



# Proposed Plan Change 120: Housing Intensification and Resilience (PC120)

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of the Auckland Unitary Plan (Operative in part)

**SECTION 32 AND SCHEDULE 3C OF THE RESOURCE MANAGEMENT ACT 1991 FOR QUALIFYING MATTER:**

**H14 BUSINESS - GENERAL BUSINESS ZONE, H16 BUSINESS - HEAVY INDUSTRY ZONE, H17 BUSINESS LIGHT INDUSTRY ZONE**

**EVALUATION REPORT  
3 OCTOBER 2025**

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## Executive Summary

1. This evaluation report discusses the effects of Clause 4(1)(b) and (c) of Schedule 3C of the Resource Management Act 1991 (**RMA**), and the implementation of Policy 3 of the National Policy Statement on Urban Development 2020 – updated May 2022 (**NPS-UD**) on the following Auckland Unitary Plan (Operative in Part)(**AUP**) zones:
  - Business – Heavy Industry Zone (**HIZ**)
  - Business – Light Industry Zone (**LIZ**)
  - Business – General Business Zone (**GBZ**).
2. These three zones provide for industrial and limited commercial activities that are typically low density in nature and can be land extensive.
3. This evaluation considers whether these three zones need to be applied as qualifying matter 771(i)<sup>1</sup> to limit the intensification requirements of Clause 4(1)(b) and (c) of Schedule 3C and Policy 3. Clauses 4(2) and 8(1) of Schedule 3C of the RMA enable Auckland Council to reduce the intensification requirements of Policy 3 and Clause 4(1)(b) and (c) to the extent necessary to accommodate the following qualifying matter set out in Section 771(i):

*the requirement in the NPS-UD to provide sufficient business land suitable for low density uses to meet expected demand:*
4. The latest Auckland Council Housing and Business Development Capacity Assessment<sup>2</sup> (**HBA 2023**) concluded while Auckland has sufficient aggregate business capacity to accommodate projected growth in business and jobs over the short, medium, and long term additional land provision will be necessary to meet demand for land extensive business activities such as light industry and large format retail.<sup>3</sup> This evaluation relies on this assessment.
5. These three zones are contained in the following chapters of the AUP:
  - H14 Business – General Business Zone
  - H16 Business – Heavy Industry Zone
  - H17 Business – Light Industry Zone.
6. Various Auckland-wide chapters also support the management of these zones including H14 Air quality, H25 Noise and vibration and H38 Subdivision – Urban. The AUP also contains precincts that may be relevant to this qualifying matter, however this evaluation does not include consideration of any precincts.
7. These three zones provide an enabling framework for industrial and/or limited commercial activities and restrict activities that may be incompatible with their respective primary functions. Importantly residential activities are generally not provided for in any of these zones. Buildings within these zones are often single level – with multi-level buildings

<sup>1</sup> Section 771(i) of the RMA

<sup>2</sup> Balderston, K., C. Hu, M. Todd, K. Alferez, T. Guo. (2023). Housing and business development capacity assessment for the Auckland region. Auckland Council 2023. (**HBA 2023**)

<sup>3</sup> HBA 2023, page iii

generally not necessary, practical or cost-effective. Where buildings are more than one level this may be to accommodate activities accessory to the primary activity (e.g. offices).

8. Industrial and commercial activities provided for by these three zones play an important role, providing goods, services and employment opportunities and contribute to Auckland's economic growth.
9. The HIZ provides for industrial activities that may produce objectionable odour, dust and noise emissions. Activities that do not support the primary function of the zone or that may unreasonably constrain the efficient operation of industrial activities are avoided. The zone is a low air quality area and activities sensitive to air discharges and activities sensitive to noise are not appropriate in the zone. Industrial activities provided for in the HIZ are often low density in nature and a key attribute of the zone is that it contains sites large enough to accommodate large-scale industrial activities. The zone is typically located close to key freight routes and buildings are expected to have a mainly functional standard of amenity. The existing permitted building height in the zone is 20 metres.
10. The LIZ provides for industrial activities that generally do not generate objectionable odour, dust or noise. Slightly more non-industrial activities are provided for than in the HIZ, but this is still relatively limited. Activities provided for include manufacturing, production, wholesalers, logistics, storage, transport and distribution activities. The existing permitted building height in the zone is 20 metres. Where possible the LIZ is located around the HIZ in a "sleeve" to form a buffer between the HIZ and more sensitive zones.
11. The GBZ also provides for industrial activities and larger scale business activities that are difficult to accommodate within centres, are more appropriately located outside of higher order centres or are already established in specific locations. Such activities include light industrial activities, large format retail, trade suppliers and to smaller offices. The GBZ anticipates a higher level of amenity than the HIZ or LIZ. The existing permitted building height in the zone is 16.5 metres.
12. This evaluation relies on the assumption that the existing AUP HIZ, LIZ and GBZ provisions are robust and are delivering the outcomes expected.
13. In relation to the application of Policy 3 of the NPS-UD to the HIZ, LIZ and GBZ this evaluation concludes that:
  - The requirement of Policy 3(c) to enable building height up to 6 storeys within walkable catchments for these zones does not need to be reduced to accommodate qualifying matter 77I(i), therefore it must be enabled.
  - 22 metres is appropriate to enable building height up to 6 storeys in the HIZ, LIZ and GBZ. This is based on the council's approach and proposed heights for many other non-residential zones within walkable catchments. Amendments to Chapters H14 GBZ, H16 HIZ and H17 LIZ are proposed to enable 6 storeys/22 metres within walkable catchments.
  - The requirement of Policy 3(d) is already considered to be provided for in these zones and no further amendments to the AUP are proposed.

14. In relation to the application of Clause 4(1)(b) and (c) of Schedule 3C of the RMA to the LIZ this evaluation concludes:

- the requirement of Clause 4(1)(b) to enable building height up to 15 storeys in the Morningside walkable catchment; and
- the requirement of Clause 4(1)(c) to enable building height up to 10 storeys in the Baldwin Avenue walkable catchment;

are incompatible and inappropriate in the LIZ and therefore need to be reduced to accommodate the LIZ as existing qualifying matter 771(i). However 6 storeys is enabled in the LIZ in these two walkable catchments.

15. Overall it is considered enabling building heights up to 10 and 15 storeys in the LIZ could increase land values and the risk of encroachment from higher-value activities generally not anticipated in the zone. This could also increase potential reverse sensitivity effects on the LIZ. These risks could reduce the supply of industrial zoned land suitable for low density uses in these locations.

16. In relation to increased intensification (in walkable catchments) adjacent to the HIZ, LIZ and GBZ this evaluation identifies there is a potential risk that intensification, in particular residential intensification, in proximity to the three zones does pose a risk to the function and integrity of these zones and their ability to provide business land suitable for low density uses. However based on the information available it is concluded this risk is localised, and the existing HIZ, LIZ and GBZ provisions are robust and are likely able to mitigate potential adverse effects on the zones.

17. Therefore in relation to the application of Policy 3 of the NPS-UD and Clause 4(1)(b) and (c) of Schedule 3C of the RMA to residential and other business zones<sup>4</sup> adjacent to the HIZ, LIZ and GBZ it is concluded the requirements do not need to be modified to accommodate qualifying matter 771(i).

18. It is noted this evaluation report relies on the information currently available, and this information is limited in certain key aspects, meaning there is a reasonable level of uncertainty and risk associated with insufficient information. If the council's next updated HBA shows there is insufficient supply/capacity to meet demands or results from the Section 35 monitoring shows the HIZ, LIZ or GBZ provisions are insufficient and not delivering the outcomes expected, then these zones and qualifying matter 771(i) may need to be reconsidered, and amendments made to the AUP through a future plan change.

19. In addition to this future long-term monitoring and research are recommended to better understand:

- whether residential intensification in walkable catchments is compromising the efficiency and effectiveness of the HIZ, LIZ and GBZ and a reducing capacity of business land suitable for low density uses
- the needs and trends of industrial activities in Auckland, including locational requirements (as recommended by the HBA 2023).

<sup>4</sup> Includes the Business zones: Mixed Use, Town Centre, Local Centre, Neighbourhood Centre and Business Park.

## 1. Introduction

20. This report is prepared as part of the evaluation required by section 32 and Schedule 3C of the RMA for PC120 to the AUP.
21. The background to and objectives of PC120 are discussed in the Strategic section 32 report, as is the purpose and required content of section 32 and Schedule 3C evaluations.
22. This report discusses the implications of applying, or not, the Business – Heavy Industry Zone (**HIZ**), Business – Light Industry Zone (**LIZ**) and Business – General Business Zone (**GBZ**) as a qualifying matter to the requirements of Clause 4(1)(b) and (c) of Schedule 3C of the RMA and the implementation of Policy 3 of the NPS-UD. This report also evaluates the provisions which have been included in PC120 relating to the HIZ, LIZ and GBZ.
23. Auckland Council may make the relevant building height and density requirements of Clause 4(1)(b) and (c) of Schedule 3C of the RMA and Policy 3 of the NPS-UD less enabling of development in relation to an area within any zone in an urban environment only to the extent necessary to accommodate one or more of the following qualifying matters that are present:
  - (a) a matter listed in section 771(a) to (i) of the RMA;
  - (b) any other matter that makes higher density, as specified by Clause 4(1)(b) or (c) of Schedule 3C of the RMA or Policy 3 of the NPS-UD, inappropriate in an area but only if subclause (4) of Clause 8 of Schedule 3C is satisfied.
24. Under Clause 8(2) of Schedule 3C of the RMA, the evaluation report required under section 32 of the RMA must in relation to a proposed amendment to accommodate a qualifying matter under subclause (1)(a) or (1)(b) of Clause 8:
  - (a) demonstrate why the Council considers:
    - (i) that the area is subject to a qualifying matter; and
    - (ii) that the qualifying matter is incompatible with the level of development provided by Clause 4(1)(b) or (c) or Policy 3 for that area; and
  - (b) assess the impact that limiting development capacity, building height, or density (as relevant) will have on the provision of development capacity; and
  - (c) assess the costs and broader impacts of imposing those limits.
25. Under Clause 8(4) of Schedule 3C of the RMA, the evaluation report required under section 32 of the RMA must, in relation to a proposed amendment to accommodate a qualifying matter under Clause 8(1)(b) (an "other" qualifying matter), also:
  - (a) identify the specific characteristic that makes the level of development specified by Clause 4(1)(b) or (c) or Policy 3 inappropriate in the area; and
  - (b) justify why that characteristic makes that level of development inappropriate in light of the national significance of urban development and the objectives of the NPS-UD; and
  - (c) include a site-specific analysis that—

- (i) identifies the site to which the matter relates; and
- (ii) evaluates the specific characteristic on a site-specific basis to determine the geographic area where intensification needs to be compatible with the specific matter; and
- (iii) evaluates an appropriate range of options to achieve the greatest heights and densities specified by Clause 4(1)(b) or (c) or Policy 3 while managing the specific characteristics.

26. Under Clause 8(5) of Schedule 3C of the RMA, the Council may, when considering existing qualifying matters (a qualifying matter referred to in Clause 8(1)(a) of Schedule 3C of the RMA that is operative in the AUP when PC120 is notified), instead of undertaking the evaluation process described in Clause 8(2), do all of the following things:

- (a) identify by location (for example, by mapping) where an existing qualifying matter applies:
- (b) specify the alternative heights or densities (as relevant) proposed for those areas identified under paragraph (a):
- (c) identify in the evaluation report why the Council considers that one or more existing qualifying matters apply to those areas identified under paragraph (a):
- (d) describe in general terms for a typical site in those areas identified under paragraph (a) the level of development that would be prevented by accommodating the qualifying matter, in comparison with the level of development that would have been provided by Clause 4(1)(b) or (c) or Policy 3:
- (e) notify the existing qualifying matters in the Auckland housing planning instrument.

## **2. Integrated evaluation for qualifying matters**

27. For the purposes of PC120, evaluation of the HIZ, LIZ and GBZ as a potential qualifying matter has been undertaken in an integrated way that combines section 32 and Schedule 3C of the RMA requirements. The report follows the evaluation approach described in the table below.

28. The preparation of this report has involved the following:

- assessment of the AUP to identify any relevant provisions that apply to this qualifying matter
- review of the AUP to identify all relevant provisions that require a consequential amendment to integrate the application of this qualifying matter
- review of the AUP Planning Maps to assess the spatial application of this qualifying matter
- section 32 options analysis for this qualifying matter and related amendments
- development of draft amendments to the operative district plan provisions of the AUP to implement this matter as a qualifying matter in accordance with the requirements of Schedule 3C of the RMA and/or to give effect to Policy 3(c)

- research and review technical documents including the council’s latest Housing and Business Development Capacity Assessment<sup>5</sup> (**HBA 2023**), and the Auckland Future Development Strategy 2023-2053 (**FDS 2023**).<sup>6</sup> See section 3.1 below.
- review of relevant resource consent documents.

29. The scale and significance of the issues is assessed to be minor to medium based on the information available.

30. This section 32/Schedule 3C evaluation report will continue to be refined in response to any consultation feedback provided to the council, and in response to any new information received.

