

AUCKLAND UNITARY PLAN INDEPENDENT HEARINGS PANEL

Te Paepae Kaiwawao Motuhake o te Mahere Kotahitanga o Tāmaki Makaurau

Memo

7 October 2015

To: All parties to hearings on the Proposed Auckland Unitary Plan

CC:

From: Phill Reid, Hearings Panel Planning Manager

Subject: Restricted Discretionary Activity Technical Advice

The attached report from planning consultant Mark St Clair has been commissioned as a 'think piece' by the Hearings Panel.

This report has been commissioned under s142 of the Local Government (Auckland Transitional Provisions) Act 2010.

This report and its instructing brief is being released to inform all parties involved in forthcoming hearings.

The Hearings Panel does not seek any direct correspondence in relation to this commissioned report.

1. My name is Mark Leslie St Clair. I am a director of Hill Young Cooper, a Planning and Resource Management consultancy firm based in Wellington and Auckland. I hold a Bachelor of Resource and Environmental Planning, with first class honours, from Massey University. I have more than 25 years' experience in planning practice in local government (Lower Hutt City Council and Manukau City Council) and private practice (Connell Wagner, Manukau Consultants Ltd, GHD Ltd, and Hill Young Cooper). I am also an accredited hearings commissioner, and have sat as commissioner sole and panel member, on a number of Plan Change hearings.
2. I have been a full member of the New Zealand Planning Institute since 1996, and between 1996 and 1998 I held the position of chair of the Auckland Branch of the New Zealand Planning Institute and from 1998 to 2000 I held the elected position of National Councillor for that Institute.
3. I have been engaged by the Auckland Unitary Plan Independent Hearings Panel (AUIHP) to review a methodology for refining the Restricted Discretionary Activity (RDA) provisions for possible roll-out across the Proposed Auckland Unitary Plan (PAUP) through the deliberations process.
4. I have read the Code of Conduct for Expert Witnesses as contained in the Environment Court's Consolidated Practice Note (2014), and I agree to comply with it. My qualifications are set out above. I confirm that the issues addressed in this report are within my area of expertise. I have not omitted to consider material facts known to me that might alter or detract from the opinions expressed.
5. The question to be considered and the methodology to be reviewed is set out as follows:

To determine whether a methodology for refining the RDA provisions works for possible roll-out across PAUP provisions through deliberations processes.

Having completed the methodology advice on whether this should be undertaken across the plan.

1) Business RDA matters of discretion to be analysed to determine whether in some cases the matters can be reduced (to say 5 or less consolidating/removing duplication – not removing any of the clearly differentiated matters)

2) Following task 1 change the activity status to Discretionary for all RDA's where the discretion is too wide (more than 5 (as a guide) matters of discretion remain).

3) For remaining RDA's analyse and remove the assessment criteria that are now superfluous (given the rationalising of matters of discretion and the movement of some RDA's to become full discretionary)

4) Look at remaining assessment criteria and match to policies. Firstly look at whether the policy already adequately considers the matter of discretion – if so then replace the subject assessment criteria with a cross reference to the subject policy. Secondly, where instances of identified poor policies match to well written assessment criteria then ‘flip’ the provisions so that the assessment criteria become the policy and delete the subject poorly written policy. Then insert a cross reference to the subject new policy with the assessment criteria.

- *Covering Report (no more than 10 pages) on learnings from applying the methodology, ideas for improvements in process and commentary on functionality for consenting of the revised provisions.*

Business Provisions of the PAUP

6. The version of the Business Provisions used for this report is the “Auckland Council’s proposed consolidated mark-up” dated 27 July 2015 and is annexed to my report marked “Attachment A”. I record that for the purposes of this review, the additions and deleted text have all been accepted so that Business Provisions may be viewed as a clean document. This was undertaken so that when any changes were made to the document as part of the implementation of the methodology, they would be more easily understood by the reader.
7. The provisions set out the ‘activity status’ in “3 Business zones – 1. Activity Tables” with a number of activities, e.g. “New Buildings” provide for as RDAs. In addition, there are a number of land use controls (section 3, Land use controls, 3.1 – 3.7), for example specific activities within 30m of a residential zone, that are also specified as RDAs. The matters to which the council has restricted its discretion are set out in “6. Assessment – Restricted discretionary activities, 6.1 Matters of discretion” (page 54-56).
8. Section 6.2 (Pages 57 – 63) sets out the assessment criteria for each of the activities identified in section 6.1, with details provided as to the assessment criteria as they apply to each of the matters to which the council has restricted its discretion too.
9. Section 7 sets out the Assessment – Development control infringements, identifying;
 - 7.1 Matters of discretion – Centres, Mixed Use, General Business and Business Park zones
 - 7.1A Matters of discretion – Industrial zones
 - 7.2 Assessment Criteria – Centres, Mixed Use, General Business and Business Park zones
 - 7.2B Assessment Criteria – Industrial zones

10. In my view the introductory paragraph of 7.1 and 7.1A does not clearly set out that the provisions in this section are matters to which the Council has restricted its discretion. Again in my view, the introductory paragraph in 6.1 is a better example of how this may be achieved.
11. Section 8 provides additional assessment criteria for integrated retail developments, supermarkets, department stores, large format retail and trade suppliers, in specific zones where the development exceeds 1000m² GFA per tenancy. These assessment criteria are stated to be *“in addition to the assessment criteria for new buildings stated above, ...”* (8.1 Assessment Criteria, First para, Page 69). I have assumed that the reference to *“stated above”* is to both the matters in Section 7 Assessment - Development control infringements and Section 6 Assessment – Restricted discretionary activities. This is because both those sections have matters of discretion and assessment criteria that apply to new buildings.
12. Finally, Section 9 excludes some of the assessment criteria for new buildings under section 6.2.5 for Drive-through restaurants and service stations. In addition it provides additional assessment criteria for Drive-through restaurants and service stations where development control infringements occur.

Application of Methodology

13. The first step in the methodology is to determine if the Business RDA matters could be reduced?
14. On reviewing section 6.1 of the Business RDA matters, there are ten groups of activities that are identified as RDA from the Activity Tables in 1.1 and 1.2 and from Section 3 Land Use Controls. Each of these groups is set out in the following table (T1) along with the corresponding number of matters that the Council has restricted its discretion too.

Rule #	Group of RDA Activities	Number of Matters to which discretion has been restricted
6.1 1	Drive through restaurants, activities within 30m of a residential zone, supermarkets greater than 2000m ² in the Local Centre zone, emergency services, service stations.	4
6.1 2	Retail greater than 450m ² in Local Centre zone, office activity greater than 500m ² in the Local Centre zone, supermarkets greater than 450m ² in the General Business zone and supermarkets greater than 450m ² and up to 2000m ² in the Mixed Use zone and supermarkets greater than 2000m ² in the Local Centre zone, Department stores in the General Business and Local Centre zones	4
6.1 3	Retail that infringes land use control 3.2 (retail up to 200m ² GFA per tenancy in the Mixed Use zone), food and beverage that infringes land use control 3.2a (food and beverage activities in the Mixed Use zone) and food	3

Rule #	Group of RDA Activities	Number of Matters to which discretion has been restricted
	and beverage that infringes land use control 3.2b (food and beverage activities in the General Business zone)	
6.1 4	Activities in the Light Industry zone located within 100m of the Heavy Industry zone	1
6.1.5	Offices that are accessory to an industrial activity in the site and the GFA exceeds 30 per cent of all buildings on the site in the Heavy Industry and Light Industry zones, offices up to 100m2 GFA in the Light Industry zone	3
6.1 6	Tertiary education facilities in the Local Centre zone	1
6.1.7	Emergency services in the Heavy Industry zone	1
6.1.8	Visitor accommodation and boarding houses in the Business Park zone	2
6.1.9	New buildings and alterations and additions to buildings not otherwise provided for	7
6.1 10	Conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation and boarding houses	1

15. On a 'number' of matters that discretion has been restricted to as suggested in the brief, 5 or more, then the only Rule that breaches that number is 6.1 9 for *"New buildings and alterations and additions to buildings not otherwise provided for"* with 7 matters.
16. Step 2 is to change the activity status to full Discretionary where the RDA matters of discretion are too wide.
17. Before undertaking this step, I have reviewed the matters to which Council has restricted its discretion in order to confirm that they are indeed "too wide". In Rule 6.1 9 Council has restricted its discretion to the following matters:
 - a. building design and external appearance
 - b. safety
 - c. movement networks where required by a structure plan or proposed by an applicant
 - d. landscaping
 - e. design of parking, access and servicing
 - f. design and layout of dwellings, retirement villages, visitor accommodation and boarding houses
 - g. water sensitive design
18. On reviewing those matters I am not of the view that they are too wide to shift the activity status to full Discretionary. My reasons for reaching that view is that they almost all relate to the potential

effects related to new buildings or additions. The exceptions being “c” and “g” which I assume have relationships to other parts of the Plan such as transport/subdivision for “c” and water quality and integrated management for “g”.

19. I have briefly looked at some other parts of the proposed plan to see if there were possible examples of where RDA matters of discretion were potentially too wide for the purposes of comparing them to Business RDA matters of discretion as required by the brief.
20. Two examples I identified (taken from the Proposed Plan as notified 30 Sept 2013) are as follows;

Mooring Zone

2. Assessment - Restricted discretionary activities

2.1 Matters of discretion

The council will restrict its discretion to the matters listed for each activity below:

- 1. New pile moorings including occupation and use by vessel to be moored*
 - 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 monitoring.*

And

Rural Zone

4. Assessment - Restricted discretionary activities

4.1 Matters of discretion

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

- 2. Any restricted discretionary activity other than one dwelling per site and buildings accessory to one dwelling per site*
 - a. rural character and amenity values*
 - b. noise*
 - c. traffic volume and safety*
 - d. stormwater*
 - e. elite land or prime land.*

21. In my view the provisions above are more appropriate candidates for a shift to full Discretionary given the wide range of effects that they address, when compared, particularly to

the Business one provision 6.1 9 for “*New buildings and alterations and additions to buildings not otherwise provided for*”.

22. I would also add that when assessing what the activity status of an activity should be, it is the potential effects that are the important consideration. As such, when initially moving from permitted to controlled, and then discretionary, it is consideration of those effects which are known and can essentially be ‘ring fenced’ that would fall within the activity status of a restricted discretionary activity.
23. Step 3 of the methodology requires the removal of the assessment criteria that would be superfluous given the change from RDA to DA as identified in Step 2.
24. Having determined that the example provision 6.1 9 is not appropriate to shift to a full Discretionary Activity then this step has not been completed.
25. Step 4 requires the review of the remaining assessment criteria and match to the policies.
26. Despite having identified that provision 6.1 9 is not appropriate to move to a full Discretionary, I nonetheless assessed the relationship between the matters to which the Council had restricted its discretion in 6.1 9 and linked those matters to the policies. I then further analysed the relationship between the assessment criteria sitting under the matters to which the Council had restricted discretion in 6.1 9 and linked those matters to the policies. The purpose of this analysis was undertaken in order to confirm that vertical integration from the bottom up (i.e. from the assessment criteria back to the policies) was in place in the structure of this part of the PAUP.
27. In my opinion, this analysis is necessary because it is best practice to have a discernable connection from objectives to policies, to methods (including rules and assessment criteria for controlled and restricted discretionary activities) and also to be able to follow that connection in the reverse order; effectively the assessment criteria should be able to be linked to the policies of the Plan.
28. The above mentioned connections, were undertaken by way of constructing diagrams showing the linkages. The linkage diagrams I prepared are annexed to this report marked “Attachment B”. The linkages start at the assessment criteria and I have attempted to link these back to the policies. As the provision 6.1 9 relates to new buildings and additions that are not otherwise provided for, the policies use to illustrated the potential linkages was Business section 3-1 General Policies.
29. The methodology in Step 4 requires that I:

Firstly look at whether the policy already adequately considers the matter of discretion – if so then replace the subject assessment criteria with a cross reference

to the subject policy. Secondly, where instances of identified poor policies match to well written assessment criteria then 'flip' the provisions so that the assessment criteria become the policy and delete the subject poorly written policy. Then insert a cross reference to the subject new policy with the assessment criteria.

30. I attempted to undertake this step, and the results of my assessment are set out in the annexure to this report marked "Attachment C". The results are primarily the identification of the policy that the assessment criteria links back to, which is effectively an attempt to demonstrate the vertical linkage from the assessment criteria back to the policies. In some cases I did not identify a link from the assessment criteria back to the policy.
31. When conducting the review of the 6.2.9 assessment criteria, it became apparent that there was a relationship between the 6.2.9 criteria and the similar criteria in 7.2, 8.1 and 9.1. Recognising that relationship which was in some cases a duplication meant that those additional criteria also need to be included in the exercise. As such, for the purposes of this exercise, in addition to the example being a new building and therefore an RDA, the proposal was also considered to breach Rule 4.5 regarding building frontages and that it was an integrated retail development over 1000m² GFA in a Local Centre zone. These two breaches meant that the relevant assessment criteria for 7.2 and 8.1 could also be analysed.

Results

32. In my view the linkages between the policies and the assessment criteria in the example reviewed are not clear. This occurs in part because there is no cross referencing from the objectives and policies through to the assessment criteria or vice versa. I am further of the view that such cross referencing is best practice and note that the Style Guide for the preparation for the Proposed Plan makes particular reference to cross referencing (see Section 5.2 and 5.3 Page 70 of the Style Guide) which has not been used in the Business Provision example.
33. In Attachment C, the yellow highlighting indicates the reference of the assessment criteria back to the relevant policy. It is important to note that for the purpose of this part of the exercise that it was assumed that the assessment were effectively correct, in order to at least establish a starting point.
34. Where a clear linkage from the assessment criteria to the policy was established the assessment criteria is shown as deleted and new text in red and highlighted light blue, identifying the policy (As shown in Attachment C). Having identified that there are gaps between the policies and the assessment criteria in regard to Provision 6.1 9 RDA for new buildings and additions not otherwise provided for; I then further reviewed the assessment criteria. I identified that some of the assessment criteria were;

- a) a duplication of other assessment criteria relevant to exercise example (Highlighted in green shading in Attachment C)
 - b) an assessment criteria acting as a rule or standard (Highlighted in pink shading in Attachment C)
 - c) an assessment criteria acting as an information requirement (Highlighted in dark blue shading in Attachment C)
35. I also provided comments to the provisions to further explain the issues related to the provisions highlighted.

Learnings from applying the methodology

36. The methodology has the starting position that for an RDA with a large number of matters of discretion, they could be reduced or consolidated. In the case of the Provision 6.1 9 RDA for new buildings and additions not otherwise provided for; which has 7 matters of discretion, a reduction or consolidation was not possible, in part because there is in my view, a sufficiently clear differentiation between the matters. The matters are, in my mind, generally in the field of urban design issues which links to the RDA activity status for the activity set out in Table 1.1 Pages 26 -29.
37. When comparing the 7 matters of discretion that apply to the Business chapter Provision 6.1 9 RDA, to the 7 matter of discretion that apply to Mooring provisions RDA (as I set out paras 20 – 21 above), it is the wide range of effects (e.g. *effects on coastal processes, ecological values, water quality and natural character; effects on views and visual amenity; effects on public access, navigation and safety; effects on existing uses and activities*), that suggest that the RDA status for the Mooring provision may be more appropriately considered a full Discretionary Activity. In my opinion this is not the case the Provision 6.1 9 RDA, for the reasons set out in the paragraph above.
38. In terms of Plan Structure, it is best practice for there to be clear linkages from objectives to policies to methods (including rules). The Plan structure should be able to be followed “downwards” from objectives to policies to methods (including rules) and equally in reverse – “upwards”. In regard to assessment criteria, there should be clear linkages from the assessment criteria back to the policies. Where possible, assessment criteria should refer to policies, rather than simply restate the policies.
39. When reviewing the linkage from the assessment criteria back to the policies it is helpful to firstly link the matters of discretion back to the policies. The reason for doing so is that the assessment criteria should effectively sit under the matters of discretion. If the matter of discretion does not link to a policy then a similar analysis of the assessment criteria to policies should confirm the presence or not of the linkage. In this case study, this analysis was

undertaken by preparing line diagrams. An example of which is annexed to this report marked “B”. Establishing this linkage is a critical first step in the implementation of the methodology.

40. Another related point regarding the absence of cross referencing is the methodology’s Step 4 which states, “...where instances of identified poor policies match to well written assessment criteria then ‘flip’ the provisions so that the assessment criteria become the policy and delete the subject poorly written policy. Then insert a cross reference to the subject new policy with the assessment criteria.” In my view, caution should be exercised in re-writing policies with assessment criteria when the link from the objective to policy has not been established. If cross referencing was in place, then this uncertainty may be mitigated.
41. As the Business Provisions have both general policies and zone specific policies, then it becomes necessary to apply the methodology; reviewing the linkage from assessment criteria back to the appropriate policies; to one or both sets of policies. Based on the structure of the Business Provisions, which set of policies is dependent on how the activity status was determined in the part of the Plan that is being reviewed. The example used for the purpose of this exercise included linkages to general and zone specific policies.
42. In this exercise, the matters of discretion and assessment criteria from a development control infringements (7 Assessment – Development Control infringements 7.1 Matters of discretion – Centres, Mixed Use, General, Business and Business Park Zones) and from Section 8 and integrated retail development over 1000m² in the Local Centre Zone were included in example proposal considered. This analysis identified a number of matters of duplication between the matters of discretion and assessment criteria across the provisions, as well as;
 - assessment criteria acting as rules and/or standards
 - assessment criteria acting as information requirements
43. I am aware that the Plan contains provisions that make all RDAs non-notified applications and not do require written approval (Rule G2.4 1), unless specified otherwise in the Plan. In this case study the Business provisions (Part 3 - 3 Business Zones - 2. Notification) the exceptions to Rule G 2. 4 1 are set out. In my experience, when preparing a Plan, (as well as when the Plan is being mediated/conferenced), careful consideration to notification as it applies to RDAs is required. Just because an activity is classified as a RDA, it does not necessarily follow that the application should be non-notified. Rather it will depend on the potential effects and the significance of those effects.
44. In undertaking this brief, I have only reviewed a specific component of the Business provisions of the Proposed Plan. I acknowledge that there may be other sections of the Proposed Plan that address some of the issues I have identified. In addition, I record that I am not aware of the boarder policy debate that has occurred around the Proposed Plan. In recognition of that

fact, there may be other outcomes that the Panel may wish to achieve in regard to the structure of the Proposed Plan.

45. In my view the benefits of the application of the methodology is wider than just the potential reduction in the matters to which discretion has been restricted to or appropriateness of assessment criteria. Rather it is a best practice methodology to assist in providing assurance that the structure of the Proposed Plan meets best practice.

Potential to Amend Methodology

46. In my view there is the potential to amend the methodology to assist in providing assurance that the structure of the Proposed Plan meets best practice.
47. In summary, the amendments would be by way of additional steps such as:
- Identification of cross references from Objectives to Policies to assessment criteria – identify any gaps – this would be the initial step
 - Review linkages from assessment criteria back to policies – identify any gaps
 - Review policies and assessment criteria for duplication
 - Review assessment criteria for provisions that are more appropriately rules and/or standards and/or information requirements
 - Revise provisions in light of the above steps
48. The person/s implementing the methodology would need to have a thorough knowledge of the structure of the PAUP and the linkages between the parts of a chapter (e.g. Business provisions, Objectives, Policies, Activity Table, Development Controls, Matters of Discretion, Assessment Criteria) as well as, the linkages to other parts of the Plan (Auckland Wide/Precinct/Overlay Objectives/Policies).
49. Given the complexity of the PAUP, and my lack of knowledge regarding the details of the PAUP, I am not comfortable in providing advice as to how long the task of applying the methodology might take across the entire Proposed Plan.

ATTACHMENT A

Topics 051-054 Centre Zones, Business park and industries zones, Business activities and Business Controls

Auckland Council's proposed consolidated mark-up

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Editorial:

- 1 Numbering of this chapter will be reviewed as part of an overall review of the Unitary Plan numbering protocols.

Zone objectives and policies

PART 2 - REGIONAL AND DISTRICT OBJECTIVES AND POLICIES» Chapter D: Zone objectives and policies

3 Business zones

Introduction

- There are 10 business zones in the Unitary Plan:
- City Centre
- Metropolitan Centre
- Town Centre
- Local Centre
- Neighbourhood Centre
- Mixed Use
- General Business
- Business Park
- Light Industry
- Heavy Industry.

Zones

These zones reinforce the role of centres as focal points for business and community investment and recognise the need to provide suitable locations for specific industries.

The centre zones provide for activities that contribute to the vitality and amenity of a public realm of well connected streets, a high-quality pedestrian environment, and efficient and accessible transport networks, including public transport. They allow for different levels of development intensity dependent on the function and location of the centre. The City Centre, Metropolitan Centre and Town Centre zones are the primary location for growth and intensification of commercial activities, and they provide for a wide variety of community and social needs. Local and Neighbourhood Centres are smaller in scale and provide a narrower range of community and shopping needs. The highest intensity of activity is permitted in the City Centre zone, recognising the role of the centre as the focus of national and international business, tourism, educational, cultural and civic activities.

The Mixed Use zone is located close to centres and along the rapid and frequent service network. It provides a transition, in terms of use and scale, with adjacent residential areas.

The centres zones and Mixed Use zone are expected to accommodate an increase in the density and diversity of housing, provided that it does not preclude opportunities for business development. Residential development will be managed to avoid or mitigate the potential for reverse sensitivity effects. A high standard of amenity is required in the Mixed Use zone, given its mix of uses, including residential.

The General Business, Light Industry and Heavy Industry zones provide locations for development that may not be appropriate in centres or has particular characteristics that require separation from pedestrian intensive and sensitive uses. A good standard of amenity is expected in the General Business zone, recognising that some activities that establish in the zone may attract reasonable numbers of people and are presently likely to be accessed by car. The Light Industry and Heavy Industry zones are expected to have a lesser standard of amenity consistent with their principal focus on productive activity.

The Business Park zone provides for clustering of office-type commercial activities in a park or campus like environment, where such uses will not impact on the viability of the city centre, metropolitan or town centres.

Height

There is a range of possible building heights within the centres zones and Mixed Use zone depending on the context. Different parts of these zones have different attributes. In some cases these attributes necessitate an increase or decrease in the standard zone height. The different attributes include:

- the size and depth of a centre
- the status of the centre in the centres hierarchy
- existing or planned uses surrounding a centre and the interface between the centre, these uses and surrounding residential uses
- historic character
- landscape features

The city centre, metropolitan centres and town centres, and areas surrounding these centres, have been identified as the priority areas for commercial and residential growth. In and around some of these areas it is appropriate to enable greater heights from the standard zone height, to enable growth to occur.

In addition, the height in and around some centres is lower than the standard zone height due to the local context, including historic character or landscape features.

Offices

Large scale office activities are encouraged to locate within the City Centre, Metropolitan and Town Centre zones where they make efficient and effective use of public transport infrastructure, support other commercial and community activity and enhance long term centre reinvestment. The area around the city centre and Newmarket has very good public transport and large office activities are considered appropriate in Mixed Use and Local Centre zones close to the City Centre zone and Newmarket Metropolitan Centre zone, as shown on the planning maps.

Historically, there has been relatively little regulation as to where office activities could locate and, as a result, the City currently has a relatively dispersed pattern of office development. This pattern of development means that it is difficult to cater efficiently for commuter trips with public transport. From a land-use and transport integration perspective, commuter trips associated with office activities are relatively readily able to be served by public transport as trips are to the same destination every day and are often made at the same time every day, usually in peak times when services are most frequent. Controlling the dispersal of large scale office activities in

locations away from centres and the city fringe, will help create the conditions that will support a modal shift away from private vehicles in favour of public transport for the journey to work trip.

3.1 General objectives and policies for the centres and mixed use zones and the General Business and Business Park zone

Objectives

1. A strong network of centres that are aesthetically 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
 - c. manages adverse effects on the environment, including effects on significant 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 provide for a range of convenience activities to support and serve their local communities;
 - b. a clear framework within which public and private investment can be prioritised and made
 - c. a basis for regeneration and intensification initiatives.

Policies

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. Accommodate an increase in the density, diversity and quality of housing in the centres and Mixed Use zones while managing any reverse sensitivity effects including 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 the Unitary Plan for the relevant zone
 - b. streets and other public open spaces, 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 the design of buildings to contribute positively to the visual quality, pedestrian vitality, safety and interest of streets and public open spaces.
6. Require large scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.
7. Encourage buildings at the ground floor to be adaptable to a range of uses to allow activities to change over time.
8. 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.
9. Encourage the selection of materials, finishes and landscaping with consideration for long term weathering, maintenance and durability.
10. Require development adjacent to residential zones and the Special Purpose School and Maori Purpose zones to maintain the reasonable amenity of those areas, having specific regard to dominance, overlooking and shadowing.
11. 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.
12. Discourage dwellings at ground floor in centres zones.
13. Require development to avoid, remedy or mitigate adverse wind, and glare effects on public open spaces, including streets, and shading effects on public open space zoned land.
14. Recognise the functional requirements of activities and development.
15. In identified locations within the centres and Mixed Use zones, 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
 - d. is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.
16. In identified locations within the centres and Mixed Use zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified historic character, identified landscape features, or amenity.
17. Provide opportunities for substantial office activities in the Mixed Use zone and the Local Centre zone in areas surrounding the city centre, recognizing their proximity and accessibility to the City Centre zone and Newmarket Metropolitan Centre zone.

3.2 City Centre zone

This section has been removed as it has been addressed in Topic 050 City Centre

3.3 Metropolitan Centre zone

Zone description

This 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 or General Commercial Frontage provisions. 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 provisions and this is addressed in the Transport provisions.

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.

Objectives

1. A network of metropolitan centres are reinforced and developed, that are second only to the city centre in diversity, scale, form and function, and which are a sub-regional focus for commercial, community and civic activities, and which provide for residential intensification.
2. The scale and intensity of development in Metropolitan Centres is increased.
3. Metropolitan centres are an attractive place to live, work and visit with vibrant and vital commercial, entertainment and retail areas.
4. Key Retail Frontage streets are a focus for pedestrian activity, with General Commercial Frontage streets supporting this role.

Policies

1. Enable significant growth and intensification in metropolitan centres
2. Manage development in Metropolitan Centres so that it contributes to the function, amenity and vitality of the centre.
3. Provide for the greatest concentration and scale of buildings within metropolitan centres, second only to the city centre.
4. Promote and manage the development of the metropolitan centres to provide facilities and services necessary to support their surrounding sub-regional catchment.
5. Encourage a wide range, and a high concentration, of commercial, leisure, tourist, cultural and community activities and civic services.
6. Promote the comprehensive development and redevelopment of sites and / or activities within metropolitan centres.
7. Require those parts of buildings with frontages subject to the Key Retail Frontage to maximise street activation, building continuity along the frontage, pedestrian amenity and safety and visual quality.
8. Require those parts of buildings with frontages subject to the General Commercial Frontage to achieve street activation, building frontage, pedestrian amenity and safety and visual quality.
9. Support the development of a range of transport modes, including public transport, pedestrian and cycle networks and the ability to change transport modes.
10. 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 requirements of these activities
 - 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.

3.4 Town Centre zone

Zone description

This 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 or General Commercial Frontage provisions. 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.

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

Objectives

1. A network of Town Centres that are the focus of commercial, community and civic activities for the surrounding area, and which provide for residential intensification.
2. 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 the Unitary Plan for the relevant centre.
3. Town centres are an attractive place to live, work and visit with vibrant and vital commercial, entertainment and retail areas.
4. Key Retail Frontage streets are a focus-for pedestrian activity, with General Commercial Frontage streets supporting this role.

Policies

1. Enable significant growth and intensification in town centres, except for those centres where it would compromise the planning outcomes identified in the Unitary Plan for the relevant centre.
2. Manage development in Town Centres so that it contributes to the function, amenity and vitality of the centre.
3. Provide a distribution of town centres, including the provision of 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
 - b. support a range of transport modes including, public transport, pedestrian and cycle networks and the ability to change transport modes.
4. Enable the intensification of commercial, residential and community activities in town centres, by:
 - a. substantial scale, concentration and density of buildings
 - b. the comprehensive development and redevelopment of sites.
5. Require those parts of buildings with frontages subject to the Key Retail Frontage to maximise street activation, building continuity along the frontage, pedestrian amenity and safety and visual quality.
6. Require those parts of buildings with frontages subject to the General Commercial Frontage to achieve street activation, building frontage, pedestrian amenity and safety and visual quality.
7. 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 requirements of these activities
 - 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.

3.5 Local Centre zone

Zone description

This 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. The zone discourages single large-scale commercial activity that would prevent a mix of activities within the local centre. The expansion of local centres may 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 floor

New development within the zone requires resource consent so that it is designed to a high standard which enhances the quality of the centre's streets and public open spaces.

Objectives

1. A network of local centres that enable commercial activity which primarily services local convenience needs and provides residential living opportunities.
2. The scale and intensity of development within local centres respects the planning outcomes identified in the Unitary Plan for the surrounding environment.
3. Local centres are an attractive place to live, work and visit.

Policies

1. Enable activities for the local convenience needs of the surrounding residential area, including retail, commercial services, office, food and beverage and small scale supermarkets.
2. Enable large scale commercial activity where this:
 - a. supports:
 - i. a diversity of activities within the local centre
 - ii. the centre's on-going ability to provide for the local convenience needs of its surrounding community.

- b. does not adversely affect:
 - i. the function, role and amenity of the City Centre, Metropolitan and Town Centre zones beyond those effects ordinarily associated with trade effects on trade competitors.
 - c. manages adverse effects on the safe and efficient operation of the transport network including effects on pedestrian safety and amenity.
- 3. Provide for the outward 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.
- 4. Recognise:
 - a. the positive contribution supermarkets make to centre viability and function
 - b. the functional requirements of these activities
 - 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.

3.6 Neighbourhood Centre zone

Zone description

This 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 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.

Objectives

1. Commercial activities within residential areas, limited to a range and scale that meets the convenience needs of residents as well as passers-by, are provided in neighbourhood centres.
2. Neighbourhood centres are developed to a scale and intensity that respects the planning outcomes identified in the Unitary Plan for the surrounding environment.

Policies

1. Provide for small scale commercial activities to meet either local or passers-by convenience needs, including local retail, business services, food and beverage activities.
2. 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 adversely affect the function, role and amenity of the City Centre, Metropolitan and Town Centre zones, beyond those effects ordinarily associated with trade effects on trade competitors
 - c. does not appropriately manage adverse effects on the safe and efficient operation of the transport network including effects on pedestrian safety and amenity.

3.7 Mixed Use zone

Zone description

This zone is typically located around centres and along sections of the rapid and frequent service network. It acts as a transition area, in terms of scale and activity, between residential areas and the City Centre, Metropolitan and Town Centre zones. 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 overlay.

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.

Objectives

1. Moderate to high intensity residential and employment opportunities, in areas in close proximity to, or which can support the City Centre, Metropolitan Centre, Town Centre zones and the rapid and frequent services network.
2. Activities within the zone do not diminish the function, role and amenity of the City Centre, Metropolitan Town and Local Centres.
3. A mix of compatible residential and non-residential activities is encouraged.
4. Mixed Use zoned areas are high amenity places.

Policies

1. Locate the Mixed Use zone in suitable locations within a close walk of the City Centre, Metropolitan and Town Centre zones and rapid and frequent services network.
2. Limit larger retail and office activities and provide for a range of commercial activities:-
 - a. that will not diminish the function, role and amenity of the City Centre, Metropolitan Town and Local Centres, beyond those effects ordinarily associated with trade effects on trade competitors.
3. Limit the agglomeration of retail activities except where they are well connected to the City Centre, or a Metropolitan, Town or Local Centre.
4. Enable the development of intensive residential activities.
5. Require those parts of buildings with frontages subject to the General Commercial Frontage to achieve street activation, building frontage, pedestrian amenity and safety and visual quality.

6. Promote and manage development to a standard of amenity that:
 - a. recognises the moderate scale, intensity and diversity of business, social and cultural activities, as well as increases in residential densities provided in the zone and
 - b. avoids significant adverse effects on residents.

3.8 General Business zone

Zone description

This zone provides for business activities that may be less appropriate for, or are unable to locate in, centres. This includes activities ranging from light industrial to limited office, large format retail and trade suppliers. Large format retail is preferred in centres but it is recognised that this is not always possible, or practical. These activities are appropriate in the General Business zone only when this does not adversely affect the function, role and amenity of the City Centre, Metropolitan and Town Centre zones. Although the application of the zone within Auckland is limited, it is an important part of the Unitary Plan's strategy to provide for growth in commercial activity and manage the effects of large format retail.

The establishment of small retail activities in the zone should be limited as the presence of these activities, in combination with large format retail, can effectively create an unplanned centre. Residential activity is also not envisaged due to the potential presence of light industrial activities and the need to preserve land for appropriate commercial activities.

The zone is located primarily in areas close to the City Centre, Metropolitan and Town Centre zones or within identified growth corridors, where there is good transport access and exposure to customers.

New development within the zone requires resource consent in order to ensure that it is designed to a good standard.

Objectives

1. Business activities are provided for that may be less appropriate for, or are not able to locate in centres, while ensuring activities within the zone do not diminish the function, role and amenity of these centres.
2. The zone is located primarily in areas close to the City Centre, Metropolitan and Town Centre zones, or in other areas where appropriate.
3. A mix of compatible business activities exist, where the adverse effects on amenity values and the environmental qualities at the interface with other zones are managed.

Policies

1. Locate the zone adjacent or close to the City Centre, Metropolitan and Town Centre zones and within identified growth corridors and in other areas where appropriate.
2. Enable a range of business activities, including large format retail, trade suppliers, light industry and small service activities that are either:
 - a. difficult to accommodate within centres due to their scale and functional requirements
 - b. more appropriately located outside of the City Centre, Metropolitan Centre or Town Centre zone.

