A6)	Accessory activities	P
(A7)	Any accessory activity not meeting Standard I319.6.3 Traffic management but meeting all other standards	C
Compatible activities		
(A8)	Sports, recreation and community activities	P
(A9)	Filming activities	P
(A10)	Professional fireworks displays meeting Standard I319.6.8	P

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(A11)	Professional fireworks displays not meeting Standard I319.6.8	RD
(A12)	Helicopter flights meeting Standard I319.6.9	P
(A13)	Helicopter flights not meeting Standard I319.6.9	RD
(A14)	Any compatible activity not meeting Standard I319.6.3 Traffic management but meeting all other standards	C
Development		
(A15)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A16)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity more than 20m, but up to 25m in height	RD
(A17)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 25m in height	D
(A18)	Light towers and associated fittings up to and greater than 25m in height	P
(A19)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I319.6.6 Interface control areas	RD
(A20)	Demolition of buildings	P
(A21)	Temporary buildings	P

I319.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I319.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I319.4.1 Activity table and which is not listed in I319.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I319.6. Standards

All permitted, controlled or restricted discretionary activities in Table I319.4.1 must comply with the following activity standards unless otherwise stated.

I319.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any site containing activity sensitive to noise must not exceed the noise limits in Table I319.6.1.1.

Table I319.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Any day including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L _{Aeq}
31 October (Halloween) between 10:30pm and 12am	55dB L _{Aeq}
At all other times	45dB L _{Aeq} and 75dB L _{Amax}

- (2) Noise levels must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (4) The noise from tram and train whistles and horns is excluded from any assessment of compliance with the noise limits.
- (5) For up to 8 times in any 12 month period, but no more frequently than 1 in any 2 week period, the noise (rating) level may be up to 75dB L_{Aeq(10min)} for up to 6 hours per day. No 10 minute sample can exceed the stated noise limit. This noise level does not apply at any of the following times:
- (a) Between 10:30pm and 8am at MOTAT 1 and MOTAT 2; and
 - (b) Between 8am and 4pm Monday to Friday during the normal school term at MOTAT 2.
- (6) For activities and activities undertaken in accordance with Standard I319.6.1(5) a noise management plan must be prepared by a suitably qualified and experienced person and include the following:
- (a) Procedures for advising the occupiers of residentially zoned properties located within 150m of either MOTAT 1 or 2 where the activity is proposed that will exceed the noise limits Table I319.6.1.1. The advance notice

must be given no earlier than 14 days and no later than 7 days prior to the activity taking place and must include:

- (i) The times and days when the noise is likely to be generated and the finishing time of the activity;
 - (ii) A contact name and number for the receipt of complaints;
 - (iii) A procedure for recording and responding to noise complaints; and
 - (iv) Identification of the best practicable options that will be undertaken to minimise the noise.
- (7) An adjustment for Special Audible Characteristics must not be applied to:
- (a) the noise from any steam powered vehicle, military vehicle, train, tram, transport vehicle or transport equipment;
 - (b) the noise generated between 10.30pm and 11.00pm for the 14 days prior to Christmas Day; and
 - (c) the noise generated in accordance with Standard I319.6.1(5).
- (8) A Duration Adjustment (as prescribed by NZS6802:2008) must only be applied to noise generated between the hours of 8am and 10.30pm.
- (9) Professional fireworks displays and helicopter flights are excluded from this standard.

I319.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I319.6.2, the curfew and pre-curfew times are as stated in Table I319.6.2.1.

Table I319.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 11pm
Curfew	11pm – 7am

(5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following;

- (a) The limits in Table I319.6.2.2 when measured at the boundary of any residentially zoned site containing an established dwelling. The illuminance limit will apply horizontally and vertically at any point on the boundary and at any height; or

Table I319.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) The vertical illuminance limits in Table I319.6.2.3 when measured at the windows of habitable rooms of an established dwelling within a residential zone.

Table I319.6.2.3: Vertical Illuminance at a window

	Vertical illuminance limit
Pre-curfew	10 lux
Curfew	2 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15% (based on an adaption luminance of 2 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) Any exterior lighting must be selected, located, aimed, adjusted and/or screened to ensure that glare resulting from the lighting does not exceed 10,000 cd for pre-curfew times and 1,000 cd for curfew times at the windows of habitable rooms of an established dwelling within a residential zone and at the boundary of any residentially zoned site where a dwelling does not yet exist.
- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed 10 cd/m². The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.

I319.6.3. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Traffic and Transport Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 5,000 people and does not require the closure of a public road.

I319.6.4. Parking

- (1) [Deleted]

I319.6.5. Screening

- (1) Any outdoor storage or rubbish collection areas that are visible from a residential zone or an open space zone, must be screened from those areas

I319.6.6. Interface control areas

Permitted activities must meet all of the following standards. Temporary buildings are excluded from Standard I319.6.6.

- (1) Within the Great North Road 10m Interface Control Area (ICA) as illustrated on Precinct plan 1:
 - (a) Buildings (including external alterations and additions) must have a footprint no greater than 150m²; and
 - (b) The cumulative total of buildings (including external alterations and additions) within the ICA must not exceed 80% of the total frontage.
- (2) Within the Meola Road 20m ICA as illustrated on Precinct plan 2:
 - (a) Buildings (including external alterations and additions) must have a footprint no greater than 500m²; and
 - (b) The cumulative total of buildings (including external alterations and additions) within the ICA must not exceed 60% of the total frontage.
- (3) Within the Upper Meola Creek 20m ICA as illustrated on the Precinct plan 2:
 - (a) Buildings (including external alterations and additions) must have a footprint no greater than 250m²; and
 - (b) The cumulative total of buildings (including external alterations and additions) within the ICA must not exceed 15% of the total frontage.

I319.6.7. Height in relation to boundary

- (1) Where the MOTAT Precinct adjoins a road or another zone, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level along the road or zone boundary, except at the following MOTAT 2 boundaries illustrated on the Precinct plan 2:
 - (a) Boundary D: 10m + 45 degrees

(b) Boundaries E and F: 4.5m + 45 degrees

(2) Temporary buildings, light towers and associated fittings are excluded from this standard.

I319.6.8. Professional fireworks displays

(1) Displays are limited to 3 in any 12 month period.

(2) Displays must not exceed 15 minutes in duration.

(3) Displays must be finished by 10:30pm.

(4) Fireworks must be discharged at least 120 meters from any residential zone.

(5) Displays must comply with 140dB L_{Zpeak} at any point in the audience area and within the boundary of any activity sensitive to noise.

I319.6.9. Helicopter flights

(1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).

(2) Landing and departures must take place at least 150m from any neighbouring site.

I319.6.10. Temporary buildings

(1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I319.7. Assessment – controlled activities

I319.7.1. Matters of control

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

(1) the effects of the proposed activity on the safety and efficiency of the transport network.

I319.7.2. Assessment criteria

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

(1) the effects on the safety and efficiency of the transport network:

(a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;

(b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and

- (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I319.8. Assessment – restricted discretionary activities

I319.8.1. Matters of discretion

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

- (1) any activity that does not comply with noise and/or lighting standards:
 - (a) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks.
- (2) any activity that does not comply with permitted helicopter flight standards:
 - (a) the effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties.
- (3) any activity that does not comply with permitted professional fireworks display standards:
 - (a) the effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties.
- (4) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m and up to 25m in height and/or which does not comply with height in relation to boundary standards:
 - (a) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces.
- (5) any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I319.6.6:
 - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.
- (6) any activity that does not comply with screening standards:
 - (a) the visual effects of rubbish and storage areas on residential and open space sites.

I319.8.2. Assessment criteria

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

- (1) the effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and
 - (iii) the degree of non-compliance.
 - (b) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;
 - (c) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
 - (d) the extent to which any artificial lighting will create a traffic safety issue;
 - (e) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
 - (f) the extent to which the amount of light falling into habitable rooms of established dwellings within a residential zone during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance; and
 - (g) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (2) the effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
 - (a) the extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and

- (iv) whether there is an operational need for the exceedance.
- (3) the visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces:
- (a) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
 - (c) whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
 - (d) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) the visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces:
- (a) the extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (5) the visual effects of rubbish and storage areas on residential and open space zoned sites:

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- (a) the extent to which screening is practicable.
- (b) the extent to which distance and topographical matters mitigate likely adverse visual effects.

I319.9. Special information requirements

There are no special information requirements for this precinct.

I319.10. Precinct plans

I319.10.1. MOTAT 1 : Precinct plan 1



I320. Mount Albert 2 Precinct

I320.1. Precinct Description

The Mount Albert 2 precinct covers the site currently occupied by the Auckland Institute of Studies St Helens (AIS), a tertiary education facility. The St Helens campus is located on Linwood Avenue in Mount Albert adjacent to the Chamberlain Park Golf Course and established residential areas. The purpose of the precinct is to provide for tertiary education and accessory activities of a scale and intensity compatible with the surrounding Residential and Open Space zones.

The precinct is separated into two sub-precincts. Sub-precinct A applies to the established built out area of the site, and therefore does not anticipate additional development outside of existing building platforms. Sub-precinct B provides for future development whilst controlling its location and scale, in order to protect the amenity values of Chamberlain Park Golf Course and the surrounding residential area.

The underlying zoning of land within this precinct is Residential - Mixed Housing Suburban Zone.

I320.2. Objectives

- (1) Tertiary education facilities meet the education needs of their students, and provide for the well-being of employees, students and visitors.
- (2) Tertiary education facilities integrate positively with the wider community and environment and mitigate potential adverse effects. In particular the amenity of neighbouring residential areas on the south east and south west boundaries of the campus is protected.
- (3) New buildings and structures respond to and positively contribute to the amenity values of streets, open spaces and the surrounding context, thereby reinforcing a sense of place.
- (4) Traffic effects arising from the tertiary education facilities are managed on the site.

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

I320.3. Policies

- (1) Enable tertiary education, student accommodation and appropriate accessory activities in the precinct.
- (2) Manage effects on the amenity of surrounding residential and open space areas by:
 - (a) limiting new development to specified locations within the precinct;
 - (a) controlling the scale and intensity of new development; and
 - (b) requiring identified areas within the precinct to be landscaped.
- (3) Require new buildings and significant additions and alterations to be designed in a manner that:
 - (a) makes efficient use of the site;

(b) contributes to the amenity of the public realm where development is located adjacent to a street or open space;

(c) responds positively to the existing and planned future form and quality of the surrounding area; and

(d) responds and contributes positively to the sense of place.

(4) Require screening or landscaping of waste management facilities, service areas/buildings and parking to enhance their appearance when viewed from adjacent residential zones and open space.

(5) Manage external transport effects arising from the operation of the tertiary education facility by:

(a) limiting the campus population; and

(b) requiring that sufficient on-site car parking be provided.

(6) Provide for community liaison with parties potentially affected by the operation of the tertiary education facility.

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

I320.4. Activity table

The provisions in any relevant overlays, Auckland-wide provisions and the zone apply in this precinct unless otherwise specified below:

In [E23 Signs - E23.4.1](#) Activity Table – Billboards in zones, the Residential - Mixed Housing Suburban rule (A4) is replaced with the Special Purpose - Tertiary Education Zone rule (A38).

Table I320.4.1 specifies the activity status of land use and development activities in the Mount Albert 2 Precinct pursuant to sections 9(3) of the Resource Management Act 1991.

For the purpose of this precinct, the “campus population” is defined as the number of students and staff present on the site at any one time. When calculating “campus population”, students living on the campus will be assumed to be on the site at all times.

Table I320.4.1 Activity table

Activity		Activity status	
		Sub-precinct A	Sub-precinct B
(A1)	Development that does not comply with a Standard	RD	RD
Use			
Residential			
(A2)	Student accommodation accommodating up to 120 students	P	D
(A3)	Student accommodation accommodating up to 400 students	D	D
(A4)	Student accommodation accommodating more than 400 students	NC	NC
Infrastructure			
(A5)	Parking existing at 16 December 2004	P	P
(A6)	Parking not existing at 16 December 2004	D	D
Community			
(A7)	Artworks	P	P
(A8)	Community use of education and tertiary facilities	P	P
(A9)	Displays and exhibitions	P	P
(A10)	Informal recreation	P	RD
(A11)	Information facilities	P	RD
(A12)	Organised sport and recreation associated with the tertiary education facility	C	C
(A13)	Public amenities associated with the implementation of this precinct	P	RD
(A14)	Tertiary education facilities existing at 16 December 2004	P	N/A
(A15)	Tertiary education facilities not existing at 16 December 2004	D	D
(A16)	Tertiary education facilities for a maximum campus population of 1,100 from Monday to Friday and 570 from Saturday to Sunday	P	D
(A17)	Tertiary education facilities for a maximum campus population of 1,500	D	D
(A18)	Tertiary education facilities over a campus population of 1,500	NC	NC

Development			
(A19)	Accessory buildings for the maintenance of the campus grounds and buildings, including storage and workshops	P	RD
(A20)	Buildings, external alterations, additions and demolition unless otherwise specified below	P	RD
(A21)	Buildings greater than 500m ² in gross floor area	RD	RD
(A22)	Buildings, external alterations, additions and demolition where the work is visible from and located within 10 metres of a road or open space zone (excluding private roads)	RD	RD
(A23)	Parking buildings	D	D

I320.5. Notification

(1) An application for resource consent for a controlled activity listed in Table I320.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

(2) Any application for resource consent for an activity listed in Table I320.4.1 Activity table and which is not listed in I320.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

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

I320.6. Standards

The standards applicable to the underlying zone and Auckland-wide apply in this precinct, except the following:

- [H4 Residential – Mixed Housing Suburban Zone Standard H4.6.10](#) Landscaped area;
- [E27 Transport - Table E27.6.2.4](#) Parking rates - area 2; and
- In [E24 Lighting - Table E24.6.1.1](#) Lighting category classifications, the Mixed Housing Suburban standard is replaced by the Special Purpose - Tertiary Education Zone standard. For the avoidance of doubt, the lighting category for this precinct is Lighting Category 4 (high brightness).

All activities listed in Table I320.4.1 must comply with the following permitted activity standards.

I320.6.1. Height

- (1) Buildings must not exceed the maximum height in Table I320.6.1.1 Building heights below:

Table I320.6.1.1 Building heights

Building	Maximum height in metres
Parking building	6
All other building platforms	10

- (1) For the purposes of determining maximum height on the building platform in the north western corner of the site marked on Mount Albert 2: Precinct plan 1, all of the following apply:
- (a) the average ground level method or the rolling height method must be used;
 - (b) the maximum ground level (RL in terms of NZVD2016) must be taken as RL22.2 and no regard must be had to ground levels above RL22.2; and
 - (c) regard must be had to ground levels below RL22.2.

I320.6.2. Building platform

- (1) Building development must only occur on the building platforms identified on Mount Albert 2: Precinct plan 2 – activity locations.

I320.6.3. Parking

- (1) [Deleted]
- (2) All parking must be located within the identified parking areas shown on Mount Albert 2: Precinct plan 2 - activity locations.
- (3) A designated on-site bus stop and bus parking area must be provided on the site.

I320.6.4. Access

- (1) All vehicle and pedestrian access must be from Linwood Avenue.
- (2) There must be no pedestrian or vehicle access to the site from Burnside Avenue or Martin Avenue.
- (3) The boundary of the tertiary education facility campus with Burnside and Martin Avenues must be fenced so that no pedestrian or vehicle access can be achieved.
- (4) The northern Linwood Avenue access must be closed to traffic during the following hours:
 - (i) Mondays to Saturdays between 10pm and 7am the following day; and
 - (ii) Sundays between 6pm and 7am the following day
- (d) The access must be closed by a physical barrier such as a locked gate.

- (e) A sign must be maintained at the access clearly advising of the times the access is open.

I320.6.5. Impervious area, building coverage and landscaping

- (1) The maximum impervious area must not exceed 35 per cent of the total site area.
- (2) The maximum building coverage must not exceed 35 per cent of the total site area.
- (3) Screening trees and shrubs, in accordance with Mount Albert 2: Precinct plan 3 - landscaping must be planted in Sub-precinct B along the site's boundary with the adjoining open space zoned land 12 months prior to any construction work being undertaken on the building platforms. The planting must be accompanied by a planting plan in accordance with I320.9.6.

I320.7. Assessment – controlled activities

I320.7.1. Matters of control

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

- (1) for organised sport and recreation:
 - (a) the effects of planting and landscaping on the surrounding residential properties and golf course;
 - (b) the effects of the activity on the neighbourhood character and residential amenity of the surrounding residential properties and golf course; and
 - (c) the effects on the wider transport infrastructure and network.

I320.7.2. Assessment criteria

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

- (1) for organised sport and recreation:
 - (a) the effects of planting and landscaping on the surrounding residential properties and golf course:
 - (i) the extent to which the planting and other landscaping is provided in relation to the following matters:
 - (i) is consistent with Mount Albert 2: Precinct plan 3 – landscaping;
 - (ii) mitigates adverse visual effects with particular regard to views from adjacent residential and open space zoned land. This includes whether boundary planting is of a suitable species,

spacing and size to provide screening of the new buildings when viewed from the adjoining open space zoned land;

(iii) includes provision for specimen trees in appropriate locations with particular regard to the need to mitigate the effects of the loss of any existing trees which need to be removed during development; and

(iv) provides adequate topsoil depth to allow for optimum growing conditions for boundary screen planting. This would be required to be achieved through mounding where existing ground conditions are not adequate to provide minimum topsoil depths of 1m for trees and 0.4m for shrubs.

(b) the effects of the activity on the neighbourhood character and residential amenity of the surrounding residential properties and golf course:

(i) the extent to which screening or other design features mitigate adverse effects relating to noise and lighting on the adjoining properties; and

(ii) whether hours of operation and operational measures should be controlled to mitigate adverse effects on adjoining properties.

(c) effects on wider transport infrastructure and network:

(i) the extent to which the proposal provides for safe pedestrian access into and within the site (other than from Martin Avenue). This will include consideration of the pedestrian connections from the site to the adjoining street network and the Asquith Avenue campus; and

(ii) the extent to which any potential adverse effects on the wider transport and infrastructure and network are mitigated. Council may require the following transport actions to be actioned or funded by the tertiary education facility as a condition of any resource consent:

(i) widening Linwood Avenue by approximately 2.2 metres in the vicinity of the site access points to allow for the provision of a central painted flush median and the provision of left turn slip lanes for vehicles turning left into the site from Linwood Avenue. These works are intended to reduce delays for other traffic using Linwood Avenue. Any loss of on-street parking due to the road widening is to be mitigated by the provision of replacement parking in recessed parking bays at suitable locations on Linwood Avenue;

(ii) the upgrading of vehicle access points to the campus from Linwood Avenue to a sealed width of 10 metres. This work will allow the provision of separate left and right turn lanes for vehicles exiting the site and will assist in minimising delays for vehicles exiting the site;

(iii) modification of the vertical alignment of Linwood Avenue to ensure that adequate visibility is maintained at the northern Linwood Avenue access for traffic safety;

(iv) provision of low noise generating surfaces, such as friction course sealing, on Linwood Avenue adjacent to the southern Linwood Avenue access into the campus;

(v) the enhancement of existing pedestrian access from Linwood Avenue in order to minimise pedestrian and vehicle conflict;

(vi) the design and implementation of intersection upgrades (to the extent that these are required to deal with traffic effects generated by the development on site) for the following intersections:

- St Lukes Road and Linwood Avenue
- Linwood Avenue and Rossgrove Terrace; and
- Rossgrove Terrace and Asquith Avenue.