*Table 1: Integrated approach for any matter specified in section 771(a) to (i) that is operative in the AUP when the Auckland housing planning instrument (PC120) is notified*

Standard sec 32 steps	Plus Clause 8 Schedule 3C steps
<p><b>Issue</b></p> <p><b>Define the problem - provide overview/summary providing an analysis of the qualifying matter</b></p>	<p>Identify whether an area is subject to a qualifying matter (a qualifying matter referred to in Clause 8(1)(a) of Schedule 3C of the RMA that is operative in the AUP when the Auckland housing planning instrument (PC120) is notified) and describe the qualifying matter.</p> <p>Identify by location (for example, by mapping) where an existing qualifying matter applies.</p>
<p><b>Identify and discuss objectives / outcomes</b></p>	<p>Identify relevant RPS / district level objectives and policies.</p> <p>Specify the alternative heights or densities (as relevant) proposed for those the area where the existing qualifying matter applies.</p>
<p><b>Identify and screen response options</b></p>	<p>Consider a range of reasonably practicable options for achieving the objectives including alternative standards or methods for these areas having considered the particular requirements in Clause 4(1)(b) or (c) of Schedule 3C of the RMA or Policy 3 of the NPS-UD and assess the efficiency and effectiveness of the provisions.</p>
<p><b>Collect information on the selected option(s)</b></p>	<p>Describe in general terms for a typical site in the identified areas the level of development that would be prevented by accommodating the qualifying matter, in comparison with the level of development that would have been provided by Clause 4(1)(b) or (c) of Schedule 3C of the RMA or Policy 3 of the NPS-UD.</p>

<sup>5</sup> Balderston, K., C. Hu, M. Todd, K. Alferez, T. Guo. (2023). Housing and business development capacity assessment for the Auckland region. Auckland Council 2023. (**HBA 2023**)

<sup>6</sup> Tāmaki – Whenua Taurikura Auckland Future Development Strategy 2023-2053. Auckland Council 2023

<b>Evaluate option(s) - environmental, social, economic, cultural benefits and costs</b>	Provide an assessment of the benefits and costs of the options in the light of the new objectives introduced by the NPS-UD relating to well-functioning urban environments.
<b>Overall judgement as to the better option (taking into account risks of acting or not acting)</b>	Conclusion as to the implications of the qualifying matter for development capacity to be enabled by NPS-UD in the areas where the qualifying matter applies.

### 3. Issues

31. This evaluation assesses whether the HIZ, LIZ or GBZ need to be applied as the following qualifying matter listed in section 77I(i):

*the requirement in the NPS-UD to provide sufficient **business land suitable for low density uses** to meet expected demand.*

32. Section 77I relates to qualifying matters in applying Policy 3 of the NPS-UD and Clause 4(1)(b) or (c) of Schedule 3C of the RMA.

33. The council may make the relevant building height or density requirements of Clause 4(1)(b) or (c) of Schedule 3C of the RMA and Policy 3 of the NPS-UD less enabling of development, only to the extent necessary to accommodate one or more qualifying matters.

34. A number of walkable catchments proposed by PC120 to give effect to Policy 3(c) and Clause 4(1)(b) and (c) of Schedule 3C include areas of HIZ, LIZ and GBZ. These are listed in Table 2 below.

*Table 2: Walkable catchments proposed by PC120 that include LIZ, HIZ and GBZ sites*

<b>Proposed walkable catchment</b>	<b>Relevant zone</b>	<b>Proposed walkable catchment</b>	<b>Relevant zone</b>
Swanson train station	LIZ	Otahuhu train station (15 storeys / 50m)	LIZ, HIZ
Sturges Road train station	LIZ	Puhinui train station (10 storeys / 34.5m)	LIZ
Henderson train station / Metropolitan Centre Zone (train station = 10 storeys / 34.5 m. Metropolitan Centre = 15 storeys / 50m)	LIZ	Manukau train station / Metropolitan Centre Zone (15 storeys / 50m)	LIZ, HIZ, GBZ
Sunnyvale train station	LIZ	Homai train station	LIZ

Proposed walkable catchment	Relevant zone	Proposed walkable catchment	Relevant zone
Glen Eden train station	LIZ	Manurewa train station	LIZ
Fruitvale train station	LIZ	Te Mahia train station	LIZ
New Lynn train station / Metropolitan Centre Zone (10 storeys / 34.5m)	LIZ, GBZ	Takanini train station	LIZ, HIZ
Avondale train station (10 storeys / 34.5m)	LIZ	Papakura Metropolitan Centre Zone	LIZ
Baldwin Avenue train station (10 storeys / 34.5m)	LIZ	Drury train station / Metropolitan Centre Zone	LIZ
Morningside train station (15 storeys / 50m)	LIZ	Pukekohe train station	LIZ, GBZ
Ellerslie train station (10 storeys / 34.5m)	LIZ	Smales Farm bus station (10 storeys / 34.5m)	LIZ
Penrose train station (10 storeys / 34.5m)	LIZ, HIZ	Sunnynook bus station (10 storeys / 34.5m)	LIZ, GBZ
Sylvia Park train station / Metropolitan Centre Zone (10 storeys / 34.5m)	LIZ, GBZ	Constellation Drive bus station (10 storeys / 34.5m)	LIZ, GBZ
Pōhatu bus station	LIZ	Rosedale bus station	LIZ, GBZ
Glen Innes train station (15 storeys / 50m)	LIZ	Albany bus station / Metropolitan Centre Zone (bus station = 15 storeys / 50m. Metropolitan Centre = 10 storeys / 34.5m)	LIZ
Panmure train station (15 storeys / 50m)	GBZ	Westgate Metropolitan Centre Zone (10 storeys / 34.5m)	LIZ, GBZ

35. All but two of the walkable catchments identified in the table above are required by Policy 3(c)(i) or (iii) to enable at least six storeys unless a qualifying matter applies that reduces the height. This evaluation considers whether the LIZ, HIZ and GBZ need to be applied as a qualifying matter to limit that six storey requirement.
36. For some of these Policy 3(c) walkable catchments PC120 proposes to enable more than six storeys for some residential and other business zones. This is over and above the minimum requirement of six storeys. In these instances PC120 does not propose to enable more than six storeys within the LIZ, HIZ or GBZ. Proposed maximum building heights greater than six storeys is addressed in other section 32 reports.
37. Policy 3(c) does not apply to the Baldwin Avenue and Morningside train station walkable catchments because Clause 4(1)(b) and (c) of Schedule 3C of the RMA requires the following building heights unless a qualifying matter applies that reduces the height:
- Baldwin Avenue walkable catchment: at least 10 storeys (Clause 4(1)(c))
  - Morningside walkable catchment: at least 15 storeys (Clause 4(1)(b)).

Two areas of LIZ are located within these two walkable catchments. This evaluation considers whether the LIZ needs to be applied as a qualifying matter to limit the 10 and 15 storey requirements within these specific walkable catchments.

38. The council's approach to the extent of walkable catchments and the proposed building heights generally is addressed in other section 32 reports. Overall PC120 proposes 22 metres as the appropriate height to enable up to six storeys across residential and business zones (unless reduced by a qualifying matter).
39. The HIZ, LIZ and GBZ provide for industrial and/or limited commercial activities that are often land extensive and low density in nature. The zones also restrict activities within the zones that may be incompatible with the primary purpose of the zones, such as residential activities. The current maximum building height permitted in the HIZ and LIZ is 20 metres, and 16.5 metres in the GBZ. See section 3.2 for a summary of the relevant zone objectives, policies and rules.
40. Two key issues arise. Firstly, intensification within walkable catchments of other zones in proximity to the HIZ, LIZ and GBZ has the potential to adversely affect the qualifying matter, in particular the increases of residential and other sensitive activities intensification will result in. Potential adverse effects on the qualifying matter include:
- Increasing the risk of reverse sensitivity, which can limit the establishment of new industrial activities and constrain the efficient use of industrial land (especially an issue for the HIZ).
  - Increasing the risk of conflict between intensification and industry where travel patterns to and from the HIZ, LIZ and GBZ areas change, noting activities within these zones often require large trucks to deliver and transfer goods.
  - Increasing pressure on the supply of land within the zones through the establishment of commercial, retail and other activities not appropriate within the zones. This encroachment can potentially increase land values and result in industrial and land extensive commercial activities being disenfranchised by competing land uses.

- Increasing operational and compliance costs, and uncertainty affecting long-term investment decisions (e.g. increasing the need to internalise and mitigate adverse effects on surrounding zones caused by the business activity).
41. Secondly, increasing permitted building height within the HIZ, LIZ and GBZ also has the potential to adversely affect the use and efficiency of the zones by:
- Encouraging the establishment of commercial, retail and other activities that may be incompatible with their respective primary functions of the zones. As noted above such encroachment can increase pressure on the supply of land suitable for low density uses. This can potentially increase land values and result in industrial and land extensive commercial activities being disenfranchised by competing land uses.
  - Generating more adverse amenity effects on adjacent zones, which in turn could increase the risk of adverse reverse sensitivity effects.
42. The HIZ, LIZ and GBZ can be assessed as an existing qualifying matter under Clause 8(5) of Schedule 3C of the RMA.

### 3.1 Capacity and demand of business land suitable for low density uses

43. This qualifying matter relates to capacity and demand of **business land suitable for low density uses**. Although the NPS-UD requires the council to undertake a housing and business development capacity assessment and a future development strategy, this is not part of this plan change or evaluation report. This evaluation relies on the council's:
- HBA 2023<sup>7</sup>
  - FDS 2023<sup>8</sup>
  - Economy matters section 32 report.
44. Overall, the HBA 2023 concludes:
- ... Auckland has more than sufficient aggregate business capacity to accommodate projected growth in business and jobs over the short, medium, and long term... [However]... Specific business activities, particularly land extensive ones (light industry, large format retail) will need additional land provision to meet their specific suitability requirements practicably. These issues warrant monitoring to ensure a well-functioning economy and urban form.*<sup>9</sup>
45. The HBA 2023 highlights there are challenges and opportunities facing Auckland's industrial sector including: increasing (re)development costs and pressure from competing higher-value land uses, changing business and employment needs and shifting locational preferences, and preferences for higher amenity work environments and prime industrial premises.<sup>10</sup>
46. The HBA 2023 also highlights that not all industrial areas are changing in the same way, with differences between prime and secondary industrial premises and different locations. For

<sup>7</sup> Balderston, K., C. Hu, M. Todd, K. Alferez, T. Guo. (2023). Housing and business development capacity assessment for the Auckland region. Auckland Council 2023. (HBA 2023)

<sup>8</sup> Tāmaki – Whenua Taurikura Auckland Future Development Strategy 2023-2053. Auckland Council 2023

<sup>9</sup> HBA 2023, page iii

<sup>10</sup> HBA 2023, pages 128-132

example higher growth industrial areas include East Tamaki/Highbrook, North Harbour, Auckland Airport, Wiri and Botany Junction. Whereas some of the region's older industrial areas (e.g. New Lynn, Mount Wellington, Rosebank Road, Te Papapa, Wairau Valley) are experiencing a shift away from traditional industrial uses in some areas.<sup>11</sup> Commercial property intelligence also indicates there is a shortage of industrial land, with high demand and low vacancy rates, especially for prime grade industrial premises in specific locations.

47. The HBA 2023 concludes:

*Based on market feedback, land suitable for large format retail and industrial, particularly but not only large sites, is however in short supply, and new opportunities can only be realistically provided in greenfield locations where land is both available to be identified in advance, and relatively less valuable per square metre. However, the specific locational requirements of these two land uses are similar but not the same and careful identification of land suitable for both will be needed to ensure other possible uses with more flexible locational requirements and higher willingness to pay do not preclude these important land use opportunities. However further work on detailing these land use requirements, and the exact amount of land required, will need further research.*

*The economics of land values will also increase pressure on existing light industrial areas. However, many light industrial areas play regionally significant roles and have functions and suitability that would be less spatially efficient or difficult to replicate in other locations. Identifying and differentiating areas where transition should be facilitated, and areas where protections should be enhanced is also an area for further work.<sup>12</sup>*

48. The HBA 2023 also highlights further investigation and research is needed stating:

*Improving understanding of the factors affecting business suitability will be an area of further focus. This would allow for better understanding of the matters to consider in terms of:*

- *The most appropriate management approach to take between protection and transition for existing industrial zoned areas in Auckland as pressure from other land uses is expected to continue.*
- *How to identifiably and justifiably protect areas with the characteristics most suited for particular industries or activities from other uses (new or existing).*
- *These matters would cover basic issues such as land size, slope, zoning, amenities/dis-amenities, accessibility, and other potential suitability factors specific to the industry and/or location.*
- *Market and price indicators relevant to business supply and demand.<sup>13</sup>*

49. The FDS 2023 makes similar observations as the HBA 2023 in relation to the challenges facing industrial activities and land.<sup>14</sup>

<sup>11</sup> HBA 2023, pages 130-131

<sup>12</sup> HBA 2023, page 202

<sup>13</sup> HBA 2023, page 206

<sup>14</sup> FDS, pages 32-34, 52-53

### 3.2 Overview of the HIZ, LIZ and GBZ as business land suitable for low density uses

50. Part 2 of the RMA sets out the purpose of the Act which is to promote the sustainable management of natural and physical resources. Sustainable management includes managing the use, development, and protection of natural and **physical resources** in ways that “... enables people and communities to provide for their social, **economic**, and cultural well-being and for their health and safety while –...<sup>15</sup> “ [emphasis added]
51. Industrial and commercial activities provided for within the HIZ, LIZ and GBZ play an important role in Auckland’s economy, both in terms of providing employment opportunities but also in providing goods and services needed at a local, regional and national level. In turn this enables Auckland’s communities and people to provide for their social and economic well-being. This is recognised in the AUP Regional Policy Statement (**RPS**), in particular in Chapter B2.5.
52. While it will be important for new areas to be zoned HIZ, LIZ or GBZ in the future to ensure capacity meets expected demand, it is also important the existing HIZ, LIZ and GBZ areas are retained and able to operate and function efficiently. For many industrial and commercial activities within these zones significant cost, resources and infrastructure have been built up over time to meet the operational and functional needs of the activity.
53. Different industrial and commercial businesses that operate within these zones will each have different needs and varying land requirements, but there are some common characteristics. For example, these activities often require large flat sites that can accommodate:
- large warehouse type buildings and manufacturing plants with ground level access for vehicles
  - large outdoor hardstand areas for storage, loading, parking and manoeuvring heavy vehicles/equipment
  - on-site methods to internalise and mitigate adverse effects generated by the activity e.g. separation distances between noxious and sensitive activities, acoustic and visual screening.
54. Good access to transport networks, especially freight networks is also important e.g. access to arterial roads, motorways, rail sidings for freight.
55. Some sites may accommodate a single business such as a storage/distribution centre, a manufacturing business, a single large format retailer or supermarket, while other sites may accommodate multiple businesses in smaller business units.
56. Industrial and commercial buildings within the zones are often a single level, but with a high stud to accommodate plant, machinery and storage requirements. Multi-level buildings are generally not necessary, practical or cost-effective. Where buildings are more than one level this may be to accommodate activities associated with the primary industrial activity (e.g. office).

