

<b>Precincts City Centre</b>							
<b>Submission on Point</b>	<b>Attachment ref.</b>	<b>Theme</b>	<b>Topic</b>	<b>Sub-Topic</b>	<b>Location or Provision Number</b>	<b>Reason</b>	<b>Decision sought or any similar amendments necessary to address the matters raised in this submission point</b>
		Existing Precincts City Centre	<b>Britomart</b>	<b>K.3.1 Precinct Rules</b>			
1125					Entire precinct	Ensure the Unitary Plan is consistent with the Environment Court's decision on Private Plan Change 41 to the Operative Central Area District Plan released on 24/12/2013.	1. Amend F.3.2 Britomart and K.3.1 Britomart of the Unitary Plan to be consistent with Environment Court decision number [2013] NZEnvC 303.  2. Amend Precinct Plan 1: Building Height in the Britomart Precinct to reflect the height limit confirmed in the decision.
1126	Attachment 1126				K.3.1 Britomart 4.2 (new assessment criteria)	Assessment criteria for activities within public open space missing.	Insert a new set of assessment criteria to 4.2 Assessment criteria as 4.2(2).  See Attachment 1126 for
1127					K.3.1 Britomart 3.8(2)	Correct cross-referencing.	Amend 3.8(2) as follows:  Any development that does not comply with clauses 1-2 above is a discretionary activity.
1128					K.3.1 Britomart 3.8(1)(a)	Correct the rule to make terminology consistent.	Amend Britomart 3.8(1)(a) as follows:  1. For the purpose of calculating the maximum permitted parking, clause 1.2.3.2 of the Auckland-wide - Transport rules apply except that:  <u>a. The area shown as Precinct Area 2 on Precinct Plan 2 Sub-precinct B and Lot 5 DP 325137 in the Quay Park precinct is defined as a site. Parking accumulated within this area is limited to the areas indicated as "xx" marked with an asterisk on Precinct Plan 2 and to Lot 5 DP 325 137 within the Quay Park precinct.</u>  <u>b. Within these For the sites identified with an asterisk and bounded by Customs Street East, Gore Street, Galway Street and Rouakai Lane, parking must be confined to basement levels and vehicle access must be from Galway Street only.</u>
1129					K.3.1 Britomart 1 Activity Table	Amend the activity table to be consistent with the activities in the City Centre zone.	Amend 1 Activity table row 1 as follows:  Minor cosmetic additions and alterations to a building that does not change its external design and appearance.
				<b>Mapping</b>			
1130	Attachment 1130				K.3.1 Britomart, 6 Precinct Plan 2	Incorrect references to the parking rules in the precinct plan maps.	Amend the key for precinct plan 2 and replace text as per attachment 1130.
			<b>Central Wharves</b>	<b>K3.2 Precinct Rules</b>			
1131					K.3.2 Central Wharves 4.2 (new assessment criteria)	Pile moorings established after the date of notification is identified as a restricted discretionary activity in the activity table but does not have any corresponding assessment criteria.	Add new assessment criteria at the end of 4.2 assessment criteria as follows as 4.2(8) and renumber accordingly:  <u>8. Pile moorings established after the date of notification of this Unitary Plan including occupation and use by the vessel to be moored</u> <u>a. The assessment criteria in clause 9.3.2 of the Minor Port zone apply.</u>

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1132					K.3.2 Central Wharves 4.1 (new assessment matter)	Pile moorings established after the date of notification is identified as a restricted discretionary activity in the activity table but does not have any corresponding matters of discretion.	Add a new matter of discretion at the end of 4.1 matters of discretion as 4.1(7) as follows and renumber accordingly:  <u>7. Pile moorings established after the date of notification of this Unitary Plan including occupation and use by the vessel to be moored</u> <u>a. The matters of discretion in clause 9.3.1.1 of the Minor Port zone apply.</u>
1133					K.3.2 Central Wharves 3.1 (purpose description)	Correct cross-references.	Amend purpose in 3.1 as follows:  Purpose: manage the height of buildings to achieve policy 5-4 of the Central Wharves precinct.
1134					K.3.2 Central Wharves 3.3(purpose description)	Correct cross-references.	Amend purpose in 3.3 as follows:  Purpose: manage public spaces and accessways to achieve policy 8 7 of the Central Wharves precinct and policy 25 23 of the City Centre zone.
1135					K.3.2 Central Wharves 1 Activity table	Clarify that permanent refuelling facilities for boats is a restricted discretionary activity within the Central Wharves precinct in order to consider effects on CMA and amenity. Other marine and port activities are permitted.	Amend the Central Wharves precinct activity table as follows:  <del>Marine and port activities for the refuelling of vessels CMA – RD*, Land – RD</del> Permanent refuelling facilities for boats CMA - RD, Land - RD
1136					K.3.2 Central Wharves 2.2(2)	Correct errors in the rule, clarify that it applies to the northern end of the wharf and it does not apply to permitted accessory parking and loading.	Amend 2.2 as follows:  2. On Princes Wharf, parking buildings or areas must <u>not</u> locate within 80m of the <u>northern end of the wharf</u> , other than parking accessory to marine and port activities. <u>This rule does not apply to parking associated with marine and port activities or loading associated with a permitted activity.</u>
1137					K.3.2 Central Wharves 3.3	The coastal permits applying to Princes and Queens Wharf require public access to be retained and specify the circumstances in which it may be restricted, namely for customs and events. The written approval of council should only be required to temporarily restrict access for those activities that are not covered by the existing resource consents for the wharves.  Delete reference to conservation covenants as they do not apply in the CMA.	Amend 3.3 as follows:  All public accessways within and around Princes Wharf and Queens Wharf must be available to the public at all times except <del>when written approval has been obtained from the council to temporarily</del> where it is necessary to temporarily restrict access for security, safety or operational needs associated with <u>marine and port activities or temporary events permitted under the Auckland wide temporary activity rules or by resource consent.</u> <del>or where access is restricted for operational or safety reasons specified in the conservation covenants applying to the area.</del>