(vii) the implementation of a transport demand management strategy to reduce reliance on private motor vehicles by tertiary education institute staff and students as a means of transport to the site and to minimise the increase in peak period traffic generation; and

I320.8. Assessment – restricted discretionary activities

I320.8.1. Matters of discretion

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

(1) informal recreation:

(a) the matters listed in I320.7.1(1) above;

(2) information facilities, public amenities and, accessory buildings, buildings, alterations and additions identified as restricted discretionary activities:

(b) the matters listed in I320.7.1(1) above;

(c) the effect of the built form on the amenity of the golf course; and

(d) the effect of the building design, location and external appearance.

I320.8.2. Assessment criteria

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

- (1) informal recreation
 - (a) the matters listed in I320.7.1.(1) above;
 - (i) the criteria listed at I320.7.2 above;
- (2) information facilities, public amenities, and accessory buildings, alterations and additions identified as restricted discretionary activities:
 - (a) the matters listed in I320.7.1.(1) above;
 - (i) the criteria listed at I320.7.2 above;
 - (b) the effect of the built form on the amenity of the golf course:
 - (i) the extent to which new buildings include suitable screening and/or use toughened glass to minimise damage to people and campus property caused by golf balls from the adjoining golf course; and
 - (ii) where the boundary planting along the north eastern boundary of the site required by I320.6.5(3) above is not yet of sufficient height and form to provide adequate visual screening of the parking building when viewed from the golf course, the car parking building should be designed such that its building form and north western façade treatment reduces the visual impact of the bulk of the building and provides interest through façade modulation, setbacks, contrasting materials, parapet and or roof forms and building openings; and
 - (c) the effect of the building design, location and external appearance:
 - (i) the extent to which the scale, bulk, location and design of buildings or structures:
 - (i) minimise adverse overshadowing or privacy effects on adjoining residential zoned and open space zoned sites by landscaping, screening, and/or separation distances;
 - (ii) maintain the personal safety of tertiary education facility users; and
 - (iii) provides appropriate landscaping or fencing so that the tertiary education facility building is compatible with its surroundings and to preserve privacy of adjoining and facing residential properties and the golf course.
 - (ii) whether the design of buildings contributes to the local streetscape and sense of place by responding to the planned future context of the surrounding area;
 - (iii) whether buildings that front the streets and open spaces positively contribute to the public realm and pedestrian safety; and

- (iv) whether buildings include activities that engage and activate streets and public spaces at ground and first floor levels; and

I320.9. Special information requirements

An application for any resource consent in this precinct must be accompanied by the following information, or confirmation that the provisions are being met, whichever is applicable:

I320.9.1. Parking and traffic

- (1) The tertiary education institute must provide an annual statement to the Council by 31 March of every calendar year identifying campus numbers and formally marked car parking spaces. The statement must identify:
 - (a) total people, being equivalent full-time students and full-time staff; and
 - (b) campus population, being numbers of students and staff on the site at any one time; and
 - (c) the number of marked parking spaces provided on the site.

I320.9.2. Traffic survey

- (1) The tertiary education facility must undertake an annual traffic survey during a peak operational period as agreed with Council to determine:
 - (a) the extent of traffic generation in the surrounding streets resulting from the tertiary education facility.
 - (b) the on-site parking demand and the incidence of on-street parking resulting from the tertiary education facility.
- (2) The traffic survey must:
 - (a) be undertaken by a registered traffic engineer during the course of a typical day;
 - (b) include Linwood, Burnside and Verona Avenues, Martin Avenue as far as Rossgrove Terrace, Rossgrove Terrace between Norrie and Martin Avenues and Challinor Crescent; and
 - (c) include information setting out the actual campus population during the time that the survey was undertaken.
- (3) The manner and timing of the survey must be agreed beforehand with Council.
- (4) The results of the survey must be provided to Council within one month of the survey being undertaken.

I320.9.3. 24-hour contact and complaints register

- (1) The tertiary education facility must provide the owners and occupiers of all properties adjoining the site and the Mount Albert Residents Association with a 24-hour contact phone number(s) to report concerns or complaints associated with the tertiary education institute directly to its management or security staff.
- (2) The tertiary education facility must keep and maintain a register of any complaints about its operation including those received via the 24-hour contact phone number(s), email, written correspondence or face to face meetings.
 - (a) The register must record the time of the complaint, who it is from, the nature of the issue and the action taken by the tertiary education facility.
 - (b) The tertiary education facility must make the register available to the council within 48 hours of a written request from the council.

I320.9.4. Community liaison group

- (1) The tertiary education facility must form a community liaison group to consult and liaise with the local community in respect of its operations, including implementation of and compliance with this precinct.
- (2) The tertiary education facility must invite the following parties to participate in the community liaison group:
 - (a) Mount Albert Residents Association;
 - (b) Auckland City Golf Course Ltd, or any successive manager of the Chamberlain Park Golf Course;
 - (c) local residents living in the following streets:
 - (i) Linwood Avenue;
 - (ii) Burnside Avenue;
 - (iii) Verona Avenue;
 - (iv) Martin Avenue (those properties located on either side of Martin Avenue between Rossgrove Terrace intersection and the former Martin Avenue entrance onto the campus);
 - (v) Rossgrove Terrave; and
 - (vi) Chaillinor Crescent; and
 - (d) Gladstone Primary School Board of Trustees.
- (3) The tertiary education facility must convene a meeting of the community liaison group on a yearly basis no later than one month after undertaking the annual traffic survey (refer to I320.9.2 above) for the purpose of providing and

discussing the traffic survey and any other matters of concern to the community arising from activities at the tertiary education institute.

- (4) The tertiary education facility must provide a written invitation to the parties outlined in I320.9.4(2) above at least ten working days before the commencement of the meeting.
- (5) The meeting must be held at a convenient location mutually agreed upon by the tertiary education institute facility-and Mount Albert Residents Association. The costs, if any, of renting the venue must be borne by the tertiary education institute.
- (6) The meeting must be chaired by an independent party with mediation skills as agreed between the tertiary education facility-and Mount Albert Residents Association. The cost of employing such a person must be borne by the tertiary education facility.
- (7) Minutes of the meeting must be provided to all attendees promptly following the meeting. A copy of the minutes must also be provided to Council.

I320.9.5. Intensity

- (1) Within 48 hours of receiving a written request from the Council, the tertiary education facility must provide written information about the number of staff and students present on the campus throughout the course of a particular campus day. This is for monitoring purposes.

I320.9.6. Planting and maintenance plan

- (1) A planting and maintenance programme must be submitted to and approved by the Council prior to the planting required under Standard I320.6.5(3) being implemented.

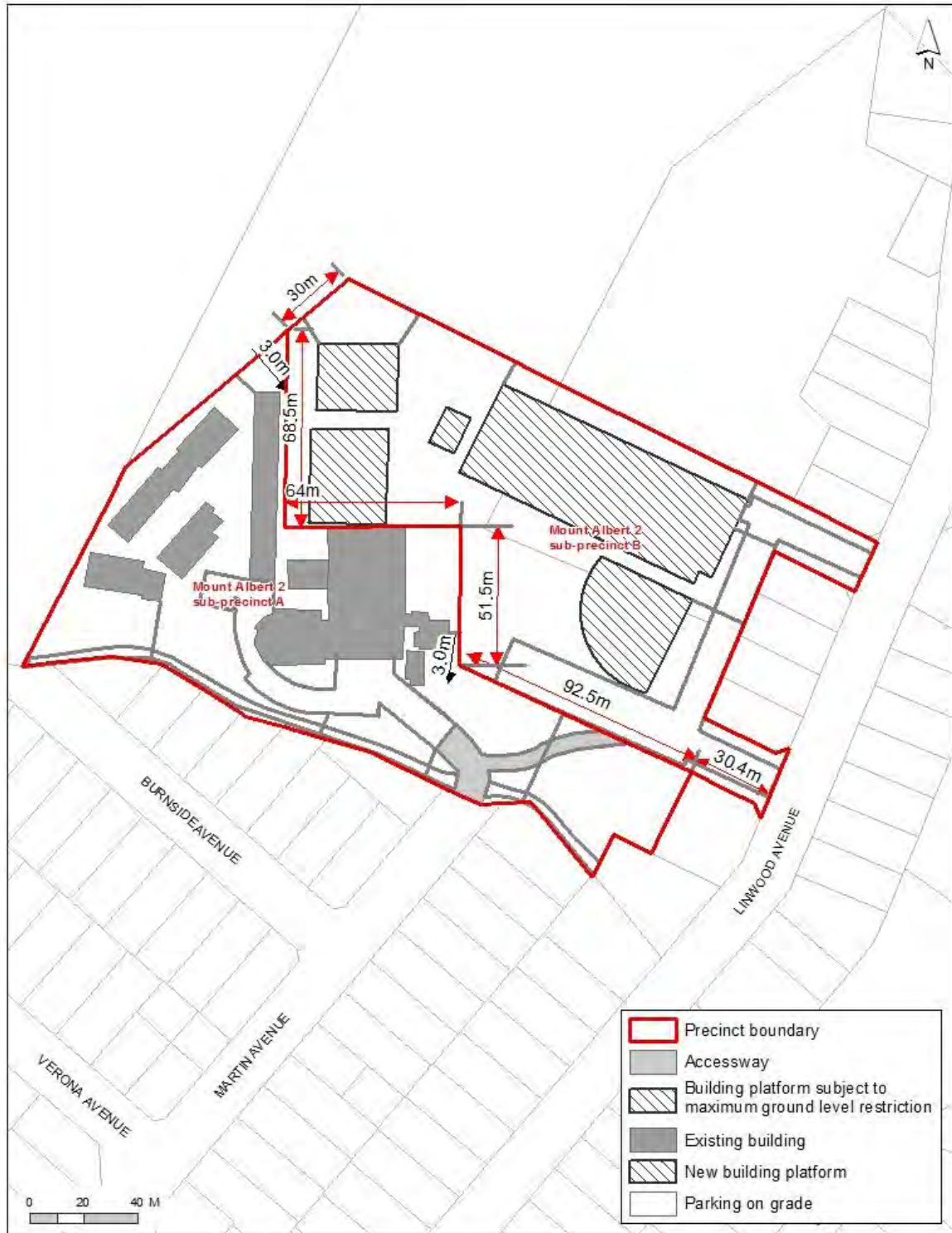
The planting plan and maintenance programme must:

- (a) be prepared by a registered landscape architect;
- (b) include details of plant sizes at the time of planting and intended species, including mature specimen trees to provide screening;
- (c) set out the methods for irrigation and fertilising to ensure continued growth of the plants;
- (d) set out the methods to protect planting during construction;
- (e) provide details on the timing of planting; and
- (f) detail topsoil depths, sufficient to ensure the optimum growth of the plants. In particular, boundary planting must be required to achieve the following minimum topsoil depths at the time of planting:
 - (i) for trees 1 metre of topsoil depth, and
 - (ii) for shrubs 0.4 metres of topsoil depth.

Note: The minimum topsoil depths may either be achieved using existing ground conditions where appropriate or through mounding.

I320.10. Precinct plans

I320.10.1 Mount Albert 2: Precinct plan 1



I320.10.2 Mount Albert 2: Precinct plan 2 - activity locations



I320.10.3 Mount Albert 2: Precinct plan 3 - landscaping



I321. Mount Smart Stadium Precinct

I321.1. Precinct description

The Mount Smart Stadium Precinct provides specific planning controls for the use and development of Mount Smart Stadium. Mount Smart Stadium Precinct is a 22 hectare sports and recreation stadium. It was originally a volcanic hill that stood 86 metres high and local Maori called it Rarotonga which means 'below south'.

The zoning of the land within the Mount Smart Stadium Precinct is Special Purpose - Major Recreation Facility Zone. The overlay, Auckland-wide and zone objectives and policies apply in this precinct in addition to those listed below.

Refer to the planning maps for the location and extent of the precinct.

I321.2. Objectives

- (1) The Mount Smart Stadium is protected as a regionally and nationally important venue for all of the following primary activities:
 - (a) organised sports and recreation;
 - (b) informal recreation;
 - (c) concerts, events and festivals;
 - (d) markets, fairs and trade fairs;
 - (e) functions, conferences, gatherings and meetings;
 - (f) motorsport activities; and
 - (g) displays and exhibitions.
- (2) A range of activities compatible with, or accessory to, the primary activities are enabled.
- (3) The adverse effects of the operation of the Mount Smart Stadium are avoided, remedied or mitigated as far as is practicable recognising that the primary activities will by virtue of their nature, character, scale and intensity, generate adverse effects on surrounding land uses which are not able to be fully internalised.

I321.3. Policies

- (1) Enable the safe and efficient operation of the Mount Smart Stadium for its primary activities.
- (2) Protect the primary activities of the Mount Smart Stadium from the reverse sensitivity effects of adjacent development.
- (3) Enable a range of accessory and compatible activities where they achieve all of the following:
 - (a) avoid, remedy or mitigate adverse effects; and

- (b) are of a character and scale which will not displace the primary activities.
- (4) Manage the adverse effects of the operation of the Mount Smart Stadium, having regard to the amenity of surrounding properties.
- (5) Recognise that the Mount Smart Stadium's primary activities may generate adverse effects that are not able to be fully internalised and may need to be further mitigated by limiting or controlling their scheduling, duration and frequency.

I321.4. Activity table

The provisions in any relevant overlays and Auckland-wide apply in this precinct unless otherwise specified below.

- (1) [E40 Temporary activities](#);
- (2) [E25 Noise and vibration](#) (noise provisions only);
- (3) [E24 Lighting](#);
- (4) [E27 Transport – district rule E27.6.1](#); and
- (5) [E27 Transport – district rule E27.6.2](#).

Table I321.4.1 specifies the activity status of land use and development activities in the Mount Smart Stadium Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I321.4.1: Activity table

	Activity	Activity status
Use		
Primary activities		
(A1)	Concerts, events and festivals	P
(A2)	Markets, fairs and trade fairs	P
(A3)	Functions, conferences, gatherings and meetings	P
(A4)	Displays and exhibitions	P
(A5)	Informal recreation	P
(A6)	Organised sport and recreation	P
(A7)	Motorsport Activities	P
(A8)	Any primary activity not meeting Standard I321.6.4 but meeting all other standards	C
Accessory activities		
(A9)	Accessory activities	P
(A10)	Any accessory activity not meeting Standard	C

I321 Mount Smart Stadium Precinct

	I321.6.4 but meeting all other standards	
Compatible activities		
(A11)	Sports, recreation and community activities	P
(A12)	Professional fireworks displays meeting Standard I321.6.8	P
(A13)	Professional fireworks displays not meeting Standard I321.6.8	RD
(A14)	Helicopter flights meeting Standard I321.6.9	P
(A15)	Helicopter flights not meeting Standard I321.6.9	RD
(A16)	Filming activities	P
(A17)	Any compatible activity not meeting Standard I321.6.4 but meeting all other standards	C
Development		
(A18)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity up to 20m in height	P
(A19)	New buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height	RD
(A20)	Grandstands and spectator viewing structures up to 35m in height	P
(A21)	Grandstands and spectator viewing structures greater than 35m in height	RD
(A22)	Light towers and associated fittings up to and greater than 35m in height	P
(A23)	New buildings, building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I321.6.6	RD
(A24)	Demolition of buildings	P
(A25)	Temporary buildings	P
(A26)	Workers' accommodation	P

I321.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I321.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I321.4.1 Activity table and which is not listed in I321.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

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

I321.6. Standards

All permitted, controlled or restricted discretionary activities listed in Table I321.4.1 must comply with the following activity standards unless otherwise stated.

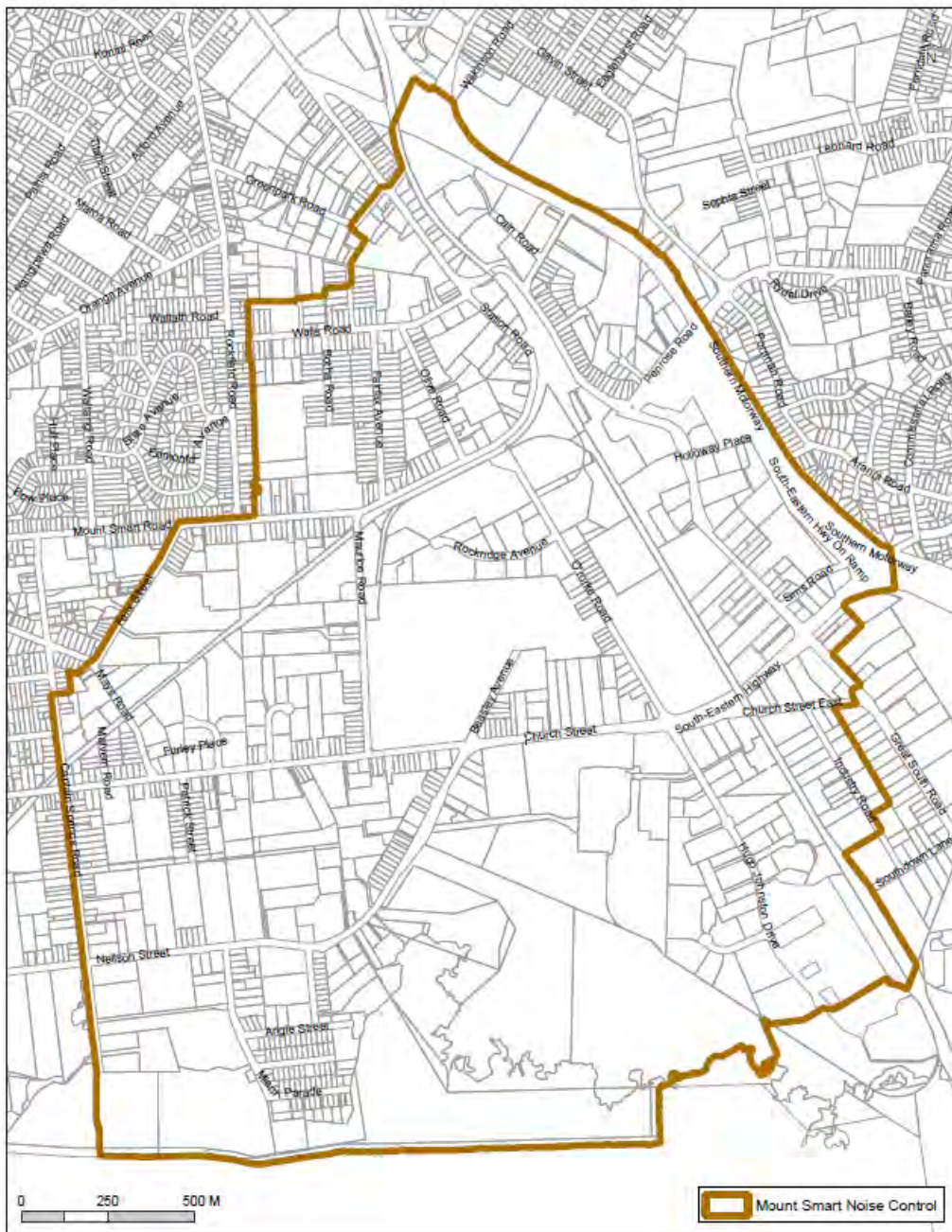
I321.6.1. Noise

- (1) The noise (rating) level from any activity as measured within the boundary of any residential site in a residential zone must not exceed the noise limits in Table I321.6.1.1. Noise limits do not apply within the Mount Smart noise control area as illustrated in Figure I321.6.1.1.