<sup>15</sup> RMA section 5

57. It should be noted that qualifying matter 771(i), as set out in the RMA is about the supply/capacity of business land suitable for low density uses rather than about avoiding adverse effects that may be generated by such uses.
58. A description of the three zones is below and includes examples of typical sites and buildings within the zones that are located within walkable catchments. Section 3.2 contains a description of the zones relevant objectives, policies and rules.

### **Heavy Industry Zone (HIZ)**

59. The HIZ provides for industrial activities that may produce objectionable odour, dust and noise emissions. Activities that do not support the primary function of the zone or that may unreasonably constrain the efficient operation of industrial activities are avoided.
60. The zone is a low air quality area and activities sensitive to air discharges and activities sensitive to noise are not appropriate in the zone. Notably most residential activity is prohibited. Provisions are more enabling for heavy industrial activities in terms of air discharge or permitted noise levels, both within the zone and at the interface with other zones.
61. Only limited small scale retail or offices accessory to an industrial activity are permitted and most other activities are non-complying.
62. The location or intensification of activities sensitive to industrial activities in or in proximity to the HIZ can cause or increase adverse reverse sensitivity effects on the efficient operation, use and development of industrial activities enabled in the zone. The AUP GIS Viewer/planning maps usually situates a “sleeve” of LIZ around the HIZ to provide a buffer between the HIZ and other zones that are more sensitive to industrial activities. This helps reduce the risk of adverse reverse sensitivity effects on the HIZ.
63. Industrial activities provided for in the HIZ are often low density in nature and typically require large, flat sites that are able to accommodate land-extensive activities.
64. The zone is often located close to key freight routes. Buildings are expected to have a mainly functional standard of amenity. Zone standards manage the built form in order to manage adverse effects on the environment and the amenity of adjacent sites, in particular sites that are a residential or open space zones or the Special Purpose – Māori Purpose or the Special Purpose – School zones.
65. The examples below show three different locations of the HIZ located within or adjacent to a Policy 3(c) walkable catchment. The AUP maps show the HIZ in dark purple. Aerials (from AUP maps) and street views (from Google Maps) demonstrate the extensive land use and typical building typologies for the zone.

Figure 1: Example of HIZ area in Manu / Titi Streets, Ōtāhuhu. On a large site, Manu Industrial estate contains a number of large warehouses - leased to various businesses. Warehouses are typically single level with high stud, large yards and working canopy areas, some with two level attached office space. Within Ōtāhuhu train station walkable catchment.

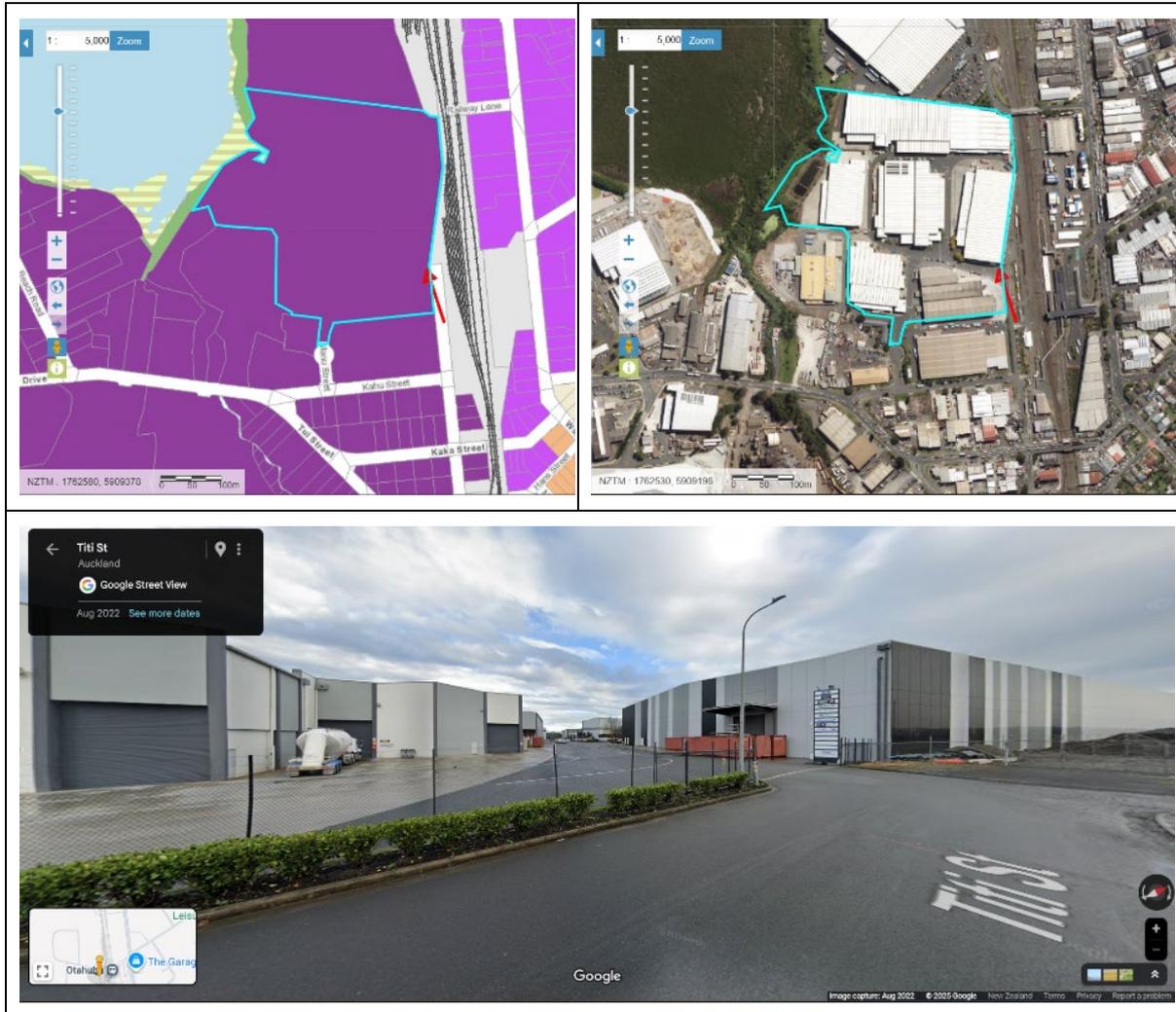


Figure 2: HIZ at Westbrook Avenue, Takanini. Tegel factory on right, on large site. Example of over height buildings. Consent granted in 2021 for new silos at rear ranging from 26m to 31m. On left appears to be one and two storey buildings with yards used for various purposes. Appears to be a number of car wreckers in the general HIZ area.

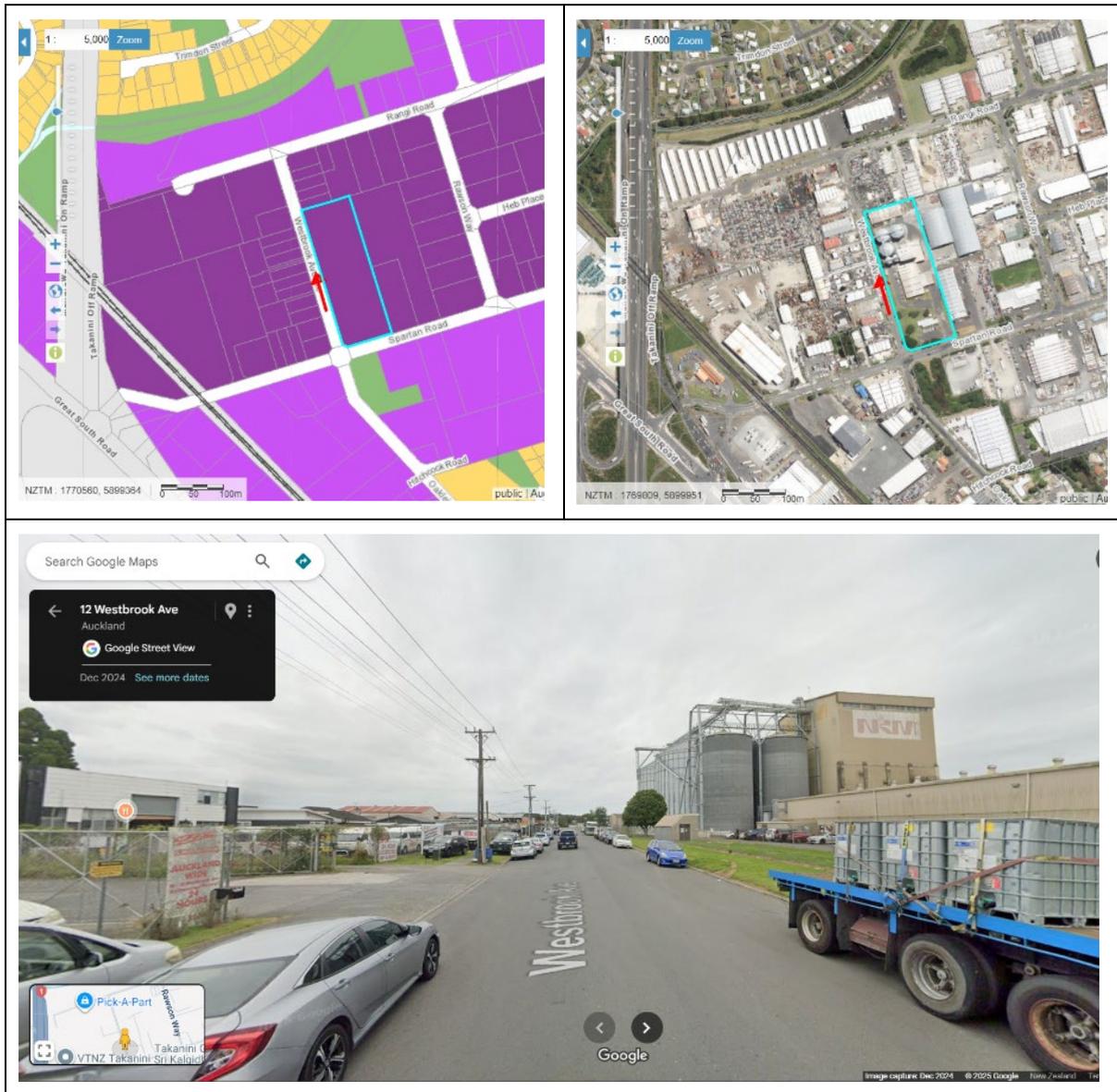
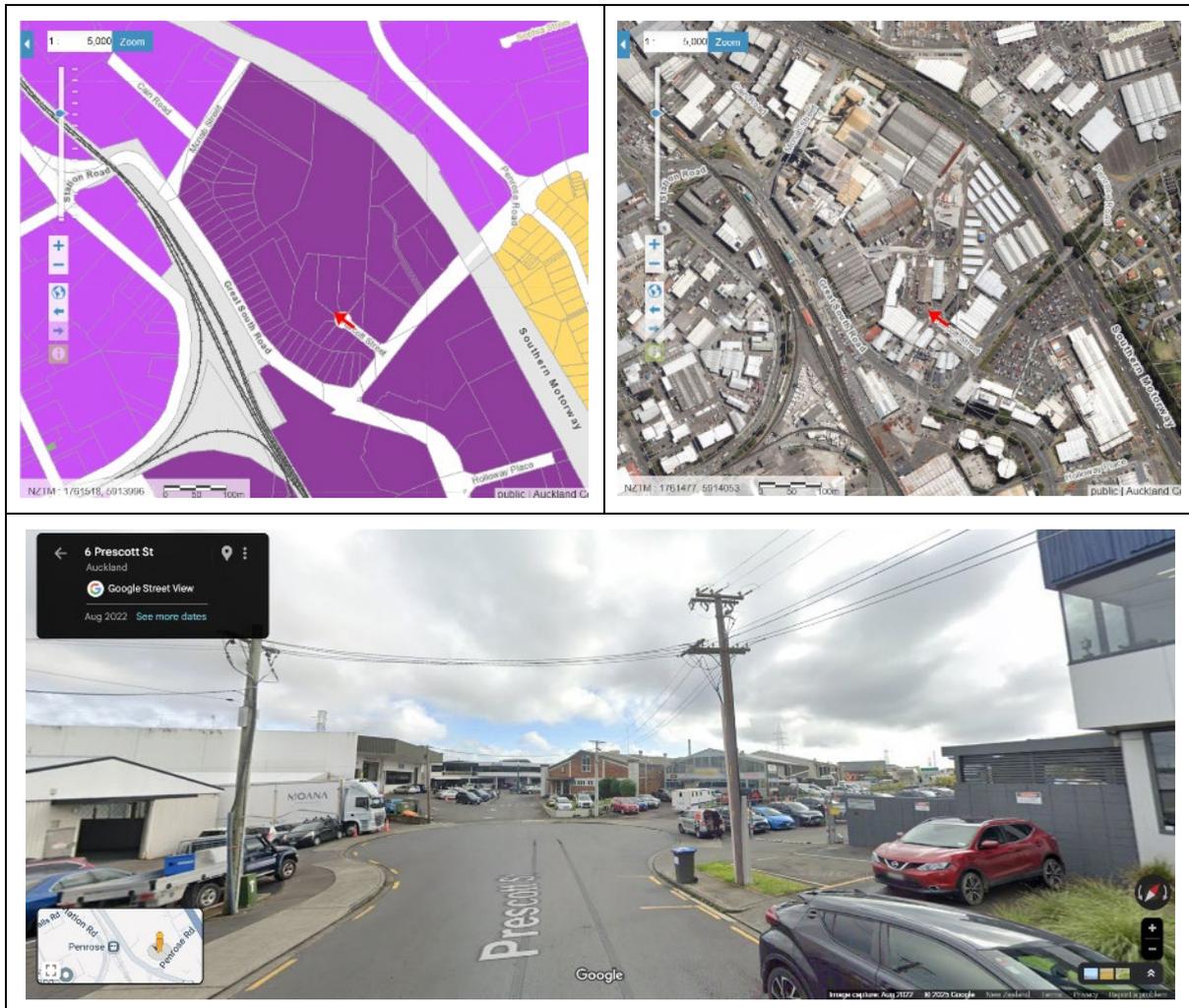


Figure 3: Example of HIZ in Prescott Street, Penrose. Example of slightly smaller site sizes in older industrial area. Buildings appear to be a combination of single storey (smaller or with higher stud), or 2 storeys attached to warehouses. In centre appears to be a standalone 2 storey building. Within the Penrose train station walkable catchment.



