

# **Auckland Unitary Plan (Operative in Part)** **Application for Private Plan Change**

## **Smales Farm**



**Northcote RD 1 Holdings Limited**

July 2018



## Proposed Private Plan Change – Smales Farm

### Application for Changes to the Auckland Unitary Plan – Operative in Part by Northcote RD 1 Holdings Ltd

Northcote RD 1 Holdings Ltd hereby applies pursuant to clause 21 of Schedule 1 of the Resource Management Act 1991 (RMA) for changes to the provisions of the Auckland Unitary Plan – Operative in Part (“Unitary Plan”) in accordance with the details set out below.

The legal description and ownership of the land subject to this application is set out in **Schedule 1** to which is attached a copy of the relevant Certificates of Title. The land subject to the application is known as “Smales Farm” and is situated at 68 – 94 Taharoto Road, Takapuna.

The Site is marked on the Location Plan attached as **Schedule 2**.

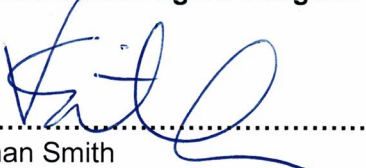
The amendments sought by the applicant to the Unitary Plan provisions are as follows:

- i) The amendment of two policies in H15 Business – Business Park Zone as detailed in **Schedule 3**.
- ii) The introduction of new provisions and precinct plans, and the amendment of some existing provisions, in I538 Smales 1 Precinct as detailed in **Schedule 4**.
- iii) Any other alterations to the Unitary Plan required as a consequence of these changes;
- iv) Such further or other alterations to the Unitary Plan as the Council considers appropriate in order to give effect to enabling the development of a Transit Oriented Development on the Site as described in this application.

**Schedule 5** is a list of the documents attached to this application being the documents required to address the relevant provisions of the Act.

Dated this 25<sup>th</sup> day of July 2018

**NORTHCOTE RD 1 HOLDINGS LTD**  
by its authorised agent **Vaughan Smith Planning Limited**

  
.....  
Vaughan Smith

The address for service of the applicant is:  
Vaughan Smith Planning Limited  
PO Box 3426  
Shortland Street  
Auckland 1140  
Attention: Vaughan Smith  
Phone: 021 378 827

# **SCHEDULE 1**

## **LEGAL DESCRIPTION AND OWNERSHIP**

### **Legal Description:**

**Lot 1 Deposited Plan 204794**

**Lot 2 Deposited Plan 204794**

### **Ownership:**

**Northcote RD 1 Holdings Limited**



# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



## Search Copy

  
R. W. Muir  
Registrar-General  
of Land

**Identifier** NA133B/141  
**Land Registration District** North Auckland  
**Date Issued** 15 March 2001

### Prior References

NA2097/10 NA81A/399

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**Estate** Fee Simple  
**Area** 5.3444 hectares more or less  
**Legal Description** Lot 1 Deposited Plan 204794

### Proprietors

Northcote RD 1 Holdings Limited

### Interests

Subject to an electricity right (in gross) over parts marked C, D and E on DP 204794 in favour of The Waitemata Electric Power Board created by Transfer 663213.1 - 11.5.1978 at 10.55 am

Subject to a right of way and to electricity, water, gas, telecommunications, sewer drainage and stormwater drainage rights over parts marked A and B on DP 204794 specified in Easement Certificate D579852.3 - produced 14.2.2001 at 3.32 pm and entered 15.3.2001 at 9.00 am

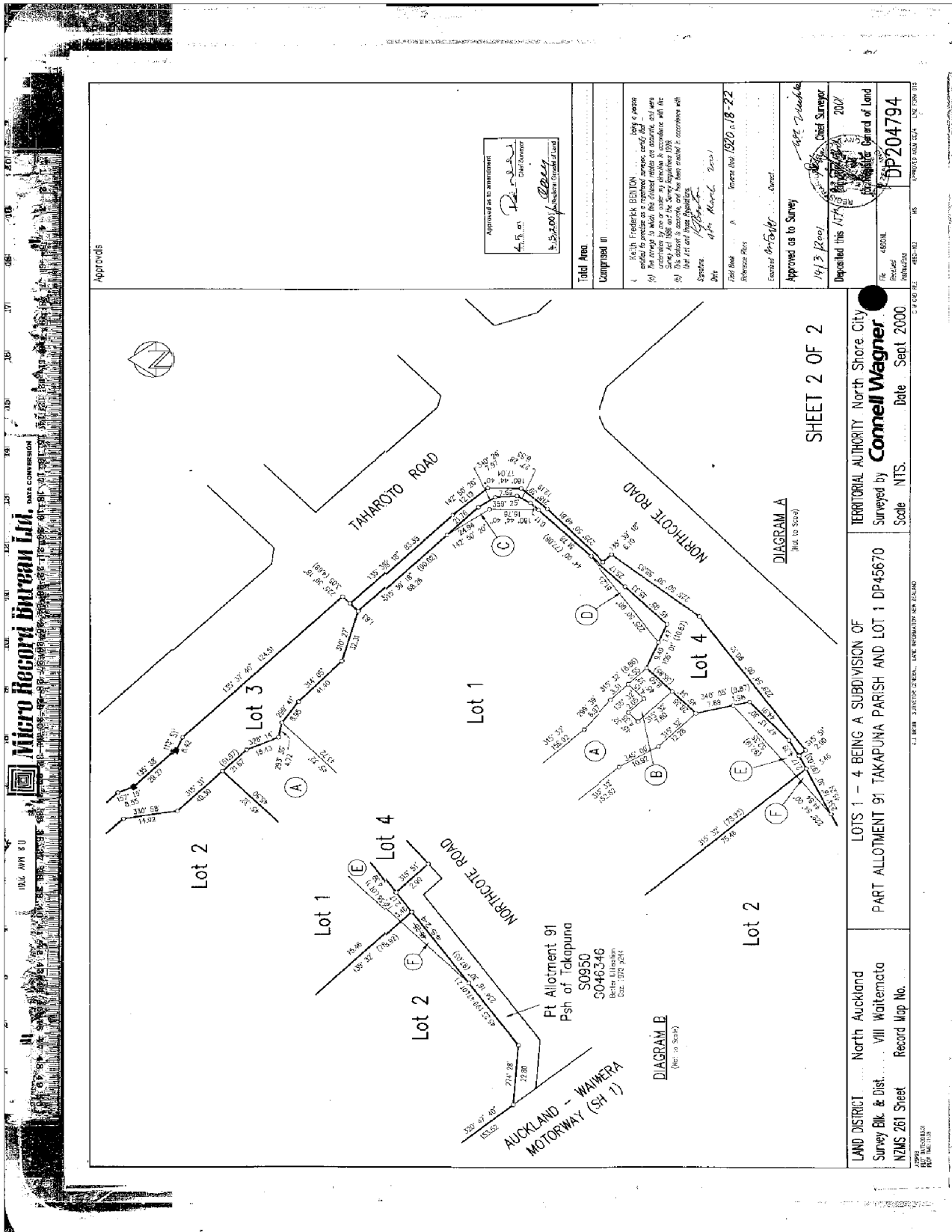
6616188.8 Mortgage to (now) Westpac New Zealand Limited - 19.10.2005 at 9:00 am