Table I321.6.1.1: Noise standards

Time, day, duration and frequency	Noise limit
Up to 6 special noise events between 8:00am and 10:30pm in any 12 month period	75dB L _{Aeq(5min)}
Up to 30 special noise events between 8:00am and 10:30pm in any 12 month period	65dB L _{Aeq(5min)}
Up to 50 special noise events between 8:00am and 10:30pm in any 12 month period	55dB L _{Aeq}
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:30pm	55dB L _{Aeq}
General noise standards for all other times	45dB L _{Aeq} and 75dB L _{Amax}

Figure I321.6.1.1: Mount Smart noise control area



- (2) Noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) For special noise events an adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) Testing and balancing of all sound systems including vocal checks by performers must cumulatively not exceed 3 hours and must not commence

before 10am on any day and must be completed by 7pm on the day of the event.

- (5) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (6) Crowd noise is to be excluded from any assessment of compliance with these limits.
- (7) Where $L_{Aeq (5min)}$, is specified, no 5 minute measurement sample can exceed the stated limit.
- (8) Professional fireworks displays and helicopter flights are excluded from this standard.

I321.6.2. Lighting

- (1) Lighting limits must be measured and assessed in accordance with Standard AS 4282-1997 (Control of the Obtrusive Effects of Outdoor Lighting). In the event of any conflict between these documents and the lighting standards set out below, the below standards will prevail.
- (2) Any calculation must be based on a maintenance factor of 1.0 (i.e. no depreciation).
- (3) Where measurements of any illuminance above background levels from the use of artificial lighting cannot be made because the owner will not turn off artificial lighting, measurements may be made in areas of a similar nature that are not affected by the artificial light. The result of these measures may be used for determining the effect of the artificial light.
- (4) For the purposes of Standard I321.6.2, the curfew and pre-curfew times are as stated in Table I321.6.2.1.

Table I321.6.2.1: Pre-curfew and curfew times

	Times
Pre-curfew	7am – 12am
Curfew	12am – 7am

- (5) The added illuminance from the use of any artificial lighting on any site must not exceed either one of the following:
 - (a) The limits in Table I321.6.2.2 when measured at the boundary of any residentially zone. The illuminance limit will apply horizontally and vertically at any point on the residential zone boundary and at any height;
 - or

Table I321.6.2.2: Horizontal and vertical illuminance at a boundary

	Illuminance limit
Pre-curfew	100 lux (above the background level)
Curfew	10 lux (above the background level)

- (b) The vertical illuminance limits in Table I321.6.2.3 when measured at the windows of habitable rooms of a lawfully established dwelling within a residential zone.

Table I321.6.2.3: Vertical illuminance at a window

	Vertical illuminance limit
Pre-curfew	25 lux
Curfew	4 lux

- (6) Outdoor artificial lighting operating on any site between sunset and sunrise must not exceed a threshold increment limit of 15 per cent (based on an adaption luminance of 10 cd/m²) on any public road, calculated within each traffic lane in the direction of travel.
- (7) The glare resulting from any artificial lighting must not exceed 50,000 cd for pre-curfew times and 2,500 cd for curfew times measured at any residential zone boundary.
- (8) The average surface luminance for an intentionally artificially lit building façade must not exceed 50cd/m². The values may be determined by calculation or measurement in accordance with CIE 150:2003 (Guide on the limitation of the effects of obtrusive light from outdoor lighting installations) – International Commission on Illumination ISBN 3 901 906 19 3.
- (9) Professional fireworks displays are excluded from this standard.

I321.6.3. Special noise events

- (1) The total number of special noise events in any 12 month period must not exceed 86 events.
- (2) For the purpose of this standard, a special noise event exceeds the standard noise limits but does not exceed the special noise limits listed in Table I321.6.1.1.
- (3) Special noise events may occur consecutively over a day or days, but may not exceed the total number of special noise events allowed in any 12 month period provided that:
- (a) There must be no more than 2 special noise events on any one day.

- (b) There must be no more than 4 special noise events within any 2 week period.
- (4) A single special noise event must be limited to a total duration of 6 hours. Any special noise event lasting longer than 6 hours must be counted as 2 special noise events. The duration of a special noise event must be determined by the cumulative length of time that the standard noise limits are exceeded.

I321.6.4. Traffic management

All activities must meet at least one of the following traffic management standards:

- (1) The activity and management of associated transport and traffic effects is undertaken in accordance with a Transport and Traffic Management Plan authorised by Auckland Transport; or
- (2) The activity generates a crowd of less than 10,000 people and does not require the closure of a public road.

I321.6.5. Parking

- (1) [Deleted]

I321.6.6. Interface control areas

- (1) New buildings, external building alterations or additions to a building must be located outside the Interface Control Area (ICA) as illustrated on the precinct plan. Temporary buildings are excluded from this standard.

I321.6.7. Height in relation to boundary

- (1) Where the Mount Smart Stadium Precinct directly adjoins a road, buildings must not project beyond a 45 degree recession plane measured from a point 8.5m vertically above ground level on the precinct boundary.
- (2) Temporary buildings, light towers and associated fittings are excluded from this standard.

I321.6.8. Professional fireworks displays

- (1) Displays are limited to 3 in any 12 month period.
- (2) Displays must not exceed 15 minutes in duration.
- (3) Displays must be finished by 10:30pm.
- (4) Fireworks must be discharged at least 120 metres from any residential zone.
- (5) Displays must comply with 140dB $L_{Z_{peak}}$ at any point in the audience area and within the boundary of any activity sensitive to noise.

I321.6.9. Helicopter flights

- (1) There must be no more than 30 helicopter movements in any 12 month period and 10 on any day (where an arriving flight and a departing flight comprises two movements).
- (2) Landing and departures must take place at least 150m from any neighbouring site.

I321.6.10. Temporary buildings

- (1) Temporary buildings must be erected for a continuous period of no greater than 90 days, excluding set up and dismantling time.

I321.7. Assessment – controlled activities

I321.7.1. Matters of control

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

- (1) The effects of the proposed activity on the safety and efficiency of the transport network.

I321.7.2. Assessment criteria

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

- (1) Effects on the safety and efficiency of the transport network:
 - (a) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (b) the extent to which entry and exit points to the precinct will be managed to accommodate traffic and pedestrian movements; and
 - (c) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I321.8. Assessment – restricted discretionary activities

I321.8.1. Matters of discretion

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

- (1) Any activity that does not comply with noise and/or lighting standards:

- (a) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks;
- (2) Any activity that does not comply with permitted helicopter flight standards:
 - (a) The effects of non-compliance with the permitted helicopter flight standards on the amenity of surrounding properties;
- (3) Any activity that does not comply with permitted professional fireworks display standards:
 - (a) The effects of non-compliance with the permitted fireworks display standard on the amenity of surrounding properties;
- (4) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity greater than 20m in height and/or which does not comply with height in relation to boundary standards:
 - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces;
- (5) Grandstands and spectator viewing structures greater than 35m in height:
 - (a) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces; and
- (6) Any new buildings, external building alterations or additions to a building for a primary, compatible, or accessory activity not meeting Standard I321.6.6:
 - (a) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces.

I321.8.2. Assessment criteria

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

- (1) The effects of non-compliance with a noise and/or lighting standard on the amenity values of surrounding properties and safety of transport networks:
 - (a) Whether the effects of the activity will give rise to noise effects are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and
 - (iii) the degree of non-compliance;
 - (b) Whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time;

- (c) The extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement;
 - (d) The extent to which any artificial lighting will create a traffic safety issue;
 - (e) Whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
 - (f) The extent to which the amount of light falling into habitable rooms during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance;
 - (g) Whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment; and
 - (h) The extent to which additional special events adversely affect the amenity of surrounding properties having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of special event standards;
 - (iii) the additional number of special events; and
 - (iv) whether there is an operational need for the exceedance.
- (2) The effects of non-compliance with the permitted helicopter flight and/or fireworks display standard on the amenity of surrounding properties:
- (a) The extent to which the additional activities adversely affect the amenity of surrounding properties, having regard to all of the following:
 - (i) the sensitivity of the surrounding environment;
 - (ii) the cumulative effect of numerous infringements of this standard;
 - (iii) the additional number of activities; and
 - (iv) whether there is an operational need for the exceedance.
- (3) The visual effects of the additional bulk and scale of buildings on the amenity of private properties, streets and public open spaces:
- (a) The extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones;
 - (b) The extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);

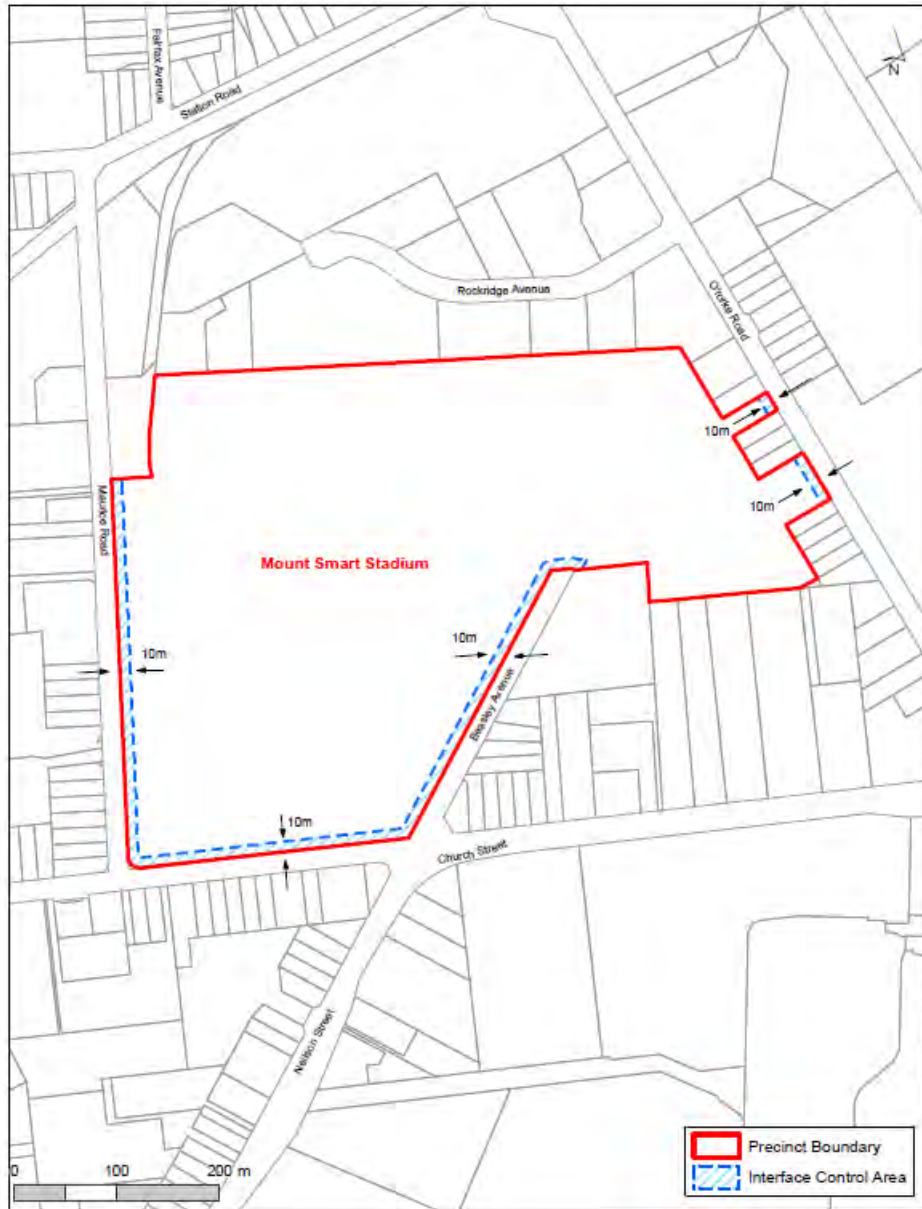
- (c) Whether there is an operational, technical or locational need to exceed height and/or height in relation to boundary standard/s; and
 - (d) The extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (4) The visual effects of the building design and external appearance on the amenity of private properties, streets and public open spaces:
- (a) The extent to which the building design and external appearance avoids, remedies or mitigates adverse effects on the surrounding area having regard to all of the following:
 - (i) the amenity values and character of the surrounding area;
 - (ii) the functional and operational requirements of the precinct;
 - (iii) whether crime prevention through environmental design (CPTED) principles have been integrated into external building and layout design;
 - (iv) whether long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones have been avoided;
 - (v) whether mechanical and electrical equipment has been integrated into the building design as far as is practicable;
 - (vi) whether quality, durable, fit for purpose and easily maintained materials have been used for building design and construction; and,
 - (vii) whether landscape design is utilised to enhance the visual appearance of the development, including around parking areas and service areas.

I321.9. Special information requirements

There are no special information requirements for this precinct.

I321.10. Precinct plans

I321.10.1. Mount Smart Stadium: Precinct plan 1



I322. Mount Wellington 5 Precinct

I322.1. Precinct description

The Mount Wellington 5 Precinct incorporates a large purpose built sports centre occupying 7.5ha of land in Mount Wellington. The centre provides predominantly for netball activities, while other sports and community activities also use the facilities in order to support the viability of the centre. The centre has regional, as well as local, significance providing for organised sport and recreation at all levels, from school children to premier sport. It is envisaged that up to 46 outdoor and eight indoor netball courts will be established on the site when it is fully developed.

The zoning of the land within the Mount Wellington 5 Precinct is Open Space - Sport and Active Recreation Zone.

I322.2. Objectives

- (1) Organised sports and recreation activities are promoted on the site.
- (2) Other activities which are compatible with, or accessory to, organised sport and recreation are provided for where they do not detract from the safe and efficient operation of the site.
- (3) The amenity values of the precinct and surrounding areas are maintained.

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

I322.3. Policies

- (1) Recognise that this site is a purpose-built sport and recreation facility when considering whether other activities represent an efficient use of these physical resources.
- (2) Provide for a range of other activities which are compatible with, or accessory to, organised sport and recreation within the precinct where they are of a character and scale which will not displace organised sport and recreation activities.
- (3) Manage the activities conducted within the precinct to maintain its safe and efficient operation.
- (4) Manage adverse effects generated by the operation of the site to maintain the amenity and safety of the surrounding area.
- (5) Require proposed development to be located in accordance with the precinct plan.

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

I322.4. Activity table

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

Table I322.4.1 specifies the activity status of land use and development in the Mount Wellington 5 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

A blank in Table 0.1 Activity table below means that the provisions of the overlays, zone or Auckland-wide apply.

Table I322.4.1: Activity table

	Activity	Activity status
Use		
(A1)	Any activity within this precinct that is not identified below	
(A2)	Organised sports and recreation	P
(A3)	Informal recreation	P
(A4)	Any permitted activity not meeting Standard Error! Reference source not found. but meeting all other standards	C
(A5)	Concerts, events and festivals	P
(A6)	Markets, fairs and trade fairs	P
(A7)	Functions, conferences, gatherings and meetings	P
(A8)	Displays and exhibitions	P
(A9)	Accessory activities	P
Development		
(A10)	New buildings, building alterations or additions to a building	P
(A11)	Grandstands	P

I322.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table 0.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.

I322.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct, except that the following standards do not apply:

- Standard [E25.6.17](#) Open Space – Sport and Active Recreation Zone interface

- Standard [E27.6.2](#) Number of parking and loading spaces do not apply in this precinct
- Standard [H7.11.1](#) Building height
- Standard [H7.11.5](#) Gross floor area threshold
- Standard [H7.11.6](#) Maximum site coverage
- Standard [H7.11.7](#) Maximum impervious area

All activities listed in Table 0 Activity table must comply with the following activity standards unless otherwise specified.

I322.6.1. Noise

- (1) The noise (rating) levels from any activity as measured within the boundary of any site containing an activity sensitive to noise, must not be greater than the noise limits and duration in Table I322.6.1.1 Noise standards.

Table I322.6.1.1 Noise standards

Time, day, duration and frequency	Noise limit	Cumulative duration
Up to 5 special noise events between 8:00am and 10:00pm in any 12 month period	65dB L_{Aeq}	6 hours within any 12 hour period
Up to 15 special noise events between 8:00am and 10:00pm in any 12 month period	60dB L_{Aeq}	6 hours within any 12 hour period
General noise standards for all days including Christmas Day, Good Friday & Anzac Day between 8:00am and 10:00pm	55dB L_{Aeq}	
General noise standards for all other times	40dB L_{Aeq} and 70dB L_{Amax}	

- (2) Compliance with noise limits must be measured in accordance with NZS 6801:2008 Acoustics – Measurement of Environmental Sound and assessed in accordance with NZS 6802:2008 Acoustics – Environmental Noise.
- (3) An adjustment must not be applied to amplified music or amplified voice sounds containing special audible characteristics (with respect to section 6.3 of NZS6802:2008) but other sources of sound may have an adjustment applied if necessary in accordance with the same section.
- (4) The prescribed time frames for the purpose of assessment according to NZS6802:2008 must be the timeframe for which any particular noise limit applies.
- (5) Crowd noise is to be excluded from any assessment of compliance with these limits.

- (6) For the purposes of this standard, a special noise event exceeds the general noise limits but not the special noise event noise limit in Table I322.6.1 Noise standards.

I322.6.2. Lighting

I322.6.2.1. General lighting

The Auckland-wide provisions of [E24 Lighting](#) apply with the following modifications:

- (1) The curfew and pre-curfew times are as listed in Table I322.6.2.1 Pre-curfew and curfew times.