### Light Industry Zone (LIZ)

66. The LIZ provides for industrial activities that generally do not generate objectionable odour, dust or noise. This includes manufacturing, production, wholesalers, logistics, storage, transport and distribution activities.
67. The anticipated level of amenity is lower than the GBZ, Business – Mixed Use Zone (**MUZ**) and the centres zones. The zone is a medium air quality area and due to the industrial nature of the zone, activities sensitive to air discharges are generally not provided for. Most residential activity is a non-complying activity.
68. Commercial activity is limited to activities not compatible with centres (such as motor vehicle sales, garden centres and trade suppliers) and accessory retail and offices.
69. Other activities such as horticulture, animal breeding or boarding and tertiary education facilities (accessory to onsite industrial activities) are also permitted.

- 70. The establishment of activities that may compromise the efficiency and functionality of the zone for light industrial activities is avoided. Activities within 100m of the HIZ which may compromise the HIZ are also restricted.
- 71. Like the HIZ, LIZ standards manage the built form in order to manage adverse effects on the environment and the amenity of adjacent sites, in particular sites that are a residential or open space zones or the Special Purpose – Māori Purpose or the Special Purpose – School zones.
- 72. The examples below show three different locations of the LIZ within or adjacent to a Policy 3(c) walkable catchment. The fourth example is LIZ within the Clause 4(1)(b) Morningside train station walkable catchment. The AUP maps show the LIZ in bright purple. The aerials (from AUP maps) and street views (from Google Maps) demonstrate the often extensive land use and typical building typologies for the zone.

*Figure 4: Example of LIZ area on corner of Great South Road, Station Road and Walls Road, Penrose. Older warehouses on right of train line, car sales yard centre right, and one and 2 storey buildings accommodating various industrial and non-industrial activities on left and centre left. Within Penrose train station walkable catchment.*



Figure 5: Example of LIZ area in Crum Avenue, New Lynn. Typically smaller one storey warehouse type buildings accommodating predominately automotive businesses. Within New Lynn Metropolitan or train station walkable catchments.



Figure 6: Example of LIZ used for transport logistics with large hardstand areas and single level buildings. Residential zone on opposite side of road. Within Otahuhu train station walkable catchment.





Figure 7: Example of LIZ on Taylors Road, Morningside. Buildings on left appear to be two storey buildings. Warehouse in centre background appears to have high stud and two storeys along road frontage. Trade supplier on right with outside storage yard, multiple accessways and large one storey building. Within Morningside walkable catchment.



### General Business Zone (GBZ)

- 73. The GBZ provides for larger scale business activities that are difficult to accommodate within centres, are more appropriately located outside of higher order centres or are already established in specific locations. Such activities include light industrial activities, large format retail, trade suppliers and to smaller offices.
- 74. The establishment of activities that may create an unplanned centre or that may compromise the function, role or amenity of the Business – City Centre Zone (**City Centre Zone**), Business – Metropolitan Centre Zone (**Metropolitan Centre Zone**) and Business – Town Centre Zone (**Town Centre Zone**) is discouraged. Residential activity is also not envisaged due to the potential presence of light industrial activities and the need to preserve land for appropriate commercial and industrial activities.
- 75. The GBZ is expected to have a higher level of amenity than the LIZ or HIZ. New development within the zone requires assessment in order to ensure that it is designed to a good standard.
- 76. The examples below show three different locations of the GBZ within or adjacent to a Policy 3(c) walkable catchment. The AUP maps show the GBZ in purple stripes. The aerials (from AUP maps) and street views (from Google Maps) demonstrate the extensive land used by some activities and typical building typologies for the zone.

Figure 8: Example of GBZ at Canaveral Drive looking towards Triton Drive, Rosedale. Standalone buildings appear to be 2-3 storeys.<sup>16</sup> Within Rosedale bus station walkable catchment.



<sup>16</sup> Note: Containers in centre of image are located on hill behind the building on Triton Drive.

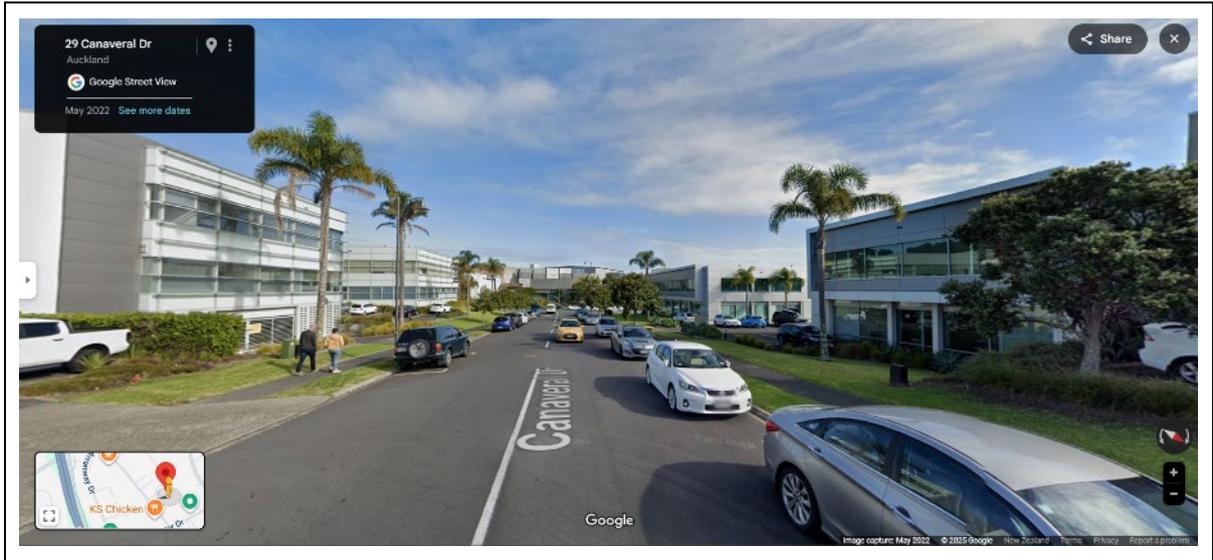


Figure 9: Examples of GBZ on Great North Road, New Lynn. National Mini Storage on left newly constructed five storey building (18.5m). On the right older one storey buildings accommodating a number of smaller businesses including automotive workshops. Within New Lynn Metropolitan Centre and train station walkable catchments.



Figure 10: Example of GBZ on Manukau Road, Pukekohe showing a combination of large format retail and smaller retail, with large at grade parking area. Buildings are one or two storeys. Within Pukekohe train station walkable catchment.



### Separation distances and reverse sensitivity

77. The use of separation distances (buffers) between incompatible industrial activities and sensitive activities is generally considered international best practice. The Ministry for the Environment (**MfE**) good practice guideline for assessing discharges to air from industry states that separation distances (buffers) are primarily intended to manage:

- the potential effects of unintended or accidental discharges
- the adverse effects of activities that cannot always be internalised without a separation distance, even with the adoption of best practice (for example, large quarries or landfills)
- reverse sensitivity effects.<sup>17</sup>

78. The MfE good practice guide provides a useful explanation of reverse sensitivity:

<sup>17</sup> Ministry for the Environment. 2016. *Good Practice Guide for Assessing Discharges to Air from Industry*. Wellington: Ministry for the Environment, pages 38-39.

*Reverse sensitivity occurs when sensitive activities, such as residential properties, are allowed to locate where they may be adversely affected by existing industrial or noxious activities. This has the adverse effect of limiting the ability of the industry or noxious activity to operate efficiently and with long-term certainty. Allowing sensitive activities to establish in close proximity to existing industry can potentially result in adverse effects on the health, safety or amenity values of people, as well as potentially adversely affecting the economic and safe operations of industries.<sup>18</sup>*

- 79. The potential for reverse sensitivity effects to arise can also make it more difficult or less desirable for new industrial activities to locate in the HIZ, LIZ or GBZ (e.g. increase in complaints from residents; difficult to get new resource consents, especially an air discharge consent which takes into account the sensitivity of the receiving environment).
- 80. Some existing locations of the zones may be more prone than others to some level of reverse sensitivity due to the way Auckland has grown over time, and previous planning decisions that have allowed sensitive activities to locate in proximity to existing industrial activities. Residential intensification may exacerbate reverse sensitivity problems where a residential zone is already located within proximity to either the HIZ, LIZ or GBZ.
- 81. While all three zones have the potential to be adversely affected by reverse sensitivity issues, the HIZ is particularly susceptible. This is recognised in the AUP objectives and policies, rules and methods used. See section 4 of this report.
- 82. It is noted that the Proposed Auckland Unitary Plan (**PAUP**) initially proposed the Air Quality – Sensitive Activity Restriction Overlay around some HIZ areas to protect the HIZ from reverse sensitivity by avoiding the location or intensification of activities sensitive to air discharges within the overlay area. However this overlay was not supported through the PAUP hearing process and was not included in the AUP.

**Location of the HIZ, LIZ and GBZ**

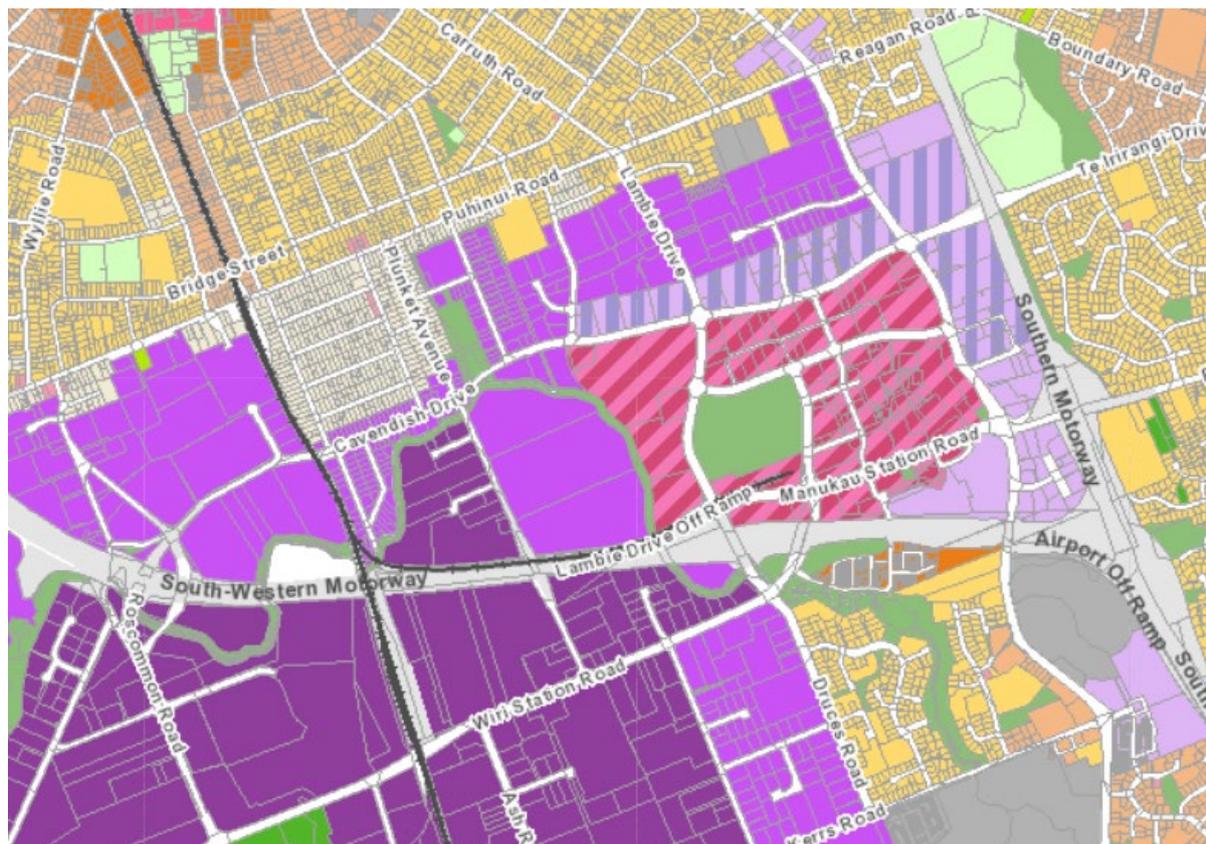
- 83. The HIZ, LIZ and GBZ are located across Auckland with larger concentrations in some areas. The HIZ, LIZ and GBZ are shown on the AUP GIS Viewer using the following notations.

	Business - Heavy Industry Zone (HIZ)
	Business - Light Industry Zone (LIZ)
	Business - General Business Zone (GBZ)

- 84. The map below of Manukau Metropolitan Centre and surrounds shows how the HIZ, LIZ and GBZ are shown in the AUP GIS Viewer.