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1137A					K.3.2 Central Wharves 4.1 and 4.2	Include specific matters of discretion and assessment criteria for permanent refuelling facilities for boats.	Amend 4.1 and 4.2 as follows:  4.1 Matters of discretion ... <u>7. Permanent refuelling facilities for boats</u> <u>a. Refer to the matters of discretion in clause 5.1.1 of the General Coastal Marine zone.</u>  4.2 Assessment criteria ... <u>7. Permanent refuelling facilities for boats</u> <u>a. Refer to the assessment criteria in clause 5.2.1 of the General Coastal Marine zone.</u>
1137B					K.3.2 Central Wharves 4.2 (4)	Marine and port activities and marine and port facilities are permitted and therefore do not require assessment criteria.	Delete 4.2(4) in its entirety and renumber the subsequent assessment criteria as follows:  <del>4. Marine and port activities and marine and port facilities-</del> <del>a. The assessment criteria in clauses 5.2.1 and 5.2.16 of the General Coastal Marine zone rules apply.</del>
				<b>Mapping</b>			
1137C					K.3.2 Central Wharves Precinct Plan 1	The 41m height limit for the Port of Auckland buildings was not included as per the Operative Coastal Plan.	Amend precinct plan 1 to provide a 41m height limit for the Port of Auckland building consistent with the Operative Coastal Plan.
			<b>Downtown West</b>	<b>F3.5 Precinct Description, Objectives &amp; Policies.</b>	F3.5		
1137D					F.3.5 Downtown West (4)	Words missing at the end of policy 4.	Amend policy F3.5 Downtown West (4) as follows:  4. Provide for an interconnected network of high quality public open spaces which vary in form and function in highly accessible locations within the precinct that are activated by <u>surrounding activities</u> .
				<b>K3.4 Precinct Rules</b>	K3.4		
1137E					K.3.4 Downtown West 4.1(1)	The "location, physical extent and design of open space" is duplicated in the matters of discretion for framework plans.	Amend matters of discretion in 4.1(1) as follows:  1. Framework plan, amendments to a framework plan and a replacement framework plan a. When considering a restricted discretionary application for a framework plan the council will restrict its discretion to the following matters: i. the location, physical extent and design of streets, pedestrian connections and open space ii. <del>the location, physical extent and design of open space-</del> iii. the location and form of buildings (building footprints and envelopes) iv. vehicle, cycle and pedestrian access and circulation.

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			Karangahape Road	F.3.6 Precinct Description, Objectives & Policies			
1138					F.3.6 Karangahape Road Objective 1	Delete duplicated text.	Amend text below objective 1 as follows:  Objective The objectives are as listed in the City Centre zone in addition to the objective specified below. 1. The distinctive built form and streetscape character of the Karangahape Road precinct is maintained and enhanced. <del>The objectives and policies of the underlying City Centre zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.</del>
			Learning	K.3. 6 Precinct Rules			
1139					K.3.6 Learning 4.1 (new matters of discretion)	Matters of discretion missing for: - demolition of buildings - conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses.	Add the following matters of discretion to 4.1 as (5) & (6) and renumber accordingly:  <u>5. Demolition of buildings</u> <u>a. The matters of discretion in clause 6.1.5 of the City Centre zone rules for the demolition of buildings apply.</u>  <u>6. Conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses</u> <u>a. The matters of discretion in clause 6.1.3 of the City Centre zone rules for the conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses apply.</u>
1140					K.3.6 Learning 4.2	Assessment criteria missing for: - Demolition of buildings - Conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses.	Add the following assessment criteria to K.3.6 Learning 4.2 as (5) & (6) and renumber accordingly:  <u>5. Demolition of buildings</u> <u>a. The assessment criteria in clause 6.2.5 of the City Centre zone rules for the demolition of buildings apply.</u>  <u>6. Conversion of a building or part of a building to dwellings, visitor accommodation or boarding houses</u> <u>a. The assessment criteria in clause 6.2.3 of the City Centre zone rules apply.</u>