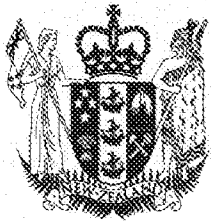
6924736.1 Encumbrance to Transit New Zealand - 28.6.2006 at 9:00 am

9302477.2 Variation of Mortgage 6616188.8 - 23.4.2013 at 8:27 am

10399988.1 Mortgage to Betty Leila Holdings Limited and Shea Investments Limited - 5.5.2016 at 10:02 am







# COMPUTER FREEHOLD REGISTER UNDER LAND TRANSFER ACT 1952



R. W. Muir  
Registrar-General  
of Land

Search Copy

**Identifier** NA133B/142  
**Land Registration District** North Auckland  
**Date Issued** 15 March 2001

**Part-Cancelled**

## Prior References

NA2097/10

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**Estate** Fee Simple  
**Area** 7.0032 hectares more or less  
**Legal Description** Lot 2 Deposited Plan 204794

## Proprietors

Northcote RD 1 Holdings Limited

## Interests

Subject to an electricity right (in gross) over part marked G on DP 204794 in favour of The Waitemata Electric Power Board created by Transfer A276678 - 11.3.1968 at 9.30 am

Subject to an electricity right (in gross) over part marked F on DP 204794 in favour of The Waitemata Electric Power Board created by Transfer 663213.1 - 11.5.1978 at 10.55 am

Appurtenant hereto is a right of way and electricity, water, gas, telecommunications, sewer drainage and stormwater drainage rights specified in Easement Certificate D579852.3 - produced 14.2.2001 at 3.32 pm and entered 15.3.2001 at 9.00 am

5881309.1 Notice pursuant to Section 18 Public Works Act 1981.- 30.1.2004 at 9:00 am

5881309.2 Notice pursuant to Section 18 Public Works Act 1981.- 30.1.2004 at 9:00 am

6163973.1 Notice pursuant to Section 23 Public Works Act 1981 - 28.9.2004 at 9:00 am

6163973.2 Notice pursuant to Section 23 Public Works Act 1981 - 28.9.2004 at 9:00 am

6362761.1 Gazette Notice (No 52 p 1326) pursuant to Public Works Act 1981, hereby declares part (4572m<sup>2</sup>) Section 2 SO 336581 to be taken for road purposes and to vest in the Crown on the 14th day from 17/3/2005 subject to an electricity right in gross created by Transfer A276678 - 31.3.2005 at 9:00 am

6362761.1 CT210279 issued - 31.3.2005 at 9:00 am

6362761.2 Gazette Notice (No 52 p 1327) pursuant to Public Works Act 1981, hereby declares part 9821m<sup>2</sup>) Section 1 SO 336581 to be taken for road purposes and to vest in the North Shore City Council on the 14th day from 17/3/2005 subject to an electricity right in gross created by Transfer A276678 and 663213.1- 31.3.2005 at 9:00 am

6362761.2 CT210280 issued - 31.3.2005 at 9:00 am

6616188.9 Mortgage to (now) Westpac New Zealand Limited - 19.10.2005 at 9:00 am

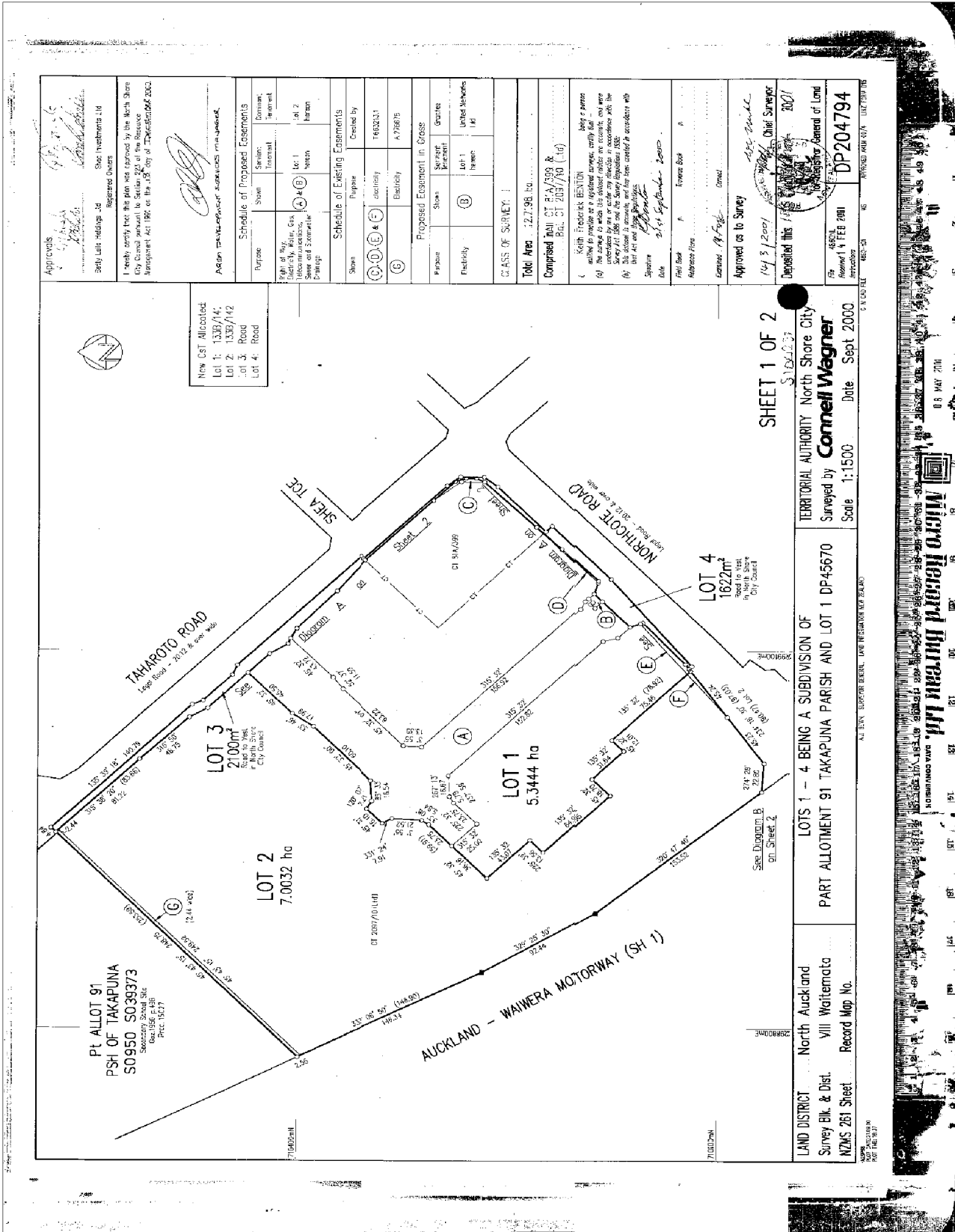
6924743.1 Encumbrance to Transit New Zealand - 28.6.2006 at 9:00 am

