

Attachment 1297

The Proposed Auckland Unitary Plan (notified 30 September 2013)

PART 2 - REGIONAL AND DISTRICT OBJECTIVES AND POLICIES»Chapter F: Precinct objectives and policies»5 North»

5.55 Warkworth 1

The objectives and policies of the underlying General Business zone apply in the following precinct unless otherwise specified. Refer to planning maps for the location and extent of the precinct.

Precinct description

The precinct applies to an area of land located on the western and eastern sides of Mansel Drive, off Woodcocks Road in Warkworth. It is commonly referred to as Stockyard Falls. The site is relatively flat with a gradual slope to the north to the banks of the Mahurangi River. The precinct includes five sub-precincts (Areas A to E). The location of these is identified on Figure 1: Warkworth 1 sub-precincts (refer Part 4.5.3.6).

The purpose of the precinct is to provide for a retail and light industrial centre containing large retail outlets designed to complement the retail activities in the Warkworth town centre. A range of retail, commercial services, industrial and community activities that comply with the development controls are provided for where building and development are in accordance with an approved framework plan. Activities that would have significant adverse effects on Warkworth town centre are restricted or excluded. The scale of the development is managed by limiting the area used for retail and other purposes to 25,300m² gross leasable area (GLA) with an increase to 30,000m² provided for as a discretionary activity. The design of development within this zone is expected to integrate and enhance the relationship of buildings to each other and to the public realm. The surrounding locality is characterised by light industrial and service activity to the south east, Mahurangi College to the east, residential development along the southern fringe of Woodcocks Road, a retirement village on the western side of Mansel Road and small to medium sized rural landholdings elsewhere.

Objectives

The objectives are as *listed* those for the General Business zone in addition to those specified below:

1. Retail activities in the precinct area are at a scale that will not detract from the vitality and viability of the Warkworth town centre.
2. Development occurs in an integrated manner achieving efficient use of land.

Policies

The policies are as listed in the General Business zone in addition to those specified below:

1. Limit the overall scale of development in the precinct and set specific limits for retail and commercial services.
2. Encourage development and subdivision to be considered within the context of an overall framework plan for the precinct.
3. Encourage consultation with any other owner of land within the precinct or sub-precinct when preparing a framework plan.
4. Require a framework plan to demonstrate the interrelationship and future integration with:
 - a. other land within the sub-precinct, where a framework plan can only be prepared for part of the sub-precinct.
 - b. any other neighbouring land within the sub-precinct and surrounding environment.

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PART 3 - REGIONAL AND DISTRICT RULES»Chapter K: Precinct rules»5 North»

5.55 Warkworth 1

The activities, controls and assessment criteria in the underlying General Business zone and Auckland-wide rules apply in the following precinct and sub-precincts unless otherwise specified below. Refer to planning maps for the location and extent of the precinct and sub-precincts.

1. Activity table

The following table specifies the activity status of activities in the Warkworth 1 precinct.

Activity	Sub-precincts A and E	Sub-precinct B	Sub-precinct C	Sub-precinct D
Commerce				
Commercial services	P	P	P	P
Entertainment facilities	NC	NC	NC	NC
Food and beverage	P	P	P	P
Offices accessory to a permitted or restricted discretionary activity	P	P	P	P
Retail up to 150m ² GLA per tenancy	P	P	P	P
Retail between 151- 400m ² GLA per tenancy	NC	NC	NC	NC
Retail greater than 400m ² GLA per tenancy	P	P	P	P
Retail greater than 22,500m ² and up to 25,000m ² GLA of the Warkworth 1 precinct	D	D	D	D
Retail greater than 25,000m ² GLA of the Warkworth 1 precinct	NC	NC	NC	NC
Community				
Care centres greater than 351m ² GLA per centre	NC	P	P	NC
Community facilities	NC	NC	NC	NC
Education facilities greater than 351m ² GLA per facility	NC	P	P	NC
Healthcare services greater than 351m ² GLA per service	NC	P	P	NC
Hospitals	NC	NC	NC	NC
Veterinary clinics greater than 351m ² GLA per clinic	NC	P	P	NC
Industry				
Industrial activities	NC	NC	NC	P
Repair and maintenance services	NC	NC	NC	NC
Framework plan				
A framework plan, amendments to an approved framework plan or a replacement framework plan complying with clause 3 below	RD	RD	RD	RD
A framework plan, amendments to an approved framework plan or a replacement framework plan not complying with clause 3 below	NC	NC	NC	NC
Development				
New buildings and associated development complying with an approved framework plan	RD	RD	RD	RD

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New buildings and associated development not complying with an approved framework plan or prior to the approval of a framework plan	NC	NC	NC	NC
Subdivision				
Subdivision complying with an approved framework plan	RD	RD	RD	RD
Subdivision not complying with an approved framework plan or prior to the approval of a framework plan	NC	NC	NC	NC

2. Notification

1. Council will consider restricted discretionary activity resource consent applications for framework plans (including amendments to an approved framework plan or a replacement framework plan) without the need for public notification, however limited notification may be undertaken, including notice being given to any owner of land within the precinct who has not provided their written approval.