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1141					K.3.6 Learning 4 (new assessment)	Matters of discretion and assessment criteria for development control infringements are missing.	<p>Add the following matters of discretion to K.3.6 Learning 4.1 and assessment criteria to K.3.6 Learning 4.2 for development control infringements and re-number subsequent sections accordingly:</p> <p><u>5.1 Matters of discretion</u></p> <p><u>1. Building height</u></p> <p><u>a. Building scale and dominance/visual amenity effects</u></p> <p><u>b. Effects on current or planned future form and character</u></p> <p><u>2. Frontage height and setback</u></p> <p><u>a. Building scale and form, and dominance/visual amenity effects</u></p> <p><u>b. Effects on public open space and pedestrian access</u></p> <p><u>3. Wynyard Street coverage and pedestrian link</u></p> <p><u>a. Building scale and form, and dominance/visual amenity effects</u></p> <p><u>b. Effects on public open space and pedestrian access</u></p> <p><u>5.2 Assessment criteria – development control infringements</u></p> <p><u>1. Building height</u></p> <p><u>a. Building height may be exceeded where it would provide an attractive and integrated roof form that also meets the purpose of the control.</u></p> <p><u>b. Where building height is exceeded, policy 6 of the Learning precinct and policy 17 of the City Centre zone should be considered.</u></p> <p><u>2. Frontage height and setback</u></p> <p><u>a. Development should be of a scale and form appropriate to the setting</u></p> <p><u>b. The scale of the development should be consistent with the current and future character of the Learning precinct as established through the objectives and policies for the Learning precinct</u></p> <p><u>c. Pedestrian amenity should be maintained or enhanced</u></p> <p><u>3. Wynyard Street coverage and pedestrian link</u></p> <p><u>a. The amenity of the pedestrian link should be maintained</u></p> <p><u>b. Buildings on Wynyard street should be of a scale and form appropriate to the character of the Learning precinct.</u></p>
			:	<b>Mapping</b>			
1142	Attachment 1142				K.3.6 Learning 5	Incorrect height shown on Precinct Plan 1.	<p>Amend precinct plan 1 as follows</p> <p>Precinct plan 1 - Amend height of the site on Alten Road from 10m to 50m as shown on attachment 1142.</p>
			<b>Port</b>	<b>K3.7 Precinct Rules</b>			

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1143					K.3.7 Port 3.1, 4.2(5), and 5.2(1)	Correct cross-references.	Amend cross references in 3.1 (purpose description), 4.2(5), 5.2(1) as follows:  3.1 Building height Purpose: manage the height of buildings to achieve policy 87 of the Port precinct. ... 4.2 Assessment criteria ... 5. New buildings, and alterations and additions to buildings not otherwise provided for a. The assessment criteria in clause 6.2.1(a), (b)(v), (c)(i), (c)(iii), (c)(v) – (ix), (d), (e), (g) 6.2.1(a)(i), (vii), (x), (xi), (xiv), (xv), (xvii), (xviii), and (c)(i), (xi) of the City Centre zone rules apply in addition to the criteria below. ... 5.2 Assessment criteria ... 1. 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. b. Where building height is exceeded, policy 87 of the Port precinct and policy 1647 of the City Centre zone should be considered.
1144					K.3.7 Port Precinct 1 Activities	Clarify that the controls on dredging for the whole precinct apply within the historic heritage overlays relating to the Rainbow Warrior Site. The values to be protected by historic site are not compromised by allowing dredging and it is of critical importance for Ports of Auckland operations that dredging be provided for within this area.	Amend the activity table as follows: Maintenance dredging, <u>including dredging within a historic heritage overlay area</u> Capital works dredging, <u>including dredging within a historic heritage overlay area</u>
			<b>Quay Park</b>	<b>K.3.8 Precinct Rules</b>			
1145					K3.8 Quay Park 4.3(3)	Correct cross-referencing.	Amend 4.3(3) as follows:  iii.c. The bonus floor area provisions under clauses 4.10 to 4.19 of the City Centre zone including the bonus features for bonus area 2 apply. ...
1146					K3.8 Quay Park 6.2(1)(b)	Correct cross-referencing.	Amend 6.2(1)(b) as follows: b. Where building height is exceeded, policies 4 and 5 of the Quay Park precinct and policy 167 of the City Centre zone should be considered.
			<b>Viaduct Harbour</b>	<b>K.3.11 Precinct Rules</b>			