8408656.1 Compensation Certificate pursuant to Section 19 Public Works Act 1981 - 4.2.2010 at 1:36 pm

8716347.1 Gazette Notice 2011 p 777 acquiring part within land (769m<sup>2</sup>) now known as Section 1 SO 428514 for use in connection with road widening and vesting the same in the Auckland Council CT 549955 issued - 14.3.2011 at 11:45 am

9302480.2 Variation of Mortgage 6616188.9 - 23.4.2013 at 8:26 am

10399988.1 Mortgage to Betty Leila Holdings Limited and Shea Investments Limited - 5.5.2016 at 10:02 am



Approvals  
 Registered Owners  
 1 hereby certify that this plan was approved by the North Shore City Council pursuant to section 223 of the Resource Management Act 1991 on the 13th day of September 2000.

ASIAN INVESTMENT SERVICES MANAGEMENT LTD  
 1402211  
 A/78875

| Schedule of Proposed Easements                                 |                              |       |              |
|--|------------------------------|-------|--------------|
| Purpose  | Shown                        | Shown | Commencement |
| Right of Way, Gas, Hydrocarbons, Sewer and Stormwater Drainage | (A), (B), (C), (D), (E), (F) | Lot 1 | human        |

| Schedule of Existing Easements |            |
|--------------------------------|------------|
| Shown                          | Created by |
| (C), (D), (E), (F)             | 1402211    |
| (G)                            | A/78875    |

| Proposed Easement in Gross |       |            |
|----------------------------|-------|------------|
| Purpose                    | Shown | Created by |
| United Networks            | (B)   | Lot 1      |

CLASS OF SURVEY: 1  
 Total Area: 22,798 ha  
 Comprised of: CT 2/A/298 & B/C, CT 203/70 (1.0)

Keith Frederick BENTON being a person entitled to practice as a registered surveyor, do hereby certify that the above plan was prepared by me or under my direction in accordance with the Survey Act 1986 and the Survey Regulations 1985. The plan is correct in accordance with the Survey Act and the Survey Regulations 1985. I am a duly qualified and licensed surveyor under the Survey Act and the Survey Regulations 1985.  
 Date: 21st September 2000

Field Book: Terrace Book  
 Address: Pines  
 Commencement: 14/3/2001  
 Approved as to Survey: 14/3/2001  
 Deposited this 14th day of September 2001  
 Chief Surveyor: [Signature]

Approved as to Survey: 14/3/2001  
 Deposited this 14th day of September 2001  
 Chief Surveyor: [Signature]

Approved as to Survey: 14/3/2001  
 Deposited this 14th day of September 2001  
 Chief Surveyor: [Signature]

Approved as to Survey: 14/3/2001  
 Deposited this 14th day of September 2001  
 Chief Surveyor: [Signature]

Approved as to Survey: 14/3/2001  
 Deposited this 14th day of September 2001  
 Chief Surveyor: [Signature]

New COT Allocated:  
 Lot 1: 133B/142  
 Lot 2: 133B/142  
 Lot 3: Road  
 Lot 4: Road