<sup>18</sup> Ministry for the Environment. 2016. *Good Practice Guide for Assessing Discharges to Air from Industry*. Wellington: Ministry for the Environment, page 34

Map 1: Example showing HIZ, LIZ and GBZ in the AUP GIS Viewer<sup>19</sup>



85. There is approximately 1844.8 hectares<sup>20</sup> of HIZ land, located in limited locations across Auckland, with most areas located in central or south Auckland.<sup>21</sup> There are only three smaller areas in west Auckland,<sup>22</sup> and one in north Auckland.<sup>23</sup> Most of the HIZ areas are well established and all but one (Glenbrook) are located within the rural urban boundary (RUB).
86. HIZ areas are generally large areas capable of internalising their adverse effects, such as Penrose/Onehunga, East Tamaki, Ōtāhuhu, Wiri, and Papakura. These large areas provide for an agglomeration of industrial activities.
87. As noted in Table 2 above, four Policy 3(c) walkable catchments contain HIZ sites – Otāhuhu, Manukau, Penrose and Takanini. There is approximately 286.4 hectares of HIZ within a walkable catchment, which accounts for approximately 15.5 per cent of all HIZ.
88. There is approximately 4587.6 hectares<sup>24</sup> of LIZ land across Auckland. The LIZ is more widespread across Auckland as the zone interface is generally considered more compatible with residential zoning compared to the HIZ. The LIZ is typically used to sleeve the HIZ, forming a buffer between the HIZ and other more sensitive zones. There are also many LIZ

<sup>19</sup> Source: Operative AUP GIS Viewer, 29 July 2025

<sup>20</sup> Amount as of 30 July 2025. Rounded to one decimal place.

<sup>21</sup> Onehunga/Penrose, Mt Wellington, Ōtāhuhu, East Tamaki, Wiri, Takaanini, Papakura, Drury South, Glenbrook

<sup>22</sup> Rosebank Road/Avondale, Glendene and Te Atatu

<sup>23</sup> Silverdale

<sup>24</sup> Amount as of 30 July 2025. Rounded to one decimal place.

areas that are not located in proximity to the HIZ. Substantial areas of LIZ are located in East Tamaki, Wiri, Māngere/airport, Penrose, Wairau Valley and Rosedale.

89. As noted in Table 2 above, 31 walkable catchments contain LIZ sites (Policy 3(c) or Clause 4(1)(b) or (c)). This accounts for approximately 1167.1 hectares of LIZ land. This accounts for approximately 25.4 per cent of all LIZ.
90. Of these 31 walkable catchments, one is subject to Clause 4(1)(b) and one is subject to Clause 4(1)(c) of Schedule 3C. In the Baldwin Avenue walkable catchment there is just under 4 hectares of LIZ land. In the Morningside walkable catchment there is approximately 4.3 hectares of LIZ land. Combined these two walkable catchments account for just under 0.2 per cent of all LIZ.
91. There is approximately 370.2 hectares<sup>25</sup> of GBZ land across Auckland.
92. The GBZ is in limited locations across Auckland and is located primarily in areas close to the City Centre Zone, Metropolitan Centre Zone and Town Centre Zone or within identified growth corridors, where there is good transport access and exposure to customers. This includes established shopping centres or corridors with large format retail, such as in Lunn Avenue, Stoddard Road, Lincoln Road and Wairau Road. GBZ areas are usually a lot smaller than the HIZ or LIZ areas. In some instances the zone has been specifically applied to provide for activities that were already established through the legacy district plans.
93. As noted in Table 2 above, there are nine Policy 3(c) walkable catchments that contain GBZ sites. This accounts for approximately 159.5 hectares of GBZ land, which is approximately 43.1 per cent of all GBZ.

## **4. AUP approach to managing qualifying matter**

### **4.1 Objectives and policies (existing)**

94. The management approach in the AUP to provide sufficient land suitable for low density business uses (i.e. industrial activities and large scale commercial activities) is zone based i.e. the application of the HIZ, LIZ and GBZ in locations across Auckland. This is supported by Auckland-wide provisions, mapping and other methods. This approach includes:
  - RPS provisions in Chapters B2.2, B2.4 Residential Growth, B2.5 Commercial and industrial growth, B7.5 Air
  - District plan zone provisions in Chapters H14 GBZ, H16 HIZ and H17 LIZ
  - Auckland-wide regional or district plan provisions in Chapters E14 Air Quality [rp], E25 Noise and Vibration [dp] and E38 Subdivision – Urban [dp]
  - identifying the HIZ, LIZ and GBZ on the AUP maps
  - locating the LIZ around the HIZ to form a buffer between the HIZ and more sensitive zones

<sup>25</sup> Amount as of 30 July 2025. Rounded to one decimal place.

- directing and intensifying commercial and other activities in centres, thereby leaving the HIZ, LIZ and GBZ available for industrial and commercial activities better suited to those zones.

95. There are also precincts contained in Chapter I of the AUP that may relate to qualifying matter 771(i), especially where they seek to protect existing industrial activities from residential intensification and adverse reverse sensitivity effects. These precincts are not considered in this evaluation report but may be addressed in other evaluation reports.

96. This approach in the AUP was extensively addressed through the PAUP hearings process 2014 – 2016.

97. The AUP objectives and policies relating to industrial activities can be grouped into three broad outcomes:

- those seeking to enable and provide for industrial activities
- those seeking to manage potential adverse effects generated by the industrial activity e.g. effects on the natural environment, amenity of neighbouring zones or human health and safety
- those seeking to protect industrial activities or minimise potential adverse reverse sensitivity effects generated by sensitive or incompatible activities on the industrial activity.

98. In relation to commercial activities that are low density in nature the objectives and policies can be grouped into the following broad outcomes:

- those seeking to provide for larger scale business activities that are difficult to accommodate within centres, are more appropriately located outside of higher order centres or are already established in specific locations
- those seeking to manage potential adverse effects generated by the commercial activity e.g. effects on the natural environment, amenity of neighbouring zones, or in particular effects on the function and role of centres
- those seeking to protect or minimise potential adverse reverse sensitivity effects generated by sensitive or incompatible activities on industrial activities.

99. The AUP objectives and policies relevant in the consideration of the HIZ, LIZ and GBZ as qualifying matter 771(i) are contained in the following chapters of the AUP:

#### Chapter B Regional Policy Statement (RPS)

- B2.4. Residential growth
- B2.5. Commercial and industrial growth
- B7.5 Air
- Appendix 1 Structure plan guidelines

#### Chapter E Auckland-wide

- H14 Air quality
- E26 Noise and vibration

- H38 Subdivision - Urban

#### Chapter H Zones

- H14 Business – General Business Zone
- H16 Business – Heavy Industry Zone
- H17 Business – Light Industry Zone.

100. The relevant objectives and policies of each chapter are set out in Appendix 1.

### 4.2 Rules and methods (existing)

101. A number of rules and methods are used to implement these objectives and policies. Critical to these is the use of different activities statuses:

- to enable the activities appropriate within the zones
- to manage and restrict those activities that are inappropriate and incompatible with the purpose of the zones.

102. Key rules and methods are described below for each zone.

#### Chapter H16 Heavy Industry Zone

103. The HIZ provides for industrial activities as a permitted activity. It also provides for a limited number of other permitted land use activities. These are either accessory to the industrial activity (e.g. offices, retail, workers accommodation, tertiary education facilities), or those that provide specific goods and services for the local worker population (e.g. food and beverage, dairies and service stations). These other activities are usually limited to a relatively small scale, measured by gross floor area (GFA) or as a percentage of all buildings on a specific site.

104. Nearly all other land use activities are either non-complying or prohibited activities. These are activities that are sensitive to noise, air discharge or dust, or would generally compromise the integrity and functionality of the zone. Prohibited activities include dwellings and integrated residential development, retail greater than 450m<sup>2</sup> per site not otherwise provided for, and community facilities greater than 450m<sup>2</sup>.

105. There are only two restricted discretionary activities – emergency services or accessory offices that exceed the size thresholds. There are no discretionary activities. Activities not otherwise provided for are a non-complying activity.

106. The development of new buildings or additions and alterations to buildings is a permitted activity. Permitted standards apply to development to manage adverse effects on the environment or on the amenity of neighbouring residential and open space zones, or the Special Purpose – Schools Zone or the Special Purpose – Māori Purpose Zone. These standards include:

- Maximum building height: 20m<sup>26</sup>
- Height in relation to boundary: 6m + 35 degrees<sup>27</sup>

<sup>26</sup> H16.6.1

<sup>27</sup> H16.6.2

- Maximum impervious area within a riparian yard: 10 per cent of riparian yard<sup>28</sup>
- Minimum yards: front 2m, side 5m, rear 5m, riparian 10m, lakeside 30m, coastal protection 25m<sup>29</sup>
- Storage and screening.<sup>30</sup>

107. Infringement of these standards is a restricted discretionary activity and matters of discretion include effects on the amenity of neighbouring sites, the purpose of the standard being infringed and any policy relevant to the standard.<sup>31</sup>

### **Chapter H17 Light Industry Zone**

108. The LIZ provides for the same permitted activities as the HIZ. However it also provides for a wider range of other permitted land use activities. These include horticulture; animal breeding or boarding; emergency services; trade suppliers; show homes; drive through restaurants; garden centres; motor vehicle sales and marine retail. Wholesaler and storage and lock-up facilities are specifically provided for as permitted activities although these also fall within the nested definition of industrial activities.

109. Garden centres, motor vehicle sales and marine sales become a restricted discretionary activity where they are within 100m of the HIZ. This is in order to manage potential adverse reverse sensitivity effects that could inhibit or restrict the operation of heavy industrial activities within the HIZ.<sup>32</sup>

110. Some permitted activities also become a restricted discretionary activity where they are within 30m of a residential zone in order to manage potential adverse effects on the residential zone.<sup>33</sup>

111. Another example of how the zone uses different activities statuses to manage potential adverse effects such as reverse sensitivity and to maintain the integrity of the zone can be seen in the three different activity status' that apply to offices:

- Permitted - for offices that are accessory to primary activity on the site if they do not exceed a specific GFA.
- Restricted discretionary - for offices that are accessory to primary activity on the site if they exceed the specified GFA. Matters of discretion require consideration of potential reverse sensitivity effects which could inhibit or discourage light industry from operating in the LIZ, and whether the activity would reduce the available opportunities for light industry to operate in the LIZ.
- Non-complying for offices not otherwise provided for.

112. Compared to the HIZ the LIZ has fewer non-complying activities, but more discretionary activities. Most residential activities are still non-complying as are activities not provided for. Discretionary activities include various community activities such as care

<sup>28</sup> H16.6.3

<sup>29</sup> H16.6.4

<sup>30</sup> H16.6.5

<sup>31</sup> H16.8.1(3)

<sup>32</sup> See matters of discretion H17.8.1(3)

<sup>33</sup> See matters of discretion H17.8.1(1). Activities include bars and taverns (only those up to 120m<sup>2</sup> GFA per site), drive through restaurants; outdoor eating areas accessory to restaurants (only those up to 120m<sup>2</sup> GFA per site); animal breeding or boarding.

centres, recreation facilities, hospitals and community facilities up to 450m<sup>2</sup>. Commercial services and entertainment facilities are also discretionary activities. Unlike the HIZ no activities are prohibited in the LIZ.

113. Like the HIZ the development of new buildings or additions and alterations to buildings is a permitted activity. The same standards that apply to development within the HIZ also apply to permitted and restricted discretionary activities within the LIZ. These are generally to manage adverse amenity effects on neighbouring zones in particular residential and open space zones. Also like the HIZ infringement of these standards is a restricted discretionary activity and the same matters of discretion apply.

#### **Chapter H14 General Business Zone**

114. The GBZ provides for industrial activities as a permitted activity, except for waste management facilities which is a non-complying activity.
115. The zone provides for some permitted commercial and/or community activities, some of which depends on GFA. Permitted activities include:
- garden centres, marine retail, motor vehicle sales and trade suppliers
  - food and beverage, except where it forms part of an integrated development with more than 5 food and beverage activities, which is a restricted discretionary activity
  - recreation facilities.
116. Retail, supermarkets and offices are also managed based on GFA. For retail and supermarkets a larger GFA is generally more permissive while a smaller GFA is more restrictive.<sup>34</sup> In contrast for offices a smaller GFA is more permissive whereas a larger GFA is more restrictive.<sup>35</sup>
117. Offices are also managed based on GFA; however it is smaller offices that are permitted (up to 500m<sup>2</sup> GFA per site) with larger offices being a discretionary activity (greater than 500m<sup>2</sup> GFA per tenancy).
118. Department stores are a restricted discretionary activity regardless of GFA.
119. The purpose of these restrictions is to avoid adverse effects on the role and function of centres. It also helps to ensure that the zone has sufficient capacity to provide low density and land extensive activities, such as large format retail and industrial activities.
120. Residential activities are not anticipated in the zone, and all are a non-complying activity. This is to avoid reverse sensitivity effects on industrial activities and to ensure the zone retains sufficient capacity for more land extensive activities.
121. Most community activities such as care centres,<sup>36</sup> education facilities, hospitals and healthcare facilities, community activities etc are a discretionary activity.
122. Unlike the LIZ and HIZ new buildings in the GBZ are a restricted discretionary activity. This reflects the higher level of amenity that is anticipated in the GBZ, and reflects

<sup>34</sup> GFA is per tenancy. For retail greater than 450m<sup>2</sup> is permitted, 200m<sup>2</sup> – 450m<sup>2</sup> is discretionary, 200m<sup>2</sup> or less is non-complying (H14.4.1(A22-A24)). For supermarkets greater than 450m<sup>2</sup> is restricted discretionary, 450m<sup>2</sup> or less is discretionary (H14.4.1(A26-A27)).

<sup>35</sup> GFA is per site rather than tenancy. Up to 500m<sup>2</sup> is permitted, greater than 500m<sup>2</sup> is discretionary (H14.4.1(A20-A21))

<sup>36</sup> Includes childcare centres

the approach taken for the other business zones (e.g. centre zones). Some alterations and additions to existing buildings are permitted depending on the size of the alteration/addition. Otherwise this is also a restricted discretionary activity.