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1147					K.3.11 Viaduct Harbour 2.2(4)	Correct cross referencing.	Amend 2.2(4) as follows:  4. Within Waitemata Plaza and Market Square as shown on precinct plan 14 the following additional restrictions apply:  a. there must be no noise events, and  b. there must be no more than 2 noise events in any 4 week period, and  c. of the total 15 noise events there must be no more than 6 in any one calendar year and the general noise level under clause 6.5 of the Auckland-wide - Temporary activities rules must not be exceeded for a cumulative duration of more than 3 hours for any one noise event.
1148					K.3.11 Viaduct Harbour 2.4	Include a provision which specifies that the general subdivision esplanade reserve rules do not apply in the Viaduct Harbour precinct.  Public access within the Viaduct Harbour precinct is managed by conservation covenants.	Include a new land and water use control in the Viaduct Harbour precinct as follows: <u>2.4 Public access</u> <u>d. Clause 5.2.1.6 of the Auckland-wide subdivision rules does not apply to subdivision or development within the Viaduct Harbour precinct.</u>
1149					K.3.11 Viaduct Harbour 5.2(1)	Correct cross referencing.	Amend assessment criteria 5.2(1) as follows:  1. 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. b. Where building height is exceeded, policy 4 of the Viaduct Harbour precinct and policy 167 of the City Centre zone should be considered.
1150					K.3.11 Viaduct Harbour 3.5(1)	Clarify the intent of the rule.	Amend 3.5(1) as follows:  1. Buildings must not locate within the special yard A shown on precinct plan 4.
1151					K.3.11 Viaduct Harbour 1 Activity table	Clarify that permanent refuelling facilities for boats is a restricted discretionary activity within the Central Wharves precinct in order to consider effects on CMA and amenity. Other marine and port activities are permitted.	Amend the Central Wharves precinct activity table as follows:  <del>Marine and port activities for the refuelling of vessels CMA - RD*, Land - RD</del> Permanent refuelling facilities for boats CMA - RD, Land - RD
1152					K.3.11 Viaduct Harbour 1 Activity table	Provide for community facilities within the CMA generally to provide for all activities associated with the Maritime Museum.	Amend the Viaduct Harbour precinct activity table by deleting the asterisk from the permitted activity for community facilities.

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1153					K.3.11 Viaduct Harbour 1 Activity table	<p>Clarify that the Auckland-wide transport rules apply to parking on land within the precinct.</p> <p>Provide for parking accessory to marine and port activities within the Eastern Viaduct given that the accessory parking may not always be on the same site as the marine and port activity.</p>	<p>Amend the activity table as follows:</p> <p>1. Within sub-precinct B, activities marked # in the activity table are limited to the area of the Eastern Viaduct shown on precinct plan 1.</p> <p>2. Those activities in the CMA marked with * apply when the activity is on a CMA structure.</p> <p>3. The activities in the General Coastal Marine and City Centre zones apply in the Viaduct Harbour precinct unless otherwise specified in the activity table below.</p> <p>4. <u>For parking on land refer to the Auckland-wide rules – Transport, except where a more specific activity status applies in the table below.</u></p> <p>...</p> <p><u>Parking accessory to marine and port activities, maritime passenger operations and events within Te Wero Island and the Eastern Viaduct in sub-precinct B CMA - NA, Land - P</u></p>
1154					K.3.11 Viaduct Harbour 1 Activity table	The Viaduct Harbour precinct does not provide for the full range of accessory activities within Waitemata Plaza and Market Square.	<p>Amend the Viaduct Harbour precinct activity table as follows:</p> <p>...</p> <p><u>Artworks, open air markets, kiosks, stalls, displays, tables and seating within Waitemata Plaza and Market Square, including those used in association with food and beverage activities located on adjacent sites CMA - NA, Land - P</u></p>
1155					K.3.11 Viaduct Harbour 1 Activity table	Marina berths should be provided for within the Viaduct Harbour precinct given that the marina activities within the precinct.	Amend the activity table to provide for marina berths as a permitted activity.
1156					K3.11 Viaduct Harbour 4 (Assessment)	Include specific matters of discretion and assessment criteria for permanent refuelling facilities for boats.	<p>Amend 4.1 and 4.2 as follows:</p> <p>4.1 Matters of discretion</p> <p>...</p> <p><u>7. Permanent refuelling facilities for boats</u></p> <p><u>a. Refer to the matters of discretion in clause 5.1.1 of the General Coastal Marine zone.</u></p> <p>4.2 Assessment criteria</p> <p>...</p> <p><u>7. Permanent refuelling facilities for boats</u></p> <p><u>a. Refer to the assessment criteria in clause 5.2.1 of the General Coastal Marine zone.</u></p>
			<b>Westhaven</b>	<b>F.3.14 Precinct Description, Objectives &amp; Policies</b>			
1157					F.3.14 Westhaven (precinct description)	Clarify the precinct description to clearly identify it includes the land.	<p>Amend the precinct description in as follows:</p> <p>The Westhaven precinct is located at the western edge of the city centre and comprises <u>the land</u> and CMA...</p>