SHEET 1 OF 2  
 \$102,000

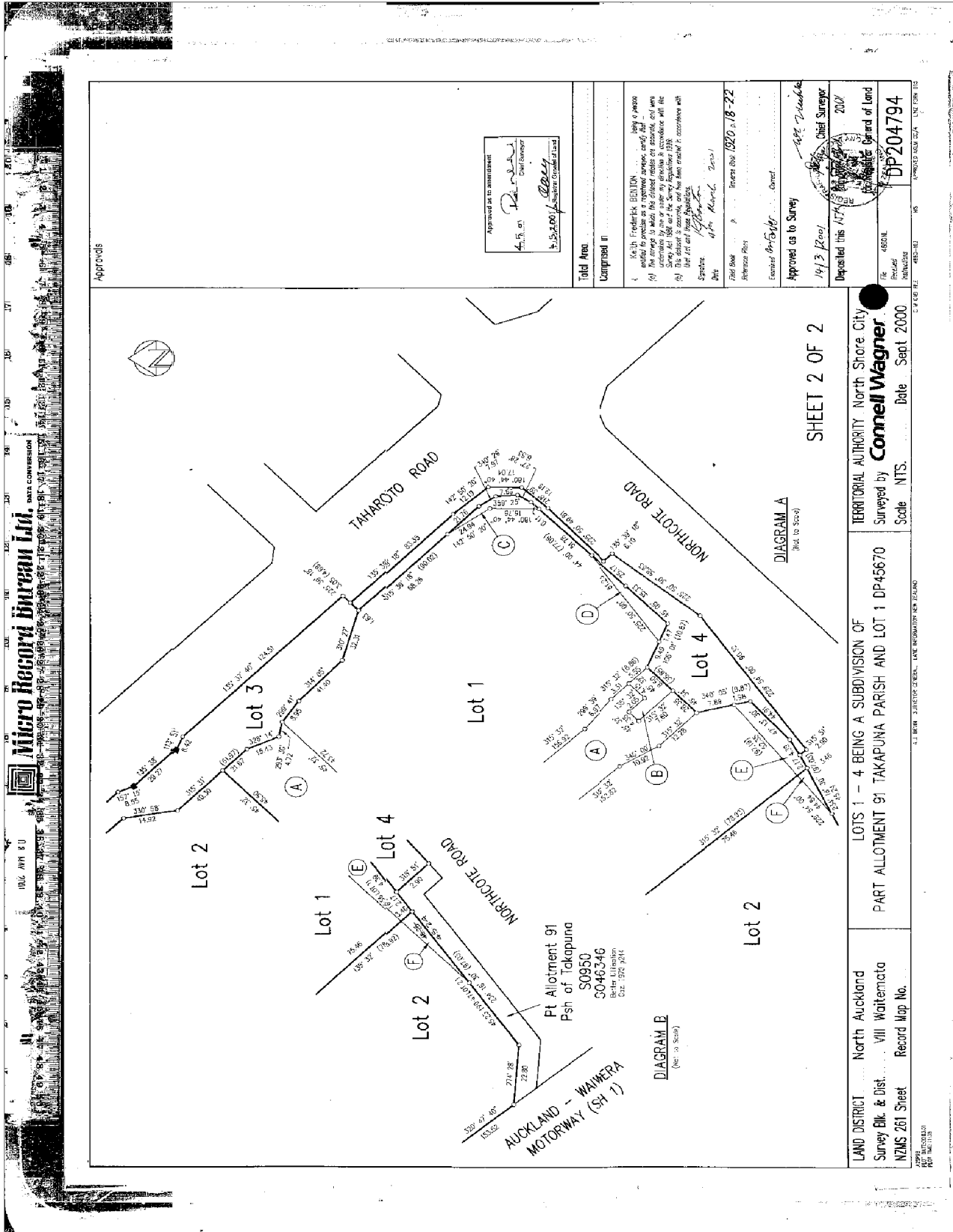
TERRITORIAL AUTHORITY North Shore City  
 Surveyed by **Cornell Wagner**  
 Scale 1:1500 Date Sept 2000

LOTS 1 - 4 BEING A SUBDIVISION OF  
 PART ALLOTMENT 91 TAKAPUNA PARISH AND LOT 1 DP45670

LAND DISTRICT North Auckland  
 Survey Blk. & Dist. VIII Waitemata  
 NZMS 261 Sheet Record Map No.

ALL EASY SURVEY INSTRUMENTS AND INSTRUMENTS USED IN THIS SURVEY ARE KEPT AT THE SURVEYOR'S OFFICE, 100 RIVER STREET, AUCKLAND. THIS PLAN IS NOT VALID UNLESS IT IS ACCOMPANIED BY THE ORIGINAL SURVEY INSTRUMENTS.  
 08 MAY 2001





|  |  |   |  |  |                                       |
|--|--|---|--|--|---------------------------------------|
| <p>Approved as to administration</p> <p>4.5.2018</p> <p>Chief Surveyor</p> <p>Approved as to title</p> <p>4.5.2018</p> <p>Chief Surveyor</p> | <p>Total Area:</p> <p>Comprised in:</p> <p>1. Math Frederick BENSON being a person entitled to practice as a registered surveyor, and who has been duly qualified under the provisions of the Survey Act 1988 and the Survey Regulations 1988</p> <p>2) The survey is accurate, and has been conducted in accordance with the Act and these Regulations</p> <p>Signature: <i>Math Frederick BENSON</i></p> <p>Date: 04/05/2018</p> | <p>2018 04/05</p> <p>Math Frederick BENSON</p> <p>Registered Surveyor</p> | <p>19/13 Reel</p> <p>1920-18-22</p> <p>Approved as to Survey</p> <p>19/13 Reel</p> <p>Chief Surveyor</p> | <p>Deposited this 17th day of May 2000</p> <p>17/05/2000</p> <p>Chief Surveyor</p> | <p>DP204794</p> <p>Record Map No.</p> |
|--|--|---|--|--|---------------------------------------|

LAND DISTRICT North Auckland

SURVEY BLK. & DIST. VIII Waitemata

NZMS 261 Sheet

Record Map No.

Scale N.T.S.

Date Sept. 2000

Surveyed by **Connell Wagner**

TERRITORIAL AUTHORITY North Shore City

LOTS 1 - 4 BEING A SUBDIVISION OF

PART ALLOTMENT 91 TAKAPUNA PARISH AND LOT 1 DP45670

SHEET 2 OF 2

DIAGRAM A  
(Not to Scale)

DIAGRAM B  
(Not to Scale)

Micro Record Bureau Ltd. DATA CONVERSION

## SCHEDULE 2

### SITE LOCATION PLAN



## SCHEDULE 3

### H15 BUSINESS – BUSINESS PARK ZONE PROPOSED AMENDMENTS TO POLICIES

#### Policy H15.3(18)

*Amend as follows:*

- (18) Require a plan change for new business parks and any amendment to the provisions of existing business parks, to:

...

- (b) limit retail to those services such as food and beverage and convenience goods which meet the day to day needs of workers, residents and visitors to the zone;

- (c) except within the Smales 1 Precinct, limit residential activity (except for apart from visitor accommodation).

...

## **SCHEDULE 4**

**I538 SMALES 1 PRECINCT  
PROPOSED NEW AND AMENDED PROVISIONS (TRACK CHANGE)  
(amended 21 March 2019 – clause numbers only)**

## **I538. Smales 1 Precinct**

### **I538.1. Precinct description**

The zoning of land within the ~~precinct~~Smales 1 Precinct is the Business - Business Park Zone.

The Smales 1 Precinct (Smales Farm) is located on the corner of ~~Taharato~~ Taharoto and Northcote roads, and is adjacent to State Highway 1 and the Northern Busway. The precinct permits non-residential activities (subject to a maximum gross floor area for), residential activities, a maximum number of car parking spaces, and provides for some accessory activities to address demand from those employed on the site, residents, and visitors to the precinct.