Table I322.6.2.1.1 Pre-curfew and curfew times

	Times
Pre-curfew	8:00am – 10:00pm
Curfew	10:00pm – 8:00am

- (2) The illuminance limits must not exceed the limits as stated in Table I322.6.2.1 Illuminance limits.

Table I322.6.2.1.2 Illuminance limits

	Illuminance limits
Pre-curfew	125 lux (above background level)
Curfew	20 lux (above background level)

- (3) The pre-curfew luminous intensity limit (glare limit) is 10,000 candelas.
- (4) The average surface illuminance for an intentionally artificially lit building façade must not exceed 10 cd/m².

I322.6.2.2. Special lighting events

- (1) There may be 20 special lighting events in any 12 month period of 6 hours in duration per event (cumulative hours within any 12 hour period).
- (2) For the purposes of this standard, a special lighting event exceeds the general lighting limits in Standard I322.6.2.1 but not the modified limits listed below.
- (3) For special lighting events, the limits listed in Standard I322.6.2.1 General lighting apply with the following modifications:
- (a) the pre-curfew glare limit is 25,000 candelas;

- (b) the average surface illuminance must not exceed 50cd/m² for 5 special lighting events and 25cd/m² for the remaining 15 special lighting events; and
- (c) temporary lighting (including stage lighting and special effects lighting) may, within the pre-curfew period, exceed the illuminance limits and glare standards allowed within this precinct provided this is for no more than a total of 10 minutes in any 60 minute period.

I322.6.3. Impervious areas

- (1) The maximum impervious areas within this precinct must comply with the impervious areas illustrated on Mount Wellington 5: Precinct Plan 1.
- (2) Buildings over the hardcourt area illustrated on Mount Wellington 5: Precinct Plan 1 are excluded from calculations of the maximum site coverage.

I322.6.4. [Deleted]

- (1) [Deleted]

I322.6.5. Building height

- (1) Buildings must not exceed 12m in height (includes light poles).

I322.6.6. Building location

- (1) Buildings must be located within the building platform area illustrated on the Mount Wellington 5: Precinct plan 1.
- (2) Buildings which provide a weather proof covering over the hardcourt area illustrated on the Mount Wellington 5: Precinct plan 1 are exempted from this standard.

I322.7. Assessment – controlled activities

I322.7.1. Matters of control

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

- (1) any permitted activity not meeting Standard Error! Reference source not found. but meeting all other standards:
 - (a) the effects of the increased number of vehicles on the surrounding transport network.

I322.7.2. Assessment criteria

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

- (1) any permitted activity not meeting Standard Error! Reference source not found. but meeting all other standards:

- (a) the effects of the increased number of vehicles on the surrounding transport network:
 - (i) the extent to which there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (ii) the extent to which entry and exit points to the precinct will be managed to suitably accommodate traffic and pedestrian movements; and
 - (iii) the extent to which any proposed mitigation measures will address adverse traffic and parking effects. Such measures may include travel planning, providing alternatives to private vehicle trips and the preparation and implementation of a Transport and Traffic Management Plan (prepared by a suitably qualified and experienced person).

I322.8. Assessment – restricted discretionary activities

I322.8.1. Matters of discretion

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

- (1) any activity that does not comply with Standard I322.6.1 Noise:
 - (a) the effects of additional noise events, or events exceeding noise limits, on the amenity of the surrounding environment;
- (2) any activity that does not comply with Standard I322.6.2 Lighting:
 - (b) the effects of additional lighting events, or events exceeding lighting limits, on the amenity of the surrounding environment; and
 - (c) the effects of artificial lighting on the safety of the transport network.
- (3) any activity that does not comply with Standards I322.6.3 Impervious areas, I322.6.5 Building height or I322.6.6 Building location:
 - (a) the visual effects of the proposed building design and appearance on the surrounding environment;
 - (b) the effects of additional buildings on neighbouring sites, streets and public open spaces;
 - (c) the effects of the buildings on organised sport and recreation activities undertaken within the precinct; and
 - (d) the effects on the surrounding transport network.
- (4) any other restricted discretionary activity:

- (a) the effects of the proposed activity on organised sport and recreation undertaken within the precinct.

I322.8.2. Assessment criteria

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

- (1) any activity that does not comply with Standard I322.6.1 Noise:
 - (a) the effects of additional noise events, or events exceeding noise limits, on the amenity of the surrounding environment.
 - (i) whether the effects of the activity will give rise to noise effects that are unreasonable, having regard to all of the following:
 - (i) the cumulative noise effects of other activities which are permitted on the site;
 - (ii) the cumulative effect of numerous infringements of noise standards; and
 - (iii) the degree of non-compliance.
 - (ii) whether people likely to be affected by the exceedance of noise standards will be given reasonable notice of the likely effects of the infringement including start time and end time; and
 - (iii) the extent to which duration and hours of operation are managed to minimise the effects of the infringement having regard to the operational requirements and reason for the infringement.
- (2) any activity that does not comply with Standard I322.6.2 Lighting:
 - (a) the effects of additional lighting events, or events exceeding lighting limits, on the amenity of the surrounding environment.
 - (i) whether the number, placement, design, height, colour, orientation and screening of light fittings and light support structures minimise light spill, glare, and loss of night time viewing;
 - (ii) the extent to which the amount of light falling into habitable rooms of during the hours of darkness is minimised to control effects on indoor amenity and sleep disturbance; and
 - (iii) whether the artificial lighting is necessary, suitable and adequately protects the amenity of the surrounding environment.
- (3) any activity that does not comply with Standards I322.6.3 Impervious areas, I322.6.5 Building height or I322.6.6 Building location:
 - (a) the visual effects of the proposed building design and appearance on the surrounding environment;

- (i) the extent to which building design and external appearance avoid, remedy or mitigate adverse effects on neighbours having regard to all of the following:
 - (ii) the amenity values and character of the surrounding area;
 - (iii) the functional and operational requirements of the precinct;
 - (iv) integrated CPTED principles into external building and layout design;
 - (v) long unrelieved frontages and excessive bulk and scale when viewed from the public realm and residential zones are avoided;
 - (vi) mechanical and electrical equipment is integrated into the building design as far as possible;
 - (vii) the use of quality, durable, fit for purpose and easily maintained materials for building design and construction; and,
 - (viii) landscaping has been utilised to enhance the visual appearance of the development, including around parking areas and service areas.
- (b) the effects of additional buildings on neighbouring sites, streets and public open spaces;
 - (i) the extent to which the height, location and design of the building allow reasonable sunlight and daylight access to:
 - (i) streets and public open spaces; and
 - (ii) adjoining sites, particularly those in residential zones.
 - (ii) the extent to which the building avoids, remedies or mitigates any potential loss of privacy for surrounding properties (particularly those in residential zones);
 - (iii) whether there is an operational need to exceed height and/or height in relation to boundary standard/s; and
 - (iv) the extent to which adverse effects of the visual dominance of the building on the surrounding area (including roads) are avoided, remedied or mitigated having regard to the amenity and character of the surrounding area and the functional and operational needs of the facility.
- (c) the effects of the buildings on organised sport and recreation activities undertaken within the precinct; and
 - (i) whether the proposed activity is of a character, scale and intensity to ensure that adverse effects on the operation of organised sport and recreation activities, including its likely future use or intensification, are avoided, remedied or mitigated; and
- (d) the effects on the surrounding transport network.

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- (i) whether there are likely to be adverse effects on the safe and efficient operation of the transport network and pedestrian movements;
 - (ii) whether a reduction in car parking will compromise the successful implementation of a Transport and Traffic Management Plan, where relevant or required;
 - (iii) whether the precinct has sufficient parking capacity to provide for the day to day needs of existing and proposed activities; and
 - (iv) whether proposed artificial lighting will create a traffic safety issue or enhance safety.
- (4) any other restricted discretionary activity:
- (a) the effects of the proposed activity on organised sport and recreation undertaken within the precinct:
 - (i) whether the proposed activity is of a character, scale and intensity to ensure that adverse effects on the operation of organised sport and recreation activities, including its likely future use or intensification, are avoided, remedied or mitigated.

I322.9. Special information requirements

There are no special information requirements for this precinct.

I322.10. Precinct plan

I322.10.1. Mount Wellington 5: Precinct plan 1



I330. Saint Lukes Precinct

I330.1. Precinct description

The objectives and policies of the Business – Town Centre Zone apply in the following precinct unless otherwise specified.

Saint Lukes Shopping Centre is one of Auckland's premier retail destinations and performs the role of anchor for the wider Saint Lukes Town Centre. It is strategically located in the western part of the Auckland isthmus and is well connected to the surrounding road network. Several bus routes serve the integrated shopping town centre and the Morningside railway station is within walking distance.

The three precinct plans provide for the future expansion and development of the Saint Lukes Shopping Centre. The principal focus of the precinct plans is to allow flexibility for the configuration of the Shopping Centre's expansion and to enable a range of permitted activities, while including a set of provisions to manage potential external effects.

Enabling the development of a mixed use environment is a key element of the development of a high density town centre at Saint Lukes. The Saint Lukes Shopping Centre itself may not contain all the elements that comprise the town centre but it will form its commercial heart. The precinct plan provisions enable and encourage the establishment of a wide range of uses including retail, entertainment, education, civic, commercial and residential activities.

The precinct plans facilitate an extension to Exeter Road, as a private road linking Exeter Road and Aroha Avenue that will provide safe, pleasant and convenient pedestrian access to the Shopping Centre from the residential areas to the east as well as promoting a pedestrian oriented focus for the expanded centre. Rules and assessment criteria are included to ensure a high level of pedestrian amenity and lower priority for motor vehicles along this road.

Intensity controls reflect the floor area of activity considered appropriate and sustainable, particularly in terms of potential traffic generation effects. In addition to the precinct plans providing for lateral expansion, the height controls provide for flexibility in the configuration of floor area, including higher buildings on two prime corners of the Saint Lukes Precinct, and a mixture of uses.

I330.2. Objectives

- (1) The future expansion, development and intensification of the Saint Lukes Shopping Centre is enabled.
- (2) Integrate the future outward expansion and development of the Saint Lukes Shopping Centre with nearby and adjoining residential and commercial areas.

I330.3. Policies

- (1) Enable and encourage the establishment of a wide range of uses including retail, entertainment, education, civic, commercial and residential activities.
- (2) Require development to manage potential effects on the surrounding residential and commercial areas, in particular effects on amenity and public safety.

- (3) Enable a private road extension linking Exeter Road and Aroha Avenue, that provides a safe, pleasant and convenient pedestrian access to the Saint Lukes Shopping Centres from the residential areas to the east as well as promoting a pedestrian-oriented focus for the expanded Shopping Centre.

I330.4. Activity table

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

Table I330.4.1 specifies the activity status of land use, development and subdivision activities in the Saint Lukes Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of these sections where relevant.

Refer to Precinct plan 1 - activity areas for the location of area A and area B:

- area A dominant activities include retail, entertainment, restaurants, cafes and other eating places; and
- area B dominant activities include retail, offices and community facilities.

Table I330.4.1 Activity table

Activity		Area A	Area B
Use			
(A1)	Public transport facility	P	NC
(A2)	Parking accessory to permitted or approved activities	P	P
(A3)	Entertainment facilities	P	D
(A4)	Taverns	P	NC
(A5)	Warehousing and storage	P	NC
(A6)	Light manufacturing and servicing	D	D
Development			
(A7)	Construction of, or any addition to building(s) which: (a) are not within 30m of a boundary of the Saint Lukes Precinct; (b) increase the gross floor area on the Saint Lukes Precinct by less than 500m ²	P	P
(A8)	Any activity providing parking for more than 100 vehicles	C	C
(A9)	Construction and use of the proposed private link road from Exeter Road to Aroha Avenue	C	C
(A10)	New buildings or additions fronting Exeter Road Extension or Aroha Avenue	RD	RD
(A11)	New buildings or additions not provided for as a permitted activity	RD	RD

Subdivision			
(A12)	Subdivision	RD	RD
General			
(A13)	Activities that do not comply with Standard I330.6.1 Site intensity	D	D

I330.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I330.4.1 above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I330.4.1 Activity table and which is not listed in I330.5(1) will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in [Rule C1.13\(4\)](#).

I330.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct, unless otherwise specified below.

All activities listed as permitted, controlled and restricted discretionary in Table I330.4.1 must comply with the following standards.

I330.6.1. Site intensity

- (1) Overall gross floor area limitation:
 - (a) the maximum gross floor area on the Saint Lukes Precinct is 92,500m².
- (2) Specific gross floor area limitations:
 - (a) the maximum gross floor area for a combination of retail, entertainment facilities, taverns and cafes, restaurants and other eating places is 77,500m²; and
 - (b) the maximum gross floor area for offices is 15,000m².
- (3) Floor area incentive for dwellings fronting Aroha Avenue:
 - (a) Notwithstanding I330.6.1(1) above, the overall gross floor area limitation must be increased by 7.9m² gross floor area for every 1m² of gross floor area of residential development fronting Aroha Avenue, subject to a maximum increase of 7000m² gross floor area; and

(b) Notwithstanding I330.6.1(2)(a) above, the maximum gross floor area must be increased by 5.7m² gross floor area for every 1m² of gross floor area of residential development fronting Aroha Avenue, subject to a maximum increase of 5000m² gross floor area.

I330.6.2. Building height

(1) The maximum height of any new building must be in accordance with the following table provided that individual building elements above a height of 20m in height area 2 must not have a combined floor area in excess of 1500m². Refer to Precinct plan 2 - Building height areas for Datum locations.

Table I330.6.2.1 Building height

Height area	Height above datum	Datum	Datum RL (Reduced Level in terms of NZVD2016)
1	32.5m	Morningside	36.06
2	32.5m	Morningside	36.06
3	32.5m	Aroha	40.72
4	20m	Aroha	40.72
5	16m	Aroha	40.72
6	16m	Aroha	40.72

(2) Notwithstanding I330.6.2(1) above, a building in height area 6 must not exceed 10m if that building is wholly occupied by non-residential activity.

(3) Notwithstanding I330.6.2(1) above, for the purposes of assessing compliance with the maximum height rule in the Saint Lukes Precinct, no account shall be taken of any radio, television or communications aerials, ancillary plant or machinery room structures, which may collectively occupy up to 10 per cent of the roof area of any building, provided such structures do not exceed the maximum height limit by more than 6m.

I330.6.3. Exeter Road extension

(1) The Exeter Road extension must be a pedestrian and vehicle link between Exeter Road and Aroha Avenue, located generally as shown on Precinct plan 1 - Activity areas.

(2) With the exception of emergency service vehicles, heavy motor vehicles are not permitted to enter/exit Exeter Road extension at the Aroha Avenue end.

(3) Continuous pedestrian shelter must be provided along each side of the street except for that area occupied by vehicle access. The shelter must have a minimum height of 3m and a maximum of 4.5m above the footpath immediately below. The shelter must be located no closer than 600mm from

the kerb line of the road and, where practicable, must have a minimum width of 2.5m.

- (4) Buildings must directly adjoin the street frontage for not less than 50 per cent of their length with no part of the building facade located further than 5m from the street frontage at ground level. Where the building facade is set back at ground level, the area between the building and the street frontage must be not less than 7.5m in length and be occupied by activities or amenities such as outdoor seating, display, landscaping or pedestrian amenities.
- (5) A minimum of 70 per cent of the street facade of buildings at ground level must comprise glazing and pedestrian entries.
- (6) Glazing and balconies must comprise no less than 30 per cent of the street facade of the upper levels of any building.
- (7) The minimum height of building facades at the street frontage must be 8m.
- (8) The maximum gross floor area of individual tenancies within buildings fronting the street must be 2500m².
- (9) Parking must not be located in front of a building at the level of the Exeter Road extension between the building and the road but parking may be located on the street. Parking at or above street level within a building must be located more than 10m from the edge of the footpath nearest the building.

I330.6.4. Location of site access

- (1) Vehicle access to the Saint Lukes Precinct and primary pedestrian access to buildings must be located generally in accordance with Precinct plan 1 - Activity areas. Access into individual tenancies and driveways to parking spaces and service areas accessory to the activities within buildings with frontage to Aroha Avenue may be provided in addition to the entries shown on Precinct plan 1 - activity areas.

I330.6.5. Parking, loading and access

- (1) [Deleted]
- (2) 1 loading space must be provided if there are 10 or more dwellings.
 - (a) [Deleted]
 - (b) [Deleted]
 - (c) [Deleted]
 - (d) [Deleted]

Table I330.6.5.1 [Deleted]

- (3) All parking areas must be interconnected within the Saint Lukes Precinct.
- (4) Loading spaces must be provided in accordance with the requirements of [E27.6.2](#) Number of parking and loading spaces
- (5) provided that surplus loading spaces existing prior to development of additional floor space can be used to satisfy this requirement.
- (6) Parking and loading areas must be dimensioned and formed in accordance with the requirements of [E27.6.3](#) Design of parking and loading spaces.
- (7) Sufficient space must be provided on the Saint Lukes Precinct so that no reverse manoeuvring on or off public roads is necessary by vehicles using parking or loading spaces.

I330.6.6. Required pedestrian plaza

- (1) A pedestrian plaza having a minimum area of 300m² must be provided on the Saint Lukes Precinct, or on an adjacent property readily accessed from the Saint Lukes Precinct. The plaza will be required no later than the completion of a cumulative additional 19,250m² gross floor area as a condition of consent. The plaza may be roofed, may be separate or integrated with any buildings, and must:
 - (a) have a minimum horizontal dimension of 16m;
 - (b) be readily accessible from adjoining street(s) during the regular trading hours of Saint Lukes centre;
 - (c) provide shelter from the prevailing south-west winds;
 - (d) receive sunlight between the hours of 11am-2pm throughout the year;
 - (e) be designed for personal safety; and
 - (f) provide accessible and comfortable seating which is not reserved for patrons of restaurants, cafes or other eating places.
- (2) For clarity, an area within a building at the corner of Morningside Drive and Exeter Road that meets the assessment criteria in I330.8.2(2) below may satisfy this requirement.