3. Avoid commercial activity of a scale and type locating within the zone that will diminish the function, role and amenity of the City Centre, Metropolitan and Town Centre zones beyond those effects ordinarily associated with trade effects on trade competitors.
4. Avoid small-scale retail activities locating within the zone except for commercial services and food and beverage activities.
5. Enable light industrial activities to locate within the zone but discourage activities which have objectionable odour, dust or noise emissions.
6. Manage compatibility issues of activities within and between developments through site layout and design measures.
7. Manage adverse effects on the safe and efficient operation of the transport network.

3.9 Business Park zone

Zone description

A business park is a location where office-type business activities can group together in a park or campus like environment. This zone enables moderate to intensive office activity and some ancillary services such as gymnasiums, child care and food and beverage outlets. These high amenity and comprehensively planned business areas are located adjacent to the rapid and frequent services network.

The zone is designed to recognise existing business parks. It has a limited future application, as the primary location for commercial activities is expected to be within the city centre, metropolitan centres and town centres in order to reinforce the roles of those centres. Where new business parks are proposed, limits are expected to be put in place on the amount of office that can establish within these parks.

Objectives

1. Existing business parks are efficiently and effectively developed.
2. Limited opportunities exist for new business parks for office-based employment where they:
 - a. are comprehensively planned
 - b. avoid adverse effects on the function and amenity of the City Centre, Metropolitan and Town Centre zones and neighbouring zones
 - c. are easily accessible to the rapid and frequent service network.
3. The establishment of retail activities is limited, except where these are accessory and support intensive employment activities undertaken within the zone.
4. Development is of high amenity value and is well connected to the surrounding street network.

Policies

1. Enable the efficient and effective development of existing areas zoned Business Park having regard to the development potential anticipated in precinct provisions applying to each zoned area.
2. Apply the Business Park zone to new areas, and amend the provisions applying to existing areas, by means of a plan change and an associated precinct planning process, which sets out the anticipated level of development for the land.
3. Require the location of a proposed new business park to:
 - a. be within practical walking distance of the rapid and frequent service network
 - b. not adversely affect the function, role and amenity of the City Centre, Metropolitan and Town Centre zones.
4. Avoid expansion of existing and proposed business parks into residential areas.

5. Require a plan change for new business parks and any amendment to the provisions of existing business parks, to:
 - a. limit the permitted amount of office space so as not to adversely affect the function, role and amenity of the City Centre, Metropolitan and Town Centre zones
 - b. limit retail to those services such as food and beverage and convenience goods which meet the day to day needs of workers and visitors to the zone
 - c. limit residential activity except for visitor accommodation
 - d. demonstrate that the business park will not adversely affect the safe and efficient operation of the transport network
 - e. demonstrate that a comprehensively planned development and a high standard of visual, landscaped and pedestrian amenity will be achieved
 - f. control the scale of built development so that it remains compatible with a landscaped high quality business space
 - g. limit development where environmental or servicing constraints exist, unless these can be adequately mitigated
 - h. maximise the number and quality of connections through the site where these provide logical links to the local street network, with a priority on pedestrian and cycle routes and avoiding fenced and gated environments.
6. Require that where development of a business park is staged, the different stages should be managed to enhance amenity values and the environment and maintain or reduce the impact on the transport network.
7. Manage the effects of activities within the zone so that the scale of development and level of environmental effects does not degrade the amenity of neighbouring zones.

3.10 Light Industry zone

Zone description

This zone anticipates industrial activities that do not generate objectionable odour, dust or noise. This includes manufacturing, production, logistics, storage, transport and distribution activities. The zone also contains existing established heavy industry activities and their ongoing operation is recognised and provided for. The anticipated level of amenity is lower than the centres and mixed- use zones. Due to the industrial nature of the activities, sensitive activities are generally not provided for.

There are existing lawfully established commercial activities located within the zone and their ongoing operation is recognised and provided for.

The air quality amenity of the zone is managed by the Auckland-wide Air Quality provisions in C5.1 and H4.1.

Objectives

1. Industrial activities locate and function productively within the zone.
2. The establishment of activities that may diminish the efficiency and functionality of the zone for industrial activities is avoided.
3. Adverse effects on amenity values and the natural environment, both within the zone and on adjacent areas, are managed.
4. Development avoids, remedies or mitigates adverse effects on the amenity of adjacent public open spaces and residential zones.

Policies

1. Enable a range of light industrial activities to locate in the zone.
2. Enable existing lawfully established commercial activities within the zone to continue to operate.
3. Enable existing heavy industries within the zone to continue to operate.
4. Avoid reverse sensitivity effects from activities that may constrain the establishment and operation of industrial activities.
5. Avoid activities that do not support the primary function of the zone by limiting:
 - a. office activities, except where they are accessory to the primary activity on-site or up to 100m² GFA
 - b. residential activities other than for persons whose duties require them to live on-site.
 - c. retail activities in the zone except:
 - i. small scale accessory retail and convenience retail that predominantly serves the local worker population
 - ii. trade suppliers, service stations, drive through restaurants, motor vehicle sales, marine retail and garden centres.
6. Require development adjacent to public open space zones, residential zones and special purpose zones to manage adverse amenity effects on those zones.
7. Manage development so that it does not adversely affect the safe and efficient operation of the transport network, particularly for freight.

3.11 Heavy Industry zone

Zone description

This zone provides for industrial activities that may produce objectionable odour, dust and noise emissions. Air quality emissions standards that are different to the rest of Auckland will often apply. A reduced level of air quality amenity applies in the Heavy Industry zone. A key attribute of the zone is that it contains sites large enough to accommodate large-scale low intensity industrial activities.

Sensitive activities are not appropriate in the zone and buildings are expected to have a mainly functional standard of amenity. The zone is typically located close to key freight routes.

The air quality amenity of the zone is managed by the Auckland-wide Air Quality provisions in C5.1 and H4.1.

Objectives

1. The efficiency of heavy industry is maximised without being unreasonably constrained by other activities.
2. Heavy Industry zoned land, and activities that are required to locate there because of the nature of their operation, are protected from the encroachment of:
 - a. sensitive activities such as residential, community, education or medical facilities
 - b. commercial activities that are more suited to other business zones.
3. The supply of large sites within the zone is not reduced by inappropriate fragmentation of those sites by subdivision.
4. Adverse effects on amenity values and the natural environment, both within the zone and on adjacent areas, are managed.

Policies

1. Enable heavy industrial activities to operate with a level of certainty that their operations will not be unreasonably constrained by other activities.
2. Prevent activities which do not support the primary function of the zone, such as:
 - a. residential activities other than for persons whose duties require them to live on-site
 - b. retail activities greater than 450m²
3. Avoid activities which do not support the primary function of the zone, such as:
 - a. Retail activities up to 450m² other than small scale accessory retail and convenience-type retail that predominantly serves the local worker population.
 - b. office activities other than accessory office activities
 - c. the establishment of commercial activities that do not have a functional requirement to be located within the Heavy Industrial zone
 - d. activities sensitive to the effects of heavy industrial activities such as community, healthcare and recreational facilities.

4. Manage subdivision so that it preserves the integrity of the zone for industrial use while allowing the creation of sites for established activities.
5. Require development adjacent to public open space zones, residential zones and special purpose zones to manage adverse amenity effects on those zones.
6. Manage development so that it does not adversely affect the safe and efficient operation of the transport network, particularly for freight.

Zone rules and assessment criteria

PART 3 • REGIONAL AND DISTRICT RULES» Chapter I: Zone rules»

3 Business zones

The rules in this section implement the objectives and policies of Chapter D3 Business zones.

The following rules do not apply to the City Centre zone.

1. Activity tables

1.1 Activity table – Centres and Mixed Use zones and the General Business and Business Park zones

The following table specifies the activity status of activities in the Metropolitan, Town, Local and Neighbourhood centre zones, Mixed Use zone, the General Business and Business Park zones.

Activity	Metro Centre zone	Town Centre zone	Local Centre zone	Neighbourhood Centre zone	Mixed Use zone	General Business zone	Business Park zone
Activities not provided for	NC	NC	NC	NC	NC	NC	NC
Accommodation							
Dwellings	P	P	P	P	P	NC	NC
Conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation or boarding houses	RD	RD	RD	RD	RD	NC	NC
Retirement villages	P	P	D	D	P	NC	NC
Supported residential care	P	P	P	P	P	NC	NC
Visitor accommodation and boarding houses	P	P	P	P	P	NC	RD
Commerce							
Commercial services	P	P	P	P	P	P	P
Commercial sexual services	P	P	P	P	P	D	NC
Conference facilities	P	D	D	D	D	D	D
Department stores	P	P	RD	NC	D	RD	NC

Activity	Metro Centre zone	Town Centre zone	Local Centre zone	Neighbourhood Centre zone	Mixed Use zone	General Business zone	Business Park zone
Drive-through restaurant	RD	RD	RD	D	P	P	NC
Entertainment Facilities	P	P	D	D	P	P	NC
Cinemas	P	P	D	D	NC	NC	NC
Food and beverage	P	P	P	P	P	P	P
Funeral directors' premises	P	P	P	D	P	D	NC
Garden centres	P	P	D	NC	D	P	D
Marine retail	P	P	D	NC	D	P	D
Motor vehicle sales	P	P	D	NC	D	P	D
Offices up to 500m ² GFA per site	P	P	P	P	P	P	P
Offices greater than 500m ² GFA per site	P	P	RD	NC	D	D	P
Retail up to 200m ² GFA per tenancy	P	P	P	P	P	NC	D
Retail exceeding 200m ² per tenancy and up to 450m ² GFA per tenancy	P	P	P	P	D	D	D
Retail greater than 450m ² GFA per tenancy	P	P	RD	NC	D	P	D
Service stations	RD	RD	RD	D	RD	RD	D
Storage and lock-up facilities	D	D	NC	NC	D	P	D
Supermarkets up to 450m ² GFA per tenancy	P	P	P	P	P	D	P
Supermarkets exceeding 450m ² and up to 2000m ² GFA per tenancy	P	P	P	NC	RD	RD	NC
Supermarkets exceeding 2000m ² per tenancy and up to 4000m ² GFA per tenancy	P	P	RD	NC	D	RD	NC
Supermarkets greater than 4000m ² GFA per tenancy	P	P	RD	NC	D	RD	NC
Trade suppliers	P	P	D	NC	D	P	D
Community							
Artworks	P	P	P	P	P	P	P
Care centres	P	P	P	P	P	D	P
Community facilities	P	P	P	D	P	D	D
Education facilities	P	P	P	D	P	D	D

Emergency services	RD	RD	RD	D	RD	RD	RD
Healthcare facilities	P	P	P	P	P	D	P
Hospitals	D	D	NC	NC	D	D	NC
Justice facilities	P	P	D	NC	D	D	D
Recreation facility	P	P	P	D	P	P	P
Tertiary education	P	P	RD	D	P	D	D
Industry							
Artisan industries	P	P	P	P	P	P	P
Industrial activities	NC	NC	NC	NC	NC	P	NC
Industrial laboratories	P	P	P	NC	P	P	P
Light manufacturing and servicing	P	P	P	NC	P	P	P
Repair and maintenance services	P	P	P	P	P	P	P
Waste management facilities	NC	NC	NC	NC	NC	NC	NC
Warehousing and storage	P	P	P	NC	P	P	P
Mana Whenua							
Marae complex	P	P	P	D	P	P	D
Development							
New buildings	RD	RD	RD	RD	RD	RD	RD
Demolition of buildings	C	P	P	P	P	P	P
Alterations to building facades that are less than: <ul style="list-style-type: none"> - 25 per cent of its total surface area, or - 25m² whichever is the lesser 	P	P	P	P	P	P	P
Roller doors on the building frontage that are additions to existing buildings and are at least 75% transparent	P	P	P	P	P	P	P

Activity	Metro Centre zone	Town Centre zone	Local Centre zone	Neighbourhood Centre zone	Mixed Use zone	General Business zone	Business Park zone
Additions to buildings that are less than: • 25 per cent of the existing GFA of the building, or • 250m ² whichever is the lesser	P	P	P	P	P	P	P
Internal alterations to buildings	P	P	P	P	P	P	P
Additions and alterations to buildings not otherwise provided for	RD	RD	RD	RD	RD	RD	RD

1.2 Industrial zones

The rules in this section implement the objectives and policies of D3.10 and D3.11.

The activity table below specifies the activity status of activities in the Industrial zones.

Activity	Heavy Industry	Light Industry
Activities not provided for	NC	NC
Accommodation		
Workers accommodation – one per site	NC	NC
Dwellings	Pr	NC
Retirement villages	Pr	NC
Commerce		
Commercial services	NC	D
Dairies up to 100m ² GFA	P	P
Drive-through restaurant	NC	P
Entertainment facilities	NC	D
Existing lawfully established commercial activities as at the date the Unitary Plan becomes operative	NA	P
Food and beverage up to 100m ² GFA	P	P
Garden centres	NC	P
Motor vehicle sales	NC	P
Marine retail	NC	P
Offices up to 100m ² GFA per site	NC	RD
Offices that are accessory to the primary activity on the site and: a. the office GFA does not exceed 30 per cent of all buildings on the site or b. the office GFA does not exceed 100m ²	P	P
Offices that are accessory to the primary activity on the site and the office GFA exceeds 30 per cent of all buildings on the site	RD	RD
Offices not otherwise provided for	NC	NC
Retail accessory to an industrial activity on the site, where the goods sold are manufactured on site and the retail GFA does not exceed 10 per cent of all buildings on the site	P	P

Activity	Heavy Industry	Light Industry
Retail, up to 450m², not otherwise provided for	NC	NC
Retail, greater than 450m², not otherwise provided for	Pr	NC
Service stations	P	P
Show homes	NC	P
Storage and lock-up facilities	NC	P
Trade suppliers	NC	P
Wholesaler	NC	P
Community		
Care centres	NC	D
Community facilities	NC	D
Education facilities that are accessory to an industrial activity on the site	P	P
Education facilities not otherwise provided for	NC	D
Emergency services	RD	P
Hospitals	NC	D
Recreation facilities	NC	D
Tertiary education facilities that are accessory to an industrial activity on the site	P	P
Tertiary education facilities not otherwise provided for	NC	D
Industry		
Industrial activities	P	P
Rural		
Animal breeding or boarding	NC	P
Horticulture	NC	P
Development		
Construction of buildings	P	P
Additions and alterations to buildings	P	P
Demolition of buildings	P	P

2. Notification

1. The council will publicly notify resource consent applications for the following activities:
 - a. offices in the Heavy Industry zone specified as non-complying in the zone activity table
 - b. dwellings and retirement villages in the General Business zone and the Light Industry zone specified as non-complying in the zone activity table.
2. Buildings that infringe the building height and height in relation to boundary development controls below are subject to the normal tests for notification under the relevant sections of the RMA.

3. Land use controls

3.1 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 zone activity table:
 - a. taverns
 - b. drive-through restaurant
 - c. outdoor eating areas accessory to restaurants
 - d. entertainment facilities
 - e. child care centres
 - f. animal breeding and boarding.

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

3.2 Retail up to 200m² GFA per tenancy in the Mixed Use zone

1. Retail (excluding food and beverage, dairies and service stations) up to 200m² GFA per tenancy in the Mixed Use zone is a restricted discretionary activity where it is not located within a 200m walk from the City Centre, Metropolitan Centre, Town Centre or Local Centre zones (as shown on the planning maps).

3.3 Food and beverage in the Mixed Use zone

1. Food and beverage activities that:
 - a. are not located within a 200m walk from the City Centre, Metropolitan Centre, Town Centre or Local Centre zones (as shown on the planning maps)
 - b. form part of an integrated development, with more than 5 retail activities or a maximum total GFA of 1000m²;are a restricted discretionary activity.
2. In 1 above, integrated development means a development that shares the same carparking or access.

3.4 Food and beverage in the General Business zone

1. Food and beverage activities that form part of an integrated development, with more than 5 food and beverage activities, are a restricted discretionary activity.
2. In 1 above, integrated development means a development that shares the same carparking or access.

3.5 Office activities close to the City Centre zone and Newmarket Metropolitan Centre zone in the Mixed Use and Local Centre zone

1. Office activities in selected areas of the Mixed Use and Local Centre zones that are proximate to the City Centre zone and Newmarket Metropolitan Centre zone as shown on the planning maps as xx, are a permitted activity.

3.6 Existing lawfully established commercial activities as at the date the Unitary Plan becomes operative in the Light Industry zone

1. In the Light Industry Zone existing lawfully established commercial activities as at the date the Unitary Plan becomes operative are permitted provided that:
 - The GFA is not increased
 - Tenancies or activities may change within the range of commercial activities

3.7 Activities within 100m of a Heavy Industry Zone in the Light Industry zone

1. The following activities are restricted discretionary within 100m of the Heavy Industry Zone:
 - a. Motor vehicle sales
 - b. Garden centres
 - c. Marine retail

4. Development Controls - Centres, Mixed Use, General Business and Business Park zones

The following development controls apply to the centres and mixed use zones and the General Business and Business Park zones.

4.1 Building height

Purpose:

- manage the effects of building height
 - allow reasonable sunlight and daylight access to, public open space excluding streets and nearby sites
 - 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
 - provide for variations to the standard zone height through the Additional Zone Height Control provisions, 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 for the relevant zone in Table 1 below, unless otherwise specified in the Additional Zone Height Control layer on the planning maps.

Table 1

Zone	Total building height	Occupiable building height	Height for roof form
Metropolitan centre	72.5m	72.5m	-
Town Centre	As shown on the Additional Zone Height Control layer on the planning maps		
Local centre	18m	16m	2m
Neighbourhood centre	13m	11m	2m
Mixed use	18m	16m	2m
General Business	16.5m	16.5m	-
Business Park	20.5m	20.5m	-

- 2 Sites subject to the Additional Zone Height Control are identified in the planning maps.
- 3 If the site is subject to the Additional Zone Height Control provisions, buildings must not exceed the height in metres, as shown in Table 2 below and for the site on the planning maps.
- 4 Where a Key Retail Frontage or General Commercial Frontage rule applies to sites with an occupiable building height of 25m or less, as shown in Table 1A:
 - a. an additional 0.5m of occupiable building height will apply
 - b. height for roof form is reduced from 2m to 1.5m.

Table 1A: Total building height shown on Additional Zone Height Control layer on the planning maps

Occupiable building height	Height for roof form	Total building height shown on Additional zone Height Control layer on the planning maps
11m	2m	13m (currently 12.5m)
16m	2m	18m (currently 16.5m)
19	2m	21m (currently 20.5m)
25m	2m	27m (currently 24.5m)
Same as on the planning maps	NA	Exceeding 27m

- 5** 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.

Note - Overlays and precincts may specify different height controls.

4.2 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
 - 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 2 and Figure 1 or 1A below.
 2. In the Metropolitan Centre zone the recession plane extends for only 30m into sites within the zone (refer to Figure 1)
 3. 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 2.5 metres in width, the control will be measured from a parallel line 2.5 metres out from the site boundary.
 4. Figure 1B will be used to define what is a north, south, east or west boundary, where this is referred to in Table 2. The recession plane angle is calculated by orientating both site plan and Figure 1B to true north. Figure 1B 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 1B touches the site boundary, the recession plane angle and height at which it begins, will be indicated by Table 2.

Table 2

Zoning of subject site	Zoning of adjacent site	Angle of recession plane (identified as x in Figure 1 or 1A)	Height above ground level which the recession plane will be measured from (identified as y in Figure 1 or 1A)
Centres, Mixed Use, General Business or Business Park	Single House or Mixed Housing Suburban	45°	2.5m
Centres, Mixed Use, General Business or Business Park	Mixed Housing Urban Special Purpose zones: - Maori Purpose - School	45°	3m
Centres, Mixed Use, General Business or Business Park	Terrace Housing and Apartment Building	60°	8m
Metropolitan Centre or Town Centre	Mixed Use or General Business	60°	8m
Metropolitan Centre - buildings located on the northern boundary of the adjacent site (Refer to Figure 1)	Public Open Space	45°	8.5m
Metropolitan Centre - buildings located on the southern, eastern or western boundary of the adjacent site	Public Open Space	45°	16.5m

Town Centre or Mixed Use	Public Open Space	45°	8.5m
Town Centre or Mixed Use - buildings located on the southern boundary of the adjacent site	Public Open Space	45°	16.5
Local Centre, Neighbourhood Centre or Business Park	Public Open Space	45°	4.5m
Local Centre, Neighbourhood Centre or Business Park - buildings located on the southern boundary of the adjacent site	Public Open Space	45°	8.5m
General Business	Public Open Space	45°	4.5m

Figure 1 Height in relation to boundary - illustration of Rule 4.2

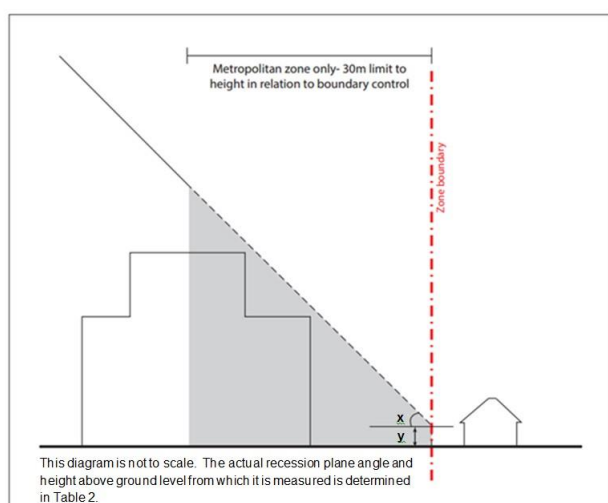


Figure 1A Height in relation to boundary opposite a road - illustration of Rule 4.2

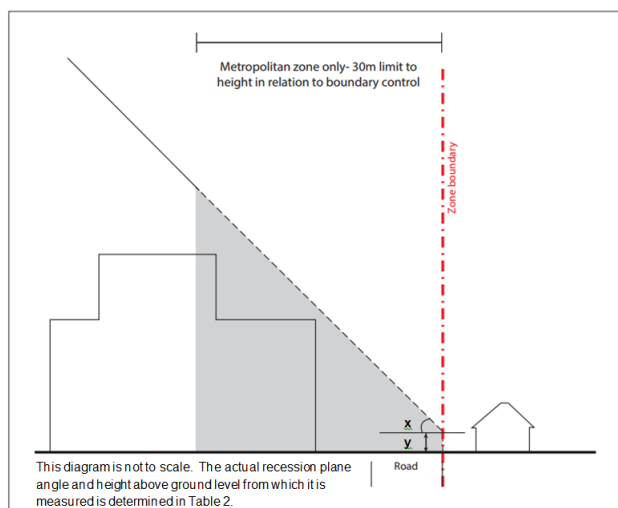
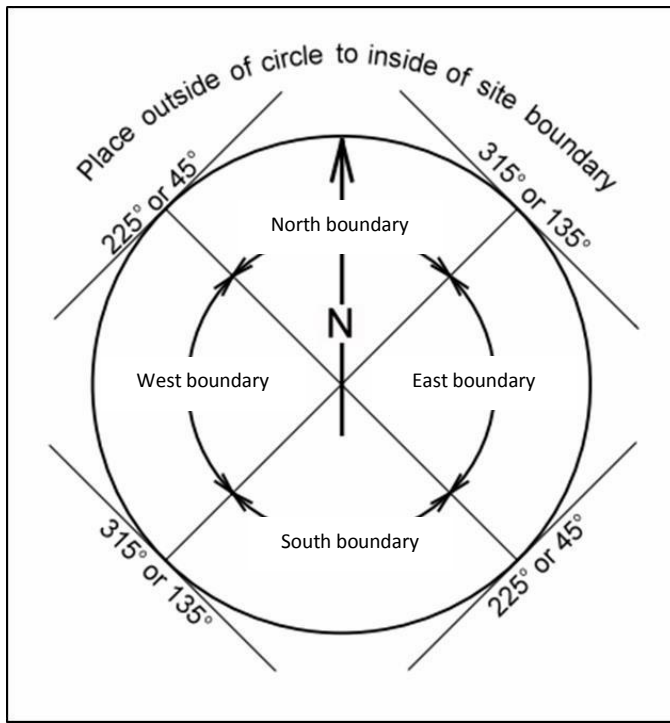


Figure 1B Recession plane indicator for sites adjacent to a Public Open Space zone - illustration of how to apply Rule 4.2



4.3 Building setback at upper floors

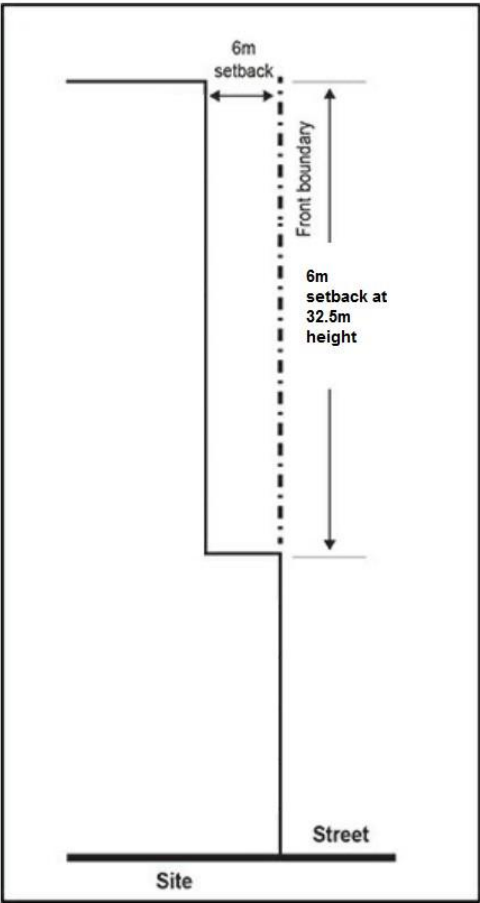
Purpose:

- provide adequate daylight access to streets
 - manage visual dominance effects on streets
 - manage visual dominance, residential amenity and privacy effects on residential zones (excluding the Terraced Housing and Apartment Buildings zone) opposite Metropolitan Centre, Town Centre and Mixed Use zones
 - 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 the table below.

Table 3

Zone	Building height	Minimum setback
Metropolitan Centre	32.5m	6m
Town Centre	27m	6m
Town Centre when opposite a residential zone	18m	6m
Mixed Use	27m	6m
Mixed Use when opposite a residential zone	18m	6m

Figure 9: Eg - Metropolitan Centre zone building setback at upper floors – illustration of Rule 4.3



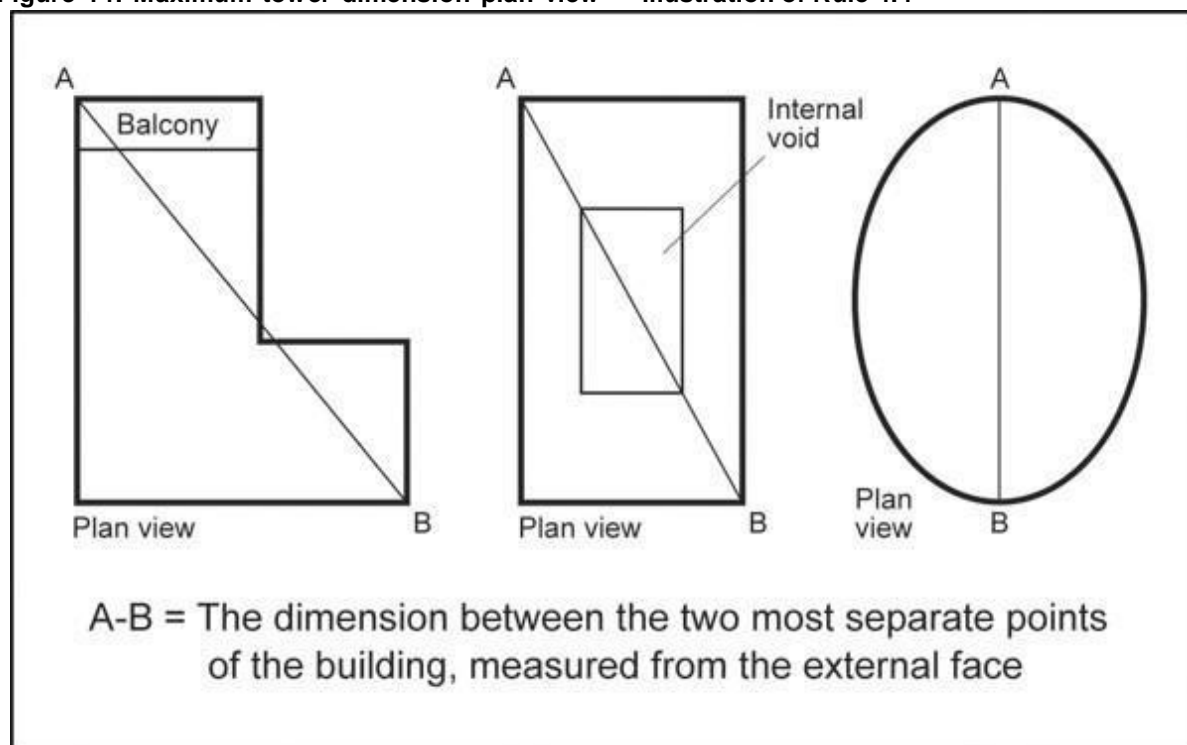
4.4 Maximum tower dimension and tower separation

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
- mitigate adverse wind effects.

- 1 The following controls apply to buildings within the Metropolitan Centre, Town Centre and Mixed Use zones
- 2 The maximum plan dimension of that part of the building above 27m in Town Centre and Mixed Use zones and 32.5m in the Metropolitan Centre zone must not exceed 55m.
- 3 The maximum plan dimension is the horizontal dimension between the exterior faces of the two most separate points of the building.
- 4 The part of a building above 27m in Town Centre and Mixed Use zones and 32.5m in Metropolitan Centre zones must be located at least 6m from any side or rear boundary of the site.

Figure 14: Maximum tower dimension plan view – illustration of Rule 4.4



4.5 Buildings fronting the street

Purpose: ensure buildings define the street edge and contribute to -

- providing an attractive streetscape by positively contributing to street definition and enclosure
 - enhancing pedestrian amenity
 - making buildings accessible by providing convenient and direct access between the street and building for people of all ages and abilities.
1. A new building must adjoin the entire length of the site frontage if the site frontage is subject to the Key Retail Frontage layer in the planning maps.
 2. Vehicle accesses are excluded from the requirements of clause above, where enabled by the Transport rules.
 3. A new building must adjoin at least 70 per cent of the site frontage if the site frontage is subject to the General Commercial Frontage layer in the planning maps.

4.6 Minimum floor to floor height

Purpose: buildings -

- are adaptable to a wide variety of uses over time
 - provide adequate daylight access to buildings.
1. The ground floor of a new building subject to a Key Retail Frontage or General Commercial Frontage layer in the planning maps must have a minimum finished floor to floor height of 4.5m for a minimum depth of 6m.

4.7 Glazing

Purpose: avoid blank walls at the ground floor to -

- contribute to an attractive streetscape environment and enhance the amenity of streets and public open space
 - provide a high degree of visibility between the street / public open space and the building interior and positively contribute to pedestrian amenity
 - enable passive surveillance of the street from the ground floor of buildings.
1. The ground floor of a building subject to the Key Retail Frontage layer in the planning maps must have clear glazing for at least 75 per cent of its width and 75 per cent of its height.
 2. The ground floor of a new building must have clear glazing for:
 - a. at least 50 per cent of its width and 50 per cent of its height where the elevation of the building fronts a street (excluding service lanes) or other public open space
 - b. this rule applies in the following areas:
 - i. General Commercial Frontage layer in the planning maps
 - ii. Local Centre zone
 - iii. Neighbourhood Centre zone
 - iv. Those areas in the Metropolitan Centre and Town Centre zones not subject to a Key Retail Frontage layer in the planning maps.
 3. In clause 1 and 2 above the ground floor height of a building is measured vertically for 3m above the façade's ground level.
 4. The ground floor frontage of buildings used for commercial sexual services and strip clubs must screen the areas where the services take place, if they are directly visible from the street.

4.8 Residential at ground floor

Purpose:

- protect the ground floor of buildings within centres for commercial use
 - avoid locating activities that require privacy on the ground floor of buildings.
1. Dwellings in the Metropolitan Centre, Town Centre, Local Centre and Neighbourhood Centre zone must not locate on the ground floor of a building where the dwelling has frontage to public open spaces including streets.

4.9 Verandahs

Purpose:

- provide pedestrians with weather protection, safety and amenity on the frontages of sites subject to the Key Retail Frontage layer on the planning maps.
- 1 The ground floor of a building subject to the Key Retail Frontage layer on the planning maps must provide a verandah along the full extent of the frontage. The verandah must:
 - a. be related to its neighbours to provide continuous pedestrian cover of the footpath, excluding vehicle access
 - b. have a minimum height of 3m and a maximum height of 4.5m above the footpath measured to the underside of the verandah
 - c. be set back at least 600mm from the kerb.
 - 2 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.
 - 3 Lighting levels required under verandahs may be met by one or more of the following methods, providing it also complies with the Auckland-wide lighting rules:
 - a. providing lighting beneath a 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
 - d. providing downwardly directed lighting on the exterior of the building
 - e. utilising ambient street lighting.

4.10 Building frontage height

Purpose: ensure buildings -

- provide an attractive streetscape by positively contributing to street definition and enclosure
 - enhance pedestrian amenity
1. A new building subject to the Key Retail Frontage layer on the planning maps, where the building is less than two storeys in height, must have a minimum height of 7m for a minimum return of 5m from the site frontage.

4.11 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
- ensure the Business Park zone achieves a spacious landscaped character
- 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.