### **I538.2. Objectives**

(A1) The intensive development of the Smales 1 Precinct as a vibrant mixed-use Transit Oriented Development is enabled.

(1) Ongoing development of the Smales ~~Farm Technology Office Park~~1 Precinct as an employment node is enabled while managing significant adverse effects ~~on the safe and efficient operation of the transport network~~, on the amenity of neighbouring zones, and on the function and amenity of the Business – Metropolitan Centre Zone and Business – Town Centre Zone.

(2) Residential development is enabled to use the land more efficiently, increase housing capacity and choice, particularly for employees of businesses at the Smales 1 Precinct and other nearby business areas, and to take advantage of the proximity of the Smales Farm station on the Northern Busway.

(3) The Smales 1 Precinct is an attractive place to live, work and visit.

The overlay, Auckland-wide and zone objectives apply in this precinct in addition to those specified above.

### **I538.3. Policies**

The Auckland-wide and underlying zone policies apply in this precinct in addition to those specified below.

(1) Require ~~office activity~~development over 162,000m<sup>2</sup> gross floor area of business activity in the Smales 1 Precinct to demonstrate that significant adverse effects on the amenity of neighbouring zones will be managed and that the function and amenity of the Business – Metropolitan Centre Zone and Business – Town Centre Zone will not be significantly adversely affected.

(1A) Enable the development of intensive residential activities at the Smales 1 Precinct and require it to be designed to provide privacy and outlook; and have access to daylight and sunlight.

(1B) Require landscaped open space and pedestrian connections to be provided or maintained with each stage of development to ensure an appropriate level of amenity for residents, workers and visitors to the Smales 1 Precinct.



I538 Smales 1 Precinct

- (2) ~~Limit~~Provide for accessory activities to ~~those which~~ meet the immediate needs of office workers ~~and visitors to Smales Farm, residents and visitors to the Smales 1 Precinct while limiting the extent of those activities to manage potential adverse effects on the function and amenity of the Business – Metropolitan Centre Zone and Business – Town Centre Zone.~~
- (3) Require ~~business~~ development over ~~405~~162,000m<sup>2</sup> gross floor area of business activity in the Smales 1 Precinct to demonstrate that ~~they~~the activity will not significantly adversely affect the safe and efficient operation of the transport network, or that such effects will be mitigated.
- (4) Limit the supply of on-site parking over time to recognise the accessibility of the Smales 1 Precinct to public transport services, while supporting the planned growth of non-residential activities and acknowledging the need for an appropriate supply of parking on the site in the short term to encourage that growth.

The overlay, Auckland-wide and zone policies apply in this precinct in addition to those specified above

**I538.4. Activity table**

The provisions in any relevant overlays, zone and the Auckland-wide apply in this precinct unless otherwise specified below.

Table I538.4.1 specifies the activity status of land use activities in the Smales 1 Precinct pursuant to section 9(3) of the Resource Management Act 1991.

**Table I538.4.1 Activity table Smales 1 Precinct**

| Activity   | Activity status |
|--|-----------------|
| <b>General</b>   |                 |
| (A1) <del>Activities</del> <u>Non-residential activities</u> exceeding the <del>162,000m<sup>2</sup></del> gross floor area <del>maximum</del> <u>maximums</u> in Standard I538.6.1. | D               |
| <del>(A2) Activities exceeding the gross floor area limit in Table I538.6.1.1</del>  | <del>D</del>    |
| (A3) Activities exceeding the limits in Standard I538.6.2  | RD              |
| <u>(A4) Activities exceeding the limits in Standard I538.6.4</u>   | <u>RD</u>       |
| <b>Use</b>   |                 |
| <u>Accommodation</u>   |                 |
| <u>(A5) Dwellings</u>  | <u>P</u>        |
| <u>(A6) Conversion of a building or part of a building to dwellings, integrated residential development, visitor accommodation or boarding</u>                                       | <u>RD</u>       |
| <u>(A7) Integrated residential development</u>   | <u>P</u>        |
| <u>(A8) Supported residential care</u>   | <u>P</u>        |

I538 Smales 1 Precinct

|  |  |           |
|--|--|-----------|
| <u>(A9)</u>                              | <u>Visitor accommodation and boarding houses</u>   | <u>P</u>  |
| <u>Commerce</u>                          |  |           |
| <u>(A10)</u>                             | <u>Conference facilities</u>   | <u>P</u>  |
| <u>(A11)</u>                             | <u>Entertainment facilities</u>  | <u>D</u>  |
| <u>(A12)</u>                             | <u>Retail</u>  | <u>P</u>  |
| <u>(A13)</u>                             | <u>Service stations</u>  | <u>NC</u> |
| <u>(A14)</u>                             | <u>Supermarkets up to 2,000m<sup>2</sup> gross floor area per tenancy</u>  | <u>P</u>  |
| <u>(A15)</u>                             | <u>Supermarkets greater than 2,000m<sup>2</sup> gross floor area per tenancy</u>   | <u>D</u>  |
| <u>(A16)</u>                             | <u>Drive-through restaurants</u>   | <u>RD</u> |
| <u>Community</u>                         |  |           |
| <u>(A17)</u>                             | <u>Community facilities</u>  | <u>P</u>  |
| <u>(A18)</u>                             | <u>Education facilities</u>  | <u>P</u>  |
| <u>(A19)</u>                             | <u>Tertiary education facilities</u>   | <u>P</u>  |
| <u>Development</u>                       |  |           |
| <u>(A23)</u>                             | <u>Temporary structures that are established for less than 21 days.</u>  | <u>P</u>  |
| <u>Signs</u>                             |  |           |
| <u>Comprehensive development signage</u> |  |           |
| <u>(A25)</u>                             | <u>Comprehensive development signage that is further than 30m from the Shakespeare Road, Taharoto Road and Northcote Road frontages.</u> | <u>P</u>  |
| <u>Temporary activities</u>              |  |           |
| <u>Temporary Activities – General</u>    |  |           |
| <u>(A26)</u>                             | <u>Temporary activities for up to 21 consecutive days.</u>   | <u>P</u>  |
| <u>Specific Temporary Activities</u>     |  |           |
| <u>(A27)</u>                             | <u>Noise events</u>  | <u>P</u>  |

**I538.5. Notification**

- (1) Any application for resource consent for ana restricted discretionary, discretionary or non-complying activity listed in Table I538.4.1 Activity table above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule C1.13(4).