I330.6.7. Required road works

- (1) Unless determined by the council to be unnecessary, the following physical alterations to the road network will be required as conditions of consent:
 - (a) when a cumulative additional 11,000m² gross floor area of activities other than offices plus up to 1500m² gross floor area of offices is constructed on the Saint Lukes Precinct:

- (i) the installation of new traffic signals, including pedestrian crossings, at the intersection of Morningside Drive and Exeter Road;
 - (ii) the provision of an additional left turn lane from Morningside Drive into Saint Lukes Road generally as shown on Saint Lukes: Precinct plan 3 - Proposed access layout.
- (b) When a cumulative additional 19,250m² gross floor area of activities other than offices plus up to 5,000m² gross floor area of offices is constructed on the Saint Lukes Precinct:
- (i) the construction of the Exeter Road extension.
- (c) when Exeter Road has been constructed:
- (i) the implementation of traffic calming measures on Aroha Avenue. In relation to Aroha Avenue, the implementation of traffic calming must be undertaken in consultation with key stakeholders. Such measures must be designed to have regard to the following traffic principles:
 - reducing vehicle speeds to maintain residential amenity and public safety on Aroha Avenue;
 - minimising the likelihood that Aroha Avenue will become a 'rat run' route via the Exeter Road extension for traffic unrelated to Westfield Saint Lukes or local residents, while ensuring that Aroha Avenue and Bournemouth Avenue have a part to play in providing connectivity between Sandringham Road and Morningside Drive;
 - ensuring the measures are not so severe as to become a nuisance and/or a problem for existing road users and local residents;
 - ensuring the measures are not so severe as to discourage its use by Westfield Saint Lukes traffic;
 - not encouraging undesirable driver behaviour;
 - avoiding measures that will create safety issues for pedestrians and cyclists; and
 - ensuring traffic calming measures appear as an integral part of the design and appearance of the road reserve.

Note 1

Avoiding the potential for the Exeter Road extension to be used as a 'rat run' will primarily be achieved with the design of the Exeter Road extension to address the matters in I330.7.1(2).

The provision of an additional left turn lane from Morningside Drive into St Lukes Road will entail the relocation of part of the footpath onto the Saint Lukes Precinct and the construction of associated retaining walls. That part of the Saint Lukes

Precinct occupied by the footpath, but not the associated retaining walls, must be vested with the council at no cost to the council.

The residents of Aroha Avenue must be consulted by the council on both the design and implementation of the traffic calming measures on Aroha Avenue.

I330.6.8. Additional off-site road works

- (1) In addition to the road works identified as being required in Standard I330.6.7 above, some or all of the following works, or financial contributions to partially fund such works, may be required as conditions of consent to deal with effects on the road network generated by development on the Saint Lukes Precinct.
- (2) Adjustments to the road layout and permitted turning movements at the car park access points on Morningside Drive. These works must not be required before the completion of a cumulative additional 5000m² gross floor area.
- (3) The reconfiguration of Saint Lukes Road at its intersection with Wagener Place, and the existing traffic islands, to provide:
 - (a) improved pedestrian access between development on the south side of Saint Lukes Road and the Saint Lukes Precinct;
 - (b) an additional west bound lane on Saint Lukes Road;
 - (c) an extended right turn lane into Fowlds Avenue;
 - (d) an extended right turn lane into Morningside Drive; and
 - (e) cycle lanes.
- (4) These works must not be required before the completion of a cumulative additional 16,500m² gross floor area of activities other than offices plus up to 2500m² gross floor area of offices.
- (5) Improvements to the intersection of Saint Lukes Road and New North Road to provide:
 - (a) an extension to the westbound approach lanes; and/or
 - (b) a double right turn from Saint Lukes Road, eastbound approach, into New North Road.
- (6) These works must not be required before the completion of a cumulative additional 19,250m² gross floor area of activities other than offices plus up to 5000m² gross floor area of offices.
- (7) Conditions of consent requiring the implementation of works at any of the locations listed in Standards I330.6.7 and I330.6.8 above may be imposed on individual applications for resource consent when the need for such works is demonstrated. Conditions of consent may also be imposed requiring monitoring of the traffic conditions, including consideration of the adjacent

frequent public transport network at any of the listed locations and reporting of the monitoring results to the council. Remedial works may be required if the council determines this is necessary.

- (8) The amount of any contribution to the cost of any required works, either by works or by financial contribution, will be that proportion of the actual cost of road works required as a result of the particular application. The proportion that is payable on any application will be determined taking into account the amount of traffic generated by the development for which resource consent is being sought, relative to existing traffic, and the extent to which that development will use up additional capacity provided by the improvement works. In calculating the financial contribution payable, consideration will also be given to the benefits accruing to other road users and property owners in terms of actual usage and increased capacity.

I330.6.9. Other required works

- (1) If any of the existing cherry trees currently growing within the berm on either side of Exeter Road are removed to facilitate development work on the Saint Lukes Precinct, an equivalent number of cherry trees of a planting grade of 160l or larger must be planted elsewhere on the Saint Lukes Precinct, such as within a plaza area or as street trees along Exeter Road extension:
 - (a) the plaque currently located within the berm on the eastern side of the southern leg of Exeter Road commemorating the planting of the existing trees must be relocated near to the replacement trees in a location to be agreed with the council.
- (2) The following additional works must be implemented no later than the completion of a cumulative additional 40,000m² gross floor area:
 - (a) the construction of buildings adjoining the southwest corner of the site (corner Saint Lukes Road and Morningside Drive adjacent to Height Area 2 on Precinct plan 2) and the northwest corner of the site (corner Morningside Drive and Exeter Road adjacent to Height Area 3 on Precinct plan 2);
 - (b) improved pedestrian accessibility between the Mount Albert library and the Saint Lukes Shopping Centre by improving the configuration of the pedestrian crossing to the mall, clearing vegetation and improving directional signage within the mall and on the library site, and by providing a covered walkway between the library and the subject Saint Lukes Precinct.

I330.6.10. Financial contributions/development contributions

- (1) A private development agreement detailing the proportional contribution towards the cost of off-site works and other financial contributions/development contributions will apply to development contemplated by this precinct. The private development agreement must

specify the amount of the financial contributions/development contributions to be expended on any upgrades of roads, services or open spaces in the local area in the vicinity of the Saint Lukes Precinct (including any upgrades of Aroha Avenue in addition to the required traffic calming measures) to be carried out by the Council.

I330.7. Assessment – controlled activities

I330.7.1. Matters of control

The Council will reserve its control to the following matters when assessing a controlled activity resource consent application:

- (1) activities providing parking for more than 100 vehicles:
 - (a) the suitability of parking management strategy which:
 - (i) mitigates against the effects of spill over of parking onto neighbouring streets; and
 - (ii) provides for efficient use of on-site parking.
 - (b) the extent to which a site traffic management strategy provides for:
 - (i) vehicular access to and from the Saint Lukes Precinct in a manner which ensures adequate sight distances and prevents off-site congestion;
 - (ii) safe and efficient servicing of tenants operating within the Saint Lukes Precinct;
 - (iii) circulation of traffic within the Saint Lukes Precinct;
 - (iv) pedestrian safety including the separation of pedestrian and vehicle access and circulation and, where appropriate, the provision of circulation spaces specifically designed for shared use;
 - (v) security measures to ensure that any nuisance resulting from the inappropriate use of parking areas on the Saint Lukes Precinct is controlled; and
 - (vi) bicycle parking in a convenient location.
 - (c) the sufficiency of a travel demand management plan which details measures that will be undertaken to encourage the use of public transport and other modes of transport as alternatives to the use of private vehicles, and which is to be implemented at the time the resource consent is exercised and continued thereafter.
 - (d) the design of vehicle access so that it:
 - (i) provides for a high level of pedestrian amenity;
 - (ii) provides and enhances pedestrian and vehicular safety minimises pedestrian crossing distances;

- (iii) provides adequate signage;
 - (iv) maintains the intended pedestrian focused environments on the south west corner of the site (corner of Saint Lukes Road and Morningside Drive) and the Exeter Road extension; and
 - (v) provides for or enhances access for a range of users, e.g. cars, motorcycles and bicycles.
- (e) the design of the layout of parking areas to provide for personal safety.
- (f) ensuring that any required works in Standards I330.6.6 and I330.6.7 above are undertaken in conjunction with the development in order to mitigate effects generated by that development.
- (2) construction of the proposed Exeter Road extension linking Exeter Road with Aroha Avenue:
- (a) the Exeter Road extension is designed as a pedestrian oriented, at-grade street, encouraging slow movement of vehicles and providing a high level of pedestrian priority and amenity;
 - (b) a high-quality, high amenity, pedestrian environment is achieved on both sides of the street by the use of such design elements as wide footpaths, underground services, and the coordinated use of high quality materials, street furniture, signage and lighting;
 - (c) traffic calming measures to encourage the slow movement of vehicular traffic and enhance pedestrian safety are implemented, including narrower than usual traffic lanes, tight tracking curves, textured road surfaces or other accepted traffic engineering mechanisms;
 - (d) traffic engineering measures are implemented to discourage vehicles from using the Exeter Road extension as a shortcut between Exeter Road and Aroha Avenue;
 - (e) measures to discourage heavy motor vehicles from using Exeter Road extension are implemented, including signage, and road geometry and informing the tenants of the centre in writing of this requirement;
 - (f) a management plan for the operation of Exeter Road extension addresses maximising the use of that road to distribute traffic around the Saint Lukes Precinct while allowing for occasional use for special events and taking account of potential adverse effects on residents of Aroha Avenue; and
 - (g) The required works in Standard I330.6.7 above are undertaken in conjunction with the development in order to mitigate effects generated by that development.

I330.7.2. Assessment criteria

The Council will consider the relevant assessment criteria below for controlled activities:

- (1) activities providing parking for more than 100 vehicles:
 - (a) Policy I330.3(2)
- (2) construction of the proposed Exeter Road extension linking Exeter Road with Aroha Avenue:
 - (b) Policy I330.3(3)

I330.8. Assessment – restricted discretionary activities

I330.8.1. Matters of discretion

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

- (1) new buildings and additions and alterations to existing buildings;
 - (a) general criteria:
 - (i) building design and location;
 - (ii) stormwater;
 - (iii) water conservation and re-use; and
 - (iv) timing of required works.
 - (b) additional criteria for buildings on the Exeter Road/Morningside Drive and Saint Lukes Road/Morningside Drive corners:
 - (i) building mass;
 - (ii) additional criteria for buildings fronting Exeter Road extension:
 - building design;
 - additional criteria for pedestrian access to buildings:
 - visibility and accessibility;
 - movement;
 - amenity;
 - safety;
 - legibility;
 - passive surveillance; and
 - streetscape.

- (2) vehicle or pedestrian access not meeting the locational requirements of Standards I330.6.4 and I330.6.5 of this precinct:
 - (a) vehicle access; and
 - (b) pedestrian access.
- (3) parking not meeting the requirements of Standard I330.6.5 of this precinct:
 - (a) parking and loading spaces;
 - (b) kerbs; and
 - (c) building line designations.
- (4) loading areas not meeting the requirements of Standard I330.6.5 of this precinct:
 - (a) parking and loading spaces;
 - (b) kerbs; and
 - (c) building line designations;
- (5) subdivision:
 - (a) permitted activities or activities granted consent;
 - (b) consistency with Saint Lukes precinct;
 - (c) dominant activity on-site; and
 - (d) works, infrastructure and contributions.

I330.8.2. Assessment criteria

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

- (1) new buildings and additions and alterations to existing buildings - general criteria for building design:
 - (a) applications will be assessed in terms of, the extent to which:
 - (i) the design of those parts of any building visible from, and within 30m of, a road or residential or open space zone, is of high quality and, where appropriate, responds to and enhances the positive characteristics of the local streetscape;
 - (ii) the scale, proportion and rhythm of architectural features and the fenestration, materials, finishes and colours (as appropriate) of proposed buildings addressing street frontages acknowledge the characteristics of the streetscape and provide street frontages with architectural design richness, interest and depth;

- (iii) flat planes or blank facades devoid of modulation, relief or surface detail can be avoided;
 - (iv) any otherwise unavoidable blank walls are enlivened by display cases, artwork, articulation, modulation and cladding choice to provide architectural relief;
 - (v) long building frontages are visually broken up by variations in height, form and other design means such as variations in facade design and roofline, recesses, awnings, upper level balconies and other projections, materials and colours;
 - (vi) servicing elements are concealed where possible and not placed on facades unless integrated into the facade design;
 - (vii) exterior lighting is integrated with architectural and landscape design to minimise glare and light overspill onto adjacent properties and streets;
 - (viii) exterior signage and signage zones are integrated with the design of buildings;
 - (ix) any rooftop mechanical plant or other equipment is screened or integrated in the building design;
 - (x) buildings are designed to contribute to the prevention of crime through their design and configuration;
 - (xi) the location and design of buildings avoid or mitigate significant adverse shadowing effects, if any, on adjacent residential properties on Aroha Avenue and Cornwallis Street;
 - (xii) appropriate provision is made for the treatment and disposal of stormwater runoff from buildings and ancillary parking areas, including flood protection, in accordance with relevant standards;
 - (xiii) water conservation and water re-use has been considered where appropriate, having regard to costs and to the environmental benefits of groundwater recharge; and
 - (xiv) any required works in Standards I330.6.6, I330.6.7, I330.6.8 and I330.6.9 of this precinct are undertaken in conjunction with the development in order to mitigate effects generated by that development;
- (2) additional criteria for buildings on the Exeter Road/Morningside Drive and Saint Lukes Road/Morningside Drive corners:
- (a) applications will be assessed in terms of the extent to which:
 - (i) building mass at the corner of Morningside Drive and Exeter Road is fragmented to provide a generous pedestrian entry and level of amenity, and to visually, spatially and physically integrate the interior of the building with the street; and

(ii) building mass at the corner of Saint Lukes Road and Morningside Drive architecturally reinforces, 'punctuates' and emphasises this prominent corner location by increased height, building mass, and/or the deployment of traditional urban design techniques such as providing a major pedestrian entrance or architecturally distinctive and vertically proportioned forms;

(b) additional criteria for buildings fronting Exeter Road extension:

(i) applications will be assessed in terms of the extent to which building facades fronting the road contribute at street level to pedestrian vitality, interest and public safety, relative to a variety of architectural detail, and maximising visibility and access between buildings and adjacent pedestrian areas;

(c) additional criteria for pedestrian access to buildings:

(i) applications will be assessed in terms of the extent to which:

- entrances are clearly visible and easily accessible from the street and incorporate pedestrian shelter and amenity;
- ease of movement, amenity, safety and legibility for pedestrians are provided or enhanced;
- opportunities for passive surveillance are provided for or enhanced;
- movement for a range of users, e.g. pedestrians, cyclists, people with disabilities, mobility scooters, is provided for or enhanced;
- where pedestrian entries into the centre cannot be lined by active uses, for example where through a car park or corridor, a good quality of design and lighting is achieved, and vehicular and pedestrian traffic are separated to the extent practicable in order to minimise conflict; and
- where pedestrian entrances are near public transport stops, they allow easy, direct and safe access into the centre and are lined by active uses;

(3) vehicle or pedestrian access not meeting the locational requirements of Standards I330.6.4 and I330.6.5 above:

(a) applications will be assessed in terms of the extent to which:

(i) vehicle access

- the extent to which the matters listed I330.7.1(1)(d) above are addressed and the extent to which vehicle access:
 - provides an effective connection to the Saint Lukes Precinct;

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- provides adequate sight distances;
- prevents congestion caused by the ingress and egress entry and exit of vehicles.
- pedestrian access:
 - recognises pedestrian desire lines;
 - enhances overall site circulation, access and legibility;
 - provides easy connections to an extended pedestrian network linking adjacent sites and facilities e.g. Warren Freer Park and the Megacentre.

(4) parking and loading areas not meeting the requirements of Standard I330.6.5 above:

(a) applications will be assessed in terms of the extent to which:

(i) parking and loading areas:

- are properly graded, drained and sealed to prevent dust nuisance or concentrated runoff of water from the Saint Lukes Precinct;
- are located remote from residential zone boundaries. Where this is impracticable adequate screening should be provided in the form of fencing or landscaping, in order to reduce to an acceptable level any adverse aural or visual impacts on residentially zoned properties;
- have internal circulation designed to the satisfaction of the Council so that the particular requirements of individual proposals for safe and efficient vehicle circulation on site are attended to, and so that adverse effects on the roading network are prevented.

(ii) reduction in parking spaces: The following criteria apply only to parking areas (not loading areas) and only as they relate to the off-site effects of the activity:

- whether the amount of parking proposed is sufficient for the proposal having regard to:
 - the nature of the operation including the interaction between activities on the Saint Lukes precinct • the availability and accessibility of public transport serving the Saint Lukes Precinct;
 - the measures and commitments outlined in a travel plan for the Saint Lukes Precinct which will reduce the need for vehicle use to a level where parking demands

[PC 71 \(see Modifications\)](#)

can be satisfactorily addressed through efficient use of the proposed parking;

- the extent to which activity on the Saint Lukes Precinct have complementary parking demands.
- the effects of parking overspill from the reduction in parking on adjacent activities and on the transport network;
- the extent to which there is public parking on-street or off-street in the immediate vicinity with capacity and availability at the times required to serve the proposal;
- the extent to which the parking requirements of the proposal will be met by entering into a shared parking arrangement with another site in the immediate vicinity that has available parking spaces which are not required at the same times as the proposed activity;
- the extent to which it is physically practicable to provide the required parking on the site including in terms of the existing location of buildings and the availability of access to the road.

(iii) departure from loading spaces requirements:

- the effects of the proposed loading arrangements on the safe and efficient operation of the adjacent transport network;
- the specific business practice, operation or type of customer associated with the proposed activities;
- the extent to which an accessible and adequate on-street loading space is available nearby or can be created while having regard to other demands for kerbside use of the road.
- the extent to which the reduction in loading spaces will contribute to the efficient use of land and the growth and intensification provided for in the Saint Lukes Precinct.

(iv) favourable consideration may be given to the provision of stack parking subject to the following criteria:

- stacked parking occurs when access to a parking space is achieved through another parking space;
- stacked parking will generally only be allowed in special circumstances in order to alleviate adverse effects, where no feasible alternative exists;
- stacked parking may be allowed for one of the two required parking spaces for any residential development where each residential unit has two parking spaces physically associated with it;

[PC 71 \(see Modifications\)](#)

- stacked parking may be a satisfactory means of providing staff parking where:
 - the staff parking area is clearly defined, marked and separated from other required parking on the Saint Lukes Precinct.

(v) kerbs:

- where a parking or manoeuvring area is adjacent to a road, a kerb or similar barrier, not less than 150mm high and at least 600mm from the road boundary, must be provided on those parts of the frontage not used for vehicular access.

(vi) building line designations:

- no required parking or loading spaces, manoeuvring area, or part thereof must be located between any building line designation and the road alignment shown on the planning maps.

[PC 71 \(see Modifications\)](#)

- (b) it may be feasible to operate stacked parking which must be specifically designed to the council's satisfaction. The satisfactory operation of the required parking area should not be compromised.