123. Similar to the LIZ some otherwise permitted activities become a restricted discretionary activity where they are within 30 metres of a residential zone.<sup>37</sup> This is to manage adverse effects on the residential zone.
124. Development standards apply to all permitted and restricted discretionary activities and include:
- maximum building height: 16.5m<sup>38</sup>
  - minimum yards: side and rear 3m where adjoins a residential zone or Special Purposes – Māori Purpose Zone, riparian 10m, lakeside 30m, coastal protection 25m. Additional requirements for the type of planting required for side and rear yards<sup>39</sup>
  - landscaping: a landscape buffer of 2m in depth required along street frontage between the street and parking, loading or service area if these areas are visible from the street. Additional requirements for the type of planting required in this landscape buffer.<sup>40</sup>
  - maximum impervious area within a riparian yard: 10 per cent of riparian yard<sup>41</sup>
  - wind: only applies to buildings greater than 25 metres in height and includes various wind speeds/gusts that must not be exceeded. The purpose of this standard is to mitigate the adverse wind effects generated by tall buildings. This standard applies to all the centre zones.<sup>42</sup>
  - height in relation to boundary (HIRB): unlike the HIZ and LIZ, HIRB in the GBZ various depends on the adjacent residential, open space or special purpose zone. HIRB ranges from 2.5m, 3m, 4.5m or 6m with a 45 degree recession plane, or 8m with a 60 degree recession plane.<sup>43</sup>
125. Infringement of these standards is a restricted discretionary activity and matters of discretion when assessing an infringement are similar to the HIZ and LIZ. Assessment criteria for other restricted discretionary activities tend to focus on the design and location of buildings and parking areas; the compatibility of the effects of intensity and scale of the development; effects on amenity values (existing and planned future amenity) of the surrounding area including streets, open space and residential zones; and the functional requirement of the activity in question.<sup>44</sup>

<sup>37</sup> Activities include bars and taverns; drive-through restaurants; outdoor eating areas accessory to restaurants; entertainment facilities

<sup>38</sup> H14.6.1

<sup>39</sup> H14.6.3

<sup>40</sup> H14.6.4

<sup>41</sup> H14.6.5

<sup>42</sup> H14.6.6

<sup>43</sup> Table H14.6.2.1

<sup>44</sup> See H14.8 for all matters of discretion and assessment criteria.

## **Chapters E14 Air Quality, E25 Noise and Vibration, and E38 Subdivision - Urban**

126. Auckland-wide rules are an important aspect of the management of HIZ, LIZ and GBZ. While many Auckland-wide rules will apply to the HIZ, LIZ and GBZ, Chapter E14 Air Quality and Chapter E25 Noise and Vibration are particularly important. Chapter E38 Subdivision – Urban is also important, especially for the HIZ and LIZ.

### Chapter E14 Air Quality

127. Chapter E14 contains regional plan provisions. E14.1 Description states:

*These provisions relate to the management of air quality. The range of residential, commercial and industrial land uses means there needs to be greater focus on the management of individual discharges to air from various sources and the separation of incompatible land uses. Industrial processes and their operation need to be recognised because they cannot avoid discharging contaminants into air. Their effects need to be managed using suitable control technology and on-site management techniques. These industries also need to be located in appropriate areas.*

128. The air quality rules use different categories of “air quality areas” and ambient air quality targets to both enable specific activities in certain locations that generate noxious emissions while also managing adverse effects of these. Air quality areas relevant to the HIZ, LIZ and GBZ are:

- HIZ: Low air quality area – dust and odour area (Industry)
- LIZ: Medium air quality area – dust and odour area (Industry)
- GBZ: High air quality area – dust and odour area. This air quality category also applies to all centre zones and all residential zones.

129. There are many different activities listed in the activity table relating to air discharge (Table E14.4.1). The activity status for each activity is listed for each air quality area. In many instances the activity status is the same regardless of which air quality area it applies to. However in some instances the activity status for the high air quality area is more restrictive than for the medium or low air quality area. Approximately 20 per cent of all activities listed have a different activity status (less restrictive) for the low or medium air quality area compared to the high air quality area. Only a few activities have a different activity status between the medium and low air quality areas.

130. There are a variety of standards that must be complied with for any permitted, restricted discretionary or discretionary activities.

131. Sensitivity of receiving environment and separation distances between the activity and any sensitive land uses is a key matter of discretion for restricted discretionary activities.

### Chapter E25 Noise and Vibration

132. Chapter E25 Noise and Vibration contains district plan provisions. Rules within Chapter E25 seek to control the levels of noise and vibration created by activities to limit the adverse effects of noise and vibration on amenity values, human health and to protect existing noisy activities from reverse sensitivity effects.

133. All activities that comply with the relevant permitted activity standards are a permitted activity. If an activity does not comply with the permitted standards, then it becomes a restricted discretionary activity.
134. The standards apply different maximum noise level ratings depending on the zone or for noise sensitive spaces within some zones. Different noise level ratings also apply to the interface between different zones.
135. The maximum noise level is 70dB  $L_{Aeq}$ <sup>45</sup> in the HIZ and 65dB  $L_{Aeq}$ <sup>46</sup> in the LIZ and GBZ. Each of these noise levels apply when measured within the boundary of any other site within the same zone and at all times.
136. Specific noise levels also apply to “noise sensitive spaces” (e.g. sleeping areas/bedrooms) within certain zones, including the HIZ, LIZ, City Centre, Metropolitan Centres and Town Centre zones.<sup>47</sup> These standards also require internal acoustic insulation and residential dwellings be mechanically ventilated and/or cooled. This means that noise arising from other activities within the zones can be effectively mitigated (i.e. windows can remain shut to manage noise).
137. These standards recognise that activities generally provided for by these zones may generate greater noise but also provide an acceptable level of sleep protection where residential activities are located within the zone (e.g. workers accommodation in HIZ and LIZ).
138. Different noise level ratings are also provided for at the interface between different zones.<sup>48</sup> The noise level ratings at the interface between business zones and all other zones is less than the amount allowed with the HIZ, LIZ or GBZ, but more than allowed within residential zones. In effect this means activities within the HIZ, LIZ and GBZ that are in proximity to a residential zone will likely have to internalise or mitigate adverse noise effects more than if they were located away from a residential zone. However it also means that residential zones located in proximity to the HIZ, LIZ or GBZ will have to accept a slightly lower level of amenity in terms of noise effects.
139. There are three location specific exemptions from the interface noise levels.<sup>49</sup> These apply to the HIZ or LIZ/residential zone interface. Each of these exemptions seek to protect existing industrial activities from reverse sensitivity.

#### Chapter E38 Subdivision – Urban

140. For all three zones, subdivision in accordance with the relevant standards is generally a restricted discretionary activity.<sup>50</sup> The minimum site sizes are listed in the table below. Subdivision that does not comply with these is a non-complying activity.<sup>51</sup>

<sup>45</sup> E25.6.5

<sup>46</sup> E25.6.5 and E25.6.6

<sup>47</sup> Table E25.6.10.1

<sup>48</sup> Table E25.6.19.1

<sup>49</sup> Table E25.6.19(2)

<sup>50</sup> Table E38.4.3 (A33), (A34), (A35)

<sup>51</sup> Table E38.4.3 (A36)

Table 3: Minimum net site size and frontage for vacant site subdivision<sup>52</sup>

	HIZ	LIZ	GBZ
<b>Minimum net site size</b>	2000m <sup>2</sup>	1000m <sup>2</sup>	200m <sup>2</sup>
<b>Minimum average site size</b>	5000m <sup>2</sup>	2000m <sup>2</sup>	N/A
<b>Minimum frontage</b>	20m	20m	N/A

141. These minimum site sizes for the LIZ and HIZ are the largest of all the business zones and reflect the large site sizes often needed by industrial activities. Subdivision of existing large sites, especially within the HIZ, can reduce the supply of large sites and reduce opportunities for future industrial activities.

142. On the other hand, while the GBZ often provides for activities that are more land extensive (e.g. large format retail), the minimum site size is only 200m<sup>2</sup> which generally aligns with that of the various centre zones.

#### Locations of zones as a method

143. A key method used in the AUP to manage the qualifying matter is the use of the LIZ located as a “sleeve” around the HIZ where possible. This is to form a buffer between the HIZ and more sensitive zones. While the location of some of Auckland’s HIZ areas is less than desirable in terms of providing sufficient separation distances between noxious activities and sensitive activities, the use of the LIZ as a buffer provides at least some level of separation between incompatible activities.

## 5. Development of Options

144. Section 32 of the RMA requires an examination of the extent to which the objectives of the proposal being evaluated are the most appropriate way to achieve the purpose of the RMA. The overall objective (purpose of the proposal) of Plan Change 120 has two key objectives – it proposes:

- measures to better manage significant risks from natural hazards region-wide; and
- an amended approach to managing housing growth as a result of no longer incorporating the medium density residential standards (MDRS), but providing for intensification in a way that complies with clause 4 of Schedule 3C of the RMA by:
  - providing at least the same amount of housing capacity as would have been enabled if Plan Change 78: Intensification (PC78), as notified, was made operative, including by providing for additional intensification along selected Frequent Transit corridors and modifying zoning in suburban areas through an amended pattern of Residential - Mixed Housing Urban and Mixed Housing Suburban zones;

<sup>52</sup> From Table E38.9.2.3.1

- enabling the building heights and densities specified in clause 4(1)(b) and (c) of Schedule 3C of the RMA within at least the walkable catchments of Maungawhau (Mount Eden), Kingsland, Morningside, Baldwin Avenue and Mount Albert Stations;
- giving effect to Policy 3 (c) and (d) of the National Policy Statement on Urban Development 2020 (NPS-UD) through intensification in other walkable catchments and land within and adjacent to neighbourhood, town and local centres;
- enabling less development than that required by clause 4(1)(b) and (c) of Schedule 3C or Policy 3 of the NPS-UD where authorised to do so by clause 8 of schedule 3C.

Section 32 requires a range of options to be considered.

145. Because qualifying matter 771(i) is potentially represented by three zones a number of different options have been evaluated in this section 32 and Schedule 3C assessment of the qualifying matter:

- the application of Policy 3 to the HIZ, LIZ and GBZ (Options A1-A3 and B1-B3)
- the application of Clause 4(1)(b) and (c) of Schedule 3C to LIZ (Options C1-C3)
- the application of Policy 3 and Clause 4(1)(b) and (c) of Schedule 3C to other zones adjacent to the HIZ, LIZ and GIZ (Options D1-D3).

### **Evaluation of options**

146. To determine the most appropriate response for HIZ, LIZ and GBZ zones as a qualifying matter, each of the options needs to be evaluated in the context of the objectives and of clause 4(1)(b) or (c) of Schedule 3C of the RMA and policy 3 of the NPS-UD.

### **5.1 Application of Policy 3(c) and Clause 4(1)(b) and (c) of Schedule 3C to the HIZ, LIZ and GBZ**

147. Clause 4(1)(d) of Schedule 3C of the RMA requires the council must amend the AUP to give effect to Policy 3 of the NPS-UD.

148. Clause 4(2) and Clause 8(1)(a) of Schedule 3C allows the council to be less enabling of this requirement in any zone in the urban environment, but only to the extent necessary to accommodate a qualifying matter specified in section 771(a) to (i). This includes the HIZ, LIZ and GBZ as qualifying matter 771(i).

149. Policy 3(a) and (b) are not relevant in this evaluation because they apply to the City Centre and Metropolitan Centre zones. Policy 3(c)(ii) is also not relevant in this evaluation because the HIZ, LIZ and GBZ are not located within the walkable catchment around the City Centre Zone.

150. As identified in Table 2 there are areas of HIZ, LIZ and GBZ that are located within walkable catchments around existing and planned rapid transit stops and Metropolitan Centre Zones, therefore Policy 3(c)(i) and (iii) are applicable and are addressed in the evaluation below.

151. It is considered the HIZ, LIZ and GBZ already give effect to Policy 3(d), and therefore no further amendments are required. The zones already enable an urban form which generally reflects the level of commercial activity and community services provided in any adjacent centres. The council's approach to Policy 3(d) in other zones and what it considers to be the appropriate building height and densities of urban form is discussed in the other section 32 reports. In summary residential intensification in and around various centres is proposed to meet the requirements of Policy 3(d).

152. The Baldwin Avenue and Morningside walkable catchments include areas of LIZ. Therefore Clause 4(1)(b) and (c) of Schedule 3C applies to the LIZ in these locations. Clause 8(1)(a) also allows the council to be less enabling of this requirement, but only to the extent necessary to accommodate a qualifying matter. This is addressed in the evaluation below.

### **Application of Policy 3(c) to the HIZ and LIZ**

153. The impact of applying Policy 3(c) to the HIZ and LIZ is considered below, including whether the required six storeys should be reduced in order to accommodate qualifying matter 771(i).

154. Policy 3(c) requires that at least six storeys is enabled in walkable catchments. This means that at a minimum six storeys **must** be enabled unless a qualifying matter reduces the height. In the application of Policy 3(c) building height greater than six storeys **may also** be provided for within walkable catchments, but Policy 3(c) does not require that more than six storeys **must** be enabled.

155. Two questions are considered below in relation to the application of Policy 3(c) to the HIZ and LIZ:

- Is it necessary to **not enable six storeys** within walkable catchments in the HIZ or LIZ in order to accommodate qualifying matter 771(i)?
- If the answer to the question above is no, then **should more than six storeys be enabled** in the HIZ or LIZ?

156. The intent of Policy 3(c) is to increase capacity (either residential or business) by providing for increased building height. It does this through the use of storeys rather than specifying a height in metres. The existing permitted zone height for both zones is 20 metres. Due to the nature of land use activities provided for by the zones, "storeys" is not a particularly relevant metric to enable industrial activities or to manage the effects of building height in these zones. I note that when notified, the PAUP expressed height limits in both metres and in a number of storeys for the residential and centres zones.<sup>53</sup> However the PAUP did not use storeys as a metric for the HIZ or LIZ and relied on expressing height limits in metres only.