**I538.6. Standards**

The standards applicable to the underlying zone and Auckland-wide apply in this precinct, except the following:

I538 Smales 1 Precinct

- ~~Policy Standard E27.3(2) Integrated transport assessment 6.1 Trip generation for non-residential development up to 105,162,000m<sup>2</sup> gross floor area (see Standard I538.6.3);~~
- ~~Standard E27.6.1 Trip generation or~~ for residential development up to 105,000m<sup>2</sup> gross floor area (see Standard I538.6.3); and
- Standard E27.6.2(5);
- Standard ~~H16~~H15.6.1 Building height;
- Standard H15.6.3 Yards; and
- Standard H15.6.7 Outlook space.

All activities in the Smales 1 Precinct must comply with the following standards.

**I538.6.1. Gross floor area (GFA)**

- (1) The maximum gross floor area in the precinct for non-residential activities is 162,000m<sup>2</sup> subject to ~~the following in Table I538.6.1.1(2) below:~~

**Table I538.6.1.1 Gross floor area**

| Activity                        | Gross floor area   |
|---------------------------------|--|
| Commercial services             | Must not exceed 3,800m <sup>2</sup> plus a cumulative gross floor area of 500m <sup>2</sup> for every 10,000m <sup>2</sup> of gross floor area of offices over 41,120m <sup>2</sup> including development already established in the Smales 1 Precinct |
| Food and beverage               |  |
| Retail                          |  |
| Service stations                |  |
| Care centres                    |  |
| Community facilities            |  |
| Repair and maintenance services |  |

- (2) The Gross Floor Area occupied by retail and commercial services activities must not exceed 3,800m<sup>2</sup> plus a cumulative gross floor area of 500m<sup>2</sup> for every 10,000m<sup>2</sup> of gross floor area of development over 41,120m<sup>2</sup> including development already established in the Smales 1 Precinct.

**I538.6.2. Parking**

- (1) The number of parking spaces accessory to non-residential activities must not exceed:
- (a) 1936 car parking spaces for the first 44,770m<sup>2</sup> gross floor area;
  - (b) an additional one car parking space per 31.8m<sup>2</sup> gross floor area for development between 44,770m<sup>2</sup> and 105,000m<sup>2</sup> gross floor area; and
  - (c) an additional one car parking space per 45.1m<sup>2</sup> gross floor area for development in excess of 105,000m<sup>2</sup> gross floor area to a maximum of 5094 spaces

- (2) No minimum or maximum parking requirements apply to residential activity.

**I538.6.3. Trip generation**

(1) ~~Development~~Non-residential development up to ~~405~~162,000m<sup>2</sup> gross floor area, and residential development, will not be subject to the following:

- (1) Policy E27.3(2) Integrated transport assessment; and
- (2) Standard E27.6.1 Trip generation.

**I538.6.4. Building height**

(1) Buildings must not exceed ~~RL48.5m in height~~the heights in the following table (expressed as an RL - Reduced Level above Mean Sea Level):

**Table I538.6.4.1 Building height**

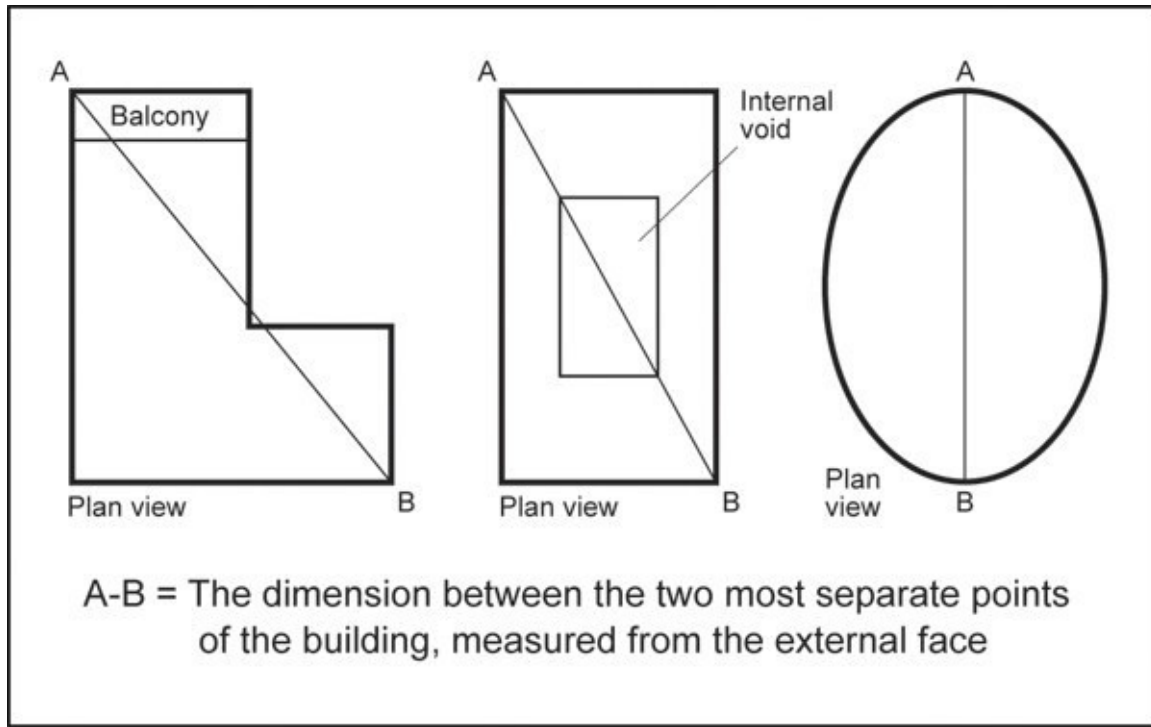
| <u>Height Area as identified on Precinct Plan 1</u> | <u>RL</u>    | <u>Height above average GL at Taharoto Road frontage</u> |
|---|--------------|--|
| <u>1</u>  | <u>50.4</u>  | <u>27m</u>   |
| <u>2</u>  | <u>123.4</u> | <u>100m</u>  |

(2) Notwithstanding I538.6.4(1) the cumulative area of the largest floor plate in each building in Height Area 2 above a height of RL98.4 (75m above average GL at the Taharoto Road frontage) must not exceed 3,000m<sup>2</sup>. For clarity, this standard does not constrain the total gross floor area of buildings above RL98.4.