(5) subdivision:

(a) applications will be assessed in terms of the extent to which:

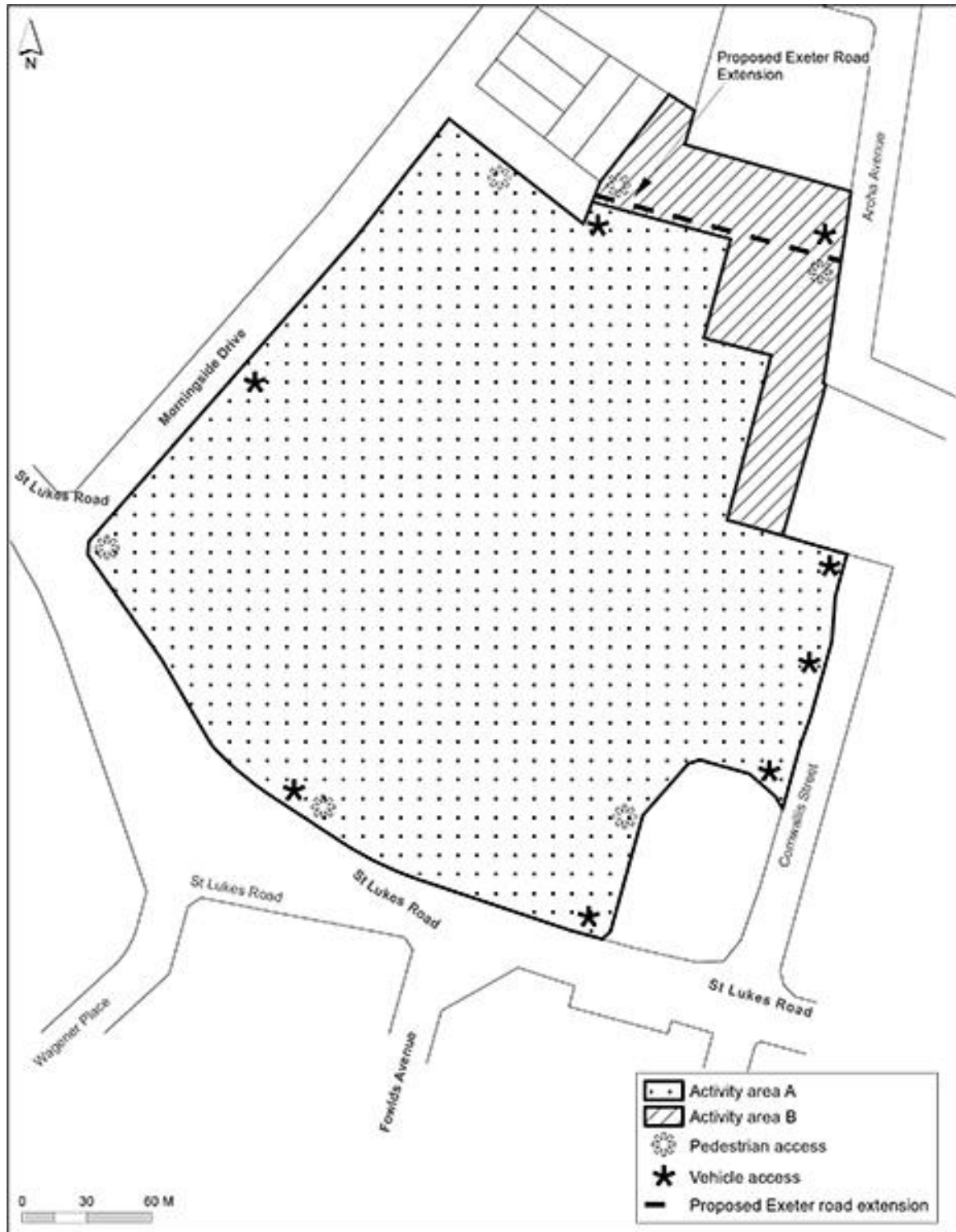
- (i) the proposed use of any new site or sites created is in accordance with the precinct's permitted activities or with an application for resource consent which has been granted or applied for concurrently;
- (ii) the subdivision is consistent with the precinct and will not adversely affect the operation and management of the dominant activity;
- (iii) the subdivision provides for the required works, infrastructure, and contributions in money as set out in Standard I330.6.10.

I330.9. Special information requirements

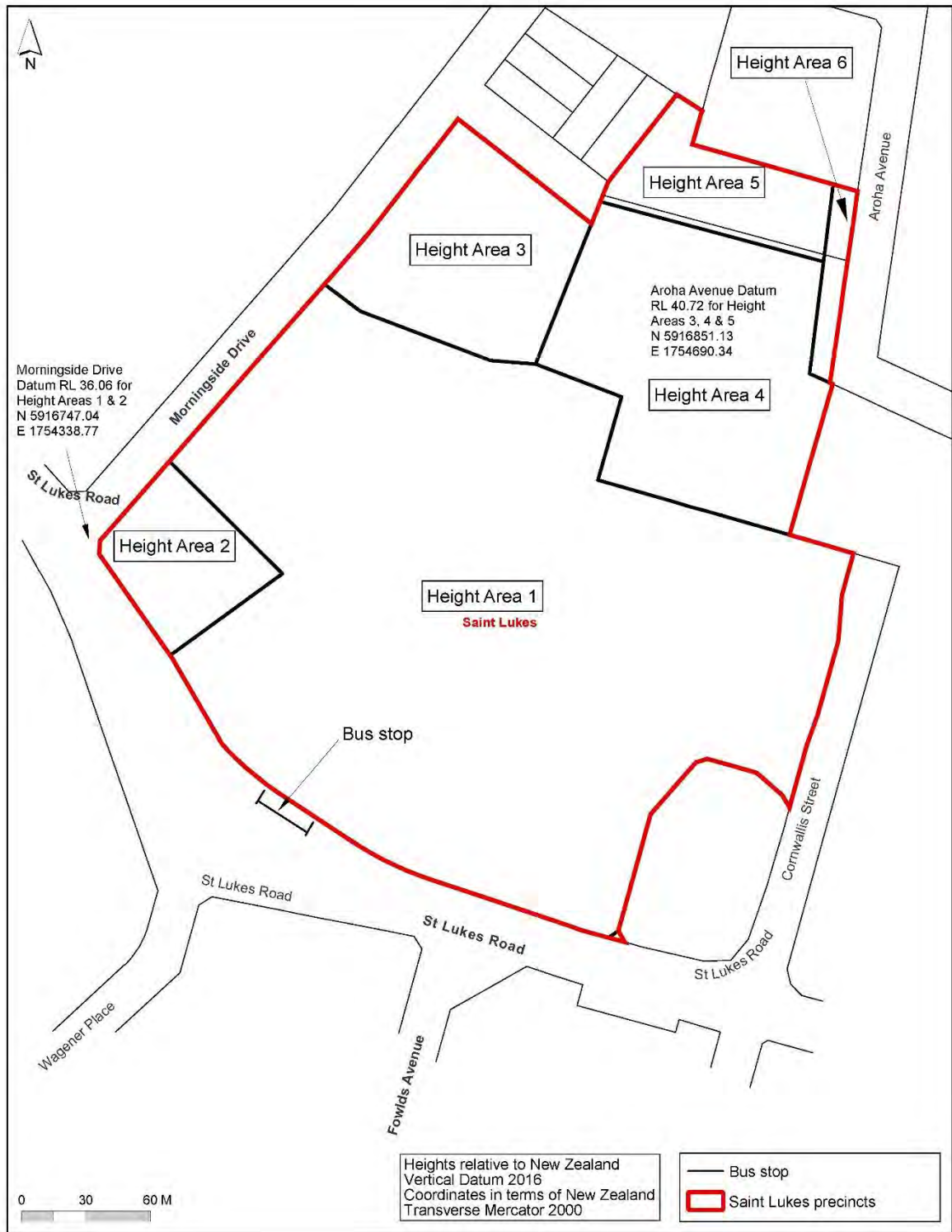
There are no special information requirements in this precinct.

I330.10. Precinct plans

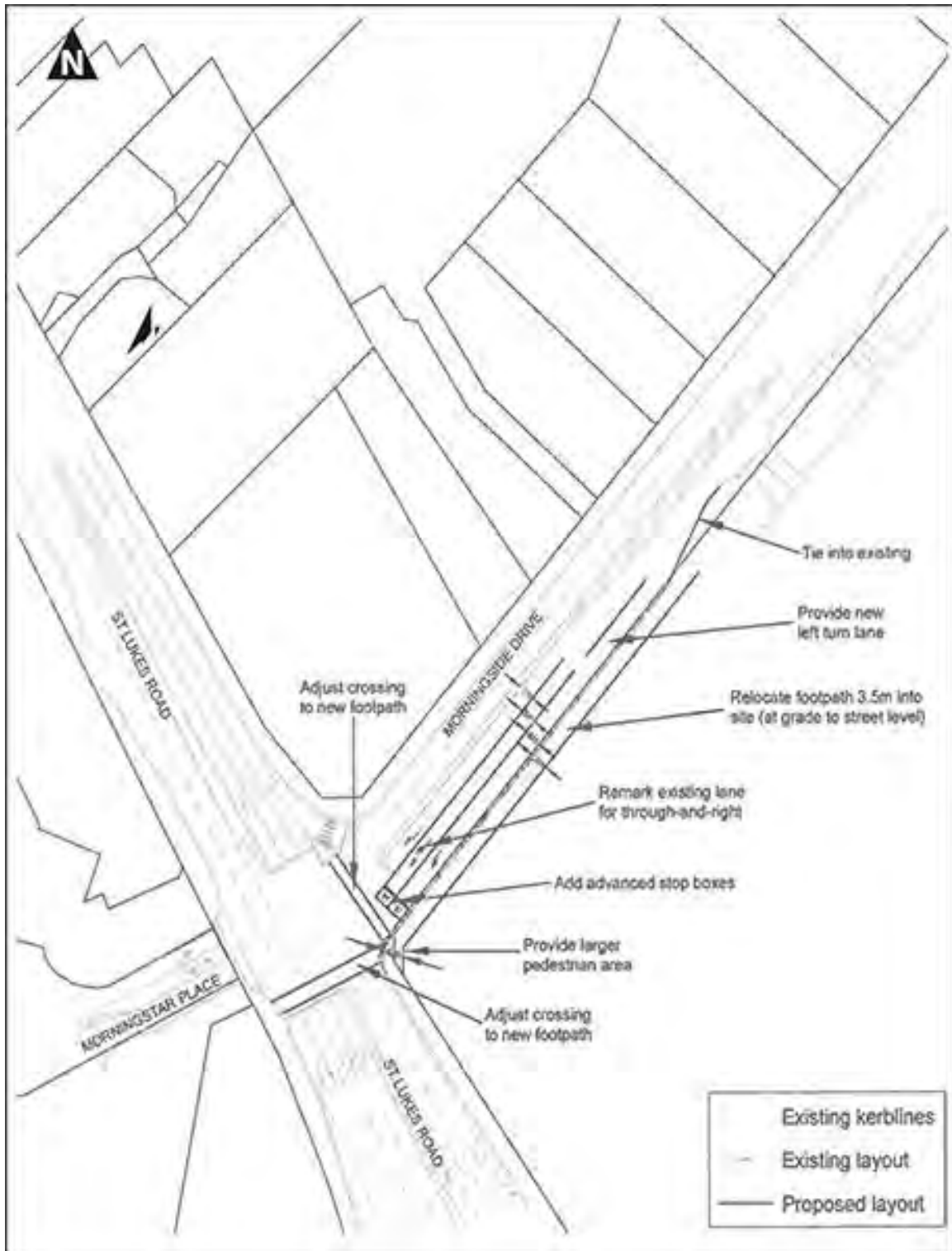
I330.10.1 Saint Lukes: Precinct plan 1 - Activity areas



I330.10.2 Saint Lukes: Precinct plan 2 - Building height areas



I330.10.3 Saint Lukes: Precinct plan 3 - Proposed access layout



I334. Wairaka Precinct

I334.1. Precinct Description

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

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

The Wairaka Precinct will provide for a variety of housing typologies that help cater for Auckland's growth and the diverse community that will establish in this location. It will also provide a heart to the community, focused around the campus but with a range of community, commercial and social services. It will provide the opportunity for people to live, work, and learn within the Precinct, while enjoying the high amenity of the Wairaka environment.

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

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

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

- Sub-precinct A provides for healthcare/hospital related purposes and is intended to accommodate the Mason Clinic
- Sub-precinct B provides for light manufacturing and servicing associated with laundry services and is intended to accommodate the current range of light industrial activities
- Sub-precinct C to the south and west of the precinct provides for a broad range of residential activities, together with supporting uses, activities appropriately located to a major tertiary education institution.

There are also particular attributes of the Wairaka Precinct, which contribute to the amenity of the precinct and the surrounding area and are to be retained through the development of the precinct. These include the following:

- The significant ecological area of Oakley Creek;
- An open space network linking areas within the Wairaka Precinct and providing amenity to neighbouring housing and business areas;
- A network of pedestrian and cycleway linkages that integrate with the area network;

- Retention of the open space storm water management area which services Wairaka and adjacent areas, and the amenity of the associated wetland;
- The Wairaka stream and the landscape amenity this affords, and
- The Historic Heritage overlay of the former Oakley Hospital, and identified trees on site.

The implementation of the Precinct plan requires a series of works. 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/Mount Albert, and north to south Mount Albert to Point Chevalier. This precinct plan also provides key linkages on the western regional cycle network.

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

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

These measures could include the following:

- Providing a connected road network through the site;
- Providing a connected pedestrian and cycling network into and through the site, in particular convenient east-west and north-south cycle connections from the Oakley Creek over bridge to the proposed bus node and existing and proposed cycle networks beyond the site;
- Upgrading intersection access onto the site and avoiding, remedying and mitigating adverse effects on the surrounding transport network;
- Making provision for a bus node and road widening to support the public transport network;
- Managing vehicular movements through the connections to the south of the site;
- Managing parking to avoid, remedy, and mitigating adverse effects on the surrounding transport network; or
- Staging land use and development with any necessary infrastructure investment.

To reduce the potential of new development occurring in an uncoordinated manner, the precinct encourages the land owner/s to develop the land in accordance with the Precinct plan. This method provides for integrated development of the area and ensures high quality outcomes are achieved.

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

I334.2. Objectives

- (1) The provision for a high quality of tertiary education institution and accessory activities in the precinct is continued, while also providing for growth, change and diversification of activities.
- (2) Comprehensive planning and integrated development of all sites within the precinct is achieved.
- (3) A mix of residential, business, tertiary education and community activities is provided, which maximises the efficient and effective use of land.
- (4) The healthcare/hospital facility, accessory activities and associated buildings, structures and infrastructure in Sub-precinct A (Mason Clinic) are provided for.
- (5) The commercial laundry service and accessory activities and associated buildings, structures and infrastructure in Sub-precinct B are provided for.
- (6) Identified heritage values are retained through the adaptation of the scheduled buildings and retention of identified trees, together with the management of the historic heritage, and Māori sites of significance on Oakley Creek land, and the contribution they make to the precinct's character and landscape, are recognised, protected and enhanced in the precinct.
- (7) Open spaces, cycling and pedestrian linkages from the Precinct to the wider area and neighbouring suburbs, including linkages between activities and open space nodes, are provided for and enhanced.
- (8) Development and/or subdivision within the precinct facilitates a transport network that:
 - (a) Integrates with, and avoids, remedies or mitigates adverse effects on the safety and efficiency of, the transport network within the precinct and the surrounding area, including providing any upgrades to the surrounding network; and
 - (b) Facilitates transport choices by providing for pedestrians, cyclists, public transport facilities, and vehicles.
- (9) Development of any roads connecting to the existing roading network to the south of the Precinct must be subject to specific resource consent processes to ensure that any private or public road connections must:
 - (a) Avoid these southern connections becoming a direct vehicle entrance for the Special Purpose - Tertiary Education Zone; and
 - (b) Be designed to minimise the amenity effects on existing residents.
- (10) An integrated urban environment is created, which:
 - (a) Incorporates high quality built form and urban design;

- (b) Recognises, protects and enhances the environmental attributes of Wairaka in planning and development of the Precinct;
 - (c) Avoids, mitigates and remedies adverse effects on the environment and existing stormwater, wastewater and road/s infrastructure, recognising that the precinct stormwater system services areas beyond Wairaka;
 - (d) Is developed in a comprehensive manner, which complements and fits within the landscape and character of the surrounding environment, and
 - (e) Contributes positively to the Mt Albert, Waterview and Point Chevalier communities.
- (11) Provide for retail, food and beverage and commercial services in identified locations to serve local demand within the Wairaka Precinct and at a scale and configuration which does not adversely affect the role, function and amenity of the Point Chevalier and Mt Albert town centres.

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

I334.3. Policies

Wairaka Precinct - General

- (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.
- (2) Respond to future demand and changes in the manner of learning and the desire to integrate business and education within the Special Purpose - Tertiary Education Zone.
- (3) Recognise the benefits of allocating a high quality tertiary education institution within a diverse urban environment.
- (4) Promote comprehensive planning by enabling integrated development in accordance with the precinct plan that provides for any of the following:
 - (a) Tertiary education and associated research, and community activities;
 - (b) Provision for the ongoing operation of the Mason Clinic;
 - (c) Provision for the operation of the commercial laundry service;
 - (d) Residential accommodation;
 - (e) Economic development and employment;
 - (f) Public infrastructure that is integrated with existing infrastructure, recognising that Wairaka receives stormwater from an upstream sub-catchment;

- (g) Integrated transport and land use planning through the development of the precinct;
 - (h) Traffic management, including provision of pedestrian and cycle facilities, integration with public transport, parking provision and management;
 - (i) Identification and protection of significant landscape features, the adaptation of the scheduled historic buildings, identified trees and open space network;
 - (j) Public road and open space access to the Oakley Creek reserve; or
 - (k) Pedestrian and cycle connections to Point Chevalier, Waterview and Mt Albert.
- (5) Promote economic activity and provide for employment growth that will create opportunities for students, graduates and residents of the precinct and Auckland.
- (6) Encourage a mix of residential lifestyles and housing typologies to cater for a diverse residential community at Wairaka.
- (7) Provide for a mix of residential and business activities which will enable development of a residential core to the Wairaka Precinct.
- (8) 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.
- (9) Provide for a broad range of business, office, innovation and research activities which will encourage employment and economic development to locate in Wairaka, including those which benefit from the co-location with a tertiary education institution.
- (10) Enable subdivision and development that is compatible with and sensitive to the ecological qualities of the Oakley Creek and the Motu Manawa Marine Reserve.

Built Form and Character

- (11) Encourage the retention and adaptation of the heritage and character buildings, and elements identified within the precinct.
- (12) Provide for the adaptation of the scheduled part of the heritage building for economically viable activities which ensure ongoing economic sustainability for this building and its integration into the Wairaka Precinct.
- (13) Require new buildings to be designed in a manner that provides for a high standard of amenity, recognises landscape values and, where appropriate, enhances the streetscape and gateway locations of the precinct.
- (14) Require proposals for new buildings, structures and infrastructure or additions to existing buildings, structures and infrastructure adjoining or adjacent to the scheduled historic heritage buildings, and/or the significant ecological area of

Oakley Creek to be sympathetic and provide contemporary and high-quality design, which enhances the precinct's built form and natural landscape.