Table 4

Yard	Centres, Mixed Use and General Business zones	Business Park
Rear	3m where the rear boundary adjoins a residential zone, or the special purpose zones listed in Rule 2	5m where the rear boundary adjoins a residential zone, or the special purpose zones listed in Rule 2
Side	3m where a side boundary adjoins a Residential Zone or the special purpose zones listed in Rule 2	5m where a side boundary adjoins a Residential Zone or the special purpose zones listed in Rule 2
Riparian yard	10m from the edge of all permanent and intermittent streams	10m from the edge of all permanent and intermittent streams
Lakeside yard	30m	
Coastal protection yard	25m, or as otherwise specified in appendix 6.7	

Note: 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 or special purpose zone listed in Rule 2.

- 1 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.
- 2 This rule applies to the following special purpose zones:
 - a. Maori Purpose zone

4.12 Landscaping

Purpose: ensure -

- the Business Park zone achieves a spacious landscaped character and the amount of stormwater runoff generated by development in the zone is managed
 - landscaping provides a buffer between car parking, loading, or service areas and the street in the Mixed Use and General Business zone and some sites in the Metropolitan and Town Centre zones
 - landscaping is of sufficient quality as to make a positive contribution to the amenity of the street.
1. In the Business Park zone, landscaped areas which in total comprise at least 20 per cent of a site must be provided. The maximum impervious area in the zone is 80%.
 2. 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 but otherwise applies to sites in:
 - a. the General Business zone
 - b. the Mixed Use zone
 - c. the Business Park zone
 - d. the Local Centre zone
 - e. the Neighbourhood Centre zone
 - f. all areas of Metropolitan and Town Centre zones that are not subject to a Key Retail Frontage layer on the planning maps.
 3. The required landscaping in clause 2 above must comprise a mix of trees, shrubs or ground cover plants (including grass).

4.13 Maximum impervious area in the riparian yard

Purpose:

- support the functioning of riparian yards and in-stream health.
- 1 Maximum impervious area within a riparian yard in the centres, mixed use, Business Park and General Business zone: 10 per cent.

4.14 Wind

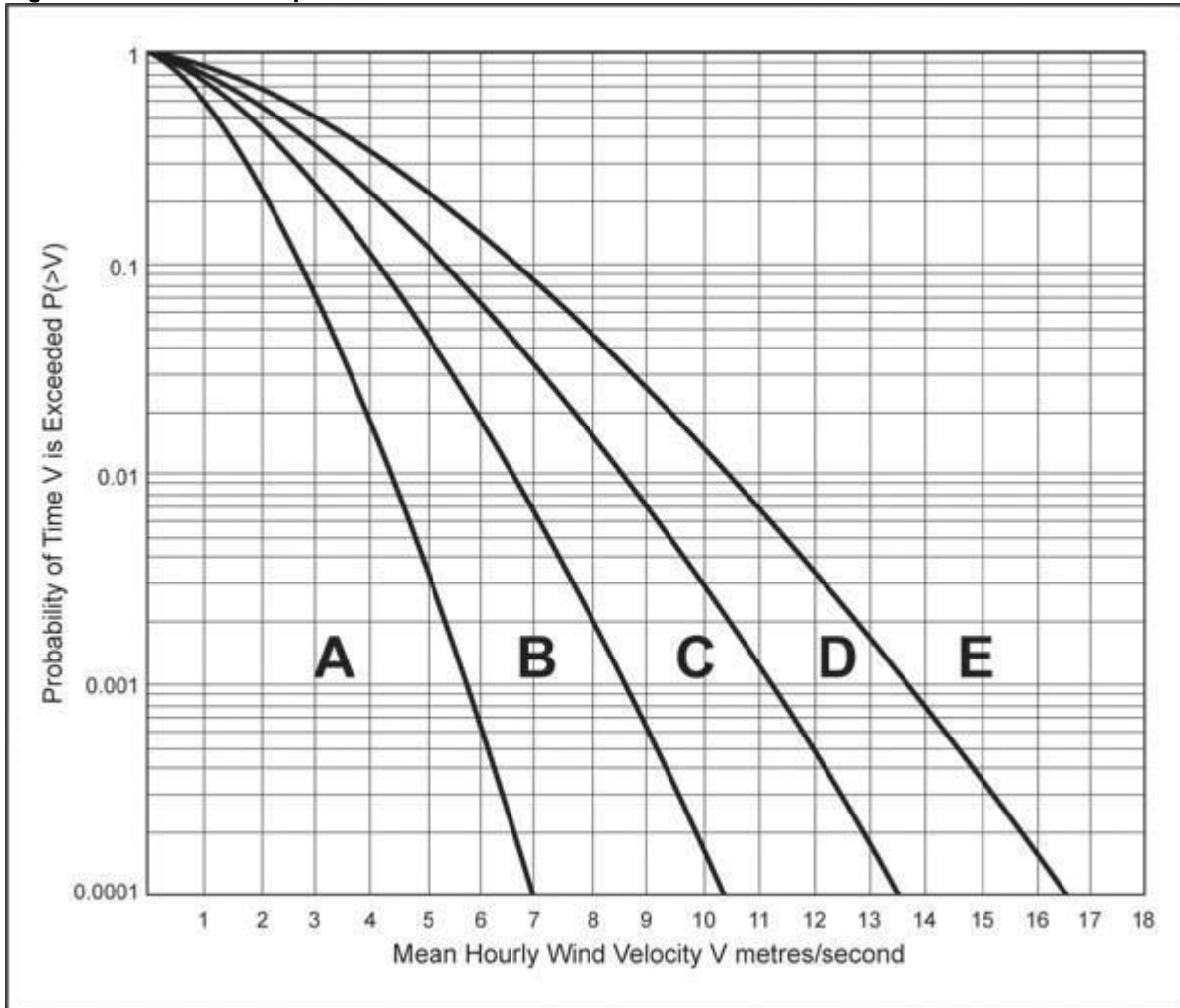
Purpose: mitigate the adverse wind effects generated by tall buildings.

- 1 A new building exceeding 25m in height 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 5 and Figure 19 below
 - b. the average annual maximum peak 3-second gust to exceed the dangerous level of 25m/second
 - c. an existing wind speed which exceeds the controls of 1a or 1b above to increase.
- 2 A report and certification from a suitably qualified and experienced person, showing that the building complies with 1. above, will demonstrate compliance with this rule.
- 3 If the information in 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 rule.

Table 5

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 19: Mean wind speed



Derivation of 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 C 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 Naplerian 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

4.15 Dwellings, retirement villages, visitor accommodation and boarding houses

Purpose: ensure a good standard of amenity within and between dwellings and visitor accommodation dwellings.

1. Dwellings must comply with the controls specified for the relevant zones below:
 - a. in the Metropolitan Centre zone refer to City Centre zone rules:
 - i. outlook space
 - ii. minimum dwelling size
 - iii. minimum dimension of principal living rooms and principal bedrooms
 - iv. daylight to dwellings
 - v. dwelling mix
 - vi. universal access for residential buildings.
 - b. In the Town Centre, Local Centre, Neighbourhood Centre and Mixed Use zones, refer to the Terraced Housing and Apartment Building zone rules:
 - i. outlook space for buildings up to 24m. For buildings over 24m in height, dwellings must comply with the City Centre zone outlook space rule.
 - ii. outdoor living space
 - iii. daylight to dwellings
 - iv. minimum dwelling size
 - v. minimum dimension of principal living rooms and principal bedrooms
 - vi. servicing and waste
 - vii. storage
 - viii. separation between buildings on the same site
 - ix. dwelling mix
 - x. universal access.
2. Visitor accommodation, retirement villages and boarding houses in the Metropolitan Centre zone must comply with the outlook control in the City Centre zone.
3. Visitor accommodation, retirement villages and boarding houses in the Town Centre, Local Centre, Neighbourhood Centre and Mixed Use zones must comply with outlook space in the Terraced Housing and Apartment Building zone.

5. Development Controls - Industrial zones

The following development controls apply to the Heavy Industry and Light Industry zones.

5.1 Building height

Purpose:

- manage the effects of building height including visual dominance.

- allow reasonable sunlight and daylight access to public open spaces excluding streets, the subject site and nearby sites

1. Buildings must not exceed 20m in height.

5.2 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
- manage visual dominance effects on neighbouring zones where lower height limits apply.

Table 6

Height in relation to boundary	Figure 20
<p>Buildings must not project beyond a 18 degree recession plane measured from a point 8m vertically above ground level along the residential zones, public open space zones or the boundary of the special purpose zones listed below.</p> <p>This rule applies to the following special purpose zones:</p> <ul style="list-style-type: none"> -Maori Purpose zone -School zone 	<div data-bbox="432 365 1442 913"> <p>Figure 20a illustrates the height restriction rule for buildings in a Heavy Industry or Light Industry zone. A dashed line represents an 18-degree recession plane measured from a point 8m vertically above ground level. The zone boundary is marked by a red dashed line. Residential zones, public open space zones, Maori Purpose zone, and School zone are shown to the right of the boundary.</p> </div> <p>Figure 20a</p> <div data-bbox="427 1249 1449 1798"> <p>Figure 20b illustrates the height restriction rule for buildings in a Heavy Industry or Light Industry zone, showing the inclusion of a road between the industry zone and the residential zones. A dashed line represents an 18-degree recession plane measured from a point 8m vertically above ground level. The zone boundary is marked by a red dashed line. Residential zones, public open space zones, Maori Purpose zone, and School zone are shown to the right of the boundary.</p> </div> <p>Figure 20b</p>

5.3 Maximum impervious area within the riparian yard

Purpose:

- support the functioning of riparian yards and in-stream health.
1. Maximum impervious area within a riparian yard: 10 per cent

5.4 Yards

Purpose:

- provide a buffer and screening between industrial activities and neighbouring residential zones and public open space zones, to mitigate adverse visual and nuisance effects
- ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality, amenity, provide protection from natural hazards, and potential access to the coast.

Table 7

Yard	Heavy Industry and Light Industry
Front	3m Yards are not required for internal roads or service lanes
Rear	5m where the rear boundary adjoins a residential zone or a public open space zone or a special purpose zone listed in A1. below
Side	5m where the side boundary adjoins a residential public open space or a special purpose zone listed in A1. below
Riparian yard	10m from the edge of permanent and intermittent streams
Lakeside yard	30m
Coastal protection yard	25m, or as otherwise specified in appendix 6.7

Note: 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, public open space zone or special purpose zone listed in Rule A1.

A1 Table 7 applies to the following special purpose zones: Māori Purpose zone, School zone.

1. Front yards (excluding access points) must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard.

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 to provide a densely planted visual buffer for a depth of at least 3m and must be appropriately maintained thereafter.

5.5 Storage and screening

Purpose: require rubbish and/or storage areas to be screened from neighbouring residential and rural zones and special purpose school zone, special purpose – Maori purpose zone public open spaces.

1. Any outdoor storage or rubbish collection areas that directly face and are visible from a residential, rural, special purpose school zone, special purpose – Maori purpose zone or public open space zone adjoining a boundary with, or on the opposite side of the road from, an industrial zone, must be screened from those areas by landscaping, a solid wall or fence at least 1.8m high.

6a Assessment - Controlled activities

6a.1 Matters of control

The council will reserve its control to the matters below for the activities listed as controlled in the activity table.

1. Demolition of buildings
 - a. pedestrian amenity and safety
 - b. traffic generation.

6a.2 Assessment criteria

The council will consider the relevant assessment criteria below for the controlled activities listed above.

1. Demolition of buildings
 - a. Pedestrian amenity and safety
 - i. Sites containing buildings that will be demolished should not have significant adverse effects on the quality and amenity of the public realm and the safety and efficiency of the surrounding transport network. In particular:
 - a high-quality and safe temporary hard or landscaped edge should be provided along the site boundaries so that a defined boundary to streets and public open spaces is maintained. This should include the provision and maintenance of continuous pedestrian cover within areas subject to the Key Retail Frontage layer on the planning maps
 - an edge treatment should be maintained that is designed to reduce its vulnerability to graffiti and vandalism.
 - b. Traffic generation
 - i. Consideration should be given to the proposed hours of operation, the frequency and timing of truck movements to and from the site and the location of vehicle access, so that effects of building demolition on the transport network are minimised.

6. Assessment - Restricted discretionary activities

6.1 Matters of discretion

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

1. Drive through restaurants, activities within 30m of a residential zone, supermarkets greater than 4 2000m² in the Local Centre zone, emergency services, service stations
 - a. intensity and scale
 - b. Operational matters

- c. design of parking, access and servicing
 - d. functionality.
- 2. Retail greater than 450m² in the General Business and Local Centre zone, offices greater than 500m² in the Local Centre zone, supermarkets greater than 450m² in the General Business zone and supermarkets greater than 450m² and up to 2000m² in the Mixed Use zone, Department stores in the General Business and Local Centre zones
 - a. intensity and scale
 - b. centre vitality
 - c. design of parking, access and servicing
 - d. functionality.
- 3. Retail that infringes land use control 3.2 (retail up to 200m² GFA per tenancy in the Mixed Use zone), food and beverage that infringes land use control 3.2a (food and beverage activities in the Mixed Use zone) and food and beverage that infringes land use control 3.2b (food and beverage activities in the General Business zone)
 - a. local housing
 - b. centre vitality
 - c. cumulative effects.
- 4. Activities in the Light Industry zone located within 100m of the Heavy Industry zone
 - a. reverse sensitivity
- 5. Offices that are accessory to an industrial activity in the site and the GFA exceeds 30 per cent of all buildings on the site in the Heavy Industry and Light Industry zones, offices up to 100m² GFA in the Light Industry zone
 - a. centre vitality
 - b. reverse sensitivity
 - c. the displacement of industrial activities.
- 6. Tertiary education facilities in the Local Centre zone
 - a. intensity and scale.
- 7. Emergency services in the Heavy Industry zone
 - a. Reverse sensitivity
- 8. Visitor accommodation and boarding houses in the Business Park zone
 - a. Intensity and scale
 - b. Nature of activity
- 9. New buildings and alterations and additions to buildings not otherwise provided for
 - a. building design and external appearance
 - b. safety
 - c. movement networks where required by a structure plan or proposed by an applicant
 - d. landscaping

- e. design of parking, access and servicing
 - f. design and layout of dwellings, retirement villages, visitor accommodation and boarding houses
 - g. water sensitive design
10. Conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation and boarding houses
- a. design and layout of dwellings, retirement villages, visitor accommodation and boarding houses.

6.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above.

1. Drive through restaurants, activities within 30m of a residential zone, emergency services, service stations.
 - a. Intensity and scale
 - i. The intensity and scale of the land use activity, in particular, the number of people involved and traffic generated by the activity (including vehicle noise and lights), should be compatible with the planning outcomes identified in the Unitary Plan for the surrounding area.
 - b. Operational matters
 - i. The effects on the amenity of surrounding residential zoned properties arising from the operation of the activity should be managed.
 - c. Design of parking, access and servicing
 - i. Surface parking should be softened with landscaping, including tree planting.
 - ii. Vehicle ramps should not be visible from the street, however, where necessary they should be minimal in length and integrated into the design of the building.
 - iii. Vehicle crossings and access ways should be designed to reduce vehicle speed, be visually attractive and clearly signal to both vehicles and pedestrians the presence of a crossing or access way.
 - iv. A safe and convenient pedestrian environment with a good standard of amenity should be created within the site which:
 - Provides direct and well defined routes
 - Links car parking areas to building access points
 - Incorporates pedestrian linkages to adjacent sites, streets and public open spaces, (where appropriate).
 - v. Pedestrian access between parking areas, building entrances/lobbies and the street should provide universal access for people of all ages and physical abilities and provide a high level of pedestrian safety
 - vi. In greenfield locations and large redevelopment sites, service lanes should be provided within urban blocks to allow access to the rear of buildings and to minimise gaps in the streetscape. Development in industrial zones is not required to provide service lanes.
 - vii. For commercial activities, suitable provision should be 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. Kerbside collection is generally not appropriate
 - is preferably located within the building where it is not within the building, it is located in an area not visible from the street or public open spaces.
 - manages the adverse effects on adjoining residentially zoned properties

- viii. Where appropriate, a waste management plan should be provided either at the time of lodgement or by way of a consent condition and:
 - include details of the vehicles to be used for rubbish collection to ensure any rubbish truck can satisfactorily enter and exit the site; and
 - provide clear management policies to cater for different waste management requirements of the commercial tenancy and residential apartments.
 - d. Functionality
 - i. The features of the proposal that are necessary to meet the functional requirements of the activity should be considered.
2. Retail greater than 450m² in the Local Centre zone, office activity greater than 500m² in the Local Centre zone, supermarkets greater than 450m² in the General Business zone and supermarkets greater than 450m² and up to 2000m² in the Mixed Use zone and supermarkets greater than 2000m² in the Local Centre zone, Department stores in the General Business and Local Centre zones
 - a. Intensity and scale
 - i. Refer to the assessment criteria in 1(a) above.
 - b. Centre vitality
 - i. Retail and office activities should:
 - not have an adverse effect upon the function, role and amenity of the city centre, metropolitan centres or town centres (and in the case of activities in the 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
 - the centre's on-going ability to provide for the future needs of communities
 - for office activities, support the efficient and effective operation of public transport
 - enable the convenient access of communities to commercial and community services.
 - c. Design of parking, access and servicing
 - i. Refer to the assessment criteria in 1(c) above.
 - d. Functionality
 - i. Refer to the assessment criteria in 1(d) above.
3. Retail that infringes land use control 3.2 (retail up to 200m² GFA per tenancy in the Mixed Use zone), food and beverage that infringes land use control 3.2a (food and beverage activities in the Mixed Use zone) and food and beverage that infringes land use control 3.2b (food and beverage activities in the General Business zone)
 - a. Local housing
 - i. Whether the proposal results in the intensification of the site, and provides for or supports local high density housing.
 - b. Centre vitality
 - i. Retail activities should:
 - not adversely effect the role, function and amenity of the city centre,

metropolitan centres or town centres (and in the case of activities in the 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, either alone or in association with other nearby commercial activities
- the centre's on-going ability to provide for the future needs of communities.

Note: cumulative effects on centre vitality as a result of accumulation of retail activities in the area which the proposed development is located are only likely to arise when within a 100m radius of the development, there is or will be as a result of the development, a

- combined retail total of 1,000m² GFA (excluding floorspace associated with service stations or dairies): or
- the combined number of retail tenancies exceeds five.

4. Activities in the Light Industry zone located within 100m of the Heavy Industry zone

a. Reverse sensitivity

- i. Reverse sensitivity effects of the proposed activity not reduce the ability of industrial activities to operate within the zones.
- ii. the extent to which the activity may result in restrictions on heavy industrial activities located within the heavy industry zone
- iii. ways in which the proposed activities sensitivity to the effects of established industrial activities and processes can be avoided remedied and mitigated.

5. Offices that are accessory to an industrial activity in the site and the GFA exceeds 30 per cent of all buildings on the site in the Heavy Industry and Light Industry zones, offices up to 100m² GFA in the Light Industry zone

a. Centre vitality

- i. Refer to the assessment criteria in 2(b) above.

b. Reverse sensitivity

- i. Refer to the assessment criteria in 3(b)(i) above.

c. The displacement of industrial activities

- i. Offices in the industrial zones should not discourage or displace permitted activities. The scale and design of offices should not be likely to attract further similar or supporting activities.
- ii. Whether the offices will increase the efficiency of the industrial activity by integrating supporting administration, services or clerical functions to support industrial activities.

6. Tertiary education facilities in the Local Centre zone

a. Intensity and scale

- i. Refer to the assessment criteria in 1(a) above.

7. Emergency services in the Heavy Industry zone

a. Reverse sensitivity

- i. Refer to the assessment criteria in 3(b)(i) above

8. Visitor accommodation and boarding houses in the Business Park zone

- a. Intensity and scale
 - i. Refer to the assessment criteria in 3(a)(i) above
- b. Nature of activity
 - ii. The proposal should be subordinate to office activities within the zone, and should not discourage or displace these activities.

9. New buildings and alterations and additions to buildings not otherwise provided for

a. Building design and external appearance

Creating an active frontage

- i. Buildings should have clearly defined public frontages that positively contribute to public open spaces including streets (excluding service lanes). As a guide buildings should adjoin the site frontage for:
 - at least 50% in the Mixed Use zone where the ground floor activity is commercial
 - at least 50% along those streets within of Metropolitan and Town Centre zones that are not subject to a Key Retail or General Commercial Frontage
 - as much frontage as is practicable in the Local and Neighbourhood Centre zones, along the centre's main retail street.

Where building frontage described above is not met, the following matters should be considered. Whether:

- minor modulation and variance of frontage layout is proposed to accommodate recessed pedestrian entrances and windows, provided that the overall continuity of the frontage is maintained
 - topographical or hazard constraints preclude the building frontage sought
 - the site is subject to a long term or staged development plan
 - existing development on the site does not achieve the desired building frontage and the proposal is for a minor addition or alteration.
- ii. Where a site has more than one frontage, it may not be possible to activate all frontages. Priority should be given to activating those frontages on or adjacent to the centre's main retail street(s).
 - iii. Principal pedestrian entrances (for both commercial and residential activities) should face the street, be clearly identifiable, conveniently located and be accessed (where practicable) at grade from street level. Where the entrance is unable to face the street it should be visually obvious and conveniently accessible from the street.
 - iv. Areas of glazing should face public open spaces including streets to achieve interaction between users of the building and of the public open spaces.
 - v. Carparking should not occupy the ground floor frontage within buildings, so as to maximise pedestrian and streetscape amenity and the visibility of commercial activities from streets.
 - vi. Ventilation and fumes outlets should not be vented into the adjacent pedestrian environment.
 - vii. Dwellings at ground floor in the Mixed Use zone should positively contribute to public

open spaces including streets while achieving privacy for occupiers of the dwelling, in particular by:

- landscaping or front fencing should be low enough to allow passive surveillance of the street from inside the dwelling
- The ground floor level of buildings should be no more than 1.5m above the footpath level.

Managing the visual effects of buildings

Note - unless adjacent to a scheduled historic heritage place or building, the aesthetic style of the building will not normally be a matter of assessment.

- viii. Buildings, including alterations and additions, should positively contribute to the visual quality of the environment, having regard to the planning and design outcomes identified in the Unitary Plan for the relevant zone. Emphasis on visual quality should be prioritised on those parts of the building closest to public open spaces including streets.
- ix. Buildings should be designed to:
 - avoid large unrelieved facades visible from public open spaces including streets (except service lanes). Where large areas of blank wall are unavoidable (such as along a façade that is built to the side boundary), they should include modulation, architectural detailing or surface relief.
 - visually break up their mass into distinct elements, including through the use of horizontal and vertical facade modulation, articulation, recesses and variation in roof form. The use of landscaping and colour variation should complement the above but should not be a substitute
 - integrate building elements, including balconies, signage, plant, exhaust and intake units, into the façade and/or roof design.
- x. Buildings taller than 32.5m should positively contribute to the skyline of the locality.
- xi. Buildings adjoining or in close proximity to a scheduled historic heritage place or building should be designed having regard to the significant historic heritage elements and built form of the place or building.
- xii. Where a building with multiple storeys adjoins the site frontage, its façade should be of a height that defines and encloses the street.
- xiii. On the ground floor frontage of buildings, roller doors, security gates or grilles should minimise effects on pedestrian amenity and be designed as a part of the architecture of the building, such as by being located inside the building and/or being substantially transparent.

Additional criteria

- xiv. Development in:
 - Local and Neighbourhood Centres
 - the Mixed Use zone where the ground floor activity is commercial
 - those areas of Metropolitan and Town Centre zones that are not subject to a Key Retail or General Commercial Frontageshould have appropriate ground floor stud heights where they adjoin public open spaces, including streets, to provide for the wide range of activities expected over time. Note: a finished floor to floor height of 4m has been historically successful in Auckland.
- xv. In the Centres and Mixed Use zone, verandahs that provide effective shelter from the weather should be provided above principal pedestrian entrances and areas where there are existing or

proposed new active frontages.

b. Safety

- xvi. Site development should be consistent with CPTED principles.

c. Movement networks where required by a structure plan or proposed by an applicant

New streets

- xvii. New streets should be designed to promote pedestrian priority and visual interest, including how building facades and entrances relate to the new street.
- xviii. New streets should follow direct and logical routes and where possible align with the existing road network.

New through-site links where public access is provided

- xix. New through-site links should:
 - have a direct and logical route
 - be subject to passive surveillance and ground floor activation along as much of its length as possible.
 - be available for public use at least during business hours.

New service lanes

- xx. New service lanes should be designed to be visually unobtrusive and identifiable as being for service access only.
- xxi. New service lanes should be designed so that passive surveillance and ground floor activation is provided adjacent to and clearly visible from each service lane entrance.

d. Landscaping

- xxii. In the Business Park zone, landscaping should be distributed to maximise its visibility from public open spaces, including streets.

e. Design of parking, access and servicing

- i. Refer to the assessment criteria in 1(c) above.

f. Design and layout of dwellings, retirement villages, visitor accommodation and boarding houses

- i. For development in the Metropolitan centre zones, refer to xx in the City Centre provisions.
- ii. For development in other zones, refer to xx in the Terraced Housing and Apartment Buildings provisions.

g. Water sensitive design

- i. On site stormwater management should be integrated into the site design, including landscaped areas, applying a water sensitive design approach as appropriate.

10. Conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation and boarding houses
 - a. Design and layout of dwellings, retirement villages, visitor accommodation and boarding houses
 - i. For development in the Metropolitan centre zones, refer to xx in the City Centre provisions.
 - ii. For development in other zones, refer to xx in the Terraced Housing and Apartment Buildings provisions.

7. Assessment - Development control infringements

7.1 Matters of discretion - Centres, Mixed Use, General Business and Business Park zones

For new buildings or alterations and additions to existing buildings that involve a development control infringement, the council will consider the relevant matters in 6.1 above in addition to the matters set out in Rule G2.3 of the general provisions and the following.

1. Building height, height in relation to boundary, building setbacks at upper floors, maximum tower dimension and tower separation
 - a. effects of additional building scale
 - b. contribution to growth and intensification outcomes.
2. Buildings fronting the street, minimum floor to floor height (ground floor), glazing, residential at ground floor, verandahs, building frontage height
 - a. effects on the vitality and amenity of streets and public open spaces
 - b. effects on historic heritage and historic character buildings and notable trees.
3. Yards (excluding riparian, lakeside and coastal protection yards), building setback in the Business Park zone, landscaping
 - a. effects on amenity.
4. Dwellings, retirement villages, visitor accommodation and boarding houses
 - a. for development in the Metropolitan centre zones, refer to Chapter I4 City Centre zone 7.1 Matters of discretion (3) – (5).
 - b. for development in other zones, refer to xx in the Terraced Housing and Apartment Buildings provisions.
5. Maximum impervious area in the Business Park zone
 - a. refer to H4.14 Stormwater management 1.4 Assessment – Restricted discretionary activities.
6. Riparian yard, maximum impervious area within a riparian yard, lakeside yard or coastal yard
 - a. effects on the function of the yard
 - b. effects on natural hazards
 - c. amenity and character
 - d. public access.

7.1A Matters of discretion – Industrial zones

For new buildings or alterations and additions to existing buildings that involve a development control infringement, the council will consider the relevant matters in 6.1 above in addition to the matters set out in Rule G2.3 of the general provisions and the following.

1. Building height and height in relation to boundary
 - a. Proximity to sensitive zones
 - b. Operational requirements of industrial activities
2. Yards and landscaping (except riparian, lakeside and coastal protection yards)
 - a. Effects on amenity
 - b. Operational requirement
3. Storage and screening
 - a. Amenity effects
4. Riparian yard, maximum impervious area within riparian yards, lakeside yard and coastal protection yard
 - a. Refer to clause 7.1.9

7.2 Assessment criteria - Centres, Mixed Use, General Business and Business Park zones

For new buildings and alterations and additions to existing buildings that involve a development control infringement in the centres, Mixed Use, General Business and Business Park Zones the relevant assessment criteria in 6.2 above will apply in addition to the criteria in Rule G2.3 of the general provisions and the specific criteria for the infringement below.

1. Height, height in relation to boundary, building setbacks at upper floors, maximum tower dimension and tower separation
 - a. Effects of additional building scale
 - i. Substantial buildings should be of a very high standard of visual design and quality. They should make a significant positive contribution to the visual amenity of the skyline, streetscape, and the neighbouring area.
 - ii. Additional height and/or building mass may be appropriate on corner sites to reinforce the prominence of the corner.
 - iii. Additional height on buildings adjacent or opposite residential zones (excluding Terraced Housing and Apartment zones) should maintain amenity and visual privacy of residential properties.
 - iv. Infringements of occupiable building height should not compromise:
 - a roof form that provides variation and interest when viewed from the street
 - storey heights that provide a good standard of amenity within the building, by contributing to a sense of space and allowing adequate sunlight and daylight access.
 - b. Contribution to growth and intensification outcomes
 - i. Buildings should demonstrate that:
 - the bulk or height contributes to the growth and intensification outcomes identified in the Unitary Plan for the locality
 - when located in the Metropolitan or Town centre zones, the infringement is consistent with the Policy D3.3(1) or D3.4(1).

2. Buildings fronting the street, minimum floor to floor height, glazing, residential at ground floor, verandahs, building frontage height
 - a. Effects on the vitality and amenity of streets and public open spaces
 - i. On sites subject to the Key Retail Frontage layer on the planning maps, there should be exceptional circumstances for outcomes that do not achieve the required frontage.
 - ii. Buildings, particularly those that infringe the Key Retail Frontage provisions, should enhance the appearance and integrity of the streetscape as a whole.
 - iii. Commercial sexual services and strip clubs should screen or appropriately conceal commercial sexual activities and products from public view.
 - iv. Dwellings should not locate on the ground floor of buildings fronting streets and public open spaces where they would:
 - detract from the amenity and vitality of the street or public open space
 - discourage or displace commercial activity at the ground floor of buildings within centres, particularly on sites subject to the Key Retail Frontage layer on the planning maps.
 - v. Where dwellings are proposed at ground floor, and in addition to iv above, they should be designed to enable safety of the street/public open space and provide privacy for residents. This could be achieved by:
 - landscaping or front fencing low enough to allow passive surveillance of the street from inside the dwelling
 - The ground floor level of buildings being no more than 1.5m above the footpath level.
 - b. Effects on historic heritage and historic character buildings and notable trees
 - i. Priority will be given to protecting the important features on the ground floor facades of historic heritage and historic character buildings and notable trees over compliance with the street frontage controls.
3. Yards (excluding riparian, lakeside and coastal protection yards), landscaping
 - a. Effects on amenity
 - i. Landscaping should enhance the street edge, delineate pedestrian routes and mitigate the adverse visual and pedestrian amenity and nuisance effects of car parking, loading and service areas. Trees should be selected and planted so as to ensure sight lines to or from site entrances are not obscured.
 - ii. Yards should not be used for activities or buildings likely to create nuisance or privacy effects on residential neighbours.
 - iii. Landscaped areas in the Business Park zone should be well integrated with building layouts and provide for a quality and quantity of planting, including using ground cover, shrubs and trees that achieve a high level of amenity within a park-like setting.

4. Dwellings, retirement villages, visitor accommodation and boarding houses

- a. For development in the Metropolitan centre zones, refer to Chapter I4 City Centre zone 7.2 Assessment criteria (3) – (5).
- b. For development in other zones, refer to xx in the Terraced Housing and Apartment Buildings provisions.

5. Maximum impervious area in the Business Park zone

- a. refer to H4.14 Stormwater management 1.4 Assessment – Restricted discretionary activities

6. Riparian yard, maximum impervious area within a riparian yard, lakeside yard or coastal yard

a. effects on the function of the yard

- i. The infringement should minimise adverse effects on the function of the yard particularly in regard to flooding, erosion, stream health or water quality, taking into account any mitigation measures, including planting with native plants and/or providing a wider setback elsewhere that will enhance the function of the yard.
- ii. The continuity of any vegetation corridor should be maintained.
- iii. Site works and associated vehicle movements should be minimised within the yard.
- iv. The application should demonstrate that there is no practicable alternative to development or impervious area within the yard and that the development or impervious area is located as far from the CMA, stream, or lake as possible.
- v. The Council will consider whether development or impervious area within the yard is required for the reasonable use and development of the site, including for the provision of public access or infrastructure such as recreational trails, bridges/culverts, underground utilities, wastewater or stormwater infrastructure

b. effects on natural hazards

- i. Development within the yard should not exacerbate the risk or potential of natural hazards on the site or surrounding area.

c. amenity and character

- ii. Development within the yard should not detract from the amenity and character values of the site, the coastal environment or the lake or stream corridor.

d. public access.

- iii. Infringing the yard should not unduly preclude future opportunities for developing public access, particularly through esplanade reserves.