**I538.6.5. Maximum tower dimension and tower separation**

- (1) The maximum plan dimension of that part of a building above 27m must not exceed 55m.
- (2) The maximum plan dimension of that part of a building above 75m must not exceed 35m.
- (3) The maximum plan dimension is the horizontal dimension between the exterior faces of the two most separate points of the building.
- (4) Above a height of 27m, a minimum distance of 20m must be provided between buildings.

**Figure I538.6.5.1 Maximum tower dimension plan view**



#### **I538.6.6. Outlook space**

(1) Refer to H9 Business – Metropolitan Centre Zone, Standard H9.6.10.

#### **I538.6.7. Minimum dwelling size**

(1) Refer to H9 Business – Metropolitan Centre Zone, Standard H9.6.11.

#### **I538.6.8. Noise events**

(1) Refer to E40 Temporary activities, Standards E40.6.1 and E40.6.4.

#### **I538.6.9. Pedestrian Plaza**

(1) No later than the completion of 125,000m<sup>2</sup> GFA of development in the Smales 1 Precinct, a pedestrian plaza shall be provided approximately in the location shown on Precinct Plan 2. The pedestrian plaza shall:

- (a) have a minimum area of 400m<sup>2</sup>.
- (b) receive adequate winter sun between the hours of 11am and 2pm.
- (c) be appropriately sheltered from the south-westerly wind.
- (d) be designed having regard to CPTED principles.
- (e) incorporate hard and soft landscaping.

#### **I538.7. Assessment – controlled activities**

There are no controlled activities in ~~this precinct~~ the Smales 1 Precinct.

#### **I538.8. Assessment – restricted discretionary activities**

##### **I538.8.1. Matters of discretion**

~~The~~ For activities and development that are restricted discretionary activities in the Smales 1 Precinct, the Council will restrict its discretion to ~~all of~~ the following matters



## I538 Smales 1 Precinct

~~when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the overlay, Business – Business Park zone and the Auckland-wide or zone provisions:~~

~~(1) (1) refer~~ Activities exceeding the limits in Standard I538.6.2

- ~~(a) Refer to E27 Transport and H16 Business – Business Park Zone, Rule E27.8.1(5) for the matters for activities that do not comply with the above standards.~~

(2) Activities exceeding the limits in Standard I538.6.4

- (a) The effects of the infringement on the amenity of neighbouring sites.  
(b) The effects of the infringement on on-site amenity.  
(c) The location of the site in relation to its suitability for high buildings.  
(d) The contextual relationship of the building with adjacent buildings and the wider landscape.

(3) Conversion of a building or part of a building to dwellings, integrated residential development, visitor accommodation or boarding houses

- (a) Refer to H9 Business – Metropolitan Centre zone, Rule H9.8.1(5).

(4) Drive-through restaurants

- (a) Refer to H9 Business – Metropolitan Centre zone, Rule H9.8.1(1).

~~(4)(5)~~ New buildings, and additions and alterations not comply with the above standards otherwise provided for

- (a) Consistency with Precinct Plan 2.  
(b) Building design.  
(c) The design of ground floor residential activity.  
(d) The provision and design of landscaped open space.  
(e) Pedestrian amenity, safety and access.  
(f) The design of tall buildings.

### **I538.8.2. Assessment criteria**

~~The~~ For activities and development that are restricted discretionary activities in the Smales 1 Precinct, the Council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the overlay, Auckland wide or zone provisions:

~~(1) refer to E27 Transport and H16 Business – Business Park Zone for the relevant assessment criteria for activities that do not comply with the above standards.~~ zone and the Auckland-wide rules:

(1) Activities exceeding the limits in Standard I538.6.2.

- (a) Refer to E27 Transport, Rule E27.8.2(4)(b) to (h).

(2) Activities exceeding the limits in Standard I538.6.4

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(a) The extent to which the amenity of neighbouring sites is adversely affected.

(b) The extent to which the Smales 1 Precinct can accommodate higher buildings without generating significant adverse effects on the wider environment.

(c) The extent to which the height of a new building is appropriate in the context of the height of buildings on adjacent land and within the wider landscape.

(3) Conversion of a building or part of a building to dwellings, integrated residential development, visitor accommodation or boarding houses

(a) Refer to H9 Business – Metropolitan Centre zone, Rule H9.8.2(5).

(4) Drive-through restaurants

(a) Refer to H9 Business – Metropolitan Centre zone, Rule H9.8.2(1).

(5) New buildings, and additions and alterations not otherwise provided for

(a) Consistency with Precinct Plan 2

The extent to which development is generally consistent with the structuring elements identified on Precinct Plan 2. Note: Key Pedestrian Linkages need not be linear.

(b) Building design

The extent to which:

- Building design is of high quality.
- Features such as façade modulation and articulation, and/or the use of materials and finishes, are used to manage visual amenity effects of building bulk and scale, and to create visual interest.
- The roof profile is part of the overall building form and rooftop plant and equipment is integrated into the building design.

(c) Ground floor residential activity

Where ground floor residential activity adjoins a publicly accessible area of public access, the extent to which the design of the public/private interface:

- Addresses the privacy of occupiers of dwellings.
- Provides appropriate levels of passive surveillance of the adjoining area of public access.
- Maintains the visual and pedestrian amenity of the adjoining area of public access.

(d) Landscaped open space

The extent to which:

- Landscaped open space is provided or maintained with each stage of development.

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- the design of hard and soft landscaping integrates with and appropriately enhances the design and configuration of buildings and the amenity of public places within the site for the various users of the Smales 1 Precinct.

### (e) Pedestrian amenity, safety and access.

#### The extent to which:

- Legible pedestrian routes are provided within and through the site linking each of the main entrances from the surrounding street network and the bus station to the location of the future pedestrian plaza.
- The design of a building contributes to pedestrian vitality and interest where it fronts an area of significant pedestrian activity.
- Building entrances are easily identifiable and accessible, and provide pedestrian shelter.
- Separate pedestrian entrances are provided for residential activity that are clearly located and legible for public access and provide a sense of address for residents and visitors.
- The design of development has regard to pedestrian and personal safety.
- Parking, loading and service areas are located and screened (as necessary) to maintain pedestrian amenity.