Open Space

- (15) Provide for public open space, including a neighbourhood park in the northern portion of the precinct.
- (16) Provide public connections to Oakley Creek from Carrington Road through public roads and open space, giving quality public access to this ecological area.

Pedestrian and cycle access, street quality and safety

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

Transport Planning

- (20) Require subdivision and development to be integrated with transport planning and infrastructure in a way that:
 - (a) Avoids, remedies or mitigates the adverse effects of the development on the transport network;
 - (b) Integrates with rail, bus, pedestrian and cycle connections;
 - (c) Implements as a minimum the transport elements within the Precinct Plan;
 - (d) Supports the provision of passenger transport services, linking to key public transport nodes such as the Mount Albert train station and Point Chevalier public transport services;
 - (e) Minimises traffic effects on pedestrian and residents' safety and amenity;
 - (f) Minimises overflow parking on roads occurring in the vicinity of the precinct; and
 - (g) Stages subdivision and development with necessary surrounding transport network infrastructure and upgrades where adverse effects on the transport network cannot be avoided, remedied and mitigated.
- (21) Enable parking areas to service the scheduled heritage building.
- (22) Manage the expected traffic generated by activities in the precinct to avoid, remedy and mitigate adverse effects on the safety and efficiency of the surrounding transport network, particularly at peak times. For the purpose of this

precinct, the surrounding transport network comprises Carrington Road, the Precinct's existing and proposed access points to Carrington Road, the Carrington Road/Woodward Road intersection, the Woodward Road/New North Road intersection, the Carrington Road/New North Road and Carrington Road/Great North Road intersections, Laurel Street, Renton Road, Rhodes Avenue and the other local roads bounded by Carrington Road, New North Road, and Oakley Creek.

- (23) Require an integrated transport assessment for the precinct for any new development greater than 2,500m² gross floor area in the Business - Mixed Use Zone or greater than 1,000m² gross floor area in the residential zones, unless that additional development was assessed as part of an earlier assessment of transportation effects that is no more than two years old.
- (24) Require an integrated transport assessment for the precinct as part of any southern road connection (public or private), the first subdivision in the Business - Mixed Use and residential zones (other than for controlled activities) or for any new development greater than 2,500m² gross floor area in the Business - Mixed Use Zone or greater than 1,000m² gross floor area in the residential zones.
- (25) Avoid parking buildings within the Special Purpose - Tertiary Education Zone having direct access from Laurel Street, Renton Road, Rhodes Avenue (or any extension of those roads) or the western road shown on the precinct plan.
- (26) Avoid direct vehicle access between the Special Purpose - Tertiary Education Zone and Laurel Street, Renton Road, Rhodes Avenue (or any extension of those roads).

Integrated development

- (27) Manage potential adverse amenity effects from buildings at the precinct boundary by:
 - (a) Establishing a 5m yard and graduated building heights to the southern residential interface
 - (b) Establishing a 10m setback from the boundary of land that fronts Oakley Creek
 - (c) Require graduated building heights and locate higher buildings away from the precinct boundary.
- (28) Encourage built form, activities, public open spaces and infrastructure to be planned and designed on a comprehensive land area basis, rather than on an individual site basis.
- (29) Provide for the retail (including food and beverage) activities in identified locations of the precinct which:
 - (a) meets the needs of the campus;

(b) serves local demand within the precinct; and

(c) creates the opportunity for retail (including food and beverage) activities in the Historic Heritage overlay.

(30) Limit retail activities (including food and beverage) fronting or accessed directly from Carrington Road, restricting the number and size of supermarkets, preventing the concentration of retail activities at a single location, and placing caps on the size of retail tenancies and the overall gross floor area of retail in order to not adversely affect the role, function and amenity of the Point Chevalier and Mount Albert town centres.

Subdivision

(31) Apply the subdivision controls of the zoning to the subsequent subdivision of the precinct or sub-precinct, subject to that subdivision also meeting the requirements of the precinct plan.

Sub-precinct A

(32) Provide for the range of healthcare and related accessory activities of the Mason Clinic.

(33) Enable detailed site-specific planning of the Mason Clinic to reflect how the healthcare/hospital facility will be used and developed.

(34) Limit the scale of accessory activities so they do not undermine the role of the precinct or result in adverse traffic effects, but still meet the requirements of those who work, live or use services and activities in this sub-precinct.

Sub-precinct B

(35) Provide for the range of light manufacturing and servicing activities associated with the commercial laundry service.

(36) Enable detailed site-specific planning of the commercial laundry service to reflect how the facility will be used and developed.

(37) Limit the scale of accessory activities so they do not undermine the role of the precinct or result in adverse traffic effects, but still meet the requirements of those who work or use services and activities in this sub-precinct.

(38) Recognise that should the commercial laundry service and associated activities on this sub-precinct relocate from Wairaka, then the activities and controls of the Wairaka Precinct would apply.

Sub-precinct C

(39) Provide a broad range of residential activities adjacent to the Oakley Creek and residential neighbourhoods to the south of the precinct.

- (40) Provide quality dwellings which face west across Oakley Creek, providing passive surveillance of the public lands within Oakley Creek Valley.

The zoning, Auckland-wide and overlay policies apply in this precinct in addition to those specified above.

I334.4. Activity tables

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

- The activities listed in Table [H13.4.1](#) Activity table for [H13 Business - Mixed Use Zone](#) at line items: (A20), (A21), (A23), (A24) and (A25)
- The activities listed in Table [H30.4.1](#) Activity table for Special Purpose – Tertiary Education Zone at line items (A3), (A4) and (A5)

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

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

Activity		Activity status
Use		
Accommodation		
(A1)	Dwellings in the Special Purpose - Tertiary Education Zone up to a maximum gross floor area of 7,500m ²	P
(A2)	Student accommodation, boarding houses and visitor accommodation in the underlying Special Purpose – Tertiary Education Zone accessory to tertiary education facilities	P
Commerce		
(A3)	Food and beverage, offices, commercial services, conference facilities, visitor accommodation, residential, community facilities, recreation and leisure activities within the Historic Heritage Overlay	P
(A4)	Offices in the underlying Special Purpose – Tertiary Education Zone accessory to tertiary education facilities	P
(A5)	Retail (including food and beverage) up to 200m ² gross floor area per tenancy	P
(A6)	Retail (including food and beverage) comprising up to one tenancy between 201m ² and 300m ² gross floor area adjacent to, and accessed from, Farm Road	RD
(A7)	Retail (including food and beverage) comprising up to one tenancy between 201m ² and 300m ² gross floor area adjacent to the Historic Heritage Overlay	RD
(A8)	Retail (including food and beverage but excluding one supermarket) up to 1,200 m ² adjacent to, and accessed from, Farm Road	P
(A9)	One supermarket up to 1500m ² adjacent to, and accessed from, Farm Road	P

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(A10)	Commercial services within 100 metres of a supermarket	D
(A11)	Retail (including food and beverage) adjoining the southern Carrington Road bus node between gate access 3 and 4 shown on the Precinct plan, up to 500m ² gross floor area or 5 tenancies	P
(A12)	Retail (including food and beverage) within 100 metres of the Carrington Road frontage, not otherwise provided for	D
(A13)	Supermarkets not otherwise provided for	NC
(A14)	Retail (including food and beverage) not otherwise provided for	D
Community facilities		
(A15)	Informal recreation	P
(A16)	Organised sport and recreation	P
Industry		
(A17)	Light manufacturing and servicing	D
(A18)	Repair and maintenance services	D
(A19)	Warehousing and storage	D
(A20)	Waste management facilities in the underlying Special Purpose – Tertiary Education Zone accessory to tertiary education facilities	D
Mana Whenua		
(A21)	Marae	P
Development		
(A22)	Parking buildings	RD
(A23)	Non-security floodlighting, fittings and supports and towers	P
(A24)	Public amenities	P
(A25)	Sports and recreation structures	P
(A26)	Parking buildings associated with any Special Purpose – Tertiary Education Zone uses with direct vehicle connection to Western Road or to Laurel Street, Renton Road or Rhodes Avenue (or any extension of those roads)	NC
(A27)	Extension of Laurel Street, Renton Road or Rhodes Avenue into the Precinct provided that a cul de sac is maintained	P
(A28)	Connection of any southern roads (or extensions to the southern roads that remain cul de sacs) to the Precinct with a private road (non-gated)	C
(A29)	Connection of any roads to the Precinct with a public road	RD
(A30)	Direct vehicle connection between Laurel Street, Renton Road or Rhodes Avenue and the Special Purpose – Tertiary Education Zone	NC
(A31)	Any development not otherwise listed in Table I334.4.1 that is generally in accordance with the precinct plan	RD
(A32)	Any development not otherwise listed in Table I334.4.1 that is not generally in accordance with the precinct plan	D
(A33)	Buildings that exceed Standard I334.6.4 Height	D
Subdivision		
(A34)	Any vacant lot subdivision proceeding in accordance with the precinct plan and which creates lots consistent with the zone boundaries	C
(A35)	Any vacant lot subdivision that is not generally in	D

	accordance with the precinct plan	
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Table I334.4.2 Wairaka Precinct sub-precinct B

Activity		Activity status
(A36)	Light manufacturing and servicing associated with the commercial laundry services	P
(A37)	Buildings that exceed the Standard I334.6.4 Height	D

Table I334.4.3 Wairaka Precinct sub-precinct C

Activity		Activity status
(A38)	Informal recreation	P
(A39)	Public amenity structures	P
(A40)	Student accommodation, boarding houses and visitor accommodation accessory to tertiary education facilities	P
(A41)	Tertiary education and ancillary activities existing in the Residential - Mixed Housing Urban and Residential - Terrace Housing and Apartment Buildings zones at 1 November 2015	P
(A42)	Any development not otherwise listed in Table I334.4.3 that is generally in accordance with the precinct plan	RD
(A43)	Any development not otherwise listed in Table I334.4.3 that is not generally in accordance with the precinct plan	D
(A44)	Any vacant lot subdivision proceeding in accordance with the precinct plan and which creates lots consistent with the zone boundaries	C
(A45)	Any vacant lot subdivision that is not generally in accordance with the precinct plan	D
(A46)	Parking buildings within Residential - Mixed Housing Urban Zone	NC
(A47)	Parking buildings within the Residential - Terrace Housing and Apartment Buildings Zone for any uses other than serving the residents of that zone	NC
(A48)	Buildings that exceed the Standard I334.6.4 Height	D

I334.5. Notification

- (1) An application for resource consent for a controlled activity listed in Tables I334.4.1, and I334.4.3 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991.
- (2) Any other application for resource consent for an activity listed in Tables I334.4.1, I334.4.2 and I334.4.3 Activity table which is not listed in Standard I334.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

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

I334.6. Standards

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

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

I334.6.1. Floodlights

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

I334.6.2. Retail thresholds

- (1) The following thresholds apply in this precinct:
 - (a) The total gross floor area of retail (including food and beverage and supermarket) must not exceed 6500m² for the whole precinct:
 - (b) the total gross floor area of retail (including food and beverage) within the Business - Mixed Use Zone must not exceed 4500m²; and
 - (c) The total gross floor area of retail (including food and beverage) within the Special Purpose - Tertiary Education Zone must not exceed 3000m².
- (2) The total gross floor area of retail (including food and beverage) in the Historic Heritage Place must not exceed 1000 m² subject to Standard I334.6.2(1)(a) above.
- (3) All retail activities adjacent within 100m of to the supermarket must not exceed 1200m².
- (4) Any supermarket, adjacent to and accessed from Farm Road, must not have vehicle access or parking directly off Carrington Road.

I334.6.3. Stormwater

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

I334.6.4. Height

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

Building location	Maximum height (m)
Less than 20m from a boundary with Carrington Road (as at 1 November 2015) or the Open Space: Conservation Zone (excluding the Residential - Mixed Housing Urban and Residential - Terrace Housing and Apartment Buildings zones)	18m
Greater than or equal to 20m from a boundary with Carrington Road (as at 1 November 2015) or Open Space: Conservation Zone (excluding the Residential - Mixed Housing Urban, Residential - Terrace Housing and Apartment Buildings and Special Purpose - Healthcare Facility and Hospital zones)	27m
Residential - Mixed Housing Urban, Residential - Terrace Housing and Apartment Buildings and Special Purpose - Healthcare Facility and Hospital zones	Specified zone height applies
Buildings within the Residential - Mixed Housing Urban Zone and within 10m of the southern precinct boundary	8m

I334.6.5. Landscaping

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

I334.6.6. Precinct boundary set back

- (1) Buildings on land within Sub-precinct C adjoining residential zoned land outside the precinct and to the south must be set back a minimum width of 5m from the external precinct boundary. Planting requirements of Standards [H13.6.5](#) and [H13.6.6](#) Business - Mixed Use Zone apply.
- (2) Buildings on land adjoining Open Space - Conversation zoned land outside the precinct must be set back a minimum width of 10m from the external precinct boundary. Planting requirements of Standards [H13.6.5](#) and [H13.6.6](#) Business - Mixed Use Zone apply.
- (3) Buildings on land fronting Carrington Road must be set back a minimum width of 28.2m when measured from the eastern edge of the Carrington Road road reserve as at 1 November 2015. This setback area may be used for walkways, cycleways, public transport facilities, site access, street furniture, outdoor dining and cafes. Other areas within the 28.2m not used for these activities must be landscaped. This setback does not apply once the road widening affecting the Wairaka Precinct Carrington Road frontage has been vested in the Auckland Council.

I334.6.7. Tree protection

- (1) In addition to any notable tree, Subject to Standard I334.6.7(2) below, the following trees identified in I334.11.2 Precinct plan 2 – protected trees and in Table I334.6.7.1 below must not be altered, removed or have works undertaken within the dripline except as set out in I334.6.7(2) below. Trees located within an existing or future road-widening area along Carrington Road frontage are not subject to this control.
- (2) Tree works to the trees identified below must be carried out in accordance with all of the provisions applying to Notable Trees in [D13 Notable Tree Overlay](#), with the exception that up to 20 per cent of live growth may be removed in any one year.

Table I334.6.7.1 - Identified Trees

ID	Common name	Auckland district	Numbers of trees	Location/ Street address	Legal description
1	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
2	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
3	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
5	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
7	Karaka	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
9	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
10	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
11	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
13	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
14	Oak	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
15	Pohutakawa	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 1 DP 211427 2.62ha
16	Swaine's Gold, Italian cypress	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
17	Michelia	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
18	Sky Flower	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
19	New Zealand Ngaio	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
20	Mediterranean Cypress	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949

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22	Mediterranean Fan Palm	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
23	Mountain Coconut, Coco	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
24	Chinquapin	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
25	White Mulberry	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
26	Totara	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
27	Australian Francipani	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
28	Kauri	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
29	Three Kings Climber	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
30	Norfolk Pine	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
31	Pepper Tree, Peruvian	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 5 DP 314949
32	Golden Ash	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
33	Jacaranda	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
34	Golden Ash	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
35	Variegated Five Finger	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
36	Maidenhair Tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
37	Brazilian Coral Tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
38	Dogwood	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
39	Houpara	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
40	Oleander	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 4 DP 314949
41	Taupata	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 2 DP 406935
42	Camphor Tree	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
43	Plum Pine	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
44	Camellia	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi
45	Kohuhu	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Pt Allot 33 Parish of Titirangi

46	Silver Poplar	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 2 DP 406935
47	Liquidambar	Isthmus	1	Carrington Road 1, Mount Albert (Unitec)	Lot 2 DP 406935

I334.6.8. Access

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

I334.6.9. Parking

- (1) No parking is required for activities located within the scheduled heritage building other than for the provision of loading requirements.
- (2) There must be no parking provided at the bus node for retail activities.

I334.7. Assessment – controlled activities

I334.7.1. Matters of control

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

- (1) Connection of Precinct to Laurel Street, Renton Road or Rhodes Avenue with a private (non-gated) road:
 - (a) traffic effects on adjoining streets and the transport network;
 - (b) amenity and safety of adjoining streets and those within the precinct;
 - (c) design of road connections;
 - (d) benefits of connections (excluding benefits related to diversion of traffic from Carrington road);
 - (e) provision of walkway and cycle access; and
 - (f) turning restrictions within the precinct to reduce the likelihood of traffic entering the precinct through the southern roads to access car parking buildings within the Special Purpose – Tertiary Education Zone.
- (2) Subdivision
 - (a) boundaries of the precinct and sub-precincts aligning with the proposed site boundaries.

I334.7.2. Assessment criteria

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

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

Subdivision

- (1) The extent to which subdivision boundaries align with the sub-precinct boundaries and with the precinct plan shown in Precinct plan 1 (or with any approved road network).