157. While the operational requirements of a building will be different for each business within the HIZ or LIZ, buildings are often only one level. Generally industrial activities such as warehouses, manufacturing and storage facilities only require a single level building, but with a high floor to ceiling stud. This means a building may be a single level, but with a height in metres that is similar to a three or even four storey dwelling. Where a building may

<sup>53</sup> This use of storeys as a metric to manage building height was removed through the PAUP hearings process.

have more than one level (e.g. two or three levels) this is usually to accommodate accessory activities (e.g. offices). Often such a building is attached to a larger single level building (i.e. warehouse with attached offices). Other industrial activities may require extensive outside areas with only small or relatively few buildings. See Figures 1 - 7 for examples of existing buildings within the HIZ and LIZ.

158. Because “storeys” is not a particularly useful or relevant metric to manage building height within the HIZ and LIZ, it is considered most appropriate to adopt the same height in metres used by most other non-residential urban zones (e.g. centre zones) as a measurement to enable six storeys. PC120 proposes 22 metres as the appropriate height to enable six storeys for most of the centre zones. This is discussed in more detail, including the reasoning, in other section 32 reports.

159. Therefore for the purposes of applying Policy 3(c) to the HIZ and LIZ, 22 metres is considered to be the relevant building height that must at least be provided for unless it would adversely affect the ability of the zones to provide sufficient land suitable for low density business uses (i.e. to accommodate qualifying matter 77I(i)).

160. As noted, the existing permitted height for the zones is 20 metres, which means the minimum increase required by Policy 3(c) is only an additional two metres. While enabling an additional two metres of height is not likely to significantly increase capacity within the zones, it is also not likely to adversely affect the qualifying matter for the following reasons:

- Unlikely to significantly increase risk of reverse sensitivity, especially for the HIZ which is mostly surrounded by the LIZ.
- Both zones have a strong policy and consenting framework to provide for low density business uses and to protect the integrity and purpose of the zones e.g. use of prohibited or non-complying activity status.
- A key reason for managing building heights within the HIZ and LIZ is to manage potential adverse amenity effects (e.g. visual dominance, shading), in particular adverse effects on adjacent lower density zones. Although amenity effects are not a qualifying matter as such, such effects can lead to an increased risk of reverse sensitivity. Although increasing the height in the HIZ and LIZ by two metres may result in some increased adverse amenity effects on adjacent zones, this is unlikely to be a significant increase from what is already enabled in the AUP. As building heights across large parts of Auckland change, especially in walkable catchments and along identified corridor, amenity values in Auckland’s urban areas are expected to change over time.<sup>54</sup>

161. Therefore it is considered the application of Policy 3(c) in the LIZ and HIZ does not need to be modified to accommodate these zones as qualifying matter 77I(i). This means that these zones do not need to be applied as a qualifying matter in relation to Policy 3(c).

162. Never-the-less the following options were considered to help inform this report. A high level costs and benefits analysis is contained in Table 4.

- Option A1: Apply NPS-UD Policy 3(c) as legislated in the HIZ and LIZ (six storeys/22m)

<sup>54</sup> Noting NPS-UD Objective 4 and Policy 6

- Option A2: Do not apply NPS-UD Policy 3(c) as legislated in HIZ and LIZ - retain existing zone heights (maximum permitted is 20m).
- Option A3: Apply NPS-UD Policy 3(c) height as legislated in HIZ and LIZ and amend HIZ and LIZ provisions (more restrictive activity status for some activities).<sup>55</sup>

163. Option A1 is the preferred option.

164. All three options are generally consistent with the NPS-UD objectives and policies, having either a positive or neutral level of effect on the outcomes sought by them, in particular Objectives 1 and 6(b)<sup>56</sup>, and Policies 1(b) and 3(c). The exception is that Option A2 is not consistent with Policy 3(c).

165. Option A1 is also considered to be generally consistent with the HIZ and LIZ objectives and policies in that:

- enabling an additional two metres building height may increase adverse amenity effects on adjacent residential or open space zones, however this is unlikely to be a significant increase
- enabling an additional two metres building height still enables industrial activities and development or at least will not detract from them
- enabling an additional two metres building height may increase the risk of reverse sensitivity on the zones, however this is unlikely to significantly increase the risk.

166. Options A2 and A3 are also generally consistent with the HIZ and LIZ objectives and policies in that industrial activities will be enabled, reverse sensitivity risks will not increase and adverse amenity effects on adjacent residential and open space zones will generally not increase significantly, if at all.

167. Overall costs and benefits of Option A1 are both considered to be low - in terms of supply and capacity of business land; and social, cultural, environmental and economic effects. See Table 4.

168. Option A2 is also considered to have relatively low costs and benefits, although there would be a slight increase in cost to supply / capacity of business land compared to Option A1.

169. Although Option A3 may better prevent other activities from encroaching into and reducing the capacity of land suitable for low density uses, it is considered to be overly restrictive, placing a high regulatory burden. This option would reduce the differences between the HIZ and LIZ and would remove or limit any flexibility to consider proposals on a case by case basis through the consenting process. Overall costs are considered to outweigh benefits.

170. Overall Option A1 is also considered to be the most efficient and effective option in achieving the objectives of PC120 because it enables the level of intensification within walkable catchments sought by Policy 3(c) and will contribute to a well-functioning urban environment.

<sup>55</sup> This option would also require new or amended objectives and policies to support changes to rules.

<sup>56</sup> Recognising the HBA 2023 and FDS 2023 conclusions on capacity, demand and challenges of LIZ and HIZ.

171. However it should be noted that there is limited up-to-date information available about either business land capacity and demand, or an understanding of whether the AUP provisions are currently delivering the outcomes sought by the HIZ or LIZ (i.e. Section 35 monitoring). If the council's next HBA shows there is insufficient supply/capacity of business land suitable for low density uses to meet demands, or results from the Section 35 monitoring shows the HIZ or LIZ provisions are not adequately "protecting" business land suitable for low density uses, then the HIZ and LIZ as qualifying matter 771(i) may need to be reconsidered, and amendments made to the AUP through a future plan change.

172. While it is considered that six storeys/22 metres required by Policy 3(c) needs to be enabled in the HIZ and LIZ, it is not considered appropriate to enable building heights of more than six storeys/22 metres within walkable catchments for the HIZ or LIZ for a number of reasons including:

- Unlikely to meaningfully increase capacity and supply of business land suitable for low density uses, noting industrial activities typically only require one or two levels and it is usually not practical or cost-effective to build multi-level facilities.<sup>57</sup>
- May result in adverse amenity effects on neighbouring zones (especially residential and open space) and therefore may increase reverse sensitivity risks and be inconsistent with HIZ and LIZ objectives and policies.
- AUP already provides a consenting pathway (restricted discretionary activity) for building height infringements; enabling appropriate consideration of assessment criteria, the effects of the height infringement; the site characteristics and the surrounding environment; along with the objectives and policies of the zones.
- May encourage the establishment of activities incompatible with the primary purpose of the zones, increasing pressure on the supply of land suitable for low density uses. This can potentially increase land values and result in industrial and land extensive commercial activities being disenfranchised by competing land uses.
- Industrial development at a scale and level would be enabled that may be inconsistent with Part 2 of the RMA.

173. Additional height in the LIZ is discussed in more detail below under the consideration of Clause 4(1)(b) and (c) of Schedule 3C requirements. Additional building heights in other zones within walkable catchments is addressed in other section 32 reports.

174. Proposed amendments to Chapters H16 HIZ and H17 LIZ to enable up to six storeys within walkable catchments are set out in section 5.4 below and Appendix 2.

### **Application of Policy 3(c) to the GBZ**

175. The impact of applying Policy 3(c) to the GBZ is considered below, including whether building heights of at least six storeys should not be enabled in order to accommodate qualifying matter 771(i).

176. As discussed above for the HIZ and LIZ, 22 metres is the council's preferred height for the centres zones for Policy 3(c). Therefore for the purposes of applying Policy 3(c) to the

<sup>57</sup> HBA 2023 and FDS 2023 do not demonstrate demand for significantly increased building heights with these zones and locations (i.e. walkable catchments).

GBZ, 22 metres is also considered the relevant height to enable unless it would adversely affect the ability of the zone to provide sufficient land suitable for low density business uses.

177. The existing GBZ building height is 16.5 metres, which means the increase required by Policy 3(c) is an additional 5.5 metres, making it a more substantial increase than for the HIZ and LIZ.
178. Similar to the LIZ, the GBZ provisions already enable increased building height through the use of the HVC.<sup>58</sup> This control does not currently apply to any sites zoned General Business.
179. Also similar to the HIZ and LIZ, the use of “storeys” as a metric is not applicable for many activities provided for by the GBZ. Again many activities provided for by the zone are only likely to require buildings that are one or two levels e.g. large format retail,<sup>59</sup> garden centres, trade suppliers, motor vehicle sales, marine retail and industrial activities. This means there may be limited uptake of any potential development capacity provided by enabling a greater building height.<sup>60</sup> See Figures 8 - 10 for examples of existing buildings in the GBZ.
180. It is noted that a core tenet of the GBZ is to provide for activities that may not be appropriate for, or are unable to locate in, centres. These activities are appropriate in the GBZ only when they do not adversely affect the function, role and amenity of the City Centre Zone, Metropolitan Centre Zone and Town Centre Zone. However any adverse effect on the function or role of centres is not a qualifying matter.
181. It is considered that enabling six storeys/22 metres in the GBZ, as required by Policy 3(c), there is a greater risk compared to the HIZ or LIZ, that this could potentially compromise the function and integrity of the GBZ.
182. Enabling building height up to 22 metres could encourage other activities to establish in the zone that are not low density in nature or that may be incompatible with industrial or low density commercial activities provided for by the zone (either existing or future). This could limit or reduce the capacity of low density business land in Auckland. For example if more residential activities were allowed to establish in the zone these would generally be incompatible with industrial activities which are permitted within the zone. Alternatively the zone could become more attractive to smaller retail activities or other businesses that would be better suited within centres. If the zone becomes a more attractive place for such activities to seek to establish in (and if such consents are granted) this could increase land values and put pressure on industrial activities to relocate to Auckland’s urban edge.
183. However this risk is considered to be relatively low due to the strong policy framework and a robust use of activity statuses in the existing GBZ provisions. See section 4.2 of this report for an outline of the zone provisions. These provisions should be sufficient to preserve land for low density industrial and commercial activities and to manage the establishment of incompatible activities.
184. Because it is considered that enabling six storeys (22 metres) will not adversely affect the function of the GBZ and its ability to provide business land suitable for low density

<sup>58</sup> H14.3 Policy (13) and H14.6.1 (building height standard)

<sup>59</sup> i.e. greater than 450m<sup>2</sup> GFA per tenancy

<sup>60</sup> Note that any new building within the zone is a restricted discretionary activity regardless of compliance with the permitted standards.

uses, it is not necessary to limit the six storeys required by Policy 3(c) in the zone. This means that the GBZ does not need to be applied as a qualifying matter in relation to Policy 3(c).

185. Never-the-less the following options were considered to help inform this report. A high level costs and benefits analysis is contained in Table 5.

- Option B1: Apply NPS-UD Policy 3(c) as legislated in GBZ (six storeys/22m)
- Option B2: Do not apply NPS-UD Policy 3(c) to GBZ - retain existing height (maximum permitted is 16.5m)
- Option B3: Apply Policy 3(c) to GBZ and amend GBZ provisions (more restrictive activity status for some activities).<sup>61</sup>

186. Option B1 is the preferred option.

187. All three options are generally consistent with the NPS-UD objectives and policies, having either a positive or neutral level of effect on the outcomes sought by them, in particular Objectives 1 and 6(b)<sup>62</sup> and Policies 1(b) and 3(c). The exception is Option B2 which is not consistent with Policy 3(c).

188. Option B1 is also considered to be generally consistent with the GBZ objectives and policies in that:

- enabling building height up to 22 metres may increase adverse amenity effects in some instances, however it is unlikely to significantly increase adverse effects on amenity of neighbouring sites<sup>63</sup>, natural environment and centres, noting the height of surrounding zones within walkable catchments will also increase. All new buildings and some alterations/additions to existing buildings require resource consent, and activities that could adversely affect the role and function of centres are still managed through robust AUP provisions.
- enabling building height up to 22 metres will still enable industrial and commercial activities within the GBZ, or at least will not detract from those activities
- enabling building height up to 22 metres is unlikely to significantly increase risk of reverse sensitivity on the GBZ, especially as height of surrounding zones will also be increased.

189. Options B2 and B3 are also generally consistent with the GBZ objectives and policies.

190. Overall costs and benefits of Option B1 are both considered to be relatively low - in terms of supply and capacity of business land, and social, cultural, environmental and economic effects. However these costs and benefits could increase depending on whether the AUP GBZ provisions are delivering the outcomes intended, and the level of development uptake of the increased height opportunities.

<sup>61</sup> This option would also require new or amended objectives and policies to support changes to rules.

<sup>62</sup> Recognising the HBA 2023 and FDS 2023 conclusions on capacity, demand and challenges facing large-format and industrial activities and land.

<sup>63</sup> Noting NPS-UD Objective 4 and Policy 6.