### (f) Buildings extending above RL50.4m

#### The extent to which:

- the building maintains the visual amenity of the overall development on the site as viewed from residential zones and public places outside the Smales 1 precinct.
- the building makes a positive contribution to the collective skyline of the Smales 1 Precinct, including architectural expression to the rooftops and upper levels of tall towers.
- the building responds and relates appropriately to the scale and form of neighbouring buildings within the Smales 1 Precinct.
- adverse off-site effects of tall buildings, in particular wind, shadowing, dominance and privacy effects, are mitigated.

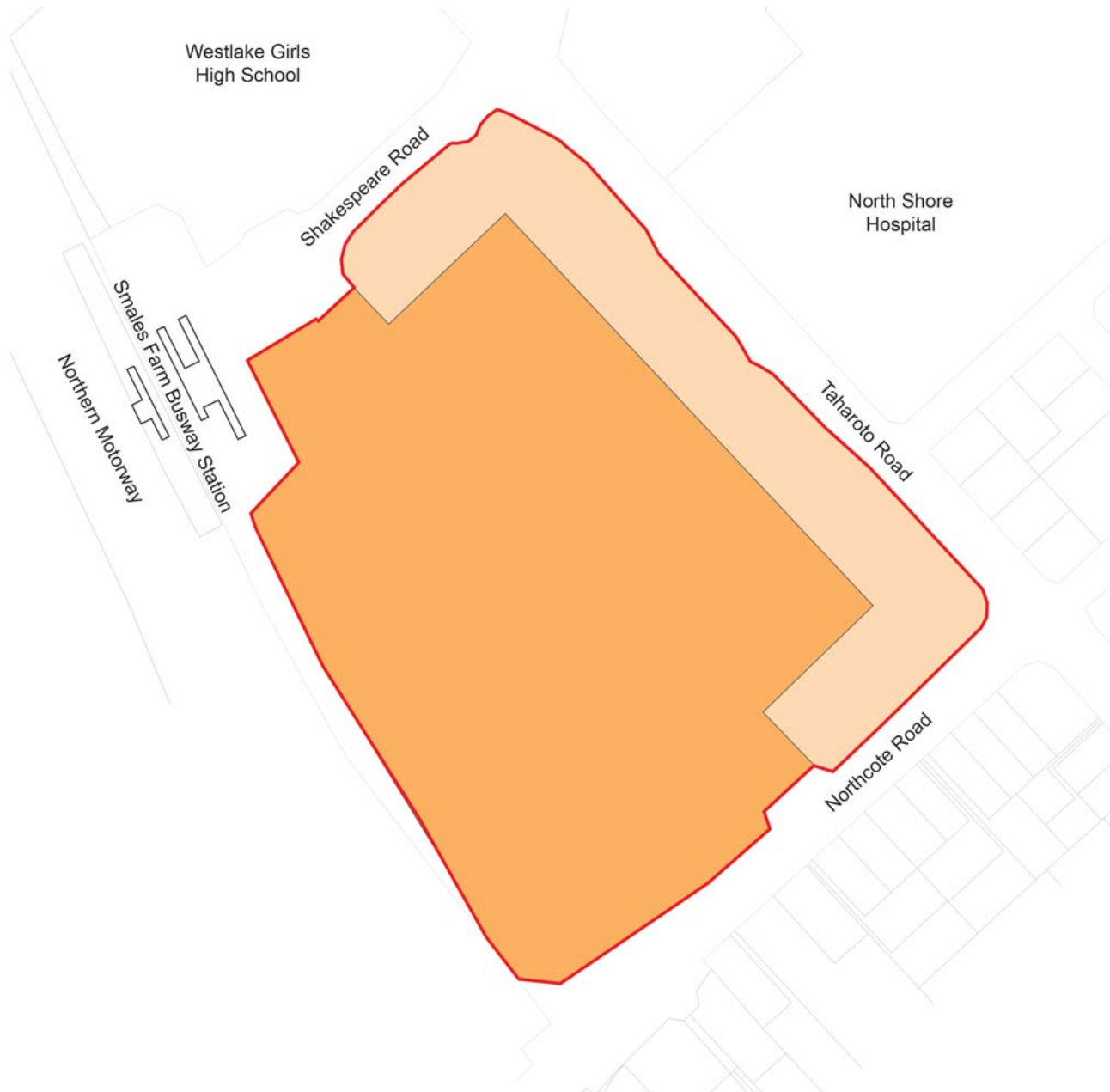
## **I538.9. Special information requirements**

There are no special information requirements in this precinct.



### **I538.10. Precinct plans**

#### I538.10.1 Smales 1 Precinct: Precinct Plan 1 – Maximum Height

#### I538.10.2 Smales 1 Precinct: Precinct Plan 2 – Structuring Elements



**SMALES FARM PRECINCT PLAN: MAXIMUM HEIGHT**

|               |   |           |
|---------------|---|-----------|
| Height Area 1 |  | RL 50.4m  |
| Height Area 2 |  | RL 123.4m |





**SMALES FARM PRECINCT PLAN: STRUCTURING ELEMENTS**

- Structuring Axes / Key Pedestrian Linkages
- Pedestrian Plaza
- Vehicle Access
- Minor Vehicle Access





## **SCHEDULE 5**

### **LIST OF ANNEXURES**

1. Explanation, Assessment of Environmental Effects and Section 32 Analysis - prepared by Vaughan Smith Planning Limited
2. Geotechnical Assessment - prepared by Tonkin & Taylor Limited
3. Civil Engineering Assessment - prepared by Riley Consultants Limited
4. Integrated Transportation Assessment - prepared by Stantec
5. Urban Design Assessment - prepared by Boffa Miskell Limited
6. Drawing Package for Urban Design and Landscape/ Visual Assessment - prepared by Boffa Miskell Limited. (Refer to Separate Volume.)
7. Landscape and Visual Assessment - prepared by Boffa Miskell Limited
8. Assessment of Economic Effects - prepared by Insight Economics