I334.8. Assessment – restricted discretionary activities

I334.8.1. Matters of discretion

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

- (1) Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area adjacent to, and accessed from, Farm Road and or adjacent to the bus hub or Oakley Hospital building:
 - (a) building interface with any public place;
 - (b) safety;
 - (c) services;
 - (d) traffic;
 - (e) travel plans and integrated transport assessments;
 - (f) design of parking and access; and
 - (g) degree of integration with other centres.
- (2) Parking buildings/structures:
 - (a) ground contours;
 - (b) building interface with public places;
 - (c) safety;
 - (d) services including infrastructure and stormwater management;
 - (e) traffic;
 - (f) travel plans and integrated transport assessments; and
 - (g) design of parking and access.
- (3) Connection of any road to the Precinct with a public road:
 - (a) traffic;
 - (b) amenity and safety;
 - (c) design of road connections; and
 - (d) benefits of road connections(excluding benefits related to diversion of traffic from Carrington road);
 - (e) provision of walkway and cycle access; and
 - (f) turning restrictions within the precinct to reduce the likelihood of traffic entering the precinct through the southern roads to access car parking buildings within the Special Purpose – Tertiary Education Zone.
- (4) Any development not otherwise listed in Tables I334.4.1 and I334.4.3 that is generally in accordance with the precinct plan:
 - (a) Effects of the location and design of the access on the safe and efficient operation of the adjacent transport network having regard to:
 - (i) visibility and safe sight distances;

- (ii) existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring;
 - (iii) proximity to and operation of intersections;
 - (iv) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Plan; and
 - (v) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways;
- (b) The location and capacity of infrastructure servicing:
- (i) the extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure needs to be provided to adequately service the nature and staging of anticipated development within the application area;
 - (ii) The effects on receiving environments from the location and design of the Indicative Stormwater Management Area and stormwater devices including the following:
 - (i) management of the adverse effects on receiving environments, including cumulative effects (which may be informed by any publicly available current stormwater and/or catchment management plans and analyses);
 - (ii) BPO for the management of the adverse effects of the stormwater diversion and discharge on receiving environments;
 - (iii) implementation of stormwater management devices and other measures and programmes that give effect to the BPO;
 - (iv) management and mitigation of flood effects, including on buildings and property;
 - (v) methods and measures to avoid land instability, erosion, scour and flood risk to buildings and property;
 - (vi) location, design and method of the discharge; and
 - (vii) management of stormwater flow and contaminants and the implementation of stormwater management devices and other measures;
- (c) The effects on the recreation and amenity needs of the users of the precinct and surrounding residents through the provision of:
- (i) open spaces which are prominent and accessible by pedestrians;
 - (ii) the number and size of open spaces in proportion to the future intensity of the precinct and surrounding area; and
 - (iii) effective and safe pedestrian and/or cycle linkages;

- (a) The location, physical extent and design of open space;
 - (b) The location of anticipated land use activities within the development;
 - (c) The location and physical extent of parking areas; and
 - (d) The staging of development and the associated resource consent lapse period
 - (e) The location and form of building footprints and envelopes.
 - (f) Building scale and dominance (bulk and location).
- (5) For development and/or subdivision that does not comply with Standards: I334.6.1 Floodlights; I334.6.2 Retail thresholds; I334.6.3 Stormwater; I334.6.4 Height; I334.6.5 Landscaping; I334.6.6 Precinct boundary setback; I334.6.7 Tree protection; I334.6.8 Access; I334.6.9 Parking; the Council will restrict its discretion to all of the following matters when assessing a restricted discretionary resource consent application:
- (a) the matters of discretion in [Rule C1.9\(3\)](#) of the general provisions apply;
 - (b) any special or unusual characteristic of the site which is relevant to the standard;
 - (c) where more than one standard will be infringed, the effects of all infringements considered together; and
 - (d) the effects on the following relevant matters:
 - (i) floodlights – the effects on the amenity values of adjoining residential areas;
 - (ii) retail thresholds – the needs of the campus and serving the local demand within the precinct, the role function and amenity of the Point Chevalier and Mt Albert town centres;
 - (iii) stormwater – See Matter I334.8.1(4)(c) above;
 - (iv) height – the effects on the amenity values of open spaces and adjoining residential areas;
 - (v) landscaping – the street edge, the delineation of pedestrian routes, the visual and pedestrian amenity effects caused by access ways, parking and service areas;
 - (vi) precinct boundary set back - Interface with the public realm and effects on neighbouring sites, building scale and dominance (bulk and location), and Outlook and privacy;
 - (vii) trees – See restricted discretionary activity matters of discretion in Matters [D13.8.1](#) Notable Trees Overlay
 - (viii) access – the primary access to the precinct being on Carrington Road, the amenity values of existing residents as a result of the

southern connections becoming a direct vehicle entrance to the precinct;

- (ix) parking – the heritage values of the Oakley Hospital, the efficiency of operation of the bus hub.

I334.8.2. Assessment criteria

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

- (1) Retail (including food and beverage) comprising up to one tenancy between 201m² and 300m² gross floor area adjacent to, and accessed from, Farm Road and or adjacent to the bus hub or Oakley Hospital building
 - (a) Building interface with any public places;
 - (i) the extent to which buildings have clearly defined public fronts that address the street and public open spaces to positively contribute to those public spaces and pedestrian safety;
 - (ii) the extent to which pedestrian entrances are located on the street frontage and be clearly identifiable and conveniently accessible from the street;
 - (iii) the extent to which buildings provide legible entrances and exits to covered plazas, open spaces and pedestrian linkages;
 - (iv) the extent to which separate pedestrian entrances are provided for residential uses within mixed use buildings;
 - (v) the extent to which activities that engage and activate streets and public open spaces are provided at ground and first floor levels;
 - (vi) the extent to which internal space at all levels within buildings is designed to maximise outlook onto street and public open spaces;
 - (vii) the extent to which building heights and form are designed to allow a reasonable level of natural light into existing and planned communal open spaces within the precinct, appropriate to their intended use and whether they may require building form to be modified to the north of such spaces;
 - (viii) the extent to which buildings are designed to support high quality open spaces and where appropriate provide views to the wider landscape and/or surrounding streets, to enhance the legibility, accessibility and character of the campuses; and
 - (ix) the extent to which through-site links and covered plazas integrate with the existing or planned public realm and pedestrian network and whether they are:

- publicly accessible and attractive; and
- designed to provide a high level of pedestrian safety.

(b) Safety:

- (i) whether new and upgraded buildings and public open spaces are designed in accordance with crime safety principles. For the purpose of this assessment, internal open spaces, plazas, foyers, lanes and pedestrian and cycleway linkages within the campuses will be considered as if they are public open spaces;
- (ii) the extent to which open spaces, plazas, foyers, lanes and pedestrian linkages have multiple entrances and exits rather than a single way in and out of such places and spaces; and
- (iii) the adequacy of safety measures to the Mason Clinic site and the design of the interface between the Mason Clinic and the adjacent public spaces and sites to provide for sensitive design in a high quality urban village and environmentally sensitive area, while meeting security requirements.

(c) Services:

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

(d) Traffic:

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

(e) Traffic plans and integrated transport assessments:

- (i) the extent to which proposed developments meet the requirements of any existing integrated transport assessment applying to the proposed

development or any new integrated transport assessment or other traffic assessment lodged with any resource consent application and provides appropriate travel plans that are consistent with the Integrated Transport Assessment.

(f) Design of parking and access:

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

(g) Degree of integration with other centres:

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

(2) Parking buildings and structures

(a) Ground contours:

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

(b) Building interface with public spaces:

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

(c) Safety:

- (i) whether new and upgraded buildings and public open spaces are designed in accordance with crime safety principles. For the purpose of this assessment, internal open spaces, plazas, foyers, lanes and pedestrian and cycleway linkages within the campuses will be considered as if they are public open spaces;
- (ii) the extent to which open spaces, plazas, foyers, lanes and pedestrian linkages have multiple entrances and exits rather than a single way in and out of such places and spaces; and
- (iii) the adequacy of safety measures to the Mason Clinic site and the design of the interface between the Mason Clinic and the adjacent public spaces and sites to provide for sensitive design in a high quality

urban village and environmentally sensitive area, while meeting security requirements.

(d) Services including infrastructure and stormwater management:

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

(e) Traffic:

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

(f) Travel plans and integrated transport assessments:

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

(g) Design of parking and access

- (i) the extent to which parking buildings avoid fronting Carrington Road or Oakley Creek or avoid having direct access from Laurel Street, Renton Road, Rhodes Avenue (or any extension of those streets), or the western road shown on the Precinct plan;
- (ii) the extent to which parking is screened from public open spaces and streets;
- (iii) the extent to which ventilation and fumes from parking structures or other uses do not vent into the adjacent pedestrian environment at ground level;
- (iv) the extent to which vehicle crossings and access ways prioritise pedestrian movement and in particular are designed to reduce vehicle speed and are separated from pedestrian access, or are designed as a shared space; and

- (v) the extent to which the design of pedestrian routes between parking areas, building entrances/lobbies and the street are accessible by people of all ages and physical abilities and provide a high level of pedestrian safety.

(3) Connection of any road to the Precinct with a public road:

(a) Traffic:

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

(b) Amenity and safety:

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

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

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

(d) provision of walkway and cycle access:

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

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

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

- (4) Any development not otherwise listed in Tables I334.4.1 and I334.4.3 that is generally in accordance with the precinct plan:
- (a) The extent to which effects of the location and design of the access on the safe and efficient operation of the adjacent transport network have been adequately assessed and managed having regard to:
 - (i) visibility and safe sight distances;
 - (ii) existing and future traffic conditions including speed, volume, type, current accident rate, and the need for safe manoeuvring;
 - (iii) proximity to and operation of intersections;
 - (iv) existing pedestrian numbers, and estimated future pedestrian numbers having regard to the level of development provided for in this Plan; and
 - (v) existing community or public infrastructure located in the adjoining road, such as bus stops, bus lanes and cycleways;
 - (b) The location and capacity of infrastructure servicing:
 - (i) the extent to which stormwater, wastewater, water supply, electricity and telecommunication infrastructure needs to be provided to adequately service the nature and staging of anticipated development within the application area; and
 - (ii) the extent to which stormwater management methods that utilise low impact stormwater design principles and improved water quality systems are provided.
 - (c) The effects on the recreation and amenity needs of the users of the precinct and surrounding residents through the provision of and pedestrian and/or cycle connections:
 - (i) The extent to which the design demonstrates the staging of wider network improvements to public open space, including covered plaza, open spaces, pedestrian walkways and cycleway linkages including:
 - the layout and design of open space and connections with neighbouring streets and open spaces;
 - integration with cultural landmarks, scheduled buildings, scheduled trees and historic heritage in and adjacent to the precinct; and
 - (d) the extent to which the location, physical extent and design of open space meets the demand of future occupants of the site and is of a high quality, providing for public use and accessibility, views, sunlight access and wind protection within the application area.
 - (e) The location of land use activities within the development:

- (i) the extent to which the location and staging of anticipated activity types and/or the location, orientation or layout of buildings avoids or mitigates potential conflicts between activities within the subject land area; and
 - (ii) opportunities to establish community facilities for future occupants of the site and for the wider community are encouraged within the development
- (f) The location and physical extent of parking areas and vehicle access:
- (i) The extent to which parking, loading and servicing areas are integrated within the application area taking account of location and staging of anticipated activity types.
- (g) The staging of development and the associated resource consent lapse period:
- (i) Whether the proposal adequately details the methods by which the demolition and development of the site will be staged and managed to compliment the proposed open space, road and lane network and to avoid, remedy or mitigate adverse effects associated with vacant disused areas of the site.
- (h) The location and form of building footprints and envelopes.
- (i) the assessment criteria of the zone standards for new buildings and/or alterations and additions to buildings apply; and
 - (ii) the extent to which the new buildings or alterations and additions to buildings are consistent with the elements of the precinct plan, including the location of the transport network, open spaces and infrastructure.
 - (iii) the extent to which buildings that do not comply with the bulk and location and amenity controls demonstrate that the ground floor of a building fronting a street or public open space provides interest for pedestrians and opportunities for passive surveillance of the public realm.
 - (iv) Whether buildings activate the adjoining street or public open space by:
 - being sufficiently close to the street boundary and of a frontage height that contributes to street definition, enclosure and pedestrian amenity;
 - having a pedestrian entrance visible from the street and located sufficiently close to reinforce pedestrian movement along the street;

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

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

I334.9. Special information requirements

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

Integrated Transport Assessment

- (1) As part of any southern road connection (public or private), the first subdivision resource consent application in the Business - Mixed Use or residential zones (other than for controlled activities) or land use resource consent application for any development greater than 2,500m² gross floor area in the Business - Mixed Use Zone or greater than 1,000m² in the residential zones, the applicant is required to produce an integrated transport assessment for the precinct. An updated integrated transport assessment for the precinct will be required for all further development in excess of 2,500m² gross floor area in the Business - Mixed Use Zone or greater than 1,000m² gross floor area in the residential zones, unless that additional development was assessed as part of an Integrated Transport Assessment that is not more than two years old.

Stormwater Management Plan

- (1) The following applies to land use consent applications for the land in the precinct:
 - (a) as part of the first land use consent application (excluding developments of less than 1,000m² gross floor area in the Special Purpose - Tertiary

Education Zone; and developments less than 2,500m² in the Business - Mixed Use and Terrace Housing and Apartment Buildings zones), a comprehensive stormwater management plan which considers the appropriateness of any identified stormwater quality and quantity management devices to service the development must be prepared for all the land in the precinct.

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

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

(2) A stormwater management plan that:

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

(b) applies an integrated stormwater management approach, consistent with Policy [E1.3.\(10\)](#);

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

(d) identifies the location, extent and of any infrastructure, including communal stormwater management devices and any proposed new or upgrades to infrastructure;

(e) integrates/interfaces with the wider stormwater network, including that outside of the precinct; and

(f) demonstrates compliance with the Council's relevant codes of practice and infrastructure standards; OR

(3) Demonstrate how stormwater will be managed in accordance with the stormwater management plan prepared for the precinct.

An application for development that is or is not generally in accordance with the precinct plan must include the following:

(1) Plans showing:

(a) the overall context of the subject land area relative to existing buildings, public open space and transport connections and any approved buildings and approved framework plans generally;

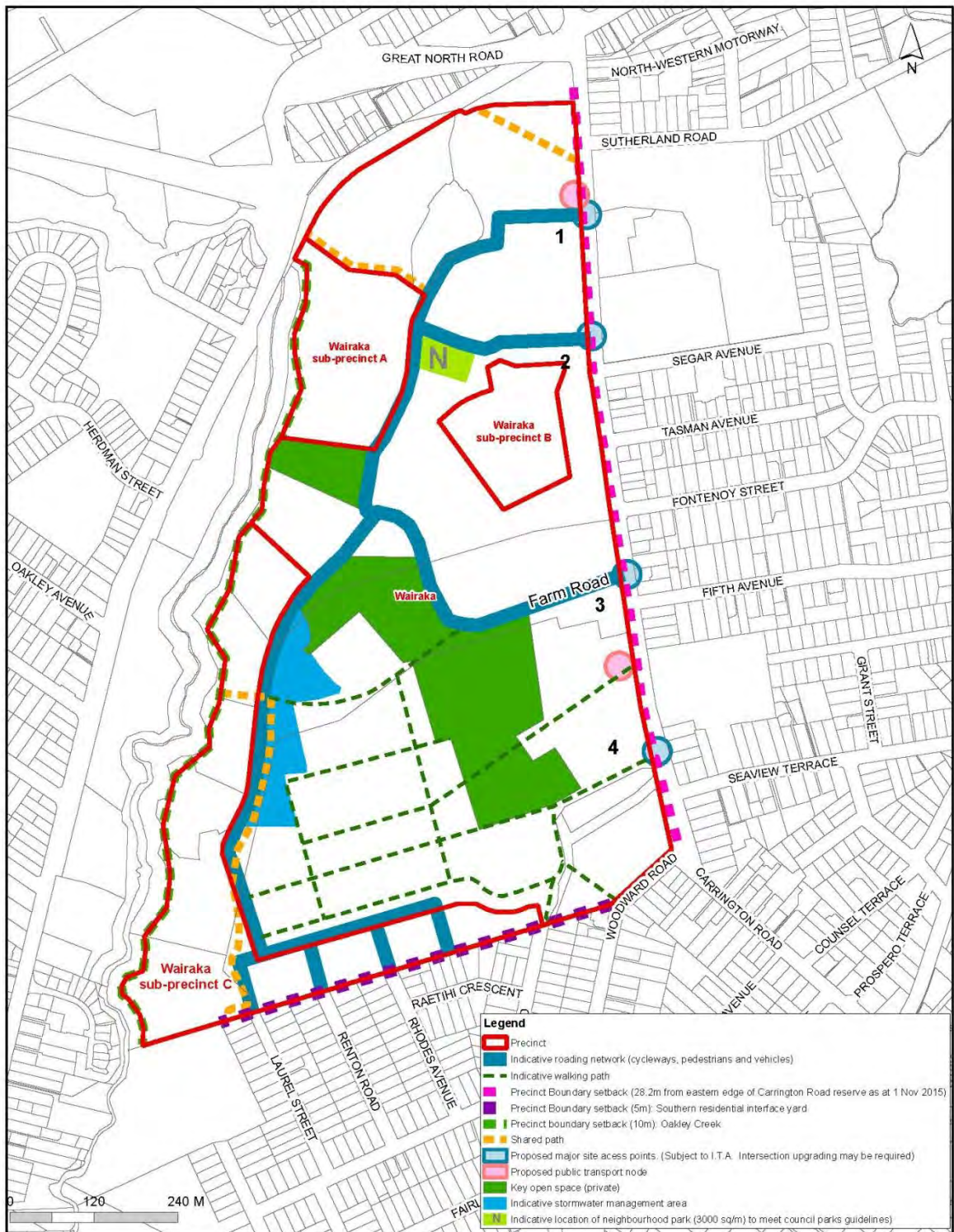
(b) where changes are intended, the relationship of site contours to existing and proposed streets, lanes, any public open space shown;

- (c) building footprints, profiles and height relative to existing and proposed streets, lanes and any existing or proposed public open space;
 - (d) the location and layout of public open space areas (within the control of the landowner or leaseholder), including the general location of soft and hard landscaping areas, such as pocket parks, plazas, pedestrian linkages, walkways, covered plazas and linking spaces that complement the existing public open space network;
 - (e) the location and layout of vehicle access, entries, exits, parking areas including number of spaces and loading and storage areas;
 - (f) the location and layout of services and infrastructure;
 - (g) the location and function of pedestrian, cycling and vehicle routes to and within the precinct, and their relationship to other areas. This must include representative street and lane cross sections showing the width of footpaths, cycle paths and traffic lanes;
 - (h) the general location and function of existing and proposed streets and lanes, including cross-sections where applicable; and
 - (i) indicative location and layout of proposed sites, including their site areas and buildings types.
- (2) Proposed building profile and height as viewed from all existing and proposed street frontages, existing and proposed public open spaces. For the purpose of this requirement, building profile means two-dimensional and three-dimensional building block elevations and building cross- sections showing:
- (a) overall building form and height (as opposed to detailed design);
 - (b) indicative proposed floor to ceiling heights of each building storey;
 - (c) areas at ground level adjoining public open space intended to be available for active uses; and
 - (d) areas of walls likely to contain windows for principal living areas of accommodation units to demonstrate how the outlook space development control will be met.
- (3) A landscape management plan for landscaped areas to be covenanted, public open space landscaping, roads and streetscapes and walkways. The plan must provide details on:
- (a) plant species schedules;
 - (b) planting specifications including individual tree planting locations;
 - (c) weed control and management;

- (d) implementation; and
 - (e) the location and design of public seating, vehicle barriers, signage, pedestrian lighting, litter receptacles, and other amenity features in line with crime prevention through environmental design principles.
- (4) An infrastructure and stormwater management plan that demonstrates how the development will meet the controls and assessment criteria in this precinct regarding infrastructure and servicing, including:
- (a) location and extent of infrastructure, including areas of on-site stormwater management (if applicable) and integration/interface with the wider precinct;
 - (b) any proposed new or upgrade to infrastructure;
 - (c) staging of development; and
 - (d) compliance with the Council's relevant codes of practice and infrastructure standards.
- (5) A traffic management plan that demonstrates how the development will meet the controls and assessment criteria in this precinct regarding traffic generation and management, including:
- (a) a traffic management assessment demonstrating how the precinct will manage traffic demand, alternate transport options, connections to public transport and key connections to and within the precinct; and
 - (b) be prepared in accordance with current best practice guidelines adopted by Auckland Transport.
- (6) The general location of activity types with potential to influence the staging and design of development across the subject land area including:
- (a) general proposed activity types at activity interfaces, including activity types to be established adjacent to existing lawful activities (including industrial activities);
 - (b) proposed staging of demolition, earthworks and building development, and where information is available, the staging of public open space.

I334.10. Precinct plans

I334.10.1 Wairaka: Precinct plan 1



I334.10.2 Wairaka: Precinct plan 2 – Protected Trees