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1158				<b>K3.13 Precinct Rules</b>	K3.13		
1159					K.3.13 Westhaven 4.1(5)	Correct cross reference.	Amend 4.1(5) in Matters of discretion as follows: 5. New buildings, and alterations and additions to buildings excluding marine and port facilities, marine and port ancillary structures and services, and marina a. The matters of discretion in clause 6.2.4 of the City Centre zone rules for buildings apply.
1160					K.3.13 Westhaven 1 Activity table	Marina berths should be provided for within the Westhaven precinct given the marina use of the precinct.	Amend the activity table to provide for marina berths as a permitted activity.
1161					K.3.13 Westhaven 2.5	Include a provision which specifies that the general subdivision esplanade reserve rules do not apply in the Westhaven precinct.  Public access within the Westhaven precinct is managed by conservation covenants.	Include a new land and water use control in the Westhaven precinct as follows:  <u>2.5 Public access</u> d. <u>Clause 5.2.1.6 of the Auckland-wide subdivision rules does not apply to subdivision or development within the Westhaven precinct.</u>
				<b>Mapping</b>			
1162	Attachment 1162				GIS Viewer and precinct plans	Ensure the Westhaven precinct boundary is consistent with the extent of Waterfront Auckland's landholdings, the City Centre zone and integrates the CMA.	Amend the GIS viewer and the Westhaven precinct plans to align with the extent of Waterfront Auckland's landholdings and the City Centre zone in the area as per Attachment 1162.
1163	Attachment 1163				Precinct plan 1	The extent of "Area A" for the purpose of determining maximum height needs to be shown on the precinct plan for the Westhaven precinct.	Amend Precinct Plan 1 in the Westhaven precinct to denote "Area 1" as shown on Attachment 1163.
			<b>Wynyard</b>	<b>F.3.15 Precinct Description, Objectives &amp; Policies</b>			
1164					F.3.15 Wynyard	Renumber policies.	Missing policies 9 & 10. Renumber policies accordingly.
1165					F.3.15 Wynyard policy 16(b)	Delete duplication of terminology.	Amend policy 16(b) as follows:  b. a network of coastal edge <del>water edge</del> 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 ...
1166					F.3.15 Wynyard policy 18	Amend policy direction to reflect fact that the Te Wero bridge has been constructed.	Amend policy 18 as follows:  Encourage the construction of a bridge for pedestrians, cyclists and local public transport connections <del>ng between</del> between the Eastern Viaduct and <del>with</del> Jellicoe Street to improve public connectivity between Wynyard precinct and the city centre.
				<b>K.3.14 Rules</b>			

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1167					K.3.14 Wynyard 6.2 (4)-(6)	The assessment criteria for the conversion of a building to dwellings/visitor accommodation, building demolition and declamation have been incorrectly included in the controlled activity section. They are restricted discretionary activities.	Delete Assessment criteria 6.2(4), 6.2(5) and 6.2(6).
1168					K.3.14 Wynyard Introduction	Correct cross reference.	Amend introduction as follows:  The Wynyard Precinct Urban Design Background Information Document  The Wynyard Precinct Urban Design Background Information Document (refer non-statutory documents - Attachment 2-2-2.3)...
1169					K.3.14 Wynyard Introduction	Correct cross reference.	Amend K.3.14 Wynyard – introduction as follows:  Travel management  ... In addition to encouraging businesses' and residents' membership in the Wynyard Precinct Transport Management Association, and participation in travel management initiatives, new activities or changes to activities with high traffic generation potential are required to demonstrate how the development will achieve the objectives set out in Part A of the Wynyard Precinct Transport Plan (refer clause 7.2.4 9.5 below).
1170					K.3.14 Wynyard Introduction	Correct cross references.	Amend introduction as follows:  Approach to redevelopment  The second tier relates to future development opportunity. A voluntary mechanism using framework plans has been introduced to enable a simplified process for increased building height and floor area. Once a framework plan has been approved, subsequent resource consent applications can be made for buildings of increased height and floor area (as shown on Precinct Plans 23 and 35) as restricted discretionary activities, subject to compliance with development controls. If an applicant chooses not to apply for a framework plan, an application can be made for a building of height and floor area shown on Precinct Plans 2 and 34 as a restricted discretionary activity, or for a building of increased height and floor area as shown on Precinct Plans 2 and 34 as a non-complying activity.
1171					K.3.14 Wynyard 1.2 Activity Table	Correct cross references.	Amend Activity table - row 13 as follows:  Substantial demolition or any demolition of the front facade of a special character building within the Wynyard precinct identified on City Centre zone – Map 1 Figure 20 – Special character buildings
1172					K.3.14 Wynyard 1.2 Activity Table	Reclamation within the Wynyard precinct should be generally provided for consistent with the other waterfront precincts.	Amend the activity table as follows: Reclamation for marine and port activities CMA - D, Land - NA