7.2B Assessment criteria – Industrial zones

For new buildings and alterations and additions to existing buildings that involve a development control infringement in industrial zones the relevant assessment criteria above will apply in addition to the criteria in rule G2.3 in the general provisions and the specific criteria for the infringement below:

1. Building height and height in relation to boundary
 - a. Proximity to sensitive zones
 - i. The proximity to residential, special purpose – school, special purpose – Maori purpose and public open space zones
 - ii. Alternative methods proposed to protect and maintain the amenity values of adjacent sensitive zones
 - iii. the extent to which site layout, screening and other methods can be used to mitigate the infringement
 - iv. the degree of overshadowing or impacts on the land uses within the residential, special purpose – school, special purpose – Maori purpose and public open space zones
 - b. Operational requirements of industrial activities
 - i. The operational requirements of industrial activities and the efficient use of industrial land for industrial activities
2. Yards and landscaping (except riparian, lakeside and coastal protection yards)
 - a. Effects on amenity
 - i. Landscaping should enhance the street edge, delineate pedestrian routes and mitigate the adverse visual and pedestrian amenity and nuisance effects. Trees should be selected and planted so as to ensure sight lines to or from site entrances are not obscured.
 - ii. Yards should not be used for activities or buildings likely to create nuisance or privacy effects on residential neighbours.
 - iii. The methods proposed to protect and maintain the amenity values of adjacent sensitive zones in terms of separation distances or buffers, site design or screening.
 - iv. Alternative methods to achieve the landscaping requirements will be considered where the amenity of the adjoining zones is still achieved.
 - b. Operational requirements
 - v. The functional or operational need for a reduced yard or landscaping.
3. Storage and screening
 - a. Effects on amenity
 - i. The adequacy of an alternative means to achieve the outcomes sought.
 - ii. The desirability of alternative means to achieve good streetscape and CPTED outcomes.
 - iii. The size and visual appearance of the rubbish and/or storage area being screened.
 - vi. The degree to which the proposal will mitigate visual impacts from outdoor rubbish and/or storage areas on adjoining sensitive zones
4. Riparian yard, maximum impervious area within riparian yards, lakeside yard and coastal protection yard
 - a. Refer to clause 7.2A.6 above

8. Assessment - Integrated retail developments, supermarkets, department stores, large format retail and trade suppliers

8.1 Assessment criteria

In addition to the assessment criteria for new buildings stated above, the following criteria applies to:

- integrated retail developments in the Metropolitan Centre, Town Centre and Local Centre zones;
- supermarkets, department stores and large format retail in the Centres, Mixed Use and General Business zones;
- trade suppliers in the General Business zone

where the activity or integrated retail development exceeds 1000m² GFA per tenancy.

Where the assessment criteria for new buildings above are inconsistent with any criteria listed below, the criteria below take precedence. Where relevant, the assessment criteria apply to development control infringements.

1. Building design and external appearance

- Except in the General Business zone, the preferred option for development is building up to the street boundary with no parking to the street.
- Buildings should address public open space and in particular the street, by bringing visual activity, pedestrian amenity and activity to these edges. One or more of the following techniques should be used in order of importance, having regard to the context of the site:
 - sleeving street facing building elevations with smaller scale, active uses, where appropriate (except for the General Business zone)
 - providing a significant amount of ground floor glazing, particularly to street facing facades
 - facade modulation that visually breaks up longer frontages. This may include use of horizontal and vertical articulation to create a series of smaller elements, structural bays or other similar techniques
 - an alternative design solution which achieves the intent of this clause.
- Frontages should be integrated with the prevailing rhythm of existing or intended future frontages along streets, whichever is appropriate.
- Where alterations and additions are proposed to buildings that are set back from the road with parking in front, the continuation of this form of site layout is acceptable.

2. Design of parking, access and servicing

- Loading bays and site storage should be located away from and/or appropriately screened from public open spaces, pedestrian paths, streets and adjoining residential zones.
- Where loading bays/service areas front a street, with the exception of service lanes, a high standard of design is expected in relation to that facade to contribute to streetscape and pedestrian amenity.
- Where loading bays/service areas are located internally to the site a lesser standard of design may be appropriate for that facade.
- Well designed pedestrian connections should be provided between the main building entrances and the street.

- e. The development should be designed to provide a high level of pedestrian safety and amenity, including movement through the parking area from street frontage to building entrance.
 - f. Parking areas, including parking buildings or at grade parking areas, should be located away from the street frontage wherever practicable. However, where parking areas are located at or near the street frontage, then that parking building or area should be:
 - i. designed to contribute to streetscape and pedestrian amenity
 - ii. have landscaping, including tree planting, of a scale and amount that visually breaks up the parking area.
 - iii. of a depth that minimises building setback from the street.
 - g. Where practicable, delivery vehicles should enter the site by way of a rear lane or access way which leads directly to loading and storage areas.
 - h. Where a site adjoins or contains on its rear or side boundary a service lane or access way (whether private or public ownership) that serves a significant pedestrian role, the development should be designed to provide that service lane or access way with an appropriate level of pedestrian amenity.
3. Supermarkets and department stores in Metropolitan, Town and Local Centre zones:
- a. Supermarkets and department stores in the Metropolitan and Town Centre zones that do not comply with the street frontage development controls may be granted consent where it has been demonstrated that:
 - i. the highest possible quality outcome has been proposed
 - ii. the benefits of having that supermarket or department store locate within the centre outweigh the failure to fully implement the zone's design policies
 - iii. the development is not located on a street that:
 - is subject to a Key Retail Frontage layer on the planning maps
 - is an important part of the centre's retail or pedestrian activity
 - has an existing continuous built edge.

9. Assessment – Drive-through restaurants and service stations

9.1 Assessment criteria

The assessment criteria for new buildings in 6.2.9 above apply to drive-through restaurants and service stations, with the exception of:

- a. 6.2.9(a) i
- b. 6.2.9(a) viii (for service stations)

The assessment criteria below also apply to development control infringements.

1. Building design and external appearance
 - a. Buildings should have clearly defined public frontages that positively contribute to public open spaces including streets (excluding service lanes).
 - b. Streetscape amenity and continuity of built form should be maintained as far as is practicable and be supplemented by landscaping.
 - c. Buildings, landscaping and site layout should be designed to ensure that the development maintains the amenity of surrounding residential zoned sites.
 - d. Mechanical plant and equipment, including that located on top of a building should be screened from view from the street, public open space and adjoining residential zoned sites.
2. Design of parking, access and servicing
 - a. Drive-through ordering and collection points should be designed and located to avoid or mitigate any adverse effects of noise, light, glare on adjacent residential zoned sites, including any effects of vehicles stopping and starting on-site.
 - b. The site should be designed to accommodate any queuing of vehicles within the site.
 - c. Outdoor storage and rubbish containers should be screened from the street, public open space and adjoining residential zoned sites by fencing or landscaping.
 - d. The location of vehicle accesses should have regard to effects on the continuity of activities and pedestrian movement at street level.

10. Special information requirements

1. Design Statement

- a. A design statement is required for the activities specified in the table below. The design statement is required to include as a minimum the matters indicated within the table below, and as further explained in clause G1x of the general provisions. Drawings, illustrations and supporting written explanation should be proportionate to the complexity and significance of the development proposal. Refer to the non-statutory ADM for additional guidance and examples on the preparation of design statements, including case studies.

Table 8: Design statement requirements

Information requirements		New buildings and significant alteration and additions to existing buildings on sites with a Key Retail or General Commercial Frontage, and; New buildings on all other sites within Metropolitan, Town, Local, Neighbourhood centres, General Business and Mixed use zones where the site is larger than 500m ² or the building proposed is larger than 1000m ² GFA
A. CONTEXT ANALYSIS		
1. Site analysis		
a.	Existing site plan	X
b.	Streetscape character	X
2. Neighbourhood analysis		
a.	Natural and cultural environment	X
b.	Movement	X
c.	Neighbourhood character	X
d.	Use and activity	
e.	Urban structure	X
3. Opportunities and constraints analysis		
a.	Opportunities and constraints diagram	X
B. Design Response		
a.	Concept design	X
b.	Proposed site plan	X
c.	Proposed elevations	X
d.	Sunlight access	X
e.	Landscape	X
f.	Streets, accessways & lanes	X
g.	Urban Structure	X (c – f)
h.	Public open space	X

Policies

- 3-1 GENERAL POLICIES Pg 5-7
1. Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their location role in the hierarchy of centres.
 2. Accommodate an increase in the density, diversity and quality of housing in the centres and Mixed Use zones while managing any reverse sensitivity effects including the higher levels of ambient noise and reduced privacy it may be subject to that may result from non-residential activities.
 - 2a. Require development to be of a quality and design that responds positively to the planned future form and quality of the surrounding area.
 3. Require development to be of a quality and design that positively contributes to:
 - aa. planning and design outcomes identified in the Unitary Plan for the relevant zone
 - a. the public realm streets and other public open spaces, and maximises pedestrian amenity, movement, safety and convenience for people of all ages and abilities.
 - b. the vitality and interest of streets and public open spaces.
 4. Encourage universal access for all development, particularly medium to large scale development. Require a percentage of residential development, and encourage all other development, to provide equal physical access and use for people of all ages and abilities.
 5. Require the design of buildings to contribute positively to the visual quality, pedestrian vitality, safety and interest of streets and public open spaces.
 - 5a Require large scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.
 6. Require 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. Encourage the selection of materials, finishes and landscaping with consideration for long term weathering, maintenance and durability.
 9. Require development close to residential and some special purpose School, Maori purpose, Retirement Villages and Green Infrastructure Corridor zones to mitigate adverse visual effects, acoustic privacy, and minimise overlooking and shadow effects to residential neighbours. Require development adjacent to residential zones and the Special Purpose School and Maori Purpose zones to maintain the reasonable amenity of those areas, having specific regard to dominance, overlooking and shadowing.
 10. 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.
 - 10a Enable residential development above ground floor in centres while managing any reverse sensitivity effects on non-residential activities
 - 10b Discourage dwellings at ground floor in centres zones.
 11. Require development to avoid, remedy or mitigate adverse wind, and glare and shading effects on public open spaces, including and streets, and shading effects on public open space zoned land.
 - 11a Recognise functional requirements. Recognise the functional requirements of activities and development.
 12. In identified locations within the centres and Mixed Use zones, 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 activity
 - d. is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.
 13. In identified locations within the centres and Mixed Use zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified historic character, identified landscape features, or amenity, or the prevailing character and context.
 14. Provide opportunities for substantial office activities in the Mixed Use zone and the Local Centre zone in areas surrounding the city centre, recognising their proximity and accessibility to the City Centre zone and Newmarket Metropolitan Centre zone.

ATTACHMENT B

6 ASSESSMENT - RDA.

6.1 MATTERS OF DISCRETION.

6. Assessment - Restricted discretionary activities

6.1 Matters of discretion

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

1. Drive through restaurants, facilities, Drive through restaurants, activities within 30m of a residential zone, supermarkets greater than 4 2000m² in the Local Centre zone, emergency services, service stations
 - a. intensity and scale
 - b. noise, lighting and hours of operation Operational matters
 - c. design of parking, access and servicing
 - d. functionality.

Policies

1. Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their location role in the hierarchy of centres.
2. Accommodate an increase in the density, diversity and quality of housing in the centres and Mixed Use zones while managing any reverse sensitivity effects including the higher levels of ambient noise and reduced privacy it may be subject to that may result from non-residential activities. (POLICY APPLIED TO HOUSING ONLY)
- 2a. Require development to be of a quality and design that responds positively to the planned future form and quality of the surrounding area.
3. Require development to be of a quality and design that positively contributes to:
 - aa. planning and design outcomes identified in the Unitary Plan for the relevant zone
 - a. the public realm streets and other public open spaces, and maximises pedestrian amenity, movement, safety and convenience for people of all ages and abilities.
 - b. the vitality and interest of streets and public open spaces.
4. Encourage universal access for all development, particularly medium to large scale development. Require a percentage of residential development, and encourage all other development, to provide equal physical access and use for people of all ages and abilities.
5. Require the design of buildings to contribute positively to the visual quality, pedestrian vitality, safety and interest of streets and public open spaces.
- 5a. Require large scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.
6. Require 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. Encourage the selection of materials, finishes and landscaping with consideration for long term weathering, maintenance and durability.
9. Require development close to residential and some special purpose School, Maori purpose, Retirement Villages and Green Infrastructure Corridor zones to mitigate adverse visual effects, acoustic privacy, and minimise overlooking and shadow effects to residential neighbours. Require development adjacent to residential zones and the Special Purpose School and Maori Purpose zones to maintain the reasonable amenity of those areas, having specific regard to dominance, overlooking and shadowing.
10. 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.
- 10a. Enable residential development above ground floor in centres while managing any reverse sensitivity effects on non-residential activities
- 10b. Discourage dwellings at ground floor in centres zones.
11. Require development to avoid, remedy or mitigate adverse wind, and glare and shading effects on public open spaces, including and streets, and shading effects on public open space zoned land.
- 11a. Recognise functional requirements. Recognise the functional requirements of activities and development.
12. In identified locations within the centres and Mixed Use zones, 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 activity
 - d. is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.
13. In identified locations within the centres and Mixed Use zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified historic character, identified landscape features, or amenity, or the prevailing character and context.
14. Provide opportunities for substantial office activities in the Mixed Use zone and the Local Centre zone in areas surrounding the city centre, recognising their proximity and accessibility to the City Centre zone and Newmarket Metropolitan Centre zone.

6 ASSESSMENT RDA.
6-1 MATTERS OF DISCRETION

10/6/5

2. Retail greater than 450m² in the General Business and Local Centre zone, offices greater than 500m² in the Local Centre zone, supermarkets greater than 450m² in the General Business zone and supermarkets greater than 450m² and up to 2000m² in the Mixed Use zone, Department stores in the General Business and Local Centre zones
 - a. intensity and scale
 - b. centre vitality (NOTE: ONLY APPLIES TO RETAIL & OFFICES)
 - c. design of parking, access and servicing
 - d. functionality.

1. Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their location role in the hierarchy of centres.
2. Accommodate an increase in the density, diversity and quality of housing in the centres and Mixed Use zones while managing any reverse sensitivity effects including the higher levels of ambient noise and reduced privacy it may be subject to that may result from non-residential activities.

2a. Require development to be of a quality and design that responds positively to the planned future form and quality of the surrounding area.

3. Require development to be of a quality and design that positively contributes to:

aa. planning and design outcomes identified in the Unitary Plan for the relevant zone

- a. the public realm streets and other public open spaces, and maximises pedestrian amenity, movement, safety and convenience for people of all ages and abilities.
- b. the vitality and interest of streets and public open spaces.

4. Encourage universal access for all development, particularly medium to large scale development. Require a percentage of residential development, and encourage all other development, to provide equal physical access and use for people of all ages and abilities.

5. Require the design of buildings to contribute positively to the visual quality, pedestrian vitality, safety and interest of streets and public open spaces.

5a. Require large scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.

6. Require 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. Encourage the selection of materials, finishes and landscaping with consideration for long term weathering, maintenance and durability.

9. Require development close to residential and some special purpose School, Maori purpose, Retirement Villages and Green Infrastructure Corridor zones to mitigate adverse visual effects, acoustic privacy, and minimise overlooking and shadow effects to residential neighbours. Require development adjacent to residential zones and the Special Purpose School and Maori Purpose zones to maintain the reasonable amenity of those areas, having specific regard to dominance, overlooking and shadowing.

10. 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.

10a. Enable residential development above ground floor in centres while managing any reverse sensitivity effects on non-residential activities

10b. Discourage dwellings at ground floor in centres zones.

11. Require development to avoid, remedy or mitigate adverse wind, and glare and shading effects on public open spaces, including and streets, and shading effects on public open space zoned land.

11a. Recognise functional requirements. Recognise the functional requirements of activities and development.

12. In identified locations within the centres and Mixed Use zones, 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 activity
- d. is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.

13. In identified locations within the centres and Mixed Use zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified historic character, identified landscape features, or amenity, or the prevailing character and context.

14. Provide opportunities for substantial office activities in the Mixed Use zone and the Local Centre zone in areas surrounding the city centre, recognising their proximity and accessibility to the City Centre zone and Newmarket Metropolitan Centre zone.

2a. Retail up to 200m² GFA per tenancy in the Mixed Use zone not within a 400m walk from the City Centre, Metropolitan Centre, Town Centre or Local Centre zones
Retail that infringes land use control 3.2 (retail up to 200m² GFA per tenancy in the Mixed Use zone), food and beverage that infringes land use control 3.2a (food and beverage activities in the Mixed Use zone) and food and beverage that infringes land use control 3.2b (food and beverage activities in the General Business zone)

- a. local housing
- b. centre vitality
- c. cumulative effects.

↓
 NB ASSESSMENT CRITERIA ONLY REFERS
 TO CUMULATIVE EFFECTS ON
 CENTRE VITALITY, AND AS CHANGED
 FROM A SEPARATE ASSESSMENT.
 CRITERIA TO A NOTE.

SEE PAGE 76.

Policies

1. Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their location role in the hierarchy of centres.
2. Accommodate an increase in the density, diversity and quality of housing in the centres and Mixed Use zones while managing any reverse sensitivity effects including the higher levels of ambient noise and reduced privacy it may be subject to that may result from non-residential activities.
- 2a. Require development to be of a quality and design that responds positively to the planned future form and quality of the surrounding area.
3. Require development to be of a quality and design that positively contributes to:
 - aa. planning and design outcomes identified in the Unitary Plan for the relevant zone
 - a. the public realm streets and other public open spaces, and maximises pedestrian amenity, movement, safety and convenience for people of all ages and abilities.
 - b. the vitality and interest of streets and public open spaces.
4. Encourage universal access for all development, particularly medium to large scale development. Require a percentage of residential development, and encourage all other development, to provide equal physical access and use for people of all ages and abilities.
5. Require the design of buildings to contribute positively to the visual quality, pedestrian vitality, safety and interest of streets and public open spaces.
- 5a. Require large scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.
6. Require 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. Encourage the selection of materials, finishes and landscaping with consideration for long term weathering, maintenance and durability.
9. Require development close to residential and some special purpose School, Maori purpose, Retirement Villages and Green Infrastructure Corridor zones to mitigate adverse visual effects, acoustic privacy, and minimise overlooking and shadow effects to residential neighbours. Require development adjacent to residential zones and the Special Purpose School and Maori Purpose zones to maintain the reasonable amenity of those areas, having specific regard to dominance, overlooking and shadowing.
10. 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.
- 10a. Enable residential development above ground floor in centres while managing any reverse sensitivity effects on non-residential activities
- 10b. Discourage dwellings at ground floor in centres zones.
11. Require development to avoid, remedy or mitigate adverse wind, and glare and shading effects on public open spaces, including and streets, and shading effects on public open space zoned land.
- 11a. Recognise functional requirements. Recognise the functional requirements of activities and development.
12. In identified locations within the centres and Mixed Use zones, 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 activity
 - d. is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.
13. In identified locations within the centres and Mixed Use zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified historic character, identified landscape features, or amenity, or the prevailing character and context.
14. Provide opportunities for substantial office activities in the Mixed Use zone and the Local Centre zone in areas surrounding the city centre, recognising their proximity and accessibility to the City Centre zone and Newmarket Metropolitan Centre zone.

6. Assessment - RDA.

6.1 Matters of Discretion.

5. New buildings and alterations and additions to buildings not otherwise provided for
 - a. building design and external appearance
 - b. design and scale of buildings adjoining historic heritage places safety
 - c. design of public open space movement networks where required by a structure plan or proposed by an applicant
 - d. design of landscaping
 - e. topography, earthworks and natural features
 - f. design of parking, access and servicing
 - g. design and layout of dwellings, retirement villages, visitor accommodation and boarding houses
 - h. g. water sensitive design
 - f. standard of design.

THIS APPLIES TO POLICY 10B AND 9
IN CHAPTER 6: AUCKLAND WIDE
OBJECTIVES AND POLICIES
5 NATURAL RESOURCES
PAGES 8, 10, 14
PROVISIONS FOLLOWING AUCKLAND
COUNCIL RIGHT OF REPLY.

1. Enable significant growth and intensification change in metropolitan centres where the outcome can be shown to contribute to the function, role and amenity, and vitality of the centre, and is an efficient use of a centre's infrastructure.

1A. Manage development in Metropolitan Centres so that it contributes to the function, amenity and vitality of the centre.

2. Provide for the greatest concentration, quality and scale of buildings within metropolitan centres, second only to the city centre.

2A. Require development to achieve a high standard of design.

3. Promote and manage the development of the metropolitan centres to provide facilities and services necessary to support their surrounding sub-regional catchment.
4. ~~Enable~~ Encourage a wide range, and a high concentration, of high-intensity activities within metropolitan centres emphasising a wide range of commercial, leisure, tourist, cultural, and community activities and civic services.
5. ~~Enable residential development above street level.~~
6. Promote the comprehensive development and redevelopment of sites and / or activities within metropolitan centres.

~~7. Recognise key retail streets as the focal point of pedestrian activity and public interaction, with identified general commercial streets supporting this role.~~

7a. Require those parts of buildings with frontages subject to the Key Retail Frontage to maximise street activation, building continuity along the frontage, pedestrian amenity and safety and visual quality.

7b. Require those parts of buildings with frontages subject to the General Commercial Frontage to achieve street activation, building frontage, pedestrian amenity and safety and visual quality.

7a. Require those parts of buildings with frontages subject to the Key Retail Frontage to:

- ~~i. build to the street frontage for the entire length of the site~~
- ~~ii. maximise glazing and avoid blank walls~~
- ~~iii. provide greater ground floor heights to maximise building adaptability to a range of uses~~
- ~~iv. provide weather protection to pedestrians~~
- ~~v. provide easily accessible pedestrian entrances~~
- ~~vi. erect frontages of sufficient height to frame the street~~
- ~~avoid new vehicle crossings~~

7b. Encourage those parts of buildings with frontages subject to the General Commercial Frontage to:

- ~~i. build to the street frontage for the predominant length of the site~~
- ~~ii. provide significant amounts of glazing and avoid blank walls~~
- ~~iii. provide greater ground floor heights to maximise building adaptability to a range of uses~~
- ~~iv. provide easily accessible pedestrian entrances~~

Recognise the importance of particular streets identified on the Key Retail and General Commercial Frontage overlay as primary places for public interaction:

b. by requiring buildings with frontages to these streets to:

- ~~i. provide greater ground floor heights to maximise building adaptability to a range of uses~~
- ~~ii. avoid blank walls~~
- ~~iii. provide easily accessible pedestrian entrances~~

b. and in addition, require building frontages subject to the Key Retail Frontage overlay to:

- ~~i. maximise glazing~~
- ~~ii. erect frontages of sufficient height to frame the street~~
- ~~iii. provide weather protection to pedestrians~~
- ~~iv. avoid new vehicle crossings~~

8. Support the development of a range of public transport modes, including public transport, pedestrian and cycle networks and the ability to change transport modes.
9. 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, and
 - b. the functional requirements of these activities
 - 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, should positively contribute to the streetscape and character of its surroundings.

5. New buildings and alterations and additions to buildings not otherwise provided for
- ~~a. building design and external appearance~~
 - ~~b. design and scale of buildings adjoining historic heritage places~~ safety
 - ~~c. design of public open space movement networks where required by a structure plan or proposed by an applicant~~ — NB — ONLY RELATES TO NEW STREETS.
 - d. design of landscaping
 - e. topography, earthworks and natural features
 - f. e. design of parking, access and servicing
 - ~~g. f. design and layout of dwellings, retirement villages, visitor accommodation and boarding houses~~
 - ~~h. g. water sensitive design~~
 - ~~f. standard of design.~~

1. Enable significant growth and intensification change in town centres, except for those centres where it that would compromise the planning outcomes identified in the Unitary Plan for the relevant centre, where the outcome can be shown to contribute to the function, role and amenity, and vitality of the centre, and is an efficient use of a centre's infrastructure.

1A. Manage development in Town Centres so that it contributes to the function, amenity and vitality of the centre.

2. Provide a distribution of town centres, including the provision of new town centres, of different scales and locations, that:
 - a. service the surrounding community's needs for a range of moderate-intensity uses, such as commercial, leisure, tourist, cultural, community and civic activities
 - b. enable residential development above street level
 - c. support a range of public transport modes including, public transport, pedestrian and cycle networks and the ability to change transport modes.
3. Enable the intensification of commercial, residential and community activities in town centres, by:
 - a. substantial scale, concentration and density of buildings
 - b. the comprehensive development and redevelopment of sites.

4. Require development to achieve a high standard of design.

5. Recognise key retail streets as the focal point of pedestrian activity, with identified general commercial streets supporting this role.

4a. Require those parts of buildings with frontages subject to the Key Retail Frontage to maximise street activation, building continuity along the frontage, pedestrian amenity and safety and visual quality.

4b. Require those parts of buildings with frontages subject to the General Commercial Frontage to achieve street activation, building frontage, pedestrian amenity and safety and visual quality.

5a. Require those parts of buildings with frontages subject to the Key Retail Frontage to:

build to the street frontage for the entire length of the site

maximise glazing and avoid blank walls

provide greater ground floor heights to maximise building adaptability to a range of uses

provide weather protection to pedestrians

provide easily accessible pedestrian entrances

erect frontages of sufficient height to frame the street

5b. Encourage those parts of buildings with frontages subject to the General Commercial Frontage to:

build to the street frontage for the predominant length of the site

provide significant amounts of glazing and avoid blank walls

provide greater ground floor heights to maximise building adaptability to a range of uses

provide easily accessible pedestrian entrances

Recognise the importance of streets identified in the Key Retail and General Commercial Frontage overlay as primary places for public interaction:

a. by requiring buildings with frontages to these streets to:

i. provide greater ground floor heights to maximise building adaptability to a range of uses
avoid blank walls

ii. provide easily accessible pedestrian entrances

b. and in addition, require building frontages subject to the Key Retail Frontage overlay to:

i. maximise glazing

ii. erect frontages of sufficient height to frame the street

iii. provide weather protection to pedestrians

6. 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, and
- b. the functional requirements of these activities
- 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, should positively contribute to the streetscape and character of its surroundings
- b. designs that positively contribute to the streetscape and character of their surroundings, having

5. New buildings and alterations and additions to buildings not otherwise provided for
 - a. building design and external appearance
 - b. design and scale of buildings adjoining historic heritage places safety
 - c. design of public open space movement networks where required by a structure plan or proposed by an applicant
 - d. design of landscaping
 - e. topography, earthworks and natural features
 - f. e. design of parking, access and servicing
 - g. f. design and layout of dwellings, retirement villages, visitor accommodation and boarding houses
 - h. g. water sensitive design
 - f. standard of design

Policies

1. Enable activities for the local convenience needs of the surrounding residential area, including local retail, commercial services, office, food and beverage and small scale supermarkets.

~~2. Require development to achieve a high standard of design.~~

~~3. Enable residential activity above street level.~~

4. Discourage large scale commercial activity that would adversely affect the:

- a. retention and establishment of a mix of activities within the local centre
- b. function, role and vitality or amenity of the City Centre, Metropolitan and Town Centre zones beyond those effects ordinarily associated with trade effects on trade competitors.
- c. safe and efficient operation of the transport network.

4. Enable large scale commercial activity where this:

- a. supports:
 - i. a diversity of activities within the local centre
 - ii. the centre's on-going ability to provide for the local convenience needs of its surrounding community.
- b. does not adversely affect:
 - i. ~~the safe and efficient operation of the transport network; and~~

the function, role and amenity of the City Centre, Metropolitan and Town Centre zones beyond those effects ordinarily associated with trade effects on trade competitors.
- c. manages adverse effects on the safe and efficient operation of the transport network including effects on pedestrian safety and amenity.

5. Provide for the outward 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.

6. Recognise:

- a. the positive contribution supermarkets make to centre viability and function
- b. the functional requirements of these activities
- 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.

Recognise the positive contribution small scale supermarkets make to local centre viability and function and the functional requirements of these activities, so that where preferred built form outcomes are not achieved the development positively contributes to the streetscape and character of its surroundings.

5. ~~New~~ buildings and alterations and additions to buildings not otherwise provided for
- a. building design and external appearance
 - b. design and scale of buildings adjoining historic heritage places safety
 - c. design of public open space movement networks where required by a structure plan or proposed by an applicant
 - d. design of landscaping
 - e. topography, earthworks and natural features
 - f. design of parking, access and servicing
 - g. design and layout of dwellings, retirement villages, visitor accommodation and boarding houses
 - h. water sensitive design
 - f. standard of design.

3.6 Neighbourhood Centre zone

Zone description

This zone applies to single corner stores or small shopping strips located in residential neighbourhoods. They provide residents and passers-by with daily 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 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.

Objectives

1. 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.
2. Neighbourhood centres are developed to a scale and intensity that respects the future-planned character of the surrounding environment planning outcomes identified in the Unitary Plan for the surrounding environment.

Policies

1. Provide for limited small scale commercial activities to meet either local or passers-by convenience needs, including local retail, business services, food and beverage activities.
2. Require development to achieve a high standard of design.
3. Enable residential activity above street level.
4. Discourage large-scale commercial activity that would adversely affect the:
 - a. would adversely affect the retention and establishment of a mix of activities within the neighbourhood centre
 - b. would adversely affect the function, role and vitality or amenity of the City Centre, Metropolitan and Town Centre zones, beyond those effects ordinarily associated with trade effects on trade competitors for retail or office activities
 - c. does not appropriately manage adverse effects on the safe and efficient operation of the transport network including effects on pedestrian safety and amenity, safe and efficient operation of the transport network.

5. New buildings and alterations and additions to buildings not otherwise provided for
 - a. building design and external appearance
 - b. design and scale of buildings adjoining historic heritage places safety
 - c. design of public open space movement networks where required by a structure plan or proposed by an applicant
 - d. design of landscaping
 - e. topography, earthworks and natural features
 - f. design of parking, access and servicing
 - g. design and layout of dwellings, retirement villages, visitor accommodation and boarding houses
 - h. water sensitive design
 - i. standard of design.

Policies

1. Locate the Mixed Use zone in a limited number of suitable locations within a close walk of the City Centre, Metropolitan and Town Centre zones and rapid and frequent services network.
2. Limit larger retail and office activities and provide for a range of commercial activities:
 - a. that will not diminish the function, role and amenity vitality and viability of the City Centre, Metropolitan, and Town and Local Centres zones, beyond those effects ordinarily associated with trade effects on trade competitors.
 - a. that are compatible with the role and function of any nearby Local Centre zones.

2A Limit the agglomeration of retail activities except where they are well connected to the City Centre, or a Metropolitan, Town or Local Centre.

3. Enable the development of intensive residential activities.

4. Require development to achieve a high standard of design.

4. Require those parts of buildings with frontages subject to the General Commercial Frontage to achieve street activation, building frontage, pedestrian amenity and safety and visual quality.

5. Encourage those parts of buildings with frontages subject to the General Commercial Frontage to:

- i. build to the street frontage for the predominant length of the site
- ii. provide significant amounts of glazing and avoid blank walls
- iii. provide greater ground floor heights to maximise building adaptability to a range of uses.
- iv. provide easily accessible pedestrian entrances.

Recognise the importance of particular streets identified on the Key Retail and General Commercial Frontage overlay as primary places for public interaction:

- b. by requiring buildings with frontages to these streets to:
 - i. provide greater ground floor heights to maximise building adaptability to a range of uses
 - ii. avoid blank walls
 - iii. provide easily accessible pedestrian entrances.
- c. and in addition, require building frontages subject to the Key Retail Frontage overlay to:
 - i. maximise glazing
 - ii. erect frontages of sufficient height to frame the street.
 - iii. provide weather protection to pedestrians.

6. Development should not adversely affect the safe and efficient operation of the transport network.

Manage adverse effects on the safe and efficient operation of the transport network including effects on pedestrian safety and amenity.

7. Promote and manage development to a standard of amenity that:
 - a. recognises the moderate scale, intensity and diversity of business, social and cultural activities, as well as increases in residential densities provided in the zone and
 - b. avoids significant adverse effects on residents.

5. New buildings and alterations and additions to buildings not otherwise provided for
 - a. building design and external appearance
 - b. design and scale of buildings adjoining historic heritage places safety
 - c. design of public open space movement networks where required by a structure plan or proposed by an applicant
 - d. design of landscaping
 - e. topography, earthworks and natural features
 - f. e. design of parking, access and servicing
 - g. f. design and layout of dwellings, retirement villages, visitor accommodation and boarding houses
 - h. g. water sensitive design
 - f. standard of design.

3.8 GENERAL BUSINESS ZONE

Policies

1. Locate the zone adjacent or close to the City Centre, Metropolitan and Town Centre zones and along within identified growth corridors and in other areas where appropriate.
2. Enable a range of business activities, including light industry, large format retail, trade suppliers, light industry and small service activities that are either:
 - a. difficult to accommodate within centres due to their scale and functional requirements
 - b. more appropriately located outside of the City Centre, Metropolitan Centre or Town Centre zone.
3. Avoid commercial activity of a scale and type locating within the zone that will ~~detract from~~ diminish the function, role and amenity vitality and viability of the City Centre, Metropolitan and Town Centre zones, beyond those effects ordinarily associated with trade effects on trade competitors.
4. Avoid small-scale retail activities locating within the zone except for commercial services and food and beverage activities.
5. Enable light industrial activities to locate within the zone but discourage activities which have objectionable odour, dust or noise emissions.
6. Manage compatibility issues of activities within and between developments through site layout and design measures.
7. ~~Require development to achieve a good standard of design given the location of the zone close to centres and along growth corridors.~~
8. Manage ~~development so that it does not~~ adverse effects on ly affect the safe and efficient operation of the transport network.

6 ASSESSMENT RDA 6.1 MATTERS OF DISCRETION.

5. New buildings and alterations and additions to buildings not otherwise provided for
 - a. building design and external appearance
 - b. ~~design and scale of buildings adjoining historic heritage places~~ safety
 - c. ~~design of public open space~~ movement networks where required by a structure plan or proposed by an applicant
 - d. ~~design of landscaping~~
 - e. ~~topography, earthworks and natural features~~
 - f. e. design of parking, access and servicing
 - g. f. design and layout of dwellings, retirement villages, visitor accommodation and boarding houses
 - h. g. water sensitive design
 - f. ~~standard of design.~~

NONE IDENTIFIED

3-9 BUSINESS PARK ZONE

Policies

1A. Business Parks have a precinct overlay that sets out the anticipated level of development for that land.

1a Enable the efficient and effective development of existing areas zoned Business Park having regard to the development potential anticipated in precinct provisions applying to each zoned area.