191. Although Option B3 may better prevent other activities from encroaching into and reducing the capacity of land suitable for low density uses, it is considered to be overly restrictive, placing a high regulatory burden with potentially limited benefit. This option could reduce the differences between the GBZ and LIZ and would remove or limit any flexibility to consider proposals on a case by case basis through the consenting process. This option could reduce the diversity of activities from locating within the zone in walkable catchments. Overall costs are considered to outweigh benefits.
192. Option B1 is also considered to be the most efficient and effective option in achieving the objectives of PC120 because it enables the level of intensification in walkable catchments as sought by Policy 3(c) and will contribute to a well-functioning urban environment.
193. As noted above for Option A1, there is limited up-to-date information available about the supply/capacity of the GBZ or what the expected demand is likely to be. Nor is there information about how the existing GBZ provisions are operating. If the council's next updated HBA shows there is insufficient supply/capacity to meet demands or results from the council's Section 35 monitoring shows the zone provisions are insufficient, then the GBZ as a potential qualifying matter may need to be reconsidered and amendments made to the AUP through a future plan change. In addition to this further monitoring is recommended to assess whether increasing the GBZ height in walkable catchments has an adverse effect on the overall capacity of business land suitable for low density uses.
194. While it is considered that six storeys/22 metres required by Policy 3(c) needs to be enabled in the GBZ, it is not considered appropriate to enable building heights of more than six storeys/22 metres within walkable catchments for the GBZ for similar reasons as set out above for HIZ and LIZ. Furthermore, enabling additional building height in the GBZ may have an adverse effect on the role and function of centres. This would be inconsistent with the AUP centres hierarchy approach and relevant objectives and policies.
195. Proposed amendments to Chapter H14 GBZ to enable up to six storeys within walkable catchments are set out in section 5.4 below and Appendix 2.

**Application of Clause 4(1)(b) and (c) of Schedule 3C to LIZ sites within Baldwin Avenue and Morningside walkable catchments**

196. Clause 4(1)(c) of Schedule 3C requires enabling building heights of at least 10 storeys in two specific walkable catchments, including Baldwin Avenue. Clause 4(1)(b) of Schedule 3C requires enabling at least 15 storeys in three specific walkable catchments, including Morningside. These requirements may only be modified to the extent necessary to accommodate a qualifying matter (as set out in Clause 8(1) of Schedule 3C).
197. The intent of Clause 4(1)(b) and (c) of Schedule 3C is to enable greater intensification (heights and densities) commensurate with the greater of likely future demand for housing and business use, or accessibility to business and services in the specifically named walkable catchments.

198. As previously noted, the Baldwin Avenue walkable catchment has just under four hectares of LIZ land, made up of five properties. The Morningside walkable catchment has approximately 4.3 hectares of LIZ land, made up of 17 properties.<sup>64</sup>
199. The following options were considered. A high level costs and benefits analysis is contained in Table 6.
- Option C1: Apply in full Clause 4(1)(b) and (c) of Schedule 3C in LIZ – enable up to 10 storeys in Baldwin Avenue walkable catchment and up to 15 storeys in Morningside walkable catchment.
  - Option C2: Apply in part Clause 4(1)(b) and (c) of Schedule 3C in LIZ – reduce the 10 storeys in Baldwin Avenue and 15 storeys in Morningside walkable catchments requirements but enable up to six storeys as required by Policy 3(c) and Clause 4(1)(d) of Schedule 3C.
  - Option C3: Apply in full Clause 4(1)(b) and (c) of Schedule 3C in full in LIZ (i.e. enable up to 10 storeys) and amend LIZ provisions (more restrictive activity status for some activities).<sup>65</sup>
200. Option C2 is the preferred option.
201. As set out above in Option A1, it is concluded that enabling permitted building heights up to six storeys / 22 metres as required by Policy 3(c) is appropriate within the LIZ generally. This conclusion also applies to the Baldwin Avenue and Morningside walkable catchments.
202. However it is concluded that enabling up to 10 and 15 storeys respectively will likely have adverse effects on the function and efficiency of the LIZ, and the ability of the zone to supply land suitable for low density business uses in these specific locations. Therefore it is considered necessary to reduce the heights required by Clause 4(1)(b) and (c) in order to accommodate qualifying matter 77I(i) for the reasons set out below.
203. While these walkable catchments only provide a small per centage of Auckland's overall LIZ, they can provide important employment and business opportunities and access to the activities and services provided for by the zone in these locations. It is noted there are limited areas of LIZ in the Central Isthmus, and these are the only locations of LIZ in the Albert-Eden Local Board area.
204. As noted in section 3 above the council's latest HBA 2023 and FDS 2023 highlight there may be a shortfall of land suitable for land extensive light industry activities. The HBA and FDS also highlight challenges facing industrial activities and land, such as increasing (re)development costs and pressure from competing higher-value land uses. Although the HBA and FDS recognise there may be changing business and employment needs and shifting locational preferences, they recommend further investigation and research is needed. This should be part of a comprehensive review of industrial land needs and activities across Auckland, which is better suited to a future review of the AUP.
205. Arguably, if building heights up to 10 or 15 storeys were enabled in the LIZ in either walkable catchment (Options C1 and C3), the zone would no longer be providing primarily

<sup>64</sup> The number of properties is based on property boundaries as shown in council's GEOMAP Viewer and does not necessarily reflect individual occupancies or ownership.

<sup>65</sup> This option would also require new or amended objectives and policies to support changes to rules.

for low density uses in these locations. As previously highlighted industrial buildings typically only require one or two levels, and it is usually not practical or cost-effective to build multi-level facilities.

206. There is a risk increasing the heights beyond six storeys (Option C1) will exacerbate challenges already faced by some LIZ areas such as increasing pressure from competing higher-value land uses seeking to establish in these locations. This not only reduces the supply of industrial zoned land suitable for low density uses, it may also increase the risk of reverse sensitivity especially if sensitive activities are able to establish within the zone. Both factors can adversely affect existing activities and new industrial activities and would be inconsistent with the LIZ objectives and policies.<sup>66</sup>

207. To help inform this evaluation an analysis of resource consent applications received by the council for buildings infringing the 20 metres permitted building height in the LIZ has been undertaken. These consents relate to the period 2016-2022 (with an additional one in 2023) and were identified through several council sources. Despite any data limitations<sup>67</sup>, this analysis provides useful information about the activities and types of buildings that have required additional height, and the height required, along with locations and the surrounding environment. See Appendix 3.

208. From this analysis the existing resource consent pathway does not appear to be unduly preventing over-height buildings from being established where specific industrial activities/businesses have a need. Nor does it appear to show an unmet need for significantly increased height within the LIZ generally, or more specifically in these two locations. A summary of observations follows:

- Eight resource consent applications were granted in the LIZ between November 2016 and November 2022 that infringed the permitted zone (or relevant precinct) heights. Although data after 2022 was not readily available at the time of writing this evaluation at least one additional consent was granted in March 2023. All but one of the consents required consent for reasons other than just the height infringement.
- No consents were declined, however one of the consents was appealed and the consent was surrendered as part of the resolution of the appeal and a related judicial review.
- Height infringements ranged from under one metre to 19.8 metres (i.e. proposed buildings of 20.15 metres to 39.8 metres in height). Often only part or some of the buildings and structures on the site infringed the height limits.
- The types of buildings infringing the height limits include silos, stacks, pylon sign, plant towers and 'warehouse' type buildings.
- Notably of the nine consents, four related to height infringements for non-industrial activities i.e. film production activities/film studio; large format retail store (IKEA) and care centre; visitor accommodation [alteration to existing motel]; another large format retail. Two of these had previously been granted consent for the non-industrial activity, or the activity had existing use rights.

<sup>66</sup> Objectives H17.2(1), (2), Policies H17.3(1), (2), (3)

<sup>67</sup> It is acknowledged the review may not have identified all relevant resource consents during the 2026 – 2022 period or more recent consents due to limitations of data available.

- Two of the consents applied to the same address (a large site) in Drury, but for different activities and applicants. The first consent was surrendered before the second consent was applied for and granted.
- While not relevant to the actual consents, one consent is located within a proposed walkable catchment (Sylvia Park), and another is outside but adjacent to a proposed walkable catchment (Takaanini). All other consents are not located within a proposed walkable catchment, including the Baldwin Avenue or Morningside walkable catchments.
- The Decisions generally considered the functional needs of the activity for the increased height, along with effects of the infringement in terms of visual dominance, shading and landscape effects. These took into account site characteristics and the surrounding environment, in particular the industrial character of the area. Some Decisions specifically referred to the permitted baseline and the typical bulk of buildings permitted by the zone (i.e. monolithic “warehouse” character of buildings), noting that the over height building only covered a portion of the site and adverse effects of the infringement would be less than what could be built across the site as of right.

209. Although the LIZ has a strong policy framework that seeks to avoid activities that may compromise the efficiency and functionality of the zone, this does not prevent non-industrial activities from seeking and being granted consent to establish in the zone. At this stage findings from council’s section 35 monitoring of the LIZ provisions are not available so it is unclear whether the zone provisions are avoiding encroachment of activities not generally provided for within the zone.

210. Option C3 would require amendments to the LIZ provisions to strengthen the ‘avoid’ framework for incompatible activities, or activities that do not support the primary function of the zone. For example any non-complying or discretionary activity status could become a prohibited activity within these specific walkable catchments. This would prevent such activities from locating within these locations, without a plan change to amend the rules. However this option is considered very restrictive and does not provide any flexibility to consider proposals on a case by case basis through the consenting process.

211. While amending the LIZ provisions might better prevent other activities from encroaching into and reducing the capacity of land suitable for low density uses, increasing the building heights to 10 and 15 storeys does not necessarily increase the capacity and supply of land suitable for low density uses. As shown in the review of resource consents there does not appear to be an unmet need for significant height increases within the LIZ, especially in these locations. Overall costs are likely to outweigh benefits.

212. Coupled with the often large and bulky nature of buildings in the LIZ, significantly increasing the permitted building height to 10 and 15 storeys could result in a higher level of adverse amenity effects on adjacent residential and open space zones. This would be inconsistent with LIZ objectives and policies which seek to manage adverse amenity effects.<sup>68</sup>

<sup>68</sup> Objectives H17.2(3), (4), Policies H17.3(4), (7)

213. While the NPS-UD recognises that urban environments and amenity values will change, and that these changes are of themselves not an adverse effect<sup>69</sup>, increased adverse amenity effects could increase the risk of reverse sensitivity for the LIZ, which would be inconsistent with LIZ objectives and policies<sup>70</sup> and could adversely affect the qualifying matter i.e. the supply of business land suitable for low density uses. Furthermore, it is considered enabling 10 and 15 storeys within relatively small areas of LIZ surrounded by residential and mixed use zones is unlikely to contribute to a well-functioning urban environment as required by Objective 1 of the NPS-UD.
214. Overall Option C2 is considered the most appropriate option. It is considered necessary to reduce the 10 and 15 storey requirement of Clause 4(1)(b) and (c) for the LIZ in order to accommodate the LIZ as qualifying matter 771(i) for the reasons set out above.
215. However it is considered appropriate to enable six storeys in the LIZ in the Baldwin Avenue and Morningside walkable catchments as required by Policy 3(c) and Clause 4(1)(d). The reasons for this are the same as discussed above for Option A1.
216. Option C2 is considered to be generally consistent with the LIZ objectives and policies for the same reasons set out for Option A1. Likewise Option C2 is considered to be generally consistent with NPS-UD objectives and policies having either a positive or neutral effect on these, in particular Objectives 1 and 6(b)<sup>71</sup>, and Policies 1(b), 3(c), and 4.
217. Although Option C2 technically provides less business land capacity than Options C1 and C3, Option C2 is also considered more likely to preserve the limited supply of LIZ in these locations whilst providing the greatest benefits and least costs to surrounding zones. Furthermore it is unlikely many industrial activities will have an operational or function need for such significantly increased building heights in these locations. In limited instances where more height may be needed the consenting pathway is available where a proposal and effects can be considered on a case by case basis. Furthermore Policy H17.3(5) also provides a framework for greater height to be enabled having regard to whether the greater height would be an efficient use of land and significant adverse effects on adjacent residential zones can be avoided.<sup>72</sup>
218. Overall Option C2 is considered to have the lowest costs and greatest benefits.
219. Proposed amendments to Chapter H17 are set out in section 5.4 below and Appendix 2. In addition to the amendments needed to enable six storeys, the zone description is amended to state that the zone has been identified as a qualifying matter in accordance Clause 8(1) of Schedule 3C of the RMA.

## **5.2 Application of Policy 3(c) and Clause 4(1)(b) of Schedule 3C to zones in proximity to the HIZ, LIZ and GBZ**

220. Clause 4(1)(a) of Schedule 3C of the RMA requires PC120 to provide at least the same amount of housing capacity as that provided by Plan Change 78 (as notified). This means that residential intensification is proposed across Auckland, including in proximity or adjacent to the HIZ, LIZ and GBZ. As described in section 3 above, this can impact the

<sup>69</sup> NPS-UP (2022) Objective 4, Policy 6

<sup>70</sup> Objective H17.2(1), (2), Policies H17.3(1), (2)

<sup>71</sup> Recognising the HBA 2023 and FDS 2023 conclusions on capacity, demand and challenges of LIZ.

<sup>72</sup> Enabled by the application of the Height Variation Control (HVC), requiring a plan change.

functionality and efficiency of these zones, including their ability to provide sufficient business land suitable for low density uses.

221. PC120 proposes a number of methods to enable the required residential and business/commercial intensifications. This evaluation only addresses the following situations where:

- up to six storeys / 22 metres is enabled in residential and 'other' business zones in walkable catchments to give effect to Policy 3(c) and these zones are adjacent to the HIZ, LIZ or GBZ.
- up to 10 and 15 storeys is enabled in residential and 'other' business zones in the Baldwin Avenue and Morningside walkable catchments to give effect to Clause 4(1)(b) and (c) of Schedule 3C and these zones are adjacent to the HIZ, LIZ or GBZ.

222. It is noted that PC120 proposes residential and business/commercial intensification in a number of other situations, including by enabling up to 10 and 15 storeys within a number of walkable catchments not otherwise required by Clause 4(1)(b) or (c) of Schedule 3C. Although this intensification may also be adjacent or in proximity to the HIZ, LIZ or GBZ, and therefore may impact the functionality and effectiveness of these zones this is not addressed in this evaluation. This is addressed in other section 32 reports where effects beyond just the ability of the zones to provide land suitable for low density uses are considered.

223. The design of the built form (from residential or other business zone intensification) is not likely to adversely affect the amenity of the HIZ, LIZ and GBZ in the context of qualifying matter 771(