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1173					K.3.14 Wynyard 1.2 Activity Table	Events on Wynyard Wharf (Areas D and E) should be a provided for once all hazardous industry located north of Jellicoe Street have discontinued their operations, consistent with the Operative District Plan.	Amend the Wynyard precinct activity table as follows:  7.Events located within Sub-precincts D, E and F and areas A, C, <u>D</u> , E and F 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 <u>and Area D</u> discontinue operations, the requirements set out in clause 6.5 of the Auckland-wide rules for temporary activities apply to events within Precinct Area F and Areas A, C, D, E and F as identified on Precinct Plan 10: Risk areas.
1174					K.3.14 Wynyard 1.2 Activity Table	Major marine events for up to 60 days should be provided for as a permitted activity. The activity would require an event permit from the council and requiring a resource consent for the event would unnecessarily duplicate that process.	Amend the activity table as follows:  <u>A major marine event up to 60 consecutive days - P on the Halsey Street extension wharf and the Western Viaduct wharf</u>
1175	Attachment 1175				K.3.14 Wynyard 4.4	Correct minor typographical error.	Amend rule 4.4 as per attachment 1175.
1176					K.3.14 Wynyard 4.5	Include a provision which specifies that the general subdivision esplanade reserve rules do not apply within Wynyard Precinct.  Public access within the Wynyard precinct is managed by conservation covenants, easements and open space designations.	Amend rule 4.5 as follows:  4.5 Financial contributions .... <u>d. Clause 5.2.1.6 of the Auckland-wide subdivision rules does not apply to subdivision or development within the Wynyard precinct.</u>
1177					K.3.14 Wynyard 5.2(3) and (5)	Correct cross referencing.	Amend 5.2(3) as follows:  3.The maximum floor area ratio applying to the building footprint of an identified special character building (refer Map 71 of the City Centre zone) may be transferred to another site within the precinct subject to:....  Amend 5.2(5) as follows:  5.'Character building floor plate' means that part of the site covered by a special character building identified on Map 71 of the 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.

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1178					K.3.14 Wynyard 5.2(2), (7)	To provide some flexibility for development, GFA should be allowed to be averaged across a framework plan area within the Wynyard precinct provided it does not preclude achieving the built form and land use objectives of the precinct and it does not result in any increase in GFA across the precinct.	Amend 5.2 (2) and (7) as follows:  2. With an approved framework plan, buildings on a site must not exceed the site intensity specified for the site on precinct plan 3, except as specified in clause 3 <u>and 7</u> below. ...  7. For the purposes of <u>calculating maximum site intensity</u> this rule the subject land area of any approved framework plan may be considered as one site, <u>provided the maximum total cumulative gross floor area across all sites within the framework plan area is not exceeded.</u>
1179					K.3.14 Wynyard 5.2(6)	Make the character building requirements of this rule consistent with the requirements for obtaining transferable development rights for special character buildings in the City Centre zone.	Amend P3.K.3.14.5.2.6 as follows:  6. 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 <u>conservation character plan</u> , the gross floor area of the special character building is excluded from the floor area ratio calculations.
1180					K.3.14 Wynyard 5.11	Temporary activities on the Halsey Street extension wharf up to 21 consecutive days is a permitted activity. However, buildings and structures associated with the temporary activity may only occupy a space for a maximum of five days. It is more appropriate in this case to enable buildings and structures associated with temporary activities to occupy land for the same duration as the temporary activity is permitted, i.e. 21 days. This exception should be applied to the Halsey Street extension wharf and not the Western Viaduct wharf, given its primary purpose as an event space. As accessory buildings and structures are provided for in the definition of temporary activities, rule P3.K.3.14.5.11 should not apply to the Halsey Street extension wharf.	Amend 5.11 as follows: ... 1. Temporary structures or buildings within sub-precinct D, E, <del>the Halsey Street extension wharf</del> , and the Western Viaduct wharf as identified on precinct plan 1, and Areas 1, 3, 4 and 6 as identified on precinct plan 10 must comply with the following: ...
1181					K.3.14 Wynyard 7.2(4)(a)	Correct cross referencing.	Amend 7.2(4)(a) as follows:  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 the precinct to achieve <del>objectives 33-36</del> <u>policies 34-37</u> of the Wynyard precinct...
1182					K.3.14 Wynyard 7.2(8)(aa)	Correct cross referencing.	Amend 7.2.8(aa) as follows:  Sub-precinct E (Jellicoe) specific considerations  aa. Whether the layout and profile of buildings and their relationship with adjacent public open space along the frontage within the precinct identified as 50 per cent on City Centre zone <del>Figure 25</del> <u>Map 6</u> will facilitate...