3. Framework plan

1. A resource consent application for a framework plan, amendments to an approved framework plan or a replacement framework plan must:
 - a. Comprise land forming one contiguous land area.
 - b. Apply only to land that the applicant is the land owner of, or for sites in multiple ownership where the landowners make a joint application.
 - c. Comply with:
 - i. the general rules and special information requirements applying to framework plans specified in section 3.2.6 of the Unitary Plan
 - ii. the special information requirements for framework plans in clause 7 below, and
 - iii. any relevant controls in this precinct.
 - d. Seek consent for the following land uses and activities:
 - i. the design and location of new buildings
 - ii. the design and location of roads and other connections
 - iii. public open space
 - iv. provision of infrastructure
 - v. earthworks.
 - e. Contain the additional following information:
 - i. landscaping design
 - ii. how the location and construction of any proposed buildings will interface with the public realm. In particular, how it will allow for the construction of a road along the Mahurangi River edge, and the conversion of building facades to active pedestrian-oriented frontages to that road
 - iii. how the location and orientation of buildings and activities within buildings will enhance opportunities for public enjoyment of the Mahurangi River margins and esplanade reserve
 - iv. how the development provides for open space and amenity areas
 - v. designs for parking, access and servicing.

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4. Land use controls

4.1 Retail

1. Retail of up to 50m² retail GLA per outlet - a maximum of three such outlets is permitted in the precinct.
2. Non-compliance with clause 4.1.1 above is a non-complying activity.

4.2 Food and beverage

1. A maximum of five food and beverage outlets are allowed in the precinct, including those located within any other activity. Of these five:
 - a. a maximum of two can be standalone, with each of those two stand alone activities being limited to a maximum of 500m² GLA
 - b. only one is allowed in any individual and separately managed retail activity.
2. Non-compliance with clause 4.2.1 above is a non-complying activity.

4.3 Care centres, education facilities, healthcare services and veterinary clinics

1. The following activities in sub-precincts B and C must have a GLA of greater than 351m²:
 - a. care centres
 - b. education facilities
 - c. healthcare services
 - d. veterinary clinics.
2. Non-compliance with clause 4.3.1 above is a non-complying activity.

4.4 Total GLA within the precinct

1. As a permitted activity, the total GLA of the precinct must not exceed 25,300m², of which no more than 22,500m² is to constitute retail and no more than 1,400m² may constitute commercial services.
2. As a discretionary activity, the total GLA of the precinct must not exceed 30,000m², of which no more than 25,000m² is to constitute retail and no more than 1,200m² may constitute commercial services.
3. For the purposes of this rule, retail includes supermarkets and other retail except for trade suppliers, outdoor display areas, food and beverage, and service stations.
4. Changes in GLA which do not comply with clause 4.4.2 above are a non-complying activity.

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5. Development controls

The development controls in the General Business zone apply in the Warkworth 1 precinct and sub-precincts A to E unless otherwise specified below.

5.1 Building height

1. Buildings must not exceed the heights as set out below:

Table 1

Sub precinct	Maximum height (m)
Sub-precinct A, D & E	13.5m
Sub-precinct B & C	8m

2. For sub-precinct D: Fences, walls and other structures located in the landscape strip required by clause 5.3 below must not exceed 1m in height.
3. Development that does not comply with clauses 5.1.1-2 above is a non-complying activity in the relevant sub-precincts.

5.2 Building height in relation to boundary

1. No part of any building may exceed a height equal to 3m plus the shortest horizontal distance between that part of the building and any boundary with a Residential or Future Urban zone.

5.3 Yards and landscaping

1. The following minimum yards and depth of landscaping apply for each sub-precinct:
 - a. Sub-precinct A:

Table 2

	Minimum yards	Minimum depth of landscaping
Northern and western boundaries	3m	3m
Eastern boundary - Mansel Drive	5m	5m
Southern boundary - Woodcocks Roads	7.5m	3m

- b. Sub-precinct B:

Table 3

	Minimum yards	Minimum depth of landscaping
Eastern boundary - Public Open Space zone	20m	No requirement
Western boundary - Mansel Drive	5m	5m
Southern boundary - Riverside Road corridor	5m	3m

- c. Sub-precinct C:

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Table 4

	Minimum yards	Minimum depth of landscaping
Northern boundary - Public Open Space zone	20m	No requirement
Northern boundary - along Riverside Road Corridor	5m (except where the site is affected by any other yard requirement in which case the greater minimum yard applies)	3m
Eastern Boundary	12m	No requirement

d. Sub-precinct D (there are two locations):

Table 5

	Minimum yards	Minimum depth of landscaping
Boundary with Mansel Drive	5m	5m
Boundary at eastern edge of the zone	12m	No requirement
Boundary with Public Open Space zone	14m	No requirement
Boundary with Riverside Road corridor	5m (except where the site is affected by any other yard requirement in which case the greater minimum yard shall apply)	3m

e. Sub-precinct E:

Table 6

	Minimum yards	Minimum depth of landscaping
Northern boundary - Public Open Space zone	14m	3m
Northern boundary - Riverside Road Corridor	5.0m (except where the site is affected by any other yard requirement in which case the greater minimum yard applies)	3m
Eastern boundary	12m	No requirement
Southern boundary - Woodcocks Roads	7.5m	3m
Western boundary - Mansel Drive	5m	5m

5.4 Impervious area, building coverage and landscaping

1. A minimum of 5 per cent of the precinct must be landscaped with pervious surfaces such as grass, plantings, swales, mulch, loose stones or fully pervious concrete.
2. Gobi blocks, paving blocks or similar are not acceptable.

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5.5 Additional minimum requirements

1. A public footpath must be provided in the Riverside Road corridor road reserve fronting all adjoining sites.

5.6 Car parking

1. The minimum parking space requirements are:
 - a. supermarkets - 1 space per 20m² GLA
 - b. other retail - 1 space per 25m² GLA
 - c. other activities - 1 space per 35m² GLA.

6. Assessment - Restricted discretionary activities

Matters of discretion

The council will reserve its discretion to the matters below for the activities listed as restricted discretionary in the precinct activity table.

Table 7

Activity	Noise, lighting and hours of operation	Development design	Building interface with the public realm	Design of parking, access and servicing	Framework development plan
Framework plan, amendments to an approved framework plan or a replacement framework plan		X	X	X	
Subdivision, development and building works complying with an approved framework plan	X	X	X	X	X

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Assessment criteria

Every proposal is a response to a unique mix of requirements and circumstances. Sometimes, they are in competition. While each development should meet all applicable criteria, the unique conditions of each location may mean some criteria are more important than others. Priority should be given to meeting those criteria that are most critical to the overall intentions of the listed criteria in an optimal way in each unique location. Priorities can be identified by the designer and confirmed with council in pre-application meetings.

The ADM also provides a guide to demonstrate how the outcomes of particular criteria can be met.

For development that is a restricted discretionary activity in the Warkworth 1 precinct, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the General Business zone:

1. Noise, lighting and hours of operation
 - a. As for General Business zone.
2. Development design:
 - a. As for General Business zone.
 - b. Landscaping, including the provision of trees, is appropriate to its function as identified in

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Appendix 11.5.10 Landscaping occurs in an integrated manner between parking areas, around buildings and in relation to the public realm.

- c. The development complies with an approved framework plan, and the indicative site development plan and Indicative landscaping regime in Appendix 11.5.10.
3. Building interface with the public realm:
 - a. As for General Business zone.
 - b. The location and construction of buildings should allow for future construction of a road along the Mahurangi River edge and, where practicable, for the conversion of building facades to active pedestrian oriented frontages to this road.
 - c. The location and orientation of buildings and activities within buildings should enhance opportunities for public enjoyment of the Mahurangi River margins and esplanade reserve.
 - d. Development provides for open space and amenity areas to provide rest areas, shade and public toilets.
4. Design of parking, access and servicing:
 - a. As for General Business zone.
 - b. Pedestrian and vehicle access is integrated with adjacent sites.
 - c. Trundler parking is provided for within or adjacent to parking areas.
5. Framework plan:
 - a. Any application for a framework plan that is in general accordance with the indicative site development plan in Appendix 11.5.10
 - b. Any application for development and building works that complies with an approved framework plan.

7. Assessment - Discretionary activities

Assessment criteria

While not limiting the exercise of its discretion, the council may consider the particular matters specified for the discretionary activities listed below:

1. Retail greater than 22,500m² up to 25,000m² GLA of the total precinct:
 - a. The retail centre should:
 - i. not be likely to have a substantial impact upon the amenity values and functions of the Warkworth town centre having regard to:
 - the activity's proposed size, composition and characteristics
 - have an ongoing ability to provide for the future needs of communities
 - ii. provide a net positive benefit in terms of the community's convenient access to commercial activities and community services, including having regard to whether:
 - an in-centre location would result in adverse environmental effects on the form, function or on-going capacity of that centre
 - an out-of-centre location is likely to undermine the viability of in-centre community facilities.
 - b. Traffic
 - i. The expected traffic generated by the activity should not increase adverse effects on the surrounding transport network, particularly at peak times. Adverse effects may be mitigated by upgrades to road and intersection design, but activities likely to generate high volumes of traffic are not encouraged on local roads.