1. Apply the Business Park zone to new ~~and existing~~ areas, and amend the provisions applying to existing areas, by means of a plan change and an associated precinct planning process, to which sets out the anticipated level of development for the land.
2. Require the location of a proposed new business park to:
 - a. be within practical walking distance of the rapid and frequent service network
 - b. not adversely affect the function, role and amenity ~~vitality and viability~~ of the City Centre, Metropolitan and Town Centre zones.
3. Avoid expansion of existing and proposed business parks into residential areas.
4. Require a plan change for ~~existing and~~ new business parks and any amendment to the provisions of existing business parks, to:
 - a. limit the permitted amount of office space so as not to adversely affect the function, role and amenity ~~vitality and viability~~ of the City Centre, Metropolitan and Town Centre zones
 - b. limit retail to those services such as food and beverage and convenience goods which meet the immediate day to day needs of workers and visitors to the zone such as food, and beverages,
 - c. limit residential activity except for visitor accommodation
 - d. demonstrate that the business park will not adversely affect the safe and efficient operation of the transport network
 - e. demonstrate that a comprehensively planned development and a high standard of visual, landscaped and pedestrian amenity will be achieved
 - f. control the scale of built development so that it remains compatible with a landscaped high quality business space
 - g. limit development where environmental or servicing constraints exist, unless these can be adequately mitigated
 - h. maximise the number and quality of connections through the site where these provide logical links to the local street network, with a priority on pedestrian and cycle routes and avoiding fenced and gated environments.
5. Require that where development of a business park is staged, the different stages should be managed to enhance amenity values and the environment and maintain or reduce the impact on the transport network.
6. Manage the effects of activities within the zone so that the scale of development and level of environmental effects does not degrade the amenity of neighbouring zones.

6 ASSESSMENT - RDA.

6.1 MATTERS OF DISCRETION.

5. New buildings and alterations and additions to buildings not otherwise provided for
 - a. building design and external appearance
 - b. ~~design and scale of buildings adjoining historic heritage places~~ safety
 - c. ~~design of public open space movement networks where required by a structure plan or proposed by an applicant~~
 - d. design of landscaping
 - e. ~~topography, earthworks and natural features~~
 - f. design of parking, access and servicing
 - g. design and layout of dwellings, retirement villages, visitor accommodation and boarding houses
 - h. water sensitive design
 - f. ~~standard of design.~~

NONE IDENTIFIED.

NOTE: 5d is left hanging - there is no policy that it connects to. - It does to Policy 6 in part but only as it relates to amenity in neighbouring zones - but not within the zone itself. (example of where flip from assessment criteria to policy would work).

Policies

1. Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their location role in the hierarchy of centres.
2. Accommodate an increase in the density, diversity and quality of housing in the centres and Mixed Use zones while managing any reverse sensitivity effects including the higher levels of ambient noise and reduced privacy it may be subject to that may result from non-residential activities.

2a. Require development to be of a quality and design that responds positively to the planned future form and quality of the surrounding area.

3. Require development to be of a quality and design that positively contributes to:

aa. planning and design outcomes identified in the Unitary Plan for the relevant zone

- a. the public realm streets and other public open spaces, and maximises pedestrian amenity, movement, safety and convenience for people of all ages and abilities.

b. the vitality and interest of streets and public open spaces.

4. Encourage universal access for all development, particularly medium to large scale development. Require a percentage of residential development, and encourage all other development, to provide equal physical access and use for people of all ages and abilities.

5. Require the design of buildings to contribute positively to the visual quality, pedestrian vitality, safety and interest of streets and public open spaces.

5a. Require large scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.

6. Require 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. Encourage the selection of materials, finishes and landscaping with consideration for long term weathering, maintenance and durability.

9. Require development close to residential and some special purpose School, Maori purpose, Retirement Villages and Green Infrastructure Corridor zones to mitigate adverse visual effects, acoustic privacy, and minimise overlooking and shadow effects to residential neighbours. Require development adjacent to residential zones and the Special Purpose School and Maori Purpose zones to maintain the reasonable amenity of those areas, having specific regard to dominance, overlooking and shadowing.

10. 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.

10a. Enable residential development above ground floor in centres while managing any reverse sensitivity effects on non-residential activities

10b. Discourage dwellings at ground floor in centres zones.

11. Require development to avoid, remedy or mitigate adverse wind, and glare and shading effects on public open spaces, including streets, and shading effects on public open space zoned land.

11a. Recognise functional requirements. Recognise the functional requirements of activities and development.

12. In identified locations within the centres and Mixed Use zones, 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 activity
- d. is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.

13. In identified locations within the centres and Mixed Use zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified historic character, identified landscape features, or amenity, or the prevailing character and context.

14. Provide opportunities for substantial office activities in the Mixed Use zone and the Local Centre zone in areas surrounding the city centre, recognising their proximity and accessibility to the City Centre zone and Newmarket Metropolitan Centre zone.

a. Building design and external appearance

Creating an active frontage

i. Buildings should have clearly defined public frontages that positively contribute to public open spaces including streets (excluding service lanes). As a guide buildings should adjoin the site frontage for:

- at least 50% in the Mixed Use zone where the ground floor activity is commercial
- at least 50% along those streets within of Metropolitan and Town Centre zones that are not subject to a Key Retail or General Commercial Frontage
- as much frontage as is practicable in the Local and Neighbourhood Centre zones, along the centre's main retail street.

Where building frontage described above is not met, the following matters should be considered. Whether:

- minor modulation and variance of frontage layout is proposed to accommodate recessed pedestrian entrances and windows, provided that the overall continuity of the frontage is maintained
- topographical or hazard constraints preclude the building frontage sought
- the site is subject to a long term or staged development plan
- existing development on the site does not achieve the desired building frontage and the proposal is for a minor addition or alteration.

ii. Where a site has more than one frontage, it may not be possible to activate all frontages. Priority should be given to activating those frontages on or adjacent to the centre's main retail street(s).

iii. Principal pedestrian entrances (for both commercial and residential activities) should face the street, be clearly identifiable, conveniently located and be accessed (where practicable) at grade from street level. Where the entrance is unable to face the street it should be visually obvious and conveniently accessible from the street.

iv. Areas of glazing should face public open spaces including streets to achieve interaction between users of the building and of the public open spaces.

v. Carparking should not occupy the ground floor frontage within buildings, so as to maximise pedestrian and streetscape amenity and the visibility of commercial activities from streets.

vi. Ventilation and fumes outlets should not be vented into the adjacent pedestrian environment.

vii. Dwellings at ground floor in the Mixed Use zone should positively contribute to public open spaces including streets while achieving privacy for occupiers of the dwelling, in

particular by:

- landscaping or front fencing should be low enough to allow passive surveillance of the street from inside the dwelling.
- The ground floor level of buildings should be no more than 1.5m above the footpath level.

Managing the visual effects of buildings

Note - unless adjacent to a scheduled historic heritage place or building, the aesthetic style of the building will not normally be a matter of assessment.

viii. Buildings, including alterations and additions, should positively contribute to the visual quality of the environment, having regard to the planning and design outcomes identified in the Unitary Plan for the relevant zone. Emphasis on visual quality should be prioritised on those parts of the building closest to public open spaces including streets.

ix. Buildings should be designed to:

- avoid large unrelieved facades visible from public open spaces including streets (except service lanes). Where large areas of blank wall are unavoidable (such as along a facade that is built to the side boundary), they should include modulation, architectural detailing or surface relief.
- visually break up their mass into distinct elements, including through the use of horizontal and vertical facade modulation, articulation, recesses and variation in roof form. The use of landscaping and colour variation should complement the above but should not be a substitute
- integrate building elements, including balconies, signage, plant, exhaust and intake units, into the facade and/or roof design.

x. Buildings taller than 32.5m should positively contribute to the skyline of the locality.

xi. Buildings adjoining or in close proximity to a scheduled historic heritage place or building should be designed having regard to the significant historic heritage elements and built form of the place or building.

xii. Where a building with multiple storeys adjoins the site frontage, its facade should be of a height that defines and encloses the street.

xiii. On the ground floor frontage of buildings, roller doors, security gates or grilles should minimise effects on pedestrian amenity and be designed as a part of the architecture of the building, such as by being located inside the building and/or being substantially transparent.

Additional criteria

xiv. Development in:

- Local and Neighbourhood Centres
- the Mixed Use zone where the ground floor activity is commercial
- those areas of Metropolitan and Town Centre zones that are not subject to a Key Retail or General Commercial Frontage

should have appropriate ground floor stud heights where they adjoin public open spaces, including streets, to provide for the wide range of activities expected over time. Note: a finished floor to floor height of 4m has been historically successful in Auckland.

xv. In the Centres and Mixed Use zone, verandahs that provide effective shelter from the weather should be provided above principal pedestrian entrances and areas where there are existing or proposed new active frontages.

Policies

3-1 GENERAL POLICIES

1. Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their location role in the hierarchy of centres.
2. Accommodate an increase in the density, diversity and quality of housing in the centres and Mixed Use zones while managing any reverse sensitivity effects including the higher levels of ambient noise and reduced privacy it may be subject to that may result from non-residential activities.
- 2a. Require development to be of a quality and design that responds positively to the planned future form and quality of the surrounding area.
3. Require development to be of a quality and design that positively contributes to:
 - aa. planning and design outcomes identified in the Unitary Plan for the relevant zone
 - a. the public realm streets and other public open spaces, and maximises pedestrian amenity, movement, safety and convenience for people of all ages and abilities.
 - b. the vitality and interest of streets and public open spaces.
4. Encourage universal access for all development, particularly medium to large scale development. Require a percentage of residential development, and encourage all other development, to provide equal physical access and use for people of all ages and abilities.
5. Require the design of buildings to contribute positively to the visual quality, pedestrian vitality, safety and interest of streets and public open spaces.
- 5a. Require large scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.
6. Require 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. Encourage the selection of materials, finishes and landscaping with consideration for long term weathering, maintenance and durability.
9. Require development close to residential and some special purpose School, Maori purpose, Retirement Villages and Green Infrastructure Corridor zones to mitigate adverse visual effects, acoustic privacy, and minimise overlooking and shadow effects to residential neighbours. Require development adjacent to residential zones and the Special Purpose School and Maori Purpose zones to maintain the reasonable amenity of those areas, having specific regard to dominance, overlooking and shadowing.
10. 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.
- 10a. Enable residential development above ground floor in centres while managing any reverse sensitivity effects on non-residential activities
- 10b. Discourage dwellings at ground floor in centres zones.
11. Require development to avoid, remedy or mitigate adverse wind, and glare and shading effects on public open spaces, including and streets, and shading effects on public open space zoned land.
- 11a. Recognise functional requirements. Recognise the functional requirements of activities and development.
12. In identified locations within the centres and Mixed Use zones, 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 activity
 - d. is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.
13. In identified locations within the centres and Mixed Use zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified historic character, identified landscape features, or amenity, or the prevailing character and context.
14. Provide opportunities for substantial office activities in the Mixed Use zone and the Local Centre zone in areas surrounding the city centre, recognising their proximity and accessibility to the City Centre zone and Newmarket Metropolitan Centre zone.

5. NEW BUILDINGS & ADDITIONS TO BLDGS NOT PROVIDED FOR

b. Safety

- xvi. Site development should be consistent with CPTED principles.

c. Movement networks where required by a structure plan or proposed by an applicant

New streets

- xvii. New streets should be designed to promote pedestrian priority and visual interest, including how building facades and entrances relate to the new street.
- xviii. New streets should follow direct and logical routes and where possible align with the existing road network.

New through-site links where public access is provided

- xix. New through-site links should:
 - only be provided where a new street is not practicable
 - have a direct and logical route
 - be subject to passive surveillance and ground floor activation along as much of its length as possible.
 - be available for public use at least during business hours.

New service lanes

- xx. New service lanes should be designed to be visually unobtrusive and identifiable as being for service access only.
- xxi. New service lanes should be designed so that passive surveillance and ground floor activation is provided adjacent to and clearly visible from each service lane entrance.

I have not determined a clear link from these assessment criteria to the POLICIES IN 3-1 → more likely to be in Subdivision

Policies

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5. NEW BUILDINGS & ADDITIONS TO BLDGS NOT OTHERWISE PROVIDED FOR.

NB ONLY APPLIES TO BUSINESS PARK ZONE

d. Landscaping

- xxii. In the Business Park zone, landscaping should be distributed to maximise its visibility from public open spaces, including streets.

(f) Design of parking, access and servicing

- i. Parking should be located in order of preference, underground, to the rear of the building or separated from the street frontage by uses that activate the street. For industrial zones there is no preference for underground parking. Parking should not be located between the building and the site frontage. This does not apply in the General Business zone.

- i. Surface parking should be softened with landscaping, including tree planting. As a guide, one tree should be planted every sixth parking bay.

- ii. Where vehicle ramps are Vehicle ramps should not be visible from the street, should be avoided, however, where necessary they should be minimal in length and integrated into the design of the building.

- iii. Vehicle crossings and access ways should be designed to reduce vehicle speed, be visually attractive and clearly signal to both vehicles and pedestrians the presence of a crossing or access way.

- iv. A safe and convenient pedestrian environment with a good standard of amenity should be created within the site which:

- Provides direct and well defined routes
- Links car parking areas to building access points
- Incorporates pedestrian linkages to adjacent sites, streets and public open spaces, (where appropriate).

- v. Pedestrian access between parking areas, building entrances/lobbies and the street should provide universal access equal physical access for people of all ages and physical abilities and provide a high level of pedestrian safety.

- vii. In greenfield locations and large redevelopment sites, service lanes should be provided within urban blocks to allow access to the rear of buildings and to minimise gaps in the streetscape. Development in industrial zones is not required to provide service lanes.

- viii. For commercial activities, suitable provision should be 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. Kerbside collection is generally not appropriate
- for new buildings, is preferably located within the building for alterations or additions to existing buildings where it is not possible to locate the storage area within the building, it is located in an area not visible from the street or public open spaces.
- manages the adverse effects on adjoining residentially zoned properties

- ix. Where appropriate, a waste management plan should be provided either at the time of lodgement or by way of a consent condition and:

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

Policies

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3. Require development to be of a quality and design that positively contributes to:

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 14. Provide opportunities for substantial office activities in the Mixed Use zone and the Local Centre zone in areas surrounding the city centre, recognising their proximity and accessibility to the City Centre zone and Newmarket Metropolitan Centre zone.

5. NEW BUILDINGS AND ADDITIONS NOT OTHERWISE PROVIDED FOR.

MATERIAL NOT REVIEWED

- g. Design and layout of dwellings, retirement villages, visitor accommodation and boarding houses
 - i. For development in the Metropolitan centre zones, refer to xx in the City Centre provisions.
 - ii. For development in other zones, refer to xx in the Terraced Housing and Apartment Buildings provisions.
 - iii. Dwellings should be located, proportioned and orientated within a site to maximise the
- h. Water sensitive design
 - i. On site stormwater management should be integrated into the site design, including landscaped areas, applying to apply a water sensitive design approach as appropriate.

THIS APPLIES TO POLICY 10B AND 9 IN CHAPTER C: AUCKLAND WIDE OBJECTIVES AND POLICIES - 5 NATURAL RESOURCES PAGES 8, 10, 14 PROVISIONS FOLLOWING AUCKLAND COUNCIL RIGHT OF REPLY

Policies

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12. In identified locations within the centres and Mixed Use zones, 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-activity
 - d. is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.
13. In identified locations within the centres and Mixed Use zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified historic character, identified landscape features, or amenity, or the prevailing character and context.
14. Provide opportunities for substantial office activities in the Mixed Use zone and the Local Centre zone in areas surrounding the city centre, recognising their proximity and accessibility to the City Centre zone and Newmarket Metropolitan Centre zone.

8. Assessment - Integrated retail developments, supermarkets, department stores, large format retail and trade suppliers

8.1 Assessment criteria

In addition to the assessment criteria for new buildings stated above, the following criteria applies to:

- integrated retail developments in the Metropolitan Centre, Town Centre and Local Centre zones;
- supermarkets, department stores and large format retail in the Centres, Mixed Use and General Business zones
- trade suppliers in the General Business zone

where the activity or integrated retail development exceeds 1000m² GFA per tenancy.

Where the assessment criteria for new buildings above are inconsistent with any criteria listed below, the criteria below take precedence. Where relevant, the assessment criteria apply to development control infringements.

1. Building design and external appearance

- a. Except in the General Business zone, the preferred option for development is building up to the street boundary with no parking to the street.
- b. Buildings should address public open space and in particular the street, by bringing visual activity, pedestrian amenity and activity to these edges. One or more of the following techniques should be used in order of importance, having regard to the context of the site:
 - i. sleeving street facing building elevations with smaller scale, active uses, where appropriate (except for the General Business zone)
 - ii. providing a significant amount of ground floor glazing, particularly to street facing facades
 - iii. facade modulation that visually breaks up longer frontages. This may include use of horizontal and vertical articulation to create a series of smaller elements, structural bays or other similar techniques
 - iv. an alternative design solution which achieves the intent of this clause.
- c. Frontages should be integrated with the prevailing rhythm of existing or intended future frontages along streets, whichever is appropriate.
- d. Where alterations and additions are proposed to buildings that are set back from the road with parking in front, the continuation of this form of site layout is acceptable.

2. Design of parking, access and servicing

- a. Loading bays and site storage should be located away from and/or appropriately screened from public open spaces, pedestrian paths, streets and adjoining residential zones.
- b. Where loading bays/service areas front a street, with the exception of service lanes, a high standard of design is expected in relation to that facade to contribute to streetscape and pedestrian amenity.
- c. Where loading bays/service areas are located internally to the site a lesser standard of design may be appropriate for that facade.
- d. Well designed pedestrian connections should be provided between the main building entrances and the street.
- e. The development should be designed to provide a high level of pedestrian safety and amenity, including movement through the parking area from street frontage to building entrance.
- f. Parking areas, including parking buildings or at grade parking areas, should be located away from the street frontage wherever practicable. However, where parking areas are located at or near the street frontage, then that parking building or area should be:
 - i. designed to contribute to streetscape and pedestrian amenity
 - ii. have landscaping, including tree planting, of a scale and amount that visually breaks up the parking area.
 - iii. of a depth that minimises building setback from the street.
- g. Where practicable, delivery vehicles should enter the site by way of a rear lane or access way which leads directly to loading and storage areas.
- h. Where a site adjoins or contains on its rear or side boundary a service lane or access way (whether private or public ownership) that serves a significant pedestrian role, the development should be designed to provide that service lane or access way with an appropriate level of pedestrian amenity.

3.5 Local Centre zone

Policies

1. Enable activities for the local convenience needs of the surrounding residential area, including local retail, commercial services, office, food and beverage and small scale supermarkets.
- ~~2. Require development to achieve a high standard of design.~~
- ~~3. Enable residential activity above street level.~~
- ~~4. Discourage large scale commercial activity that would adversely affect the:~~
 - ~~a. retention and establishment of a mix of activities within the local centre~~
 - ~~b. function, role and vitality or amenity of the City Centre, Metropolitan and Town Centre zones beyond those effects ordinarily associated with trade effects on trade competitors.~~
 - ~~c. safe and efficient operation of the transport network.~~
4. Enable large scale commercial activity where this:
 - a. supports:
 - i. a diversity of activities within the local centre
 - ii. the centre's on-going ability to provide for the local convenience needs of its surrounding community.
 - b. does not adversely affect:
~~the safe and efficient operation of the transport network; and~~
the function, role and amenity of the City Centre, Metropolitan and Town Centre zones beyond those effects ordinarily associated with trade effects on trade competitors.
 - ~~c. manages adverse effects on the safe and efficient operation of the transport network including effects on pedestrian safety and amenity.~~
5. Provide for the outward 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.
6. Recognise:
 - a. the positive contribution supermarkets make to centre viability and function
 - b. the functional requirements of these activities
 - 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.

~~Recognise the positive contribution small scale supermarkets make to local centre viability and function and the functional requirements of these activities, so that where preferred built form outcomes are not achieved the development positively contributes to the streetscape and character of its surroundings.~~

NID LINKAGES
IDENTIFIED

8. Assessment - Integrated retail developments, supermarkets, department stores, large format retail and trade suppliers

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where the activity or integrated retail development exceeds 1000m² GFA per tenancy.

Where the assessment criteria for new buildings above are inconsistent with any criteria listed below, the criteria below take precedence. Where relevant, the assessment criteria apply to development control infringements.

1. Building design and external appearance
 - a. Except in the General Business zone, the preferred option for development is building up to the street boundary with no parking to the street.
 - b. Buildings should address public open space and in particular the street, by bringing visual activity, pedestrian amenity and activity to these edges. One or more of the following techniques should be used in order of importance, having regard to the context of the site:
 - i. sleeving street facing building elevations with smaller scale, active uses, where appropriate (except for the General Business zone)
 - ii. providing a significant amount of ground floor glazing, particularly to street facing facades
 - iii. facade modulation that visually breaks up longer frontages. This may include use of horizontal and vertical articulation to create a series of smaller elements, structural bays or other similar techniques
 - iv. an alternative design solution which achieves the intent of this clause.
 - c. Frontages should be integrated with the prevailing rhythm of existing or intended future frontages along streets, whichever is appropriate.
 - d. Where alterations and additions are proposed to buildings that are set back from the road with parking in front, the continuation of this form of site layout is acceptable.
2. Design of parking, access and servicing
 - a. Loading bays and site storage should be located away from and/or appropriately screened from public open spaces, pedestrian paths, streets and adjoining residential zones.
 - b. Where loading bays/service areas front a street, with the exception of service lanes, a high standard of design is expected in relation to that facade to contribute to streetscape and pedestrian amenity.
 - c. Where loading bays/service areas are located internally to the site a lesser standard of design may be appropriate for that facade.
 - d. Well designed pedestrian connections should be provided between the main building entrances and the street.
 - e. The development should be designed to provide a high level of pedestrian safety and amenity, including movement through the parking area from street frontage to building entrance.
 - f. Parking areas, including parking buildings or at grade parking areas, should be located away from the street frontage wherever practicable. However, where parking areas are located at or near the street frontage, then that parking building or area should be:
 - i. designed to contribute to streetscape and pedestrian amenity
 - ii. have landscaping, including tree planting, of a scale and amount that visually breaks up the parking area.
 - iii. of a depth that minimises building setback from the street.
 - g. Where practicable, delivery vehicles should enter the site by way of a rear lane or access way which leads directly to loading and storage areas.
 - h. Where a site adjoins or contains on its rear or side boundary a service lane or access way (whether private or public ownership) that serves a significant pedestrian role, the development should be designed to provide that service lane or access way with an appropriate level of pedestrian amenity.

9. New buildings and alterations and additions to buildings not otherwise provided for

a. Building design and external appearance

Creating an active frontage

- i. Buildings should have clearly defined public frontages that positively contribute to public open spaces including streets (excluding service lanes). As a guide buildings should adjoin the site frontage for:
- at least 50% in the Mixed Use zone where the ground floor activity is commercial
 - at least 50% along those streets within of Metropolitan and Town Centre zones that are not subject to a Key Retail or General Commercial Frontage
 - as much frontage as is practicable in the Local and Neighbourhood Centre zones, along the centre's main retail street.

Where building frontage described above is not met, the following matters should be considered. Whether:

- minor modulation and variance of frontage layout is proposed to accommodate recessed pedestrian entrances and windows, provided that the overall continuity of the frontage is maintained
 - topographical or hazard constraints preclude the building frontage sought
 - the site is subject to a long term or staged development plan
 - existing development on the site does not achieve the desired building frontage and the proposal is for a minor addition or alteration.
- ii. Where a site has more than one frontage, it may not be possible to activate all frontages. Priority should be given to activating those frontages on or adjacent to the centre's main retail street(s).
- iii. Principal pedestrian entrances (for both commercial and residential activities) should face the street, be clearly identifiable, conveniently located and be accessed (where practicable) at grade from street level. Where the entrance is unable to face the street it should be visually obvious and conveniently accessible from the street.
- iv. Areas of glazing should face public open spaces including streets to achieve interaction between users of the building and of the public open spaces.
- v. Carparking should not occupy the ground floor frontage within buildings, so as to maximise pedestrian and streetscape amenity and the visibility of commercial activities from streets.
- vi. Ventilation and fumes outlets should not be vented into the adjacent pedestrian environment.

- vii. Dwellings at ground floor in the Mixed Use zone should positively contribute to public open spaces including streets while achieving privacy for occupiers of the dwelling, in particular by:
- landscaping or front fencing should be low enough to allow passive surveillance of the street from inside the dwelling
 - The ground floor level of buildings should be no more than 1.5m above the footpath level.

Managing the visual effects of buildings

Note - unless adjacent to a scheduled historic heritage place or building, the aesthetic style of the building will not normally be a matter of assessment.

- viii. Buildings, including alterations and additions, should positively contribute to the visual quality of the environment, having regard to the planning and design outcomes identified in the Unitary Plan for the relevant zone. Emphasis on visual quality should be prioritised on those parts of the building closest to public open spaces including streets.
- ix. Buildings should be designed to:
- avoid large unrelieved facades visible from public open spaces including streets (except service lanes). Where large areas of blank wall are unavoidable (such as along a façade that is built to the side boundary), they should include modulation, architectural detailing or surface relief.
 - visually break up their mass into distinct elements, including through the use of horizontal and vertical facade modulation, articulation, recesses and variation in roof form. The use of landscaping and colour variation should complement the above but should not be a substitute
 - integrate building elements, including balconies, signage, plant, exhaust and intake units, into the façade and/or roof design.
- x. Buildings taller than 32.5m should positively contribute to the skyline of the locality.
- xi. Buildings adjoining or in close proximity to a scheduled historic heritage place or building should be designed having regard to the significant historic heritage elements and built form of the place or building.
- xii. Where a building with multiple storeys adjoins the site frontage, its façade should be of a height that defines and encloses the street.
- xiii. On the ground floor frontage of buildings, roller doors, security gates or grilles should minimise effects on pedestrian amenity and be designed as a part of the architecture of the building, such as by being located inside the building and/or being substantially transparent.

Additional criteria

- xiv. Development in:
- Local and Neighbourhood Centres
 - the Mixed Use zone where the ground floor activity is commercial
 - those areas of Metropolitan and Town Centre zones that are not subject to a Key Retail or General Commercial Frontage
- should have appropriate ground floor stud heights where they adjoin public open spaces, including streets, to provide for the wide range of activities expected over time. Note: a finished floor to floor height of 4m has been historically successful in Auckland.
- xv. In the Centres and Mixed Use zone, verandahs that provide effective shelter from the weather should be provided on principal pedestrian entrances and areas where there are existing

7.2 ASSESSMENT CRITERIA

2. Buildings fronting the street, minimum floor to floor height, glazing, residential at ground floor, verandahs, building frontage height

a. Effects on the vitality and amenity of streets and public open spaces

- i. On sites subject to the Key Retail Frontage layer on the planning maps, there should be exceptional circumstances for outcomes that do not achieve the required frontage.
- ii. Buildings, particularly those that infringe the Key Retail Frontage provisions, should enhance the appearance and integrity of the streetscape as a whole.
- iii. Commercial sexual services and strip clubs should screen or appropriately conceal commercial sexual activities and products from public view.
- iv. Dwellings should not locate on the ground floor of buildings fronting streets and public open spaces where they would:
- detract from the amenity and vitality of the street or public open space
 - discourage or displace commercial activity at the ground floor of buildings within centres, particularly on sites subject to the Key Retail Frontage layer on the planning maps.
- v. Where dwellings are proposed at ground floor, and in addition to iv above, they should be designed to enable safety of the street/public open space and provide privacy for residents. This could be achieved by:
- landscaping or front fencing low enough to allow passive surveillance of the street from inside the dwelling
 - The ground floor level of buildings being no more than 1.5m above the footpath level.

b. Effects on historic heritage and historic character buildings and notable trees

- i. Priority will be given to protecting the important features on the ground floor facades of historic heritage and historic character buildings and notable trees over compliance with the street frontage controls.

3. Yards (excluding riparian, lakeside and coastal protection yards), landscaping

a. Effects on amenity

- i. Landscaping should enhance the street edge, delineate pedestrian routes and mitigate the adverse visual and pedestrian amenity and nuisance effects of car parking, loading and service areas. Trees should be selected and planted so as to ensure sight lines to or from site entrances are not obscured.
- ii. Yards should not be used for activities or buildings likely to create nuisance or privacy effects on residential neighbours.
- iii. Landscaped areas in the Business Park zone should be well integrated with building layouts and provide for a quality and quantity of planting, including using ground cover, shrubs and trees that achieve a high level of amenity within a park-like setting.

3.1 GENERAL POLICIES

Policies

1. Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their location role in the hierarchy of centres.
2. Accommodate an increase in the density, diversity and quality of housing in the centres and Mixed Use zones while managing any reverse sensitivity effects including the higher levels of ambient noise and reduced privacy it may be subject to that may result from non-residential activities.

2a. Require development to be of a quality and design that responds positively to the planned future form and quality of the surrounding area.

3. Require development to be of a quality and design that positively contributes to:

aa. planning and design outcomes identified in the Unitary Plan for the relevant zone

- a. the public realm streets and other public open spaces, and maximises pedestrian amenity, movement, safety and convenience for people of all ages and abilities.
 - b. the vitality and interest of streets and public open spaces.
4. Encourage universal access for all development, particularly medium to large scale development. Require a percentage of residential development, and encourage all other development, to provide equal physical access and use for people of all ages and abilities.
 5. Require the design of buildings to contribute positively to the visual quality, pedestrian vitality, safety and interest of streets and public open spaces.
 - 5a. Require large scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.
 6. Require 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. Encourage the selection of materials, finishes and landscaping with consideration for long term weathering, maintenance and durability.
 9. Require development close to residential and some special purpose School, Maori purpose, Retirement Villages and Green Infrastructure Corridor zones to mitigate adverse visual effects, acoustic privacy, and minimise overlooking and shadow effects to residential neighbours. Require development adjacent to residential zones and the Special Purpose School and Maori Purpose zones to maintain the reasonable amenity of those areas, having specific regard to dominance, overlooking and shadowing.
 10. 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.
 - 10a. Enable residential development above ground floor in centres while managing any reverse sensitivity effects on non-residential activities

12 ~~10b~~ Discourage dwellings at ground floor in centres zones.

11. Require development to avoid, remedy or mitigate adverse wind, and glare and shading effects on public open spaces, including and streets, and shading effects on public open space zoned land.

11a. Recognise functional requirements. Recognise the functional requirements of activities and development.

12. In identified locations within the centres and Mixed Use zones, 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 activity
- d. is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.

13. In identified locations within the centres and Mixed Use zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified historic character, identified landscape features, or amenity, or the prevailing character and context.

14. Provide opportunities for substantial office activities in the Mixed Use zone and the Local Centre zone in areas surrounding the city centre, recognising their proximity and accessibility to the City Centre zone and Newmarket Metropolitan Centre zone.

7.2 ASSESSMENT CRITERIA - CENTRE MIXED USE, GENERAL BUSINESS AND BUSINESS PARK ZONES.

Buildings fronting the street, minimum floor to floor height, glazing, residential at ground floor, verandahs, building frontage height

a. Effects on the vitality and amenity of streets and public open spaces

- i. On sites subject to the Key Retail Frontage layer on the planning maps, there should be exceptional circumstances for outcomes that do not achieve the required frontage.
- ii. Buildings, particularly those that infringe the Key Retail Frontage provisions, should enhance the appearance and integrity of the streetscape as a whole.
- iii. Commercial sexual services and strip clubs should screen or appropriately conceal commercial sexual activities and products from public view.
- iv. Dwellings should not locate on the ground floor of buildings fronting streets and public open spaces where they would:

- detract from the amenity and vitality of the street or public open space
 - discourage or displace commercial activity at the ground floor of buildings within centres, particularly on sites subject to the Key Retail Frontage layer on the planning maps.
- Where dwellings are proposed at ground floor, and in addition to iv above, they should be designed to enable safety of the street/public open space and provide privacy for residents. This could be achieved by:
- landscaping or front fencing low enough to allow passive surveillance of the street from inside the dwelling
 - The ground floor level of buildings being no more than 1.5m above the footpath level.

b. Effects on historic heritage and historic character buildings and notable trees

- i. Priority will be given to protecting the important features on the ground floor facades of historic heritage and historic character buildings and notable trees over compliance with the street frontage controls.

3. Yards (excluding riparian, lakeside and coastal protection yards), landscaping

a. Effects on amenity

- i. Landscaping should enhance the street edge, delineate pedestrian routes and mitigate the adverse visual and pedestrian amenity and nuisance effects of car parking, loading and service areas. Trees should be selected and planted so as to ensure sight lines to or from site entrances are not obscured.
- ii. Yards should not be used for activities or buildings likely to create nuisance or privacy effects on residential neighbours.
- iii. Landscaped areas in the Business Park zone should be well integrated with building layouts and provide for a quality and quantity of planting, including using ground cover, shrubs and trees that achieve a high level of amenity within a park-like setting.

a. Building design and external appearance

Creating an active frontage

- i. Buildings should have clearly defined public frontages that positively contribute to public open spaces including streets (excluding service lanes). As a guide buildings should adjoin the site frontage for:

- at least 50% in the Mixed Use zone where the ground floor activity is commercial
- at least 50% along those streets within of Metropolitan and Town Centre zones that are not subject to a Key Retail or General Commercial Frontage
- as much frontage as is practicable in the Local and Neighbourhood Centre zones, along the centre's main retail street.

Where building frontage described above is not met, the following matters should be considered. Whether:

- minor modulation and variance of frontage layout is proposed to accommodate recessed pedestrian entrances and windows, provided that the overall continuity of the frontage is maintained
- topographical or hazard constraints preclude the building frontage sought
- the site is subject to a long term or staged development plan
- existing development on the site does not achieve the desired building frontage and the proposal is for a minor addition or alteration.

- ii. Where a site has more than one frontage, it may not be possible to activate all frontages. Priority should be given to activating those frontages on or adjacent to the centre's main retail street(s).

- iii. Principal pedestrian entrances (for both commercial and residential activities) should face the street, be clearly identifiable, conveniently located and be accessed (where practicable) at grade from street level. Where the entrance is unable to face the street it should be visually obvious and conveniently accessible from the street.