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1183					K.3.14 Wynyard 7.2(8)	The assessment criteria for framework plans in the precinct should ensure that the urban design objectives of the precinct are achieved, while enabling some flexibility in the distribution of floor area within a framework plan area.	Amend 7.2(8) as follows <i>Buildings</i> ... <u>v. Where maximum site gross floor area is calculated in accordance with rule P3.K.3.14.5.2.7:</u> <u>- the establishment of the marker buildings within sub-precincts B, C and E should not be precluded;</u> <u>- the maximum floor area for development within sub-precinct C should not be reduced.</u>
1184					K.3.14 Wynyard 7.2(8)(xxx)(bullet 1)	Correct cross referencing.	Amend 7.2(8)(xxx)(bullet 1) as follows:  Sub-precinct E (Jellicoe) specific considerations  i. Integrate with that frontage area identified as 50 per centre on City Centre zone Figure-25 Map 6 on either side of Jellicoe Street...
1185					K.3.14 Wynyard 7.2(9)	Correct cross referencing.	Amend 7.2(9) as follows:  Sub-precinct G (Events) specific considerations  9. Substantial demolition or any demolition of the front facade of a special character building within the Wynyard precinct identified on City Centre zone Figure-20 Map 1 – <del>Special character buildings</del>
1186					K.3.14 Wynyard 7.2(10)(j)	Correct cross referencing.	Amend 7.2(10)(j) as follows:  Sub-precinct G (Events) specific considerations  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 clause 5-2-2.4 7.2.4 above, also apply...
1187					K.3.14 Wynyard 9(9)(b)(iii)	Correct cross referencing.	Amend 9(9)(b)(iii) as follows:  iii. Building footprints relative to existing and proposed streets, lanes identified on Precinct Plan 6, special character <del>etr</del> buildings identified on City Centre zone - Figure-20 Map 1, any adjacent...

Submission on Point	Attachment ref.	Theme	Topic	Sub-Topic	Location or Provision Number	Reason	Decision sought or any similar amendments necessary to address the matters raised in this submission point
1188					K.3.14 Wynyard 7.1	<p>The following restricted discretionary activities do not have matters of discretion:</p> <ul style="list-style-type: none"> <li>- Conversion of a building or part of a building to dwellings or visitor accommodation</li> <li>- Building demolition</li> <li>- Substantial demolition or any demolition of the front façade of a special character building</li> <li>- Retail specified as a restricted discretionary activity in the activity table.</li> </ul>	<p>Amend 7.1 as follows with additions at the end of the matters of discretion, renumber accordingly:</p> <p>11. <u>A Framework plans, amendments to an approved framework plans or a replacement framework plan complying with clause 2.6 of the General Provisions, and replacement framework plans and subsequent variations</u></p> <p>12. <u>Conversion of a building or part of a building to dwellings or visitor accommodation</u>  a. <u>The matters of discretion in clause 6.1.3 in the City Centre zone apply.</u></p> <p>13. <u>Building demolition</u>  a. <u>The matters of discretion in clause 6.1.5 of the City Centre zone apply.</u></p> <p>14. <u>Substantial demolition or any demolition of the front façade of a special character building within the Wynyard precinct identified on City Centre zone – Map 1</u>  a. <u>The matters of discretion in clause 6.1.6 of the City Centre zone apply.</u></p> <p>15. <u>Retail specified as a restricted discretionary activity in the activity table</u>  a. <u>The matters of discretion in clause 6.1.4 of the City Centre zone apply.</u></p>
1189	Attachment 1189				K.3.14 Wynyard 7.2	<p>Amend the titles of the activities in the assessment criteria to match the titles of the activities in the matters of discretion.</p> <p>Amend the order of the assessment criteria to match the order of the activities in the matters of discretion</p> <p>Include assessment criteria for the following activities:</p> <ul style="list-style-type: none"> <li>- Conversion of a building or part of a building to dwellings or visitor accommodation</li> <li>- Building demolition.</li> </ul>	<p>Amend the assessment criteria as per attachment 1189.</p>

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1190					K.3.14 Wynyard 9.10	<p>Development within the Wynyard precinct should be exempt from the general design statement requirements of the City Centre zone for the following reasons:</p> <ul style="list-style-type: none"> <li>• A detailed urban design background information document was prepared for the Wynyard precinct that has informed the detailed design policies, rules and assessment criteria that apply to new development. This background document essentially contains the “context analysis” for the precinct that new development should respond to.</li> <li>• A framework plan is required for large areas of land within the precinct, the purpose being to ensure the integrated development of the precinct in a manner consistent with the urban design background information document.</li> <li>• The precinct contains detailed design assessment criteria that would be considered for a framework plan and subsequent resource consents. An AEE would need to demonstrate how the development is consistent with those criteria. This would require providing plans, drawings and other information consistent with the information requirements listed for a “design response”.</li> </ul>	<p>Amend the Wynyard precinct special information requirements as follows:</p> <p>....</p> <p><u>10. A design statement is not required for resource consent applications within the Wynyard precinct.</u></p>
				<b>Mapping</b>			
1191	Attachment 1191				K.3.14 Wynyard 10	Mapping error – risk area applied to the wrong block.	Amend precinct plan 10 as per attachment 1191.
			<b>Westhaven precinct, Wynyard precinct, Viaduct Harbour precinct, Central Wharves precinct, Downtown West precinct, Britomart precinct, Quay Park precinct</b>	<b>Objectives, policies and rules</b>			
1192						The building height, site intensity and building form controls in the Westhaven, Wynyard, Viaduct Harbour, Central Wharves, Downtown West, Britomart, Quay Park and Port precincts are being reviewed as part of the Waterfront Building Height and Form Strategy. The strategy will be subject to public consultation with affected landowners and communities. The strategy will be completed in time for the Unitary Plan hearings and will inform the council's responses to submissions on the PAUP related to building height and form along the city centre waterfront.	That the Unitary Plan Hearings Panel take into account the findings of the Waterfront Building Height and Form Strategy when considering submissions regarding building height and form within the Westhaven, Wynyard, Viaduct Harbour, Central Wharves, Downtown West, Britomart, Quay Park and Port precincts.