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- ii. Entry and exit points to the site should be designed to suitably accommodate all traffic movements, and in doing so, avoid, remedy or mitigate disruption to traffic flows on the adjoining road network.

8. Special information requirements

Application for a framework plan, amendments to a framework plan or a replacement framework plan

An application for a framework plan, amendments to a framework plan or a replacement framework plan must be accompanied by:

1. a design statement - the requirements are the same as identified in the General Business zone for any building, additions or alterations requiring consent
2. any other matters identified in the general provisions, particularly section 3.2.6 Framework plans and clause 3 above.

Application for development and building works in accordance with an approved framework plan

An application for development and buildings works in accordance with an approved framework plan must be accompanied by:

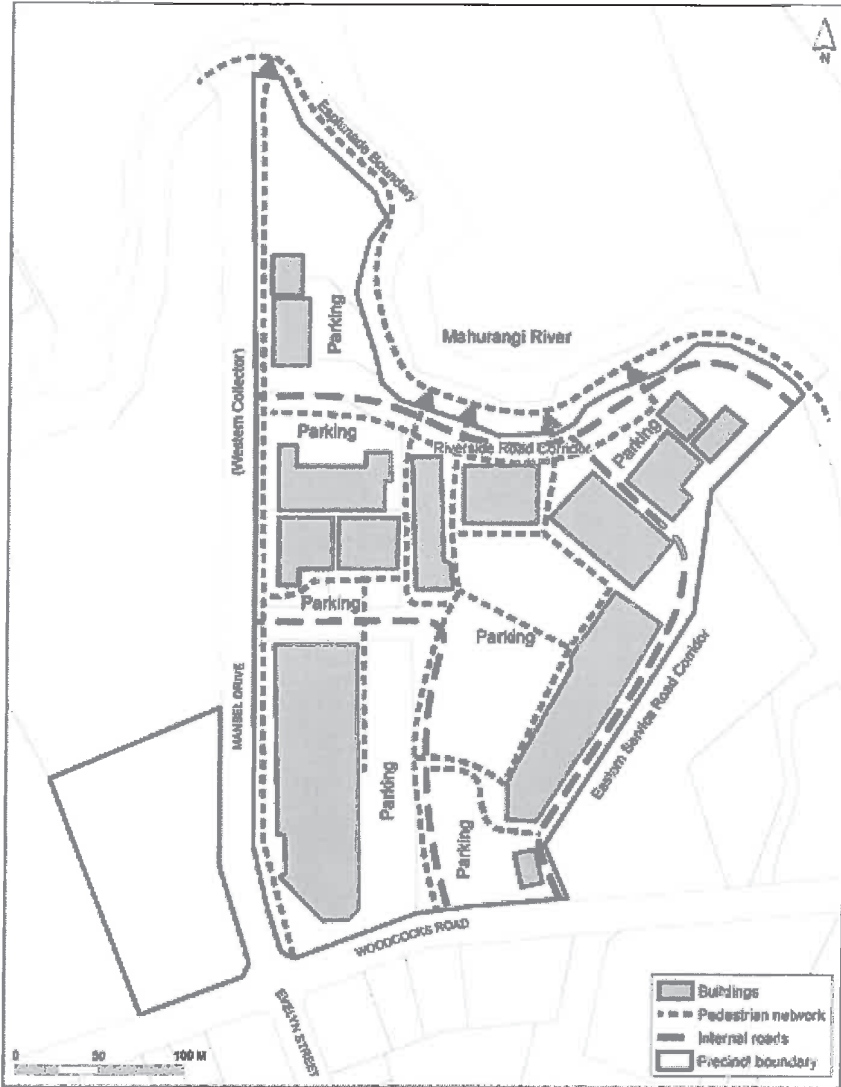
1. either:
 - a. a framework plan for the whole of the zoned area, which shows the broad spatial development and is in accordance with the indicative site development plan in Appendix 11.5.10
 - b. a framework plan for individual sites, which demonstrates how development of the proposed site(s) will achieve integration with the balance of the land shown on the indicative site development plan in Appendix 11.5.10 or the most recently approved framework plan applying to the land affected
2. a design statement - the requirements are the same as identified in the General Business zone for any building, additions or alterations requiring consent.

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9. Precinct plan

Precinct plan 1



Handwritten note: *Hand some as diagram in Appendix*

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