- iv. Areas of glazing should face public open spaces including streets to achieve interaction between users of the building and of the public open spaces.

- v. Carparking should not occupy the ground floor frontage within buildings, so as to maximise pedestrian and streetscape amenity and the visibility of commercial activities from streets.

- vi. Ventilation and fumes outlets should not be vented into the adjacent pedestrian environment.

- vii. Dwellings at ground floor in the Mixed Use zone should positively contribute to public open spaces including streets while achieving privacy for occupiers of the dwelling, in particular by:

- landscaping or front fencing should be low enough to allow passive surveillance of the street from inside the dwelling
- The ground floor level of buildings should be no more than 1.5m above the footpath level.

Managing the visual effects of buildings

Note - unless adjacent to a scheduled historic heritage place or building, the aesthetic style of the building will not normally be a matter of assessment.

- viii. Buildings, including alterations and additions, should positively contribute to the visual quality of the environment, having regard to the planning and design outcomes identified in the Unitary Plan for the relevant zone. Emphasis on visual quality should be prioritised on those parts of the building closest to public open spaces including streets.

- ix. Buildings should be designed to:

- avoid large unrelieved facades visible from public open spaces including streets (except service lanes). Where large areas of blank wall are unavoidable (such as along a facade that is built to the side boundary), they should include modulation, architectural detailing or surface relief.
- visually break up their mass into distinct elements, including through the use of horizontal and vertical facade modulation, articulation, recesses and variation in roof form. The use of landscaping and colour variation should complement the above but should not be a substitute
- integrate building elements, including balconies, signage, plant, exhaust and intake units, into the facade and/or roof design.

- x. Buildings taller than 32.5m should positively contribute to the skyline of the locality.

- xi. Buildings adjoining or in close proximity to a scheduled historic heritage place or building should be designed having regard to the significant historic heritage elements and built form of the place or building.

- xii. Where a building with multiple storeys adjoins the site frontage, its facade should be of a height that defines and encloses the street.

- xiii. On the ground floor frontage of buildings, roller doors, security gates or grilles should minimise effects on pedestrian amenity and be designed as a part of the architecture of the building, such as by being located inside the building and/or being substantially transparent.

Additional criteria

- xiv. Development in:

- Local and Neighbourhood Centres
- the Mixed Use zone where the ground floor activity is commercial
- those areas of Metropolitan and Town Centre zones that are not subject to a Key Retail or General Commercial Frontage

should have appropriate ground floor stud heights where they adjoin public open spaces, including streets, to provide for the wide range of activities expected over time. Note: a finished floor to floor height of 4m has been historically successful in Auckland.

- xv. In the Centres and Mixed Use zone, verandahs that provide effective shelter from the weather should be provided above principal pedestrian entrances and areas where there are existing or proposed new active frontages.

8. Assessment - Integrated retail developments, supermarkets, department stores, large format retail and trade suppliers

8.1 Assessment criteria

In addition to the assessment criteria for new buildings stated above, the following criteria applies to:

- integrated retail developments in the Metropolitan Centre, Town Centre and Local Centre zones;
- supermarkets, department stores and large format retail in the Centres, Mixed Use and General Business zones
- trade suppliers in the General Business zone

where the activity or integrated retail development exceeds 1000m² GFA per tenancy.

Where the assessment criteria for new buildings above are inconsistent with any criteria listed below, the criteria below take precedence. Where relevant, the assessment criteria apply to development control infringements.

1. Building design and external appearance

- a. Except in the General Business zone, the preferred option for development is building up to the street boundary with no parking to the street.

- b. Buildings should address public open space and in particular the street, by bringing visual activity, pedestrian amenity and activity to these edges. One or more of the following techniques should be used in order of importance, having regard to the context of the site:

- sleeving street facing building elevations with smaller scale, active uses, where appropriate (except for the General Business zone)
- providing a significant amount of ground floor glazing, particularly to street facing facades
- facade modulation that visually breaks up longer frontages. This may include use of horizontal and vertical articulation to create a series of smaller elements, structural bays or other similar techniques
- an alternative design solution which achieves the intent of this clause.

- c. Frontages should be integrated with the prevailing rhythm of existing or intended future frontages along streets, whichever is appropriate.

- d. Where alterations and additions are proposed to buildings that are set back from the road with parking in front, the continuation of this form of site layout is acceptable.

2. Design of parking, access and servicing

- a. Loading bays and site storage should be located away from and/or appropriately screened from public open spaces, pedestrian paths, streets and adjoining residential zones.

- b. Where loading bays/service areas front a street, with the exception of service lanes, a high standard of design is expected in relation to that facade to contribute to streetscape and pedestrian amenity.

- c. Where loading bays/service areas are located internally to the site a lesser standard of design may be appropriate for that facade.

- d. Well designed pedestrian connections should be provided between the main building entrances and the street.

- e. The development should be designed to provide a high level of pedestrian safety and amenity, including movement through the parking area from street frontage to building entrance.

- f. Parking areas, including parking buildings or at grade parking areas, should be located away from the street frontage wherever practicable. However, where parking areas are located at or near the street frontage, then that parking building or area should be:

- designed to contribute to streetscape and pedestrian amenity
- have landscaping, including tree planting, of a scale and amount that visually breaks up the parking area.
- of a depth that minimises building setback from the street.

- g. Where practicable, delivery vehicles should enter the site by way of a rear lane or access way which leads directly to loading and storage areas.

- h. Where a site adjoins or contains on its rear or side boundary a service lane or access way (whether private or public ownership) that serves a significant pedestrian role, the development should be designed to provide that service lane or access way with an appropriate level of pedestrian amenity.

ATTACHMENT C

Topics 051-054 Centre Zones, Business park and industries zones, Business activities and Business Controls

Auckland Council's proposed consolidated mark-up

Contents

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Editorial:

1. Additions are underlined and deleted text is in ~~strikethrough~~
2. **Green text** changes record amendments proposed in rebuttal evidence.
3. **Yellow highlighting** represents an identified relationship from assessment criteria back to a policy by author
4. **Green highlighting** represents a duplication identified that could potentially be removed
5. **Light Blue highlighting** represents an assessment criteria that has been replaced with a reference back to the applicable policy
6. **Pink highlighting** represents an assessment criteria that acts as a rule or standard
7. **Dark Blue highlighting** represents an assessment criteria that acts as an information requirement
8. Numbering of this chapter will be reviewed as part of an overall review of the Unitary Plan numbering protocols.

Zone objectives and policies

PART 2 - REGIONAL AND DISTRICT OBJECTIVES AND POLICIES» Chapter D: Zone objectives and policies

3 Business zones

Introduction

- There are 10 business zones in the Unitary Plan:
- City Centre
- Metropolitan Centre
- Town Centre
- Local Centre
- Neighbourhood Centre
- Mixed Use
- General Business
- Business Park
- Light Industry
- Heavy Industry.

Zones

These zones reinforce the role of centres as focal points for business and community investment and recognise the need to provide suitable locations for specific industries.

The centre zones provide for activities that contribute to the vitality and amenity of a public realm of well connected streets, a high-quality pedestrian environment, and efficient and accessible transport networks, including public transport. They allow for different levels of development intensity dependent on the function and location of the centre. The City Centre, Metropolitan Centre and Town Centre zones are the primary location for growth and intensification of commercial activities, and they provide for a wide variety of community and social needs. Local and Neighbourhood Centres are smaller in scale and provide a narrower range of community and shopping needs. The highest intensity of activity is permitted in the City Centre zone, recognising the role of the centre as the focus of national and international business, tourism, educational, cultural and civic activities.

The Mixed Use zone is located close to centres and along the rapid and frequent service network. It provides a transition, in terms of use and scale, with adjacent residential areas.

The centres zones and Mixed Use zone are expected to accommodate an increase in the density and diversity of housing, provided that it does not preclude opportunities for business development. Residential development will be managed to avoid or mitigate the potential for reverse sensitivity effects. A high standard of amenity is required in the Mixed Use zone, given its mix of uses, including residential.

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The General Business, Light Industry and Heavy Industry zones provide locations for development that may not be appropriate in centres or has particular characteristics that require separation from pedestrian intensive and sensitive uses. A good standard of amenity is expected in the General Business zone, recognising that some activities that establish in the zone may attract reasonable numbers of people and are presently likely to be accessed by car. The Light Industry and Heavy Industry zones are expected to have a lesser standard of amenity consistent with their principal focus on productive activity.

The Business Park zone provides for clustering of office-type commercial activities in a park or campus like environment, where such uses will not impact on the viability of the city centre, metropolitan or town centres.

Height

There is a range of possible building heights within the centres zones and Mixed Use zone depending on the context. Different parts of these zones have different attributes. In some cases these attributes necessitate an increase or decrease in the standard zone height. The different attributes include:

- the size and depth of a centre
- the status of the centre in the centres hierarchy
- existing or planned uses surrounding a centre and the interface between the centre, these uses and surrounding residential uses
- historic character
- landscape features

The city centre, metropolitan centres and town centres, and areas surrounding these centres, have been identified as the priority areas for commercial and residential growth. In and around some of these areas it is appropriate to enable greater heights from the standard zone height, to enable growth to occur.

In addition, the height in and around some centres is lower than the standard zone height due to the local context, including historic character or landscape features.

Offices

Large scale office activities are encouraged to locate within the City Centre, Metropolitan and Town Centre zones where they make efficient and effective use of public transport infrastructure, support other commercial and community activity and enhance long term centre reinvestment. The area around the city centre and Newmarket has very good public transport and large office activities are considered appropriate in Mixed Use and Local Centre zones close to the City Centre zone and Newmarket Metropolitan Centre zone, as shown on the planning maps.

Historically, there has been relatively little regulation as to where office activities could locate and, as a result, the City currently has a relatively dispersed pattern of office development. This pattern of development means that it is difficult to cater efficiently for commuter trips with public transport. From a land-use and transport integration perspective, commuter trips associated with office activities are relatively readily able to be served by public transport as trips are to the same destination every day and are often made at the same time every day, usually in peak times when services are most frequent. Controlling the dispersal of large scale office activities in

locations away from centres and the city fringe, will help create the conditions that will support a modal shift away from private vehicles in favour of public transport for the journey to work trip.

3.1 General objectives and policies for the centres and mixed use zones and the General Business and Business Park zone

Objectives

1. A strong network of centres that are aesthetically 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
 - c. manages adverse effects on the environment, including effects on significant 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 provide for a range of convenience activities to support and serve their local communities;
 - b. a clear framework within which public and private investment can be prioritised and made
 - c. a basis for regeneration and intensification initiatives.

Policies

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. Accommodate an increase in the density, diversity and quality of housing in the centres and Mixed Use zones while managing any reverse sensitivity effects including 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 the Unitary Plan for the relevant zone
 - b. streets and other public open spaces, 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 the design of buildings to contribute positively to the visual quality, pedestrian vitality, safety and interest of streets and public open spaces.

6. Require large scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.
7. Encourage buildings at the ground floor to be adaptable to a range of uses to allow activities to change over time.
8. 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.
9. Encourage the selection of materials, finishes and landscaping with consideration for long term weathering, maintenance and durability.
10. Require development adjacent to residential zones and the Special Purpose School and Maori Purpose zones to maintain the reasonable amenity of those areas, having specific regard to dominance, overlooking and shadowing.
11. 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.
12. Discourage dwellings at ground floor in centres zones.
13. Require development to avoid, remedy or mitigate adverse wind, and glare effects on public open spaces, including streets, and shading effects on public open space zoned land.
14. Recognise the functional requirements of activities and development.
15. In identified locations within the centres and Mixed Use zones, enable greater building height than the standard zone height, having regard to whether the greater height:
 - a. is an efficient use of land

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Comment [MSC1]: This Policy appears to be a duplication of Policy 3b

Comment [MSC2]: I was not able to establish a link from this policy to the assessment criteria in 6.2 Assessment criteria 9. New buildings and additions and alterations to buildings not otherwise provided for

- 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
 - d. is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre.
16. In identified locations within the centres and Mixed Use zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified historic character, identified landscape features, or amenity.
17. Provide opportunities for substantial office activities in the Mixed Use zone and the Local Centre zone in areas surrounding the city centre, recognizing their proximity and accessibility to the City Centre zone and Newmarket Metropolitan Centre zone.

3.2 City Centre zone

This section has been removed as it has been addressed in Topic 050 City Centre

3.3 Metropolitan Centre zone

Zone description

This 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 or General Commercial Frontage provisions. 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 provisions and this is addressed in the Transport provisions.

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.

Objectives

1. A network of metropolitan centres are reinforced and developed, that are second only to the city centre in diversity, scale, form and function, and which are a sub-regional focus for commercial, community and civic activities, and which provide for residential intensification.
2. The scale and intensity of development in Metropolitan Centres is increased.
3. Metropolitan centres are an attractive place to live, work and visit with vibrant and vital commercial, entertainment and retail areas.
4. Key Retail Frontage streets are a focus for pedestrian activity, with General Commercial Frontage streets supporting this role.

Policies

1. Enable significant growth and intensification in metropolitan centres
2. Manage development in Metropolitan Centres so that it contributes to the function, amenity and vitality of the centre.
3. Provide for the greatest concentration and scale of buildings within metropolitan centres, second only to the city centre.
4. Promote and manage the development of the metropolitan centres to provide facilities and services necessary to support their surrounding sub-regional catchment.
5. Encourage a wide range, and a high concentration, of commercial, leisure, tourist, cultural and community activities and civic services.
6. Promote the comprehensive development and redevelopment of sites and / or activities within metropolitan centres.
7. Require those parts of buildings with frontages subject to the Key Retail Frontage to maximise street activation, building continuity along the frontage, pedestrian amenity and safety and visual quality.
8. Require those parts of buildings with frontages subject to the General Commercial Frontage to achieve street activation, building frontage, pedestrian amenity and safety and visual quality.
9. Support the development of a range of transport modes, including public transport, pedestrian and cycle networks and the ability to change transport modes.
10. 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 requirements of these activities
 - 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.

3.4 Town Centre zone

Zone description

This 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 or General Commercial Frontage provisions. 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.

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

Objectives

1. A network of Town Centres that are the focus of commercial, community and civic activities for the surrounding area, and which provide for residential intensification.
2. 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 the Unitary Plan for the relevant centre.
3. Town centres are an attractive place to live, work and visit with vibrant and vital commercial, entertainment and retail areas.
4. Key Retail Frontage streets are a focus for pedestrian activity, with General Commercial Frontage streets supporting this role.

Policies

1. Enable significant growth and intensification in town centres, except for those centres where it would compromise the planning outcomes identified in the Unitary Plan for the relevant centre.
2. Manage development in Town Centres so that it contributes to the function, amenity and vitality of the centre.
3. Provide a distribution of town centres, including the provision of 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
 - b. support a range of transport modes including, public transport, pedestrian and cycle networks and the ability to change transport modes.
4. Enable the intensification of commercial, residential and community activities in town centres, by:
 - a. substantial scale, concentration and density of buildings
 - b. the comprehensive development and redevelopment of sites.
5. Require those parts of buildings with frontages subject to the Key Retail Frontage to maximise street activation, building continuity along the frontage, pedestrian amenity and safety and visual quality.
6. Require those parts of buildings with frontages subject to the General Commercial Frontage to achieve street activation, building frontage, pedestrian amenity and safety and visual quality.
7. 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 requirements of these activities
 - 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.

3.5 Local Centre zone

Zone description

This 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. The zone discourages single large-scale commercial activity that would prevent a mix of activities within the local centre. The expansion of local centres may 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 floor

New development within the zone requires resource consent so that it is designed to a high standard which enhances the quality of the centre's streets and public open spaces.

Objectives

1. A network of local centres that enable commercial activity which primarily services local convenience needs and provides residential living opportunities.
2. The scale and intensity of development within local centres respects the planning outcomes identified in the Unitary Plan for the surrounding environment.
3. Local centres are an attractive place to live, work and visit.

Policies

1. Enable activities for the local convenience needs of the surrounding residential area, including retail, commercial services, office, food and beverage and small scale supermarkets.
2. Enable large scale commercial activity where this:
 - a. supports:
 - i. a diversity of activities within the local centre
 - ii. the centre's on-going ability to provide for the local convenience needs of its surrounding community.

- b. does not adversely affect:
 - i. the function, role and amenity of the City Centre, Metropolitan and Town Centre zones beyond those effects ordinarily associated with trade effects on trade competitors.
 - c. manages adverse effects on the safe and efficient operation of the transport network including effects on pedestrian safety and amenity.
- 3. Provide for the outward 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.
- 4. Recognise:
 - a. the positive contribution supermarkets make to centre viability and function
 - b. the functional requirements of these activities
 - 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.

3.6 Neighbourhood Centre zone

Zone description

This 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 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.

Objectives

1. Commercial activities within residential areas, limited to a range and scale that meets the convenience needs of residents as well as passers-by, are provided in neighbourhood centres.
2. Neighbourhood centres are developed to a scale and intensity that respects the planning outcomes identified in the Unitary Plan for the surrounding environment.

Policies

1. Provide for small scale commercial activities to meet either local or passers-by convenience needs, including local retail, business services, food and beverage activities.
2. 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 adversely affect the function, role and amenity of the City Centre, Metropolitan and Town Centre zones, beyond those effects ordinarily associated with trade effects on trade competitors
 - c. does not appropriately manage adverse effects on the safe and efficient operation of the transport network including effects on pedestrian safety and amenity.

3.7 Mixed Use zone

Zone description

This zone is typically located around centres and along sections of the rapid and frequent service network. It acts as a transition area, in terms of scale and activity, between residential areas and the City Centre, Metropolitan and Town Centre zones. 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 overlay.

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.

Objectives

1. Moderate to high intensity residential and employment opportunities, in areas in close proximity to, or which can support the City Centre, Metropolitan Centre, Town Centre zones and the rapid and frequent services network.
2. Activities within the zone do not diminish the function, role and amenity of the City Centre, Metropolitan Town and Local Centres.
3. A mix of compatible residential and non-residential activities is encouraged.
4. Mixed Use zoned areas are high amenity places.

Policies

1. Locate the Mixed Use zone in suitable locations within a close walk of the City Centre, Metropolitan and Town Centre zones and rapid and frequent services network.
2. Limit larger retail and office activities and provide for a range of commercial activities:-
 - a. that will not diminish the function, role and amenity of the City Centre, Metropolitan Town and Local Centres, beyond those effects ordinarily associated with trade effects on trade competitors.
3. Limit the agglomeration of retail activities except where they are well connected to the City Centre, or a Metropolitan, Town or Local Centre.
4. Enable the development of intensive residential activities.
5. Require those parts of buildings with frontages subject to the General Commercial Frontage to achieve street activation, building frontage, pedestrian amenity and safety and visual quality.

6. Promote and manage development to a standard of amenity that:
 - a. recognises the moderate scale, intensity and diversity of business, social and cultural activities, as well as increases in residential densities provided in the zone and
 - b. avoids significant adverse effects on residents.

3.8 General Business zone

Zone description

This zone provides for business activities that may be less appropriate for, or are unable to locate in, centres. This includes activities ranging from light industrial to limited office, large format retail and trade suppliers. Large format retail is preferred in centres but it is recognised that this is not always possible, or practical. These activities are appropriate in the General Business zone only when this does not adversely affect the function, role and amenity of the City Centre, Metropolitan and Town Centre zones. Although the application of the zone within Auckland is limited, it is an important part of the Unitary Plan's strategy to provide for growth in commercial activity and manage the effects of large format retail.

The establishment of small retail activities in the zone should be limited as the presence of these activities, in combination with large format retail, can effectively create an unplanned centre. Residential activity is also not envisaged due to the potential presence of light industrial activities and the need to preserve land for appropriate commercial activities.

The zone is located primarily in areas close to the City Centre, Metropolitan and Town Centre zones or within identified growth corridors, where there is good transport access and exposure to customers.

New development within the zone requires resource consent in order to ensure that it is designed to a good standard.

Objectives

1. Business activities are provided for that may be less appropriate for, or are not able to locate in centres, while ensuring activities within the zone do not diminish the function, role and amenity of these centres.
2. The zone is located primarily in areas close to the City Centre, Metropolitan and Town Centre zones, or in other areas where appropriate.
3. A mix of compatible business activities exist, where the adverse effects on amenity values and the environmental qualities at the interface with other zones are managed.

Policies

1. Locate the zone adjacent or close to the City Centre, Metropolitan and Town Centre zones and within identified growth corridors and in other areas where appropriate.
2. Enable a range of business activities, including large format retail, trade suppliers, light industry and small service activities that are either:
 - a. difficult to accommodate within centres due to their scale and functional requirements
 - b. more appropriately located outside of the City Centre, Metropolitan Centre or Town Centre zone.

3. Avoid commercial activity of a scale and type locating within the zone that will diminish the function, role and amenity of the City Centre, Metropolitan and Town Centre zones beyond those effects ordinarily associated with trade effects on trade competitors.
4. Avoid small-scale retail activities locating within the zone except for commercial services and food and beverage activities.
5. Enable light industrial activities to locate within the zone but discourage activities which have objectionable odour, dust or noise emissions.
6. Manage compatibility issues of activities within and between developments through site layout and design measures.
7. Manage adverse effects on the safe and efficient operation of the transport network.

3.9 Business Park zone

Zone description

A business park is a location where office-type business activities can group together in a park or campus like environment. This zone enables moderate to intensive office activity and some ancillary services such as gymnasiums, child care and food and beverage outlets. These high amenity and comprehensively planned business areas are located adjacent to the rapid and frequent services network.

The zone is designed to recognise existing business parks. It has a limited future application, as the primary location for commercial activities is expected to be within the city centre, metropolitan centres and town centres in order to reinforce the roles of those centres. Where new business parks are proposed, limits are expected to be put in place on the amount of office that can establish within these parks.

Objectives

1. Existing business parks are efficiently and effectively developed.
2. Limited opportunities exist for new business parks for office-based employment where they:
 - a. are comprehensively planned
 - b. avoid adverse effects on the function and amenity of the City Centre, Metropolitan and Town Centre zones and neighbouring zones
 - c. are easily accessible to the rapid and frequent service network.
3. The establishment of retail activities is limited, except where these are accessory and support intensive employment activities undertaken within the zone.
4. Development is of high amenity value and is well connected to the surrounding street network.

Policies

1. Enable the efficient and effective development of existing areas zoned Business Park having regard to the development potential anticipated in precinct provisions applying to each zoned area.
2. Apply the Business Park zone to new areas, and amend the provisions applying to existing areas, by means of a plan change and an associated precinct planning process, which sets out the anticipated level of development for the land.
3. Require the location of a proposed new business park to:
 - a. be within practical walking distance of the rapid and frequent service network
 - b. not adversely affect the function, role and amenity of the City Centre, Metropolitan and Town Centre zones.
4. Avoid expansion of existing and proposed business parks into residential areas.

5. Require a plan change for new business parks and any amendment to the provisions of existing business parks, to:
- a. limit the permitted amount of office space so as not to adversely affect the function, role and amenity of the City Centre, Metropolitan and Town Centre zones
 - b. limit retail to those services such as food and beverage and convenience goods which meet the day to day needs of workers and visitors to the zone
 - c. limit residential activity except for visitor accommodation
 - d. demonstrate that the business park will not adversely affect the safe and efficient operation of the transport network
 - e. demonstrate that a comprehensively planned development and a high standard of visual, landscaped and pedestrian amenity will be achieved
 - f. control the scale of built development so that it remains compatible with a landscaped high quality business space
 - g. limit development where environmental or servicing constraints exist, unless these can be adequately mitigated
 - h. maximise the number and quality of connections through the site where these provide logical links to the local street network, with a priority on pedestrian and cycle routes and avoiding fenced and gated environments.
6. Require that where development of a business park is staged, the different stages should be managed to enhance amenity values and the environment and maintain or reduce the impact on the transport network.
7. Manage the effects of activities within the zone so that the scale of development and level of environmental effects does not degrade the amenity of neighbouring zones.
- 7.8. Require landscaping to be distributed to maximize its visibility from public open spaces, including streets.

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Comment [MSC3]: This Policy has been flipped from 6.2 Assessment Criteria. 5.d

3.10 Light Industry zone

Zone description

This zone anticipates industrial activities that do not generate objectionable odour, dust or noise. This includes manufacturing, production, logistics, storage, transport and distribution activities. The zone also contains existing established heavy industry activities and their ongoing operation is recognised and provided for. The anticipated level of amenity is lower than the centres and mixed- use zones. Due to the industrial nature of the activities, sensitive activities are generally not provided for.

There are existing lawfully established commercial activities located within the zone and their ongoing operation is recognised and provided for.

The air quality amenity of the zone is managed by the Auckland-wide Air Quality provisions in C5.1 and H4.1.

Objectives

1. Industrial activities locate and function productively within the zone.
2. The establishment of activities that may diminish the efficiency and functionality of the zone for industrial activities is avoided.
3. Adverse effects on amenity values and the natural environment, both within the zone and on adjacent areas, are managed.
4. Development avoids, remedies or mitigates adverse effects on the amenity of adjacent public open spaces and residential zones.

Policies

1. Enable a range of light industrial activities to locate in the zone.
2. Enable existing lawfully established commercial activities within the zone to continue to operate.
3. Enable existing heavy industries within the zone to continue to operate.
4. Avoid reverse sensitivity effects from activities that may constrain the establishment and operation of industrial activities.
5. Avoid activities that do not support the primary function of the zone by limiting:
 - a. office activities, except where they are accessory to the primary activity on-site or up to 100m² GFA
 - b. residential activities other than for persons whose duties require them to live on-site.
 - c. retail activities in the zone except:
 - i. small scale accessory retail and convenience retail that predominantly serves the local worker population
 - ii. trade suppliers, service stations, drive through restaurants, motor vehicle sales, marine retail and garden centres.
6. Require development adjacent to public open space zones, residential zones and special purpose zones to manage adverse amenity effects on those zones.
7. Manage development so that it does not adversely affect the safe and efficient operation of the transport network, particularly for freight.

3.11 Heavy Industry zone

Zone description

This zone provides for industrial activities that may produce objectionable odour, dust and noise emissions. Air quality emissions standards that are different to the rest of Auckland will often apply. A reduced level of air quality amenity applies in the Heavy Industry zone. A key attribute of the zone is that it contains sites large enough to accommodate large-scale low intensity industrial activities.

Sensitive activities are not appropriate in the zone and buildings are expected to have a mainly functional standard of amenity. The zone is typically located close to key freight routes.

The air quality amenity of the zone is managed by the Auckland-wide Air Quality provisions in C5.1 and H4.1.

Objectives

1. The efficiency of heavy industry is maximised without being unreasonably constrained by other activities.
2. Heavy Industry zoned land, and activities that are required to locate there because of the nature of their operation, are protected from the encroachment of:
 - a. sensitive activities such as residential, community, education or medical facilities
 - b. commercial activities that are more suited to other business zones.
3. The supply of large sites within the zone is not reduced by inappropriate fragmentation of those sites by subdivision.
4. Adverse effects on amenity values and the natural environment, both within the zone and on adjacent areas, are managed.

Policies

1. Enable heavy industrial activities to operate with a level of certainty that their operations will not be unreasonably constrained by other activities.
2. Prevent activities which do not support the primary function of the zone, such as:
 - a. residential activities other than for persons whose duties require them to live on-site
 - b. retail activities greater than 450m²
3. Avoid activities which do not support the primary function of the zone, such as:
 - a. Retail activities up to 450m² other than small scale accessory retail and convenience-type retail that predominantly serves the local worker population.
 - b. office activities other than accessory office activities
 - c. the establishment of commercial activities that do not have a functional requirement to be located within the Heavy Industrial zone
 - d. activities sensitive to the effects of heavy industrial activities such as community, healthcare and recreational facilities.

4. Manage subdivision so that it preserves the integrity of the zone for industrial use while allowing the creation of sites for established activities.
5. Require development adjacent to public open space zones, residential zones and special purpose zones to manage adverse amenity effects on those zones.
6. Manage development so that it does not adversely affect the safe and efficient operation of the transport network, particularly for freight.

Zone rules and assessment criteria

PART 3 • REGIONAL AND DISTRICT RULES» Chapter I: Zone rules»

3 Business zones

The rules in this section implement the objectives and policies of Chapter D3 Business zones.

The following rules do not apply to the City Centre zone.

1. Activity tables

1.1 Activity table – Centres and Mixed Use zones and the General Business and Business Park zones

The following table specifies the activity status of activities in the Metropolitan, Town, Local and Neighbourhood centre zones, Mixed Use zone, the General Business and Business Park zones.

Activity	Metro Centre zone	Town Centre zone	Local Centre zone	Neighbourhood Centre zone	Mixed Use zone	General Business zone	Business Park zone
Activities not provided for	NC	NC	NC	NC	NC	NC	NC
Accommodation							
Dwellings	P	P	P	P	P	NC	NC
Conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation or boarding houses	RD	RD	RD	RD	RD	NC	NC
Retirement villages	P	P	D	D	P	NC	NC
Supported residential care	P	P	P	P	P	NC	NC
Visitor accommodation and boarding houses	P	P	P	P	P	NC	RD
Commerce							
Commercial services	P	P	P	P	P	P	P
Commercial sexual services	P	P	P	P	P	D	NC
Conference facilities	P	D	D	D	D	D	D
Department stores	P	P	RD	NC	D	RD	NC

Activity	Metro Centre zone	Town Centre zone	Local Centre zone	Neighbourhood Centre zone	Mixed Use zone	General Business zone	Business Park zone
Drive-through restaurant	RD	RD	RD	D	P	P	NC
Entertainment Facilities	P	P	D	D	P	P	NC
Cinemas	P	P	D	D	NC	NC	NC
Food and beverage	P	P	P	P	P	P	P
Funeral directors' premises	P	P	P	D	P	D	NC
Garden centres	P	P	D	NC	D	P	D
Marine retail	P	P	D	NC	D	P	D
Motor vehicle sales	P	P	D	NC	D	P	D
Offices up to 500m ² GFA per site	P	P	P	P	P	P	P
Offices greater than 500m ² GFA per site	P	P	RD	NC	D	D	P
Retail up to 200m ² GFA per tenancy	P	P	P	P	P	D NC	D
Retail exceeding 200m ² per tenancy and up to 450m ² GFA per tenancy	P	P	P	P	D	D	D
Retail greater than 450m ² GFA per tenancy	P	P	RD	NC	D	P	D
Service stations	RD	RD	RD	D	RD	RD	D
Storage and lock-up facilities	D	D	NC	NC	D	P	D
Supermarkets up to 450m ² GFA per tenancy	P	P	P	P	P	D	P
Supermarkets exceeding 450m ² and up to 2000m ² GFA per tenancy	P	P	P	NC	RD	D RD	NC
Supermarkets exceeding 2000m ² per tenancy and up to 4000m ² GFA per tenancy	P	P	RD	NC	D	RD	NC
Supermarkets greater than 4000m ² GFA per tenancy	P	P	RD	NC	D	RD	NC
Trade suppliers	P	P	D	NC	D	P	D
Community							
Artworks	P	P	P	P	P	P	P
Care centres	P	P	P	P	P	D	P
Community facilities	<u>P</u>	<u>P</u>	<u>P</u>	<u>D</u>	<u>P</u>	<u>D</u>	<u>D</u>
Education facilities	P	P	P	D	P	D	D

Emergency services	RD	RD	RD	D	RD	RD	RD
Healthcare facilities	P	P	P	P	P	D	P
Hospitals	D	D	NC	NC	D	D	NC
Justice facilities	P	P	D	NC	D	D	D
Recreation facility	P	P	P	D	P	P	P
Tertiary education	P	P	RD	D	P	D	D
Industry							
Artisan industries	P	P	P	P	P	P	P
Industrial activities	NC	NC	NC	NC	NC	P	NC
Industrial laboratories	P	P	P	NC	P	P	P
Light manufacturing and servicing	P	P	P	NC	P	P	P
Repair and maintenance services	P	P	P	P	P	P	P
Waste management facilities	NC	NC	NC	NC	NC	NC	NC
Warehousing and storage	P	P	P	NC	P	P	P
Mana Whenua							
Marae complex	P	P	P	D	P	P	D
Development							
New buildings	RD	RD	RD	RD	RD	RD	RD
Demolition of buildings	C	P	P	P	P	P	P
Alterations to building facades that are less than: <ul style="list-style-type: none"> - 25 per cent of its total surface area, or - 25m² whichever is the lesser 	P	P	P	P	P	P	P
Roller doors on the building frontage that are additions to existing buildings and are at least 75% transparent	P	P	P	P	P	P	P

Activity	Metro Centre zone	Town Centre zone	Local Centre zone	Neighbourhood Centre zone	Mixed Use zone	General Business zone	Business Park zone
Additions to buildings that are less than: • 25 per cent of the existing GFA of the building, or • 250m ² whichever is the lesser	P	P	P	P	P	P	P
Internal alterations to buildings	P	P	P	P	P	P	P
Additions and alterations to buildings not otherwise provided for	RD	RD	RD	RD	RD	RD	RD

1.2 Industrial zones

The rules in this section implement the objectives and policies of D3.10 and D3.11.

The activity table below specifies the activity status of activities in the Industrial zones.