Submission on Point	Attachment ref.	Theme	Topic	Sub-Topic	Location or Provision Number	Reason	Decision sought or any similar amendments necessary to address the matters raised in this submission point
			Port, Central Wharves, Viaduct Harbour, Wynyard and Westhaven precincts	Rules			
1193	Attachment 1193				Activity tables	Provide a consistent approach between the Coastal zone activity tables and the waterfront precinct activity tables.	Amend the activity tables in the Port, Central Wharves, Viaduct Harbour, Wynyard and Westhaven precincts as per Attachment 1193.
1194	Attachment 1194				Activity tables	<p>Ensure consistency of language between the activity tables of the Coastal zones, City Centre zone and the waterfront precincts with respect to the demolition of buildings.</p> <p>Remove the activity of demolition of buildings from the Viaduct Harbour precinct because the activity is provided for in the underlying Coastal and City Centre zones.</p>	Amend the Port, Central Wharves, Viaduct Harbour, Wynyard and Westhaven precinct activity tables as per Attachment 1194.
1195					K.3.7 Port precinct 1 Activity table	The activity table for the General Coastal Zone refers to "Use and activities (s 12(3) RMA) and the associated occupation of the common marine and coastal area (s 12(2)). In order to avoid confusion and provide consistency across the Plan, the headings within the Port Precinct and the Central Wharves Precinct should be amended to be consistent with these format	Amend headings of activity table within Port precinct to be consistent with the General Coastal Zone in the following format: "Use and activities (s 12(3) RMA) and the associated occupation of the common marine and coastal area (s 12(2))"
1196					K.3.7 Port precinct 3	To improve the clarity of the PAUP and ensure that minor reclamations of greater than 1.5m are an RDA and not a non-complying activity, the current threshold on the size of a minor reclamation should be moved to a development control from the definition.	<p>Add a new section 3.3 as follows:</p> <p><u>Minor reclamation</u></p> <p>1. The new reclamation extends less than or equal to 1.5m beyond the seaward limit of the existing seawall or bund.</p>
1197					K.3.7 Port precinct 3.1	There are a range of essential operational components of the port operations which are not included in the exclusions to the definition of height. As a result there is a risk of these structures breach the relevant controls as to height and require a resource consent.	<p>Amend 3.1 as follows:</p> <p>2. For the avoidance of doubt, building height excludes: reefer gantries, cargo and containers, telecommunications equipment, masts associated with marine and port facilities, lighting poles and associated equipment that are accessory to marine and port activities and aerials that are accessory to marine and port activities.</p>
1198					K.3.7 Port precinct	The current version of the PAUP requires a design statement for new buildings in the CMA but this is not appropriate for activities in the Minor Port zone.	<p>Insert new section 6 Special information requirements to K.3.7 Port precinct.</p> <p>Insert new provision to the new section so that the special information requirements of the General Coastal Marine zone do not apply to the precinct</p>
			Central Wharves, Viaduct Harbour, Wynyard and Westhaven precincts	Rules			



Submission on Point	Attachment ref.	Theme	Topic	Sub-Topic	Location or Provision Number	Reason	Decision sought or any similar amendments necessary to address the matters raised in this submission point
1199	Attachment 1199				Activity tables	<p>Ensure consistency of language between the activity tables of the Coastal zones, City Centre zone and the waterfront precincts with respect to the erection of new buildings or alterations and additions to existing buildings.</p> <p>Remove the asterisk from the activity of 'new buildings and alterations and additions to buildings not otherwise provided for' in the Westhaven precinct to ensure consistency between the waterfront precincts.</p>	Amend the Central Wharves, Viaduct Harbour, Wynyard and Westhaven activity tables as per Attachment 1199.
1200	Attachment 1200				Activity tables	Provide for marine and port facilities on existing CMA structures as a permitted activity, and therefore require resource consent for new marine and facilities such as wharves and jetties.	Amend the Central Wharves and Viaduct Harbour precinct activity tables as per Attachment 1200