Activity	Heavy Industry	Light Industry
Activities not provided for	NC	NC
Accommodation		
Workers accommodation – one per site	NC	NC
Dwellings	Pr	NC
Retirement villages	Pr	NC
Commerce		
Commercial services	NC	D
Dairies up to 100m ² GFA	P	P
Drive-through restaurant	NC	P
Entertainment facilities	NC	D
Existing lawfully established commercial activities as at the date the Unitary Plan becomes operative	NA	P
Food and beverage up to 100m ² GFA	P	P
Garden centres	NC	P
Motor vehicle sales	NC	P
Marine retail	NC	P
Offices up to 100m ² GFA per site	NC	RD
Offices that are accessory to the primary activity on the site and: a. the office GFA does not exceed 30 per cent of all buildings on the site or b. the office GFA does not exceed 100m ²	P	P
Offices that are accessory to the primary activity on the site and the office GFA exceeds 30 per cent of all buildings on the site	RD	RD
Offices not otherwise provided for	NC	NC
Retail accessory to an industrial activity on the site, where the goods sold are manufactured on site and the retail GFA does not exceed 10 per cent of all buildings on the site	P	P

Activity	Heavy Industry	Light Industry
Retail, up to 450m ² , not otherwise provided for	NC	NC
Retail, greater than 450m ² , not otherwise provided for	Pr	NC
Service stations	P	P
Show homes	NC	P
Storage and lock-up facilities	NC	P
Trade suppliers	NC	P
Wholesaler	NC	P
Community		
Care centres	NC	D
Community facilities	NC	D
Education facilities that are accessory to an industrial activity on the site	P	P
Education facilities not otherwise provided for	NC	D
Emergency services	RD	P
Hospitals	NC	D
Recreation facilities	NC	D
Tertiary education facilities that are accessory to an industrial activity on the site	P	P
Tertiary education facilities not otherwise provided for	NC	D
Industry		
Industrial activities	P	P
Rural		
Animal breeding or boarding	NC	P
Horticulture	NC	P
Development		
Construction of buildings	P	P
Additions and alterations to buildings	P	P
Demolition of buildings	P	P

2. Notification

1. The council will publicly notify resource consent applications for the following activities:
 - a. offices in the Heavy Industry zone specified as non-complying in the zone activity table
 - b. dwellings and retirement villages in the General Business zone and the Light Industry zone specified as non-complying in the zone activity table.
2. Buildings that infringe the building height and height in relation to boundary development controls below are subject to the normal tests for notification under the relevant sections of the RMA.

3. Land use controls

3.1 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 zone activity table:
 - a. taverns
 - b. drive-through restaurant
 - c. outdoor eating areas accessory to restaurants
 - d. entertainment facilities
 - e. child care centres
 - f. animal breeding and boarding.

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

3.2 Retail up to 200m² GFA per tenancy in the Mixed Use zone

1. Retail (excluding food and beverage, dairies and service stations) up to 200m² GFA per tenancy in the Mixed Use zone is a restricted discretionary activity where it is not located within a 200m walk from the City Centre, Metropolitan Centre, Town Centre or Local Centre zones (as shown on the planning maps).

3.3 Food and beverage in the Mixed Use zone

1. Food and beverage activities that:
 - a. are not located within a 200m walk from the City Centre, Metropolitan Centre, Town Centre or Local Centre zones (as shown on the planning maps)
 - b. form part of an integrated development, with more than 5 retail activities or a maximum total GFA of 1000m²;are a restricted discretionary activity.
2. In 1 above, integrated development means a development that shares the same carparking or access.

3.4 Food and beverage in the General Business zone

1. Food and beverage activities that form part of an integrated development, with more than 5 food and beverage activities, are a restricted discretionary activity.
2. In 1 above, integrated development means a development that shares the same carparking or access.

3.5 Office activities close to the City Centre zone and Newmarket Metropolitan Centre zone in the Mixed Use and Local Centre zone

1. Office activities in selected areas of the Mixed Use and Local Centre zones that are proximate to the City Centre zone and Newmarket Metropolitan Centre zone as shown on the planning maps as xx, are a permitted activity.

3.6 Existing lawfully established commercial activities as at the date the Unitary Plan becomes operative in the Light Industry zone

1. In the Light Industry Zone existing lawfully established commercial activities as at the date the Unitary Plan becomes operative are permitted provided that:
 - The GFA is not increased
 - Tenancies or activities may change within the range of commercial activities

3.7 Activities within 100m of a Heavy Industry Zone in the Light Industry zone

1. The following activities are restricted discretionary within 100m of the Heavy Industry Zone:
 - a. Motor vehicle sales
 - b. Garden centres
 - c. Marine retail

4. Development Controls - Centres, Mixed Use, General Business and Business Park zones

The following development controls apply to the centres and mixed use zones and the General Business and Business Park zones.

4.1 Building height

Purpose:

- manage the effects of building height
 - allow reasonable sunlight and daylight access to, public open space excluding streets and nearby sites
 - 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
 - provide for variations to the standard zone height through the Additional Zone Height Control provisions, 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 for the relevant zone in Table 1 below, unless otherwise specified in the Additional Zone Height Control layer on the planning maps.

Table 1

Zone	Total building height	Occupiable building height	Height for roof form
Metropolitan centre	72.5m	72.5m	-
Town Centre	As shown on the Additional Zone Height Control layer on the planning maps		
Local centre	18m	16m	2m
Neighbourhood centre	13m	11m	2m
Mixed use	18m	16m	2m
General Business	16.5m	16.5m	-
Business Park	20.5m	20.5m	-

- 2 Sites subject to the Additional Zone Height Control are identified in the planning maps.
- 3 If the site is subject to the Additional Zone Height Control provisions, buildings must not exceed the height in metres, as shown in Table 2 below and for the site on the planning maps.
- 4 Where a Key Retail Frontage or General Commercial Frontage rule applies to sites with an occupiable building height of 25m or less, as shown in Table 1A:
- a. an additional 0.5m of occupiable building height will apply
 - b. height for roof form is reduced from 2m to 1.5m.

Table 1A: Total building height shown on Additional Zone Height Control layer on the planning maps

Occupiable building height	Height for roof form	Total building height shown on Additional zone Height Control layer on the planning maps
11m	2m	13m (currently 12.5m)
16m	2m	18m (currently 16.5m)
19	2m	21m (currently 20.5m)
25m	2m	27m (currently 24.5m)
Same as on the planning maps	NA	Exceeding 27m

- 5 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.

Note - Overlays and precincts may specify different height controls.

4.2 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
 - 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 2 and Figure 1 or 1A below.
 2. In the Metropolitan Centre zone the recession plane extends for only 30m into sites within the zone (refer to Figure 1)
 3. 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 2.5 metres in width, the control will be measured from a parallel line 2.5 metres out from the site boundary.
 4. Figure 1B will be used to define what is a north, south, east or west boundary, where this is referred to in Table 2. The recession plane angle is calculated by orientating both site plan and Figure 1B to true north. Figure 1B 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 1B touches the site boundary, the recession plane angle and height at which it begins, will be indicated by Table 2.

Table 2

Zoning of subject site	Zoning of adjacent site	Angle of recession plane (identified as x in Figure 1 or 1A)	Height above ground level which the recession plane will be measured from (identified as y in Figure 1 or 1A)
Centres, Mixed Use, General Business or Business Park	Single House or Mixed Housing Suburban	45°	2.5m
Centres, Mixed Use, General Business or Business Park	Mixed Housing Urban Special Purpose zones: - Maori Purpose - School	45°	3m
Centres, Mixed Use, General Business or Business Park	Terrace Housing and Apartment Building	60°	8m
Metropolitan Centre or Town Centre	Mixed Use or General Business	60°	8m
Metropolitan Centre - buildings located on the northern boundary of the adjacent site (Refer to Figure 1)	Public Open Space	45°	8.5m
Metropolitan Centre - buildings located on the southern, eastern or western boundary of the adjacent site	Public Open Space	45°	16.5m

Town Centre or Mixed Use	Public Open Space	45°	8.5m
Town Centre or Mixed Use - buildings located on the southern boundary of the adjacent site	Public Open Space	45°	16.5
Local Centre, Neighbourhood Centre or Business Park	Public Open Space	45°	4.5m
Local Centre, Neighbourhood Centre or Business Park - buildings located on the southern boundary of the adjacent site	Public Open Space	45°	8.5m
General Business	Public Open Space	45°	4.5m

Figure 1 Height in relation to boundary - illustration of Rule 4.2

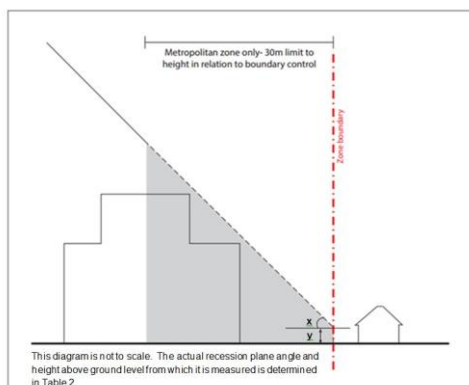


Figure 1A Height in relation to boundary opposite a road - illustration of Rule 4.2

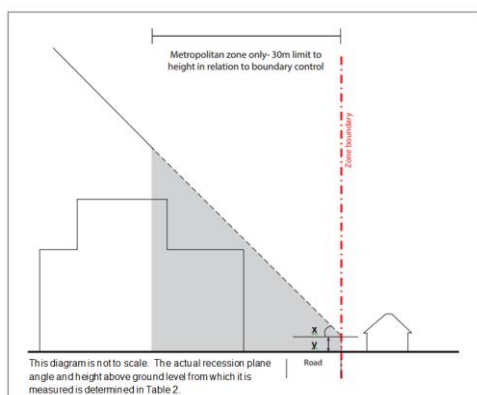
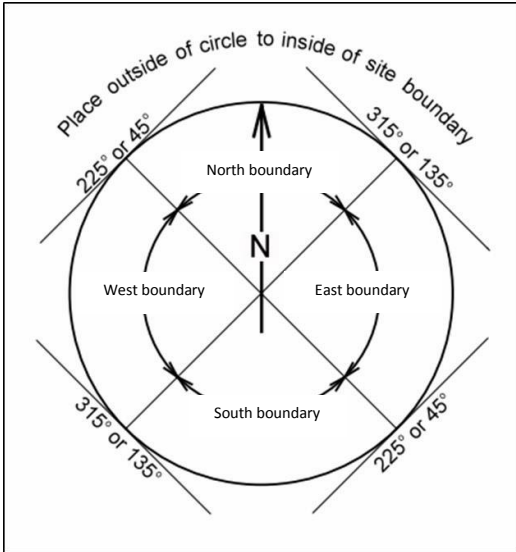


Figure 1B Recession plane indicator for sites adjacent to a Public Open Space zone - illustration of how to apply Rule 4.2



4.3 Building setback at upper floors

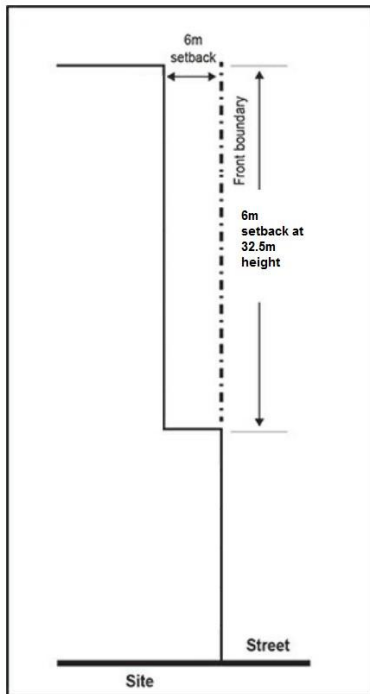
Purpose:

- provide adequate daylight access to streets
 - manage visual dominance effects on streets
 - manage visual dominance, residential amenity and privacy effects on residential zones (excluding the Terraced Housing and Apartment Buildings zone) opposite Metropolitan Centre, Town Centre and Mixed Use zones
 - 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 the table below.

Table 3

Zone	Building height	Minimum setback
Metropolitan Centre	32.5m	6m
Town Centre	27m	6m
Town Centre when opposite a residential zone	18m	6m
Mixed Use	27m	6m
Mixed Use when opposite a residential zone	18m	6m

Figure 9: Eg - Metropolitan Centre zone building setback at upper floors – illustration of Rule 4.3



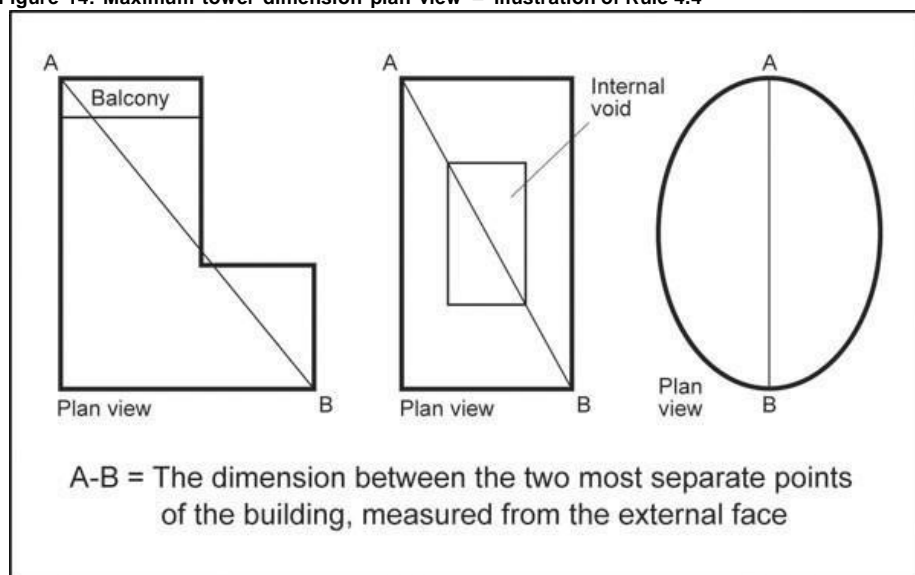
4.4 Maximum tower dimension and tower separation

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
- mitigate adverse wind effects.

- 1** The following controls apply to buildings within the Metropolitan Centre, Town Centre and Mixed Use zones
- 2** The maximum plan dimension of that part of the building above 27m in Town Centre and Mixed Use zones and 32.5m in the Metropolitan Centre zone must not exceed 55m.
- 3** The maximum plan dimension is the horizontal dimension between the exterior faces of the two most separate points of the building.
- 4** The part of a building above 27m in Town Centre and Mixed Use zones and 32.5m in Metropolitan Centre zones must be located at least 6m from any side or rear boundary of the site.

Figure 14: Maximum tower dimension plan view – illustration of Rule 4.4



4.5 Buildings fronting the street

Purpose: ensure buildings define the street edge and contribute to -

- providing an attractive streetscape by positively contributing to street definition and enclosure
 - enhancing pedestrian amenity
 - making buildings accessible by providing convenient and direct access between the street and building for people of all ages and abilities.
1. A new building must adjoin the entire length of the site frontage if the site frontage is subject to the Key Retail Frontage layer in the planning maps.
 2. Vehicle accesses are excluded from the requirements of clause above, where enabled by the Transport rules.
 3. A new building must adjoin at least 70 per cent of the site frontage if the site frontage is subject to the General Commercial Frontage layer in the planning maps.

4.6 Minimum floor to floor height

Purpose: buildings -

- are adaptable to a wide variety of uses over time
 - provide adequate daylight access to buildings.
1. The ground floor of a new building subject to a Key Retail Frontage or General Commercial Frontage layer in the planning maps must have a minimum finished floor to floor height of 4.5m for a minimum depth of 6m.

4.7 Glazing

Purpose: avoid blank walls at the ground floor to -

- contribute to an attractive streetscape environment and enhance the amenity of streets and public open space
 - provide a high degree of visibility between the street / public open space and the building interior and positively contribute to pedestrian amenity
 - enable passive surveillance of the street from the ground floor of buildings.
1. The ground floor of a building subject to the Key Retail Frontage layer in the planning maps must have clear glazing for at least 75 per cent of its width and 75 per cent of its height.
 2. The ground floor of a new building must have clear glazing for:
 - a. at least 50 per cent of its width and 50 per cent of its height where the elevation of the building fronts a street (excluding service lanes) or other public open space
 - b. this rule applies in the following areas:
 - i. General Commercial Frontage layer in the planning maps
 - ii. Local Centre zone
 - iii. Neighbourhood Centre zone
 - iv. Those areas in the Metropolitan Centre and Town Centre zones not subject to a Key Retail Frontage layer in the planning maps.
 3. In clause 1 and 2 above the ground floor height of a building is measured vertically for 3m above the façade's ground level.
 4. The ground floor frontage of buildings used for commercial sexual services and strip clubs must screen the areas where the services take place, if they are directly visible from the street.

4.8 Residential at ground floor

Purpose:

- protect the ground floor of buildings within centres for commercial use
 - avoid locating activities that require privacy on the ground floor of buildings.
1. Dwellings in the Metropolitan Centre, Town Centre, Local Centre and Neighbourhood Centre zone must not locate on the ground floor of a building where the dwelling has frontage to public open spaces including streets.

4.9 Verandahs

Purpose:

- provide pedestrians with weather protection, safety and amenity on the frontages of sites subject to the Key Retail Frontage layer on the planning maps.
- 1 The ground floor of a building subject to the Key Retail Frontage layer on the planning maps must provide a verandah along the full extent of the frontage. The verandah must:
 - a. be related to its neighbours to provide continuous pedestrian cover of the footpath, excluding vehicle access
 - b. have a minimum height of 3m and a maximum height of 4.5m above the footpath measured to the underside of the verandah
 - c. be set back at least 600mm from the kerb.
 - 2 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.
 - 3 Lighting levels required under verandahs may be met by one or more of the following methods, providing it also complies with the Auckland-wide lighting rules:
 - a. providing lighting beneath a 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
 - d. providing downwardly directed lighting on the exterior of the building
 - e. utilising ambient street lighting.

4.10 Building frontage height

Purpose: ensure buildings -

- provide an attractive streetscape by positively contributing to street definition and enclosure
 - enhance pedestrian amenity
1. A new building subject to the Key Retail Frontage layer on the planning maps, where the building is less than two storeys in height, must have a minimum height of 7m for a minimum return of 5m from the site frontage.

4.11 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
- ensure the Business Park zone achieves a spacious landscaped character
- 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.

Table 4

Yard	Centres, Mixed Use and General Business zones	Business Park
Rear	3m where the rear boundary adjoins a residential zone, or the special purpose zones listed in Rule 2	5m where the rear boundary adjoins a residential zone, or the special purpose zones listed in Rule 2
Side	3m where a side boundary adjoins a Residential Zone or the special purpose zones listed in Rule 2	5m where a side boundary adjoins a Residential Zone or the special purpose zones listed in Rule 2
Riparian yard	10m from the edge of all permanent and intermittent streams	10m from the edge of all permanent and intermittent streams
Lakeside yard	30m	
Coastal protection yard	25m, or as otherwise specified in appendix 6.7	

Note: 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 or special purpose zone listed in Rule 2.

- 1 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.
- 2 This rule applies to the following special purpose zones:
 - a. Maori Purpose zone

4.12 Landscaping

Purpose: ensure -

- the Business Park zone achieves a spacious landscaped character and the amount of stormwater runoff generated by development in the zone is managed
 - landscaping provides a buffer between car parking, loading, or service areas and the street in the Mixed Use and General Business zone and some sites in the Metropolitan and Town Centre zones
 - landscaping is of sufficient quality as to make a positive contribution to the amenity of the street.
1. In the Business Park zone, landscaped areas which in total comprise at least 20 per cent of a site must be provided. The maximum impervious area in the zone is 80%.
 2. 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 but otherwise applies to sites in:
 - a. the General Business zone
 - b. the Mixed Use zone
 - c. the Business Park zone
 - d. the Local Centre zone
 - e. the Neighbourhood Centre zone
 - f. all areas of Metropolitan and Town Centre zones that are not subject to a Key Retail Frontage layer on the planning maps.
 3. The required landscaping in clause 2 above must comprise a mix of trees, shrubs or ground cover plants (including grass).

4.13 Maximum impervious area in the riparian yard

Purpose:

- support the functioning of riparian yards and in-stream health.
- 1 Maximum impervious area within a riparian yard in the centres, mixed use, Business Park and General Business zone: 10 per cent.

4.14 Wind

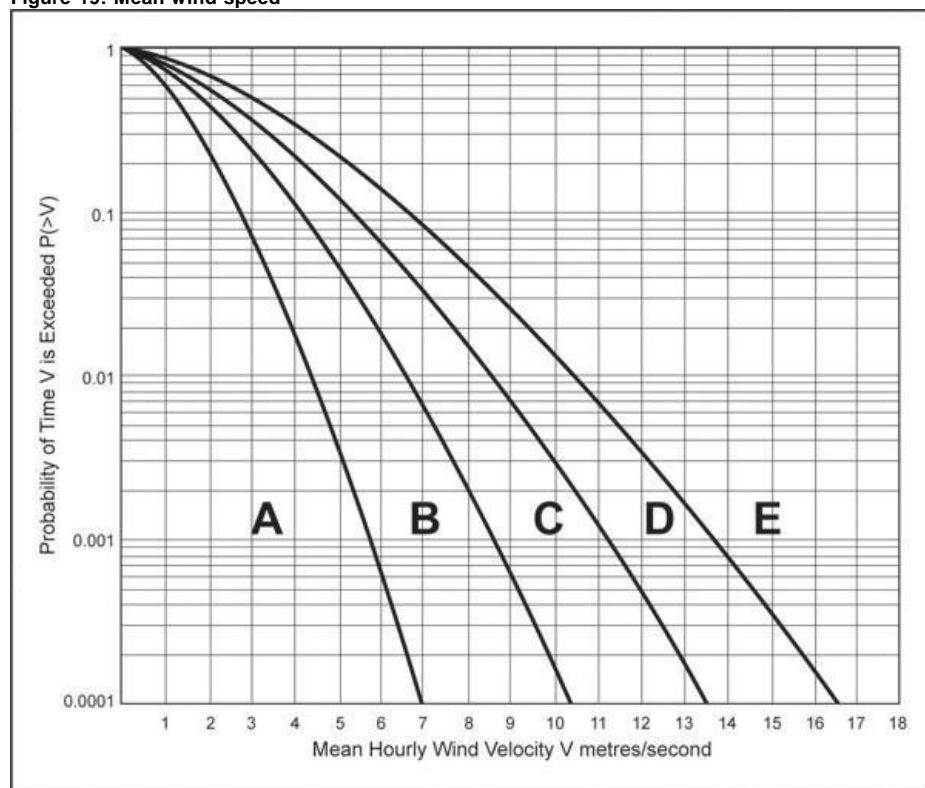
Purpose: mitigate the adverse wind effects generated by tall buildings.

- 1 A new building exceeding 25m in height 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 5 and Figure 19 below
 - b. the average annual maximum peak 3-second gust to exceed the dangerous level of 25m/second
 - c. an existing wind speed which exceeds the controls of 1a or 1b above to increase.
- 2 A report and certification from a suitably qualified and experienced person, showing that the building complies with 1. above, will demonstrate compliance with this rule.
- 3 If the information in 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 rule.

Table 5

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 19: Mean wind speed



Derivation of 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 C 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 Naplerian 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

4.15 Dwellings, retirement villages, visitor accommodation and boarding houses

Purpose: ensure a good standard of amenity within and between dwellings and visitor accommodation dwellings.

1. Dwellings must comply with the controls specified for the relevant zones below:
 - a. in the Metropolitan Centre zone refer to City Centre zone rules:
 - i. outlook space
 - ii. minimum dwelling size
 - iii. minimum dimension of principal living rooms and principal bedrooms
 - iv. daylight to dwellings
 - v. dwelling mix
 - vi. universal access for residential buildings.
 - b. In the Town Centre, Local Centre, Neighbourhood Centre and Mixed Use zones, refer to the Terraced Housing and Apartment Building zone rules:
 - i. outlook space for buildings up to 24m. For buildings over 24m in height, dwellings must comply with the City Centre zone outlook space rule.
 - ii. outdoor living space
 - iii. daylight to dwellings
 - iv. minimum dwelling size
 - v. minimum dimension of principal living rooms and principal bedrooms
 - vi. servicing and waste
 - vii. storage
 - viii. separation between buildings on the same site
 - ix. dwelling mix
 - x. universal access.
2. Visitor accommodation, retirement villages and boarding houses in the Metropolitan Centre zone must comply with the outlook control in the City Centre zone.
3. Visitor accommodation, retirement villages and boarding houses in the Town Centre, Local Centre, Neighbourhood Centre and Mixed Use zones must comply with outlook space in the Terraced Housing and Apartment Building zone.

5. Development Controls - Industrial zones

The following development controls apply to the Heavy Industry and Light Industry zones.

5.1 Building height

Purpose:

- manage the effects of building height including visual dominance.

- allow reasonable sunlight and daylight access to public open spaces excluding streets, the subject site and nearby sites

1. Buildings must not exceed 20m in height.

5.2 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
- manage visual dominance effects on neighbouring zones where lower height limits apply.

Table 6

Height in relation to boundary

Buildings must not project beyond a 18 degree recession plane measured from a point 8m vertically above ground level along the residential zones, public open space zones or the boundary of the special purpose zones listed below.

This rule applies to the following special purpose zones:
-Maori Purpose zone
-School zone

Figure 20

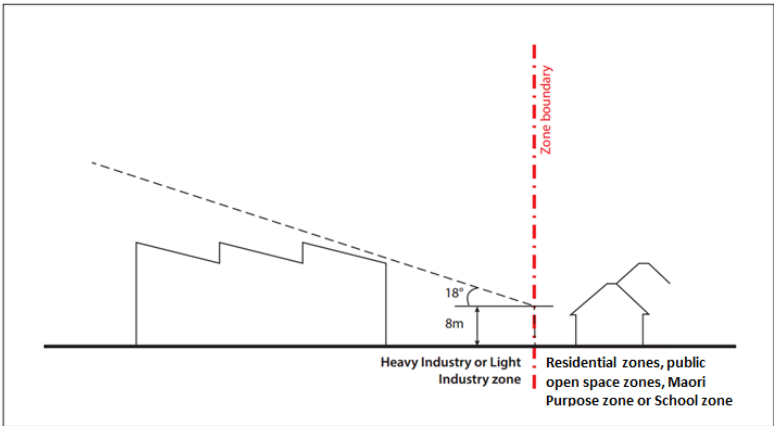


Figure 20a

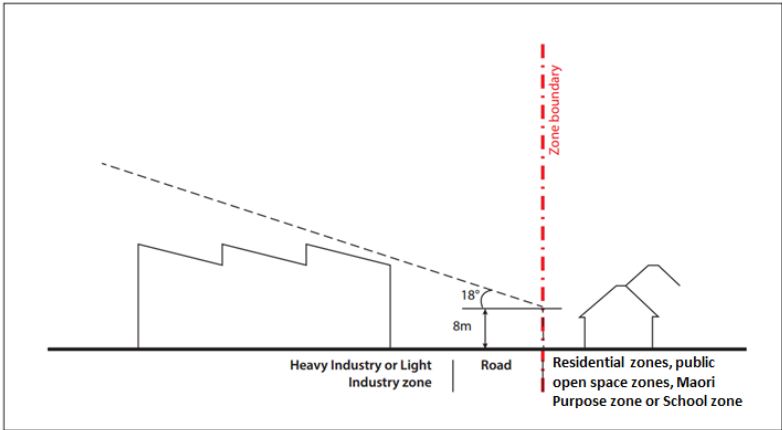


Figure 20b

5.3 Maximum impervious area within the riparian yard

Purpose:

- support the functioning of riparian yards and in-stream health.
1. Maximum impervious area within a riparian yard: 10 per cent

5.4 Yards

Purpose:

- provide a buffer and screening between industrial activities and neighbouring residential zones and public open space zones, to mitigate adverse visual and nuisance effects
- ensure buildings are adequately set back from lakes, streams and the coastal edge to maintain water quality, amenity, provide protection from natural hazards, and potential access to the coast.

Table 7

Yard	Heavy Industry and Light Industry
Front	3m Yards are not required for internal roads or service lanes
Rear	5m where the rear boundary adjoins a residential zone or a public open space zone or a special purpose zone listed in A1. below
Side	5m where the side boundary adjoins a residential public open space or a special purpose zone listed in A1. below
Riparian yard	10m from the edge of permanent and intermittent streams
Lakeside yard	30m
Coastal protection yard	25m, or as otherwise specified in appendix 6.7

Note: 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, public open space zone or special purpose zone listed in Rule A1.

A1 Table 7 applies to the following special purpose zones: Māori Purpose zone, School zone.

1. Front yards (excluding access points) must be planted with a mixture of trees, shrubs or ground cover plants (including grass) within and along the full extent of the yard.

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 to provide a densely planted visual buffer for a depth of at least 3m and must be appropriately maintained thereafter.

5.5 Storage and screening

Purpose: require rubbish and/or storage areas to be screened from neighbouring residential and rural zones and special purpose school zone, special purpose – Maori purpose zone public open spaces.

1. Any outdoor storage or rubbish collection areas that directly face and are visible from a residential, rural, special purpose school zone, special purpose – Maori purpose zone or public open space zone adjoining a boundary with, or on the opposite side of the road from, an industrial zone, must be screened from those areas by landscaping, a solid wall or fence at least 1.8m high.

6a Assessment - Controlled activities

6a.1 Matters of control

The council will reserve its control to the matters below for the activities listed as controlled in the activity table.

1. Demolition of buildings
 - a. pedestrian amenity and safety
 - b. traffic generation.

6a.2 Assessment criteria

The council will consider the relevant assessment criteria below for the controlled activities listed above.

1. Demolition of buildings
 - a. Pedestrian amenity and safety
 - i. Sites containing buildings that will be demolished should not have significant adverse effects on the quality and amenity of the public realm and the safety and efficiency of the surrounding transport network. In particular:
 - a high-quality and safe temporary hard or landscaped edge should be provided along the site boundaries so that a defined boundary to streets and public open spaces is maintained. This should include the provision and maintenance of continuous pedestrian cover within areas subject to the Key Retail Frontage layer on the planning maps
 - an edge treatment should be maintained that is designed to reduce its vulnerability to graffiti and vandalism.
 - b. Traffic generation
 - i. Consideration should be given to the proposed hours of operation, the frequency and timing of truck movements to and from the site and the location of vehicle access, so that effects of building demolition on the transport network are minimised.

6. Assessment - Restricted discretionary activities

6.1 Matters of discretion

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

1. Drive through restaurants, activities within 30m of a residential zone, supermarkets greater than 4 2000m² in the Local Centre zone, emergency services, service stations
 - a. intensity and scale
 - b. Operational matters
 - c. design of parking, access and servicing
 - d. functionality.
2. Retail greater than 450m² in the General Business and Local Centre zone, offices greater than 500m² in the Local Centre zone, supermarkets greater than 450m² in the General Business zone and supermarkets greater than 450m² and up to 2000m² in the Mixed Use zone, Department stores in the General Business and Local Centre zones
 - a. intensity and scale
 - b. centre vitality
 - c. design of parking, access and servicing
 - d. functionality.

3. Retail that infringes land use control 3.2 (retail up to 200m² GFA per tenancy in the Mixed Use zone), food and beverage that infringes land use control 3.2a (food and beverage activities in the Mixed Use zone) and food and beverage that infringes land use control 3.2b (food and beverage activities in the General Business zone)
 - a. local housing
 - b. centre vitality
 - c. cumulative effects.
4. Activities in the Light Industry zone located within 100m of the Heavy Industry zone
 - a. reverse sensitivity
5. Offices that are accessory to an industrial activity in the site and the GFA exceeds 30 per cent of all buildings on the site in the Heavy Industry and Light Industry zones, offices up to 100m² GFA in the Light Industry zone
 - a. centre vitality
 - b. reverse sensitivity
 - c. the displacement of industrial activities.
6. Tertiary education facilities in the Local Centre zone
 - a. intensity and scale.
7. Emergency services in the Heavy Industry zone
 - a. Reverse sensitivity
8. Visitor accommodation and boarding houses in the Business Park zone
 - a. Intensity and scale
 - b. Nature of activity
9. New buildings and alterations and additions to buildings not otherwise provided for
 - a. building design and external appearance
 - b. safety
 - c. movement networks where required by a structure plan or proposed by an applicant
 - d. landscaping
 - e. design of parking, access and servicing
 - f. design and layout of dwellings, retirement villages, visitor accommodation and boarding houses
 - g. water sensitive design
10. Conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation and boarding houses
 - a. design and layout of dwellings, retirement villages, visitor accommodation and boarding houses.

6.2 Assessment criteria

The council will consider the relevant assessment criteria below for the restricted discretionary activities listed above.

1. Drive through restaurants, activities within 30m of a residential zone, emergency services, service stations.
 - a. Intensity and scale
 - i. The intensity and scale of the land use activity, in particular, the number of people involved and traffic generated by the activity (including vehicle noise and lights), should be compatible with the planning outcomes identified in the Unitary Plan for the surrounding area.
 - b. Operational matters
 - i. The effects on the amenity of surrounding residential zoned properties arising from the operation of the activity should be managed.
 - c. Design of parking, access and servicing
 - i. Surface parking should be softened with landscaping, including tree planting.
 - ii. Vehicle ramps should not be visible from the street, however, where necessary they should be minimal in length and integrated into the design of the building.
 - iii. Vehicle crossings and access ways should be designed to reduce vehicle speed, be visually attractive and clearly signal to both vehicles and pedestrians the presence of a crossing or access way.
 - iv. A safe and convenient pedestrian environment with a good standard of amenity should be created within the site which:
 - Provides direct and well defined routes
 - Links car parking areas to building access points
 - Incorporates pedestrian linkages to adjacent sites, streets and public open spaces, (where appropriate).
 - v. Pedestrian access between parking areas, building entrances/lobbies and the street should provide universal access for people of all ages and physical abilities and provide a high level of pedestrian safety
 - vi. In greenfield locations and large redevelopment sites, service lanes should be provided within urban blocks to allow access to the rear of buildings and to minimise gaps in the streetscape. Development in industrial zones is not required to provide service lanes.
 - vii. For commercial activities, suitable provision should be 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. Kerbside collection is generally not appropriate
 - is preferably located within the building where it is not within the building, it is located in an area not visible from the street or public open spaces.
 - manages the adverse effects on adjoining residentially zoned properties

- viii. Where appropriate, a waste management plan should be provided either at the time of lodgement or by way of a consent condition and:
 - include details of the vehicles to be used for rubbish collection to ensure any rubbish truck can satisfactorily enter and exit the site; and
 - provide clear management policies to cater for different waste management requirements of the commercial tenancy and residential apartments.

d. Functionality

- i. The features of the proposal that are necessary to meet the functional requirements of the activity should be considered.

2. Retail greater than 450m² in the Local Centre zone, office activity greater than 500m² in the Local Centre zone, supermarkets greater than 450m² in the General Business zone and supermarkets greater than 450m² and up to 2000m² in the Mixed Use zone and supermarkets greater than 2000m² in the Local Centre zone, Department stores in the General Business and Local Centre zones

a. Intensity and scale

- i. Refer to the assessment criteria in 1(a) above.

b. Centre vitality

- i. Retail and office activities should:
 - not have an adverse effect upon the function, role and amenity of the city centre, metropolitan centres or town centres (and in the case of activities in the 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
 - the centre's on-going ability to provide for the future needs of communities
 - for office activities, support the efficient and effective operation of public transport
 - enable the convenient access of communities to commercial and community services.

c. Design of parking, access and servicing

- i. Refer to the assessment criteria in 1(c) above.

d. Functionality

- i. Refer to the assessment criteria in 1(d) above.

3. Retail that infringes land use control 3.2 (retail up to 200m² GFA per tenancy in the Mixed Use zone), food and beverage that infringes land use control 3.2a (food and beverage activities in the Mixed Use zone) and food and beverage that infringes land use control 3.2b (food and beverage activities in the General Business zone)

a. Local housing

- i. Whether the proposal results in the intensification of the site, and provides for or supports local high density housing.

b. Centre vitality

- i. Retail activities should:
 - not adversely effect the role, function and amenity of the city centre,

metropolitan centres or town centres (and in the case of activities in the 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, either alone or in association with other nearby commercial activities
- the centre's on-going ability to provide for the future needs of communities.

Note: cumulative effects on centre vitality as a result of accumulation of retail activities in the area which the proposed development is located are only likely to arise when within a 100m radius of the development, there is or will be as a result of the development, a

- combined retail total of 1,000m² GFA (excluding floorspace associated with service stations or dairies): or
- the combined number of retail tenancies exceeds five.

4. **Activities in the Light Industry zone located within 100m of the Heavy Industry zone**

a. Reverse sensitivity

- i. Reverse sensitivity effects of the proposed activity not reduce the ability of industrial activities to operate within the zones.
- ii. the extent to which the activity may result in restrictions on heavy industrial activities located within the heavy industry zone
- iii. ways in which the proposed activities sensitivity to the effects of established industrial activities and processes can be avoided remedied and mitigated.

5. **Offices that are accessory to an industrial activity in the site and the GFA exceeds 30 per cent of all buildings on the site in the Heavy Industry and Light Industry zones, offices up to 100m² GFA in the Light Industry zone**

a. Centre vitality

- i. Refer to the assessment criteria in 2(b) above.

b. Reverse sensitivity

- i. Refer to the assessment criteria in 3(b)(i) above.

c. The displacement of industrial activities

- i. Offices in the industrial zones should not discourage or displace permitted activities. The scale and design of offices should not be likely to attract further similar or supporting activities.
- ii. Whether the offices will increase the efficiency of the industrial activity by integrating supporting administration, services or clerical functions to support industrial activities.

6. **Tertiary education facilities in the Local Centre zone**

a. Intensity and scale

- i. Refer to the assessment criteria in 1(a) above.

7. **Emergency services in the Heavy Industry zone**

a. Reverse sensitivity

- i. Refer to the assessment criteria in 3(b)(i) above

Comment [MSC4]: In my view this provision gives the impression that it applies to 'All' activities in the Light Industrial Zone that are within 100m of the Heavy Industrial Zone. Whereas, provision 3.7 Page 32 only classifies Garden centres, motor vehicle sales, and marine retail as RDAs.

8. Visitor accommodation and boarding houses in the Business Park zone

a. Intensity and scale

- i. Refer to the assessment criteria in 3(a)(i) above

b. Nature of activity

- ii. The proposal should be subordinate to office activities within the zone, and should not discourage or displace these activities.

9. New buildings and alterations and additions to buildings not otherwise provided for

a. Building design and external appearance

Creating an active frontage *(Policy 3.1 General Policy 3.a and Policy 5.)*

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- i. Buildings should have clearly defined public frontages that positively contribute to public open spaces including streets (excluding service lanes). *(Policy 3.1 General Policy 3.a and Policy 5.)* As a guide buildings should adjoin the site frontage for:

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- at least 50% in the Mixed Use zone where the ground floor activity is commercial
- at least 50% along those streets within of Metropolitan and Town Centre zones that are not subject to a Key Retail or General Commercial Frontage
- as much frontage as is practicable in the Local and Neighbourhood Centre zones, along the centre's main retail street.

Comment [MSC5]: In my view these are rules and should be placed in 4. Development Controls

Where building frontage described above is not met, the following matters should be considered. Whether:

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- minor modulation and variance of frontage layout is proposed to accommodate recessed pedestrian entrances and windows, provided that the overall continuity of the frontage is maintained
- topographical or hazard constraints preclude the building frontage sought
- the site is subject to a long term or staged development plan
- existing development on the site does not achieve the desired building frontage and the proposal is for a minor addition or alteration.

Comment [MSC6]: As these assessment criteria relate to the what I have identified as development control rules, then these should be shifted to 7.2 Assessment Criteria

- ii. Where a site has more than one frontage, it may not be possible to activate all frontages. Priority should be given to activating those frontages on or adjacent to the centre's main retail street(s). *(Policy 3.1 General Policies 3 and 5)*

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- ii. Principal pedestrian entrances (for both commercial and residential activities) should face the street, be clearly identifiable, conveniently located and be accessed (where practicable) at grade from street level. Where the entrance is unable to face the street it should be visually obvious and conveniently accessible from the street. *(Policy 3.1 General Policy 4.)*

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- iii. Areas of glazing should face public open spaces including streets to achieve interaction between users of the building and of the public open spaces. *(Policy 3.1 General Policy 3.b and Policy 5.)*

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iv.iii.

- v. iv. Carparking should not occupy the ground floor frontage within buildings, so as to maximise pedestrian and streetscape amenity and the visibility of commercial activities from streets. *(Policy 3.1 General Policy 7. and 8.)*

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vi.v. Ventilation and fumes outlets should not be vented into the adjacent pedestrian environment.

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vii.vi. Dwellings at ground floor in the Mixed Use zone should positively contribute to public open spaces including streets while achieving privacy for occupiers of the dwelling, in particular by:

- landscaping or front fencing should be low enough to allow passive surveillance of the street from inside the dwelling

- The ground floor level of buildings should be no more than 1.5m above the footpath level.

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- (Policy 3.7 Mixed Use zone Policies 5 and 6)

Managing the visual effects of buildings

Note - unless adjacent to a scheduled historic heritage place or building, the aesthetic style of the building will not normally be a matter of assessment.

viii.vii. Buildings, including alterations and additions, should positively contribute to the visual quality of the environment, having regard to the planning and design outcomes identified in the Unitary Plan for the relevant zone See Policy 3.1 General Policies 3a, 3b, 5 and 6. Emphasis on visual quality should be prioritised on those parts of the building closest to public open spaces including streets. (Policy 3.1 General Policies 3.a, 3.b, 5 and 6)

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ix.viii. Buildings should be designed to: (Policy 3.1 General Policies 3 and 5)

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- avoid large unrelieved facades visible from public open spaces including streets (except service lanes). Where large areas of blank wall are unavoidable (such as along a façade that is built to the side boundary), they should include modulation, architectural detailing or surface relief.
- visually break up their mass into distinct elements, including through the use of horizontal and vertical facade modulation, articulation, recesses and variation in roof form. The use of landscaping and colour variation should complement the above but should not be a substitute
- integrate building elements, including balconies, signage, plant, exhaust and intake units, into the façade and/or roof design.

Comment [MSC7]: I have not been able to find a link in the development controls that provides guidance on how the limit of 32.5m was established.

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Comment [MSC8]: Policy 3.1 General Policy 16 only refers to identified locations in particular zones – and in my view should be strengthened to address the purpose of this assessment criteria.

Comment [MSC9]: This assessment criteria has been replaced by reference to a policy

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x.ix. Buildings taller than 32.5m should positively contribute to the skyline of the locality. (Policy 3.1 General Policy 6)

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xi.x. Buildings adjoining or in close proximity to a scheduled historic heritage place or building should be designed having regard to the significant historic heritage elements and built form of the place or building. See Policy 3.1 General Policy 16 (Policy 3.1 General Policy 16)

xii.xi. Where a building with multiple storeys adjoins the site frontage, its façade should be of a height that defines and encloses the street. (Policy 3.1 General Policies 3 and 5)

xiii.xii. On the ground floor frontage of buildings, roller doors, security gates or grilles should minimise effects on pedestrian amenity and be designed as a part of the architecture of the building, such as by being located inside the building and/or being substantially transparent. (Policy 3.1 General Policies 3 and 5)

Additional criteria

xiv.xiii. Development in:

- Local and Neighbourhood Centres
- the Mixed Use zone where the ground floor activity is commercial

- those areas of Metropolitan and Town Centre zones that are not subject to a Key Retail or General Commercial Frontage

See Policy 3.1 General Policy 7, should have appropriate ground floor stud heights where they adjoin public open spaces, including streets, to provide for the wide range of activities expected over time. Note: a finished floor to floor height of 4m has been historically successful in Auckland. (Policy 3.1 General Policy 7)

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Comment [MSC10]: I note that the assessment criteria relates to safety in terms of CPTED and not pedestrian/vehicle interface safety

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xv. In the Centres and Mixed Use zone, verandahs that provide effective shelter from the weather should be provided above principal pedestrian entrances and areas where there are existing or proposed new active frontages.

b. Safety

xvi. Site development should be consistent with CPTED principles. (Policy 3.1 General Policies 3 and 5)

c. Movement networks where required by a structure plan or proposed by an applicant

New streets

xvii. New streets should be designed to promote pedestrian priority and visual interest, including how building facades and entrances relate to the new street.

xviii. New streets should follow direct and logical routes and where possible align with the existing road network.

New through-site links where public access is provided

xix. New through-site links should:

- have a direct and logical route
- be subject to passive surveillance and ground floor activation along as much of its length as possible.
- be available for public use at least during business hours.

New service lanes

xx. New service lanes should be designed to be visually unobtrusive and identifiable as being for service access only.

xxi. New service lanes should be designed so that passive surveillance and ground floor activation is provided adjacent to and clearly visible from each service lane entrance.

Comment [MSC11]: When reviewing this assessment criteria for RDAs for new buildings, it is my view that these matters would be more appropriately placed in the Subdivision provisions of the Proposed Plan.

Comment [MSC12]: This assessment criteria has been replaced by reference to a policy.

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d. Landscaping

xxii. In the Business Park zone, landscaping should be distributed to maximise its visibility from public open spaces, including streets. See 3.9 Business Park Zone – Policy 8

e. Design of parking, access and servicing

i. Surface parking should be softened with landscaping, including tree planting.

(Policy 3.1 General Policy 8)

i.

ii. Vehicle ramps should not be visible from the street, however, where necessary they should be minimal in length and integrated into the design of the building.

(Policy 3.1 General Policy 8)

ii.

iii. Vehicle crossings and access ways should be designed to reduce vehicle speed, be visually attractive and clearly signal to both vehicles and pedestrians the presence of

a crossing or access way.

- iv. A safe and convenient pedestrian environment with a good standard of amenity should be created within the site which:
- Provides direct and well defined routes
 - Links car parking areas to building access points
 - Incorporates pedestrian linkages to adjacent sites, streets and public open spaces, (where appropriate).

(Policy 3.1 General Policies 3 and 5)

- v. Pedestrian access between parking areas, building entrances/lobbies and the street should provide universal access for people of all ages and physical abilities and provide a high level of pedestrian safety. *See General Policy 4 (Policy 3.1 General Policy 4).*
- vi. In greenfield locations and large redevelopment sites, service lanes should be provided within urban blocks to allow access to the rear of buildings and to minimise gaps in the streetscape. Development in industrial zones is not required to provide service lanes.
- vii. For commercial activities, suitable provision should be 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. Kerbside collection is generally not appropriate
 - is preferably located within the building where it is not within the building, it is located in an area not visible from the street or public open spaces.
 - manages the adverse effects on adjoining residentially zoned properties
- viii. Where appropriate, a waste management plan should be provided either at the time of lodgement or by way of a consent condition and:
- include details of the vehicles to be used for rubbish collection to ensure any rubbish truck can satisfactorily enter and exit the site; and
 - provide clear management policies to cater for different waste management requirements of the commercial tenancy and residential apartments.

f. Design and layout of dwellings, retirement villages, visitor accommodation and boarding houses

- i. For development in the Metropolitan centre zones, refer to xx in the City Centre provisions.
- ii. For development in other zones, refer to xx in the Terraced Housing and Apartment Buildings provisions.

g. Water sensitive design

- i. On site stormwater management should be integrated into the site design, including landscaped areas, applying a water sensitive design approach as appropriate. *See Policy 9 and 10B of Chapter C: Auckland Wide Objectives and Policies, 5 Natural Resources, Pages 8, 10 and 14 (Provisions following Auckland Council Right of Reply)*

10. Conversion of a building or part of a building to dwellings, retirement villages, visitor accommodation and boarding houses

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Comment [MSC13]: When reviewing this assessment criteria for RDAs for new buildings, it is my view that these matters would be more appropriately placed in the Subdivision and Transport provisions (policies) of the Proposed Plan

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Comment [MSC14]: There is a rule (5.5 Storage and Screening for Development Controls for Industrial Zones). However, there does not appear to be an equivalent provision in 4. Development Controls – Centres, Mixed Use, General Business and Business Park Zones?

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Comment [MSC15]: This section is an information requirement and would be more appropriately located in Section 10 – Special Information Requirements (Page 71)

Comment [MSC16]: These provisions not provided for review.

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- a. Design and layout of dwellings, retirement villages, visitor accommodation and boarding houses
 - i. For development in the Metropolitan centre zones, refer to xx in the City Centre provisions.
 - ii. For development in other zones, refer to xx in the Terraced Housing and Apartment Buildings provisions.

7. Assessment - Development control infringements

7.1 Matters of discretion - Centres, Mixed Use, General Business and Business Park zones

For new buildings or alterations and additions to existing buildings that involve a development control infringement, the council will consider the relevant matters in 6.1 above in addition to the matters set out in Rule G2.3 of the general provisions and the following.

1. Building height, height in relation to boundary, building setbacks at upper floors, maximum tower dimension and tower separation
 - a. effects of additional building scale
 - b. contribution to growth and intensification outcomes.
2. Buildings fronting the street, minimum floor to floor height (ground floor), glazing, residential at ground floor, verandahs, building frontage height
 - a. effects on the vitality and amenity of streets and public open spaces
 - b. effects on historic heritage and historic character buildings and notable trees.
3. Yards (excluding riparian, lakeside and coastal protection yards), building setback in the Business Park zone, landscaping
 - a. effects on amenity.
4. Dwellings, retirement villages, visitor accommodation and boarding houses
 - a. for development in the Metropolitan centre zones, refer to Chapter I4 City Centre zone 7.1 Matters of discretion (3) – (5).
 - b. for development in other zones, refer to xx in the Terraced Housing and Apartment Buildings provisions.
5. Maximum impervious area in the Business Park zone
 - a. refer to H4.14 Stormwater management 1.4 Assessment – Restricted discretionary activities.
6. Riparian yard, maximum impervious area within a riparian yard, lakeside yard or coastal yard
 - a. effects on the function of the yard
 - b. effects on natural hazards
 - c. amenity and character
 - d. public access.

7.1A Matters of discretion – Industrial zones

For new buildings or alterations and additions to existing buildings that involve a development control infringement, the council will consider the relevant matters in 6.1 above in addition to the matters set out in Rule G2.3 of the general provisions and the following.

1. Building height and height in relation to boundary
 - a. Proximity to sensitive zones
 - b. Operational requirements of industrial activities
2. Yards and landscaping (except riparian, lakeside and coastal protection yards)
 - a. Effects on amenity
 - b. Operational requirement
3. Storage and screening
 - a. Amenity effects
4. Riparian yard, maximum impervious area within riparian yards, lakeside yard and coastal protection yard
 - a. Refer to clause 7.1.9

7.2 Assessment criteria - Centres, Mixed Use, General Business and Business Park zones

For new buildings and alterations and additions to existing buildings that involve a development control infringement in the centres, Mixed Use, General Business and Business Park Zones the relevant assessment criteria in 6.2 above will apply in addition to the criteria in Rule G2.3 of the general provisions and the specific criteria for the infringement below.

1. Height, height in relation to boundary, building setbacks at upper floors, maximum tower dimension and tower separation
 - a. Effects of additional building scale
 - i. Substantial buildings should be of a very high standard of visual design and quality. They should make a significant positive contribution to the visual amenity of the skyline, streetscape, and the neighbouring area.
 - ii. Additional height and/or building mass may be appropriate on corner sites to reinforce the prominence of the corner.
 - iii. Additional height on buildings adjacent or opposite residential zones (excluding Terraced Housing and Apartment zones) should maintain amenity and visual privacy of residential properties.
 - iv. Infringements of occupiable building height should not compromise:
 - a roof form that provides variation and interest when viewed from the street
 - storey heights that provide a good standard of amenity within the building, by contributing to a sense of space and allowing adequate sunlight and daylight access.
 - b. Contribution to growth and intensification outcomes
 - i. Buildings should demonstrate that:
 - the bulk or height contributes to the growth and intensification outcomes identified in the Unitary Plan for the locality
 - when located in the Metropolitan or Town centre zones, the infringement is consistent with the Policy D3.3(1) or D3.4(1).

2. Buildings fronting the street, minimum floor to floor height, glazing, residential at ground floor, verandahs, building frontage height

a. Effects on the vitality and amenity of streets and public open spaces. **(Policy 3.1 General Policies 3 and 5)**

- i. On sites subject to the Key Retail Frontage layer on the planning maps, there should be exceptional circumstances for outcomes that do not achieve the required frontage.
- ii. Buildings, particularly those that infringe the Key Retail Frontage provisions, should enhance the appearance and integrity of the streetscape as a whole. **(Policy 3.1 General Policies 3 and 5)**

iii. **Commercial sexual services and strip clubs should screen or appropriately conceal commercial sexual activities and products from public view.**

iv. Dwellings should not locate on the ground floor of buildings fronting streets and public open spaces where they would:

- detract from the amenity and vitality of the street or public open space. **(Policy 3.1 General Policies 3 and 5)**
- discourage or displace commercial activity at the ground floor of buildings within centres, particularly on sites subject to the Key Retail Frontage layer on the planning maps. **(Policy 3.1 General Policies 1 and 3)**

v. Where dwellings are proposed at ground floor, and in addition to iv above, they should be designed to enable safety of the street/public open space and provide privacy for residents. **(Policy 3.1 General Policies 3 and 5)** This could be achieved by:

- **landscaping or front fencing low enough to allow passive surveillance of the street from inside the dwelling**
- **The ground floor level of buildings being no more than 1.5m above the footpath level**

b. Effects on historic heritage and historic character buildings and notable trees

- i. Priority will be given to protecting the important features on the ground floor facades of historic heritage and historic character buildings and notable trees over compliance with the street frontage controls.

3. Yards (excluding riparian, lakeside and coastal protection yards), landscaping

a. Effects on amenity

- i. Landscaping should enhance the street edge, delineate pedestrian routes and mitigate the adverse visual and pedestrian amenity and nuisance effects of car parking, loading and service areas. Trees should be selected and planted so as to ensure sight lines to or from site entrances are not obscured.
- ii. Yards should not be used for activities or buildings likely to create nuisance or privacy effects on residential neighbours.
- iii. Landscaped areas in the Business Park zone should be well integrated with building layouts and provide for a quality and quantity of planting, including using ground cover, shrubs and trees that achieve a high level of amenity within a park-like setting.

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Comment [MSC17]: Note that this is repeated in 6.2 Assessment Criteria 9 New Buildings and alterations and additions not otherwise provided for a. Building design and external appearance vii

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4. Dwellings, retirement villages, visitor accommodation and boarding houses

- a. For development in the Metropolitan centre zones, refer to Chapter 14 City Centre zone 7.2 Assessment criteria (3) – (5).
- b. For development in other zones, refer to xx in the Terraced Housing and Apartment Buildings provisions.

5. Maximum impervious area in the Business Park zone

- a. refer to H4.14 Stormwater management 1.4 Assessment – Restricted discretionary activities

6. Riparian yard, maximum impervious area within a riparian yard, lakeside yard or coastal yard

- a. effects on the function of the yard
 - i. The infringement should minimise adverse effects on the function of the yard particularly in regard to flooding, erosion, stream health or water quality, taking into account any mitigation measures, including planting with native plants and/or providing a wider setback elsewhere that will enhance the function of the yard.
 - ii. The continuity of any vegetation corridor should be maintained.
 - iii. Site works and associated vehicle movements should be minimised within the yard.
 - iv. The application should demonstrate that there is no practicable alternative to development or impervious area within the yard and that the development or impervious area is located as far from the CMA, stream, or lake as possible.
 - v. The Council will consider whether development or impervious area within the yard is required for the reasonable use and development of the site, including for the provision of public access or infrastructure such as recreational trails, bridges/culverts, underground utilities, wastewater or stormwater infrastructure
- b. effects on natural hazards
 - i. Development within the yard should not exacerbate the risk or potential of natural hazards on the site or surrounding area.
- c. amenity and character
 - ii. Development within the yard should not detract from the amenity and character values of the site, the coastal environment or the lake or stream corridor.
- d. public access.
 - iii. Infringing the yard should not unduly preclude future opportunities for developing public access, particularly through esplanade reserves.

7.2B Assessment criteria – Industrial zones

For new buildings and alterations and additions to existing buildings that involve a development control infringement in industrial zones the relevant assessment criteria above will apply in addition to the criteria in rule G2.3 in the general provisions and the specific criteria for the infringement below:

1. Building height and height in relation to boundary
 - a. Proximity to sensitive zones
 - i. The proximity to residential, special purpose – school, special purpose – Maori purpose and public open space zones
 - ii. Alternative methods proposed to protect and maintain the amenity values of adjacent sensitive zones
 - iii. the extent to which site layout, screening and other methods can be used to mitigate the infringement
 - iv. the degree of overshadowing or impacts on the land uses within the residential, special purpose – school, special purpose – Maori purpose and public open space zones
 - b. Operational requirements of industrial activities
 - i. The operational requirements of industrial activities and the efficient use of industrial land for industrial activities
2. Yards and landscaping (except riparian, lakeside and coastal protection yards)
 - a. Effects on amenity
 - i. Landscaping should enhance the street edge, delineate pedestrian routes and mitigate the adverse visual and pedestrian amenity and nuisance effects. Trees should be selected and planted so as to ensure sight lines to or from site entrances are not obscured.
 - ii. Yards should not be used for activities or buildings likely to create nuisance or privacy effects on residential neighbours.
 - iii. The methods proposed to protect and maintain the amenity values of adjacent sensitive zones in terms of separation distances or buffers, site design or screening.
 - iv. Alternative methods to achieve the landscaping requirements will be considered where the amenity of the adjoining zones is still achieved.
 - b. Operational requirements
 - v. The functional or operational need for a reduced yard or landscaping.
3. Storage and screening
 - a. Effects on amenity
 - i. The adequacy of an alternative means to achieve the outcomes sought.
 - ii. The desirability of alternative means to achieve good streetscape and CPTED outcomes.
 - iii. The size and visual appearance of the rubbish and/or storage area being screened.
 - vi. The degree to which the proposal will mitigate visual impacts from outdoor rubbish and/or storage areas on adjoining sensitive zones
4. Riparian yard, maximum impervious area within riparian yards, lakeside yard and coastal protection yard

- a. Refer to clause 7.2A.6 above

8. Assessment - Integrated retail developments, supermarkets, department stores, large format retail and trade suppliers

8.1 Assessment criteria

In addition to the assessment criteria for new buildings stated above, the following criteria applies to:

- integrated retail developments in the Metropolitan Centre, Town Centre and Local Centre zones;
- supermarkets, department stores and large format retail in the Centres, Mixed Use and General Business zones;
- trade suppliers in the General Business zone

where the activity or integrated retail development exceeds 1000m² GFA per tenancy.

Where the assessment criteria for new buildings above are inconsistent with any criteria listed below, the criteria below take precedence. Where relevant, the assessment criteria apply to development control infringements.

1. Building design and external appearance

- a. Except in the General Business zone, the preferred option for development is building up to the street boundary with no parking to the street. (Policy 3.1 General Policies 3 5 and 8)
- b. Buildings should address public open space and in particular the street, by bringing visual activity, pedestrian amenity and activity to these edges. One or more of the following techniques should be used in order of importance, having regard to the context of the site: (Policy 3.1 General Policies 3 and 5)
 - i. sleeving street facing building elevations with smaller scale, active uses, where appropriate (except for the General Business zone)
 - ii. providing a significant amount of ground floor glazing, particularly to street facing facades
 - iii. facade modulation that visually breaks up longer frontages. This may include use of horizontal and vertical articulation to create a series of smaller elements, structural bays or other similar techniques
 - iv. an alternative design solution which achieves the intent of this clause.

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Comment [MSC18]: Similar to 6.2 Assessment Criteria 5.a.v

Comment [MSC19]: Similar to 6.2 Assessment Criteria 5.a.iv

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Comment [MSC20]: Similar to 6.2 Assessment Criteria 5.a.ix

- c. Frontages should be integrated with the prevailing rhythm of existing or intended future frontages along streets, whichever is appropriate. (Policy 3.1 General Policies 3 and 5)

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Comment [MSC21]: Similar to 6.2 Assessment Criteria 5.a.xii

- d. Where alterations and additions are proposed to buildings that are set back from the road with parking in front, the continuation of this form of site layout is acceptable. (Policy 3.1 General Policies 3 5 and 8)

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Comment [MSC22]: Similar to 6.2 Assessment Criteria 5.a.v.

2. Design of parking, access and servicing

- a. Loading bays and site storage should be located away from and/or appropriately screened from public open spaces, pedestrian paths, streets and adjoining residential zones.
- b. Where loading bays/service areas front a street, with the exception of service lanes, a high standard of design is expected in relation to that facade to contribute to streetscape and pedestrian amenity.
- c. Where loading bays/service areas are located internally to the site a lesser standard of design may be appropriate for that facade.

- d. Well designed pedestrian connections should be provided between the main building entrances and the street.
 - e. The development should be designed to provide a high level of pedestrian safety and amenity, including movement through the parking area from street frontage to building entrance.
 - f. Parking areas, including parking buildings or at grade parking areas, should be located away from the street frontage wherever practicable. However, where parking areas are located at or near the street frontage, then that parking building or area should be:
 - i. designed to contribute to streetscape and pedestrian amenity
 - ii. have landscaping, including tree planting, of a scale and amount that visually breaks up the parking area.
 - iii. of a depth that minimises building setback from the street.
 - g. Where practicable, delivery vehicles should enter the site by way of a rear lane or access way which leads directly to loading and storage areas.
 - h. Where a site adjoins or contains on its rear or side boundary a service lane or access way (whether private or public ownership) that serves a significant pedestrian role, the development should be designed to provide that service lane or access way with an appropriate level of pedestrian amenity.
3. Supermarkets and department stores in Metropolitan, Town and Local Centre zones:
- a. Supermarkets and department stores in the Metropolitan and Town Centre zones that do not comply with the street frontage development controls may be granted consent where it has been demonstrated that:
 - i. the highest possible quality outcome has been proposed
 - ii. the benefits of having that supermarket or department store locate within the centre outweigh the failure to fully implement the zone's design policies
 - iii. the development is not located on a street that:
 - is subject to a Key Retail Frontage layer on the planning maps
 - is an important part of the centre's retail or pedestrian activity
 - has an existing continuous built edge.

9. Assessment – Drive-through restaurants and service stations

9.1 Assessment criteria

The assessment criteria for new buildings in 6.2.9 above apply to drive-through restaurants and service stations, with the exception of:

- a. 6.2.9(a) i
- b. 6.2.9(a) viii (for service stations)

The assessment criteria below also apply to development control infringements.

1. Building design and external appearance
 - a. Buildings should have clearly defined public frontages that positively contribute to public open spaces including streets (excluding service lanes).
 - b. Streetscape amenity and continuity of built form should be maintained as far as is practicable and be supplemented by landscaping.
 - c. Buildings, landscaping and site layout should be designed to ensure that the development maintains the amenity of surrounding residential zoned sites.
 - d. Mechanical plant and equipment, including that located on top of a building should be screened from view from the street, public open space and adjoining residential zoned sites.
2. Design of parking, access and servicing
 - a. Drive-through ordering and collection points should be designed and located to avoid or mitigate any adverse effects of noise, light, glare on adjacent residential zoned sites, including any effects of vehicles stopping and starting on-site.
 - b. The site should be designed to accommodate any queuing of vehicles within the site.
 - c. Outdoor storage and rubbish containers should be screened from the street, public open space and adjoining residential zoned sites by fencing or landscaping.
 - d. The location of vehicle accesses should have regard to effects on the continuity of activities and pedestrian movement at street level.

10. Special information requirements

1. Design Statement

- a. A design statement is required for the activities specified in the table below. The design statement is required to include as a minimum the matters indicated within the table below, and as further explained in clause G1x of the general provisions. Drawings, illustrations and supporting written explanation should be proportionate to the complexity and significance of the development proposal. Refer to the non-statutory ADM for additional guidance and examples on the preparation of design statements, including case studies.

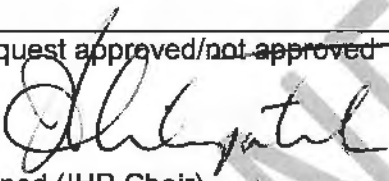
Table 8: Design statement requirements

Information requirements		New buildings and significant alteration and additions to existing buildings on sites with a Key Retail or General Commercial Frontage, and; New buildings on all other sites within Metropolitan, Town, Local, Neighbourhood centres, General Business and Mixed use zones where the site is larger than 500m ² or the building proposed is larger than 1000m ² GFA
A. CONTEXT ANALYSIS		
1. Site analysis		
a.	Existing site plan	X
b.	Streetscape character	X
2. Neighbourhood analysis		
a.	Natural and cultural environment	X
b.	Movement	X
c.	Neighbourhood character	X
d.	Use and activity	
e.	Urban structure	X
3. Opportunities and constraints analysis		
a.	Opportunities and constraints diagram	X
B. Design Response		
a.	Concept design	X
b.	Proposed site plan	X
c.	Proposed elevations	X
d.	Sunlight access	X
e.	Landscape	X
f.	Streets, accessways & lanes	X
g.	Urban Structure	X (c – f)
h.	Public open space	X

Request for independent advice

IHP Request for independent advice	
Summary of request	Restricted Discretionary Activity analysis using business provisions as example.
Requested by	Panel members
Date of request	24 July 2015
Proposed provider	Mark St.Clair
Reason for choosing this provider	Panel decision
Description of work requested	
Purpose of work requested	<p>To determine whether a methodology for refining the RDA provisions works for possible roll-out across PAUP provisions through deliberations processes.</p> <p>Having completed the methodology advice on whether this should be undertaken across the plan.</p>
What does it contain?	<p>Methodology as follows;</p> <ol style="list-style-type: none"> 1. Business RDA matters of discretion to be analysed to determine whether in some cases the matters can be reduced (to say 5 or less consolidating/removing duplication – not removing any of the clearly differentiated matters) 2. Following task 1 change the activity status to Discretionary for all RDA's where the discretion is too wide (more than 5 (as a guide) matters of discretion remain). 3. For remaining RDA's analyse and remove the assessment criteria that are now superfluous (given the rationalising of matters of discretion and the movement of some RDA's to become full discretionary) 4. Look at remaining assessment criteria and match to policies. Firstly look at whether the policy already adequately considers the matter of discretion – if so then replace the subject assessment criteria with a cross reference to the subject policy. Secondly, where instances of identified poor policies match to well written assessment criteria then 'flip' the provisions so that the assessment criteria become the policy and delete the subject poorly written policy. Then insert a cross reference to the subject new policy within the assessment criteria.
What does it look like? Expected length, format required (including any appendices)	<p>Track changes against clean version of business provisions (these will be provided in MS Word).</p> <p>Covering report (no more than 10 pages) on learnings from applying the methodology, ideas for improvements in process and commentary on functionality for consenting of the revised provisions.</p>
Milestones if relevant e.g. date of draft for review; date of final report/opinion.	<p>Draft due 17th August 2015</p> <p>Final report due 26th August 2015</p>
Estimated cost/quotation	██████████

Request for independent advice

What are the expectations of this piece of work?	
In scope	See above
Out of scope	
Quality (content, relevant standards, methodology, and presentation)	A cover report and attached proposed track changes to provisions.
What are the criteria for accepting this work?	Initial quote needed by XX on cost and time needed to provide this analysis.
Responsibilities	
Who is the contact for briefing the provider and responding to any questions?	Phill Reid, Hearing Panel Planning Manager contact 027 217 2207 or phill.reid@aupihp.govt.nz
Who is responsible for reviewing and accepting this work?	<p>Greg Hill and Hearings Panel</p> <p>Client address for service;</p> <p>Auckland Unitary Plan Independent Hearings Panel Private Bag 92300, Victoria Street West Auckland 1142</p> <p>Attention, Phill Reid</p>
<p>Request approved/not approved</p> <p></p> <p>Signed (IHP Chair)</p> <p>Date 27/7/15</p>	Reasons for non-approval

Forward signed request to IHP Business Operations lead to register and arrange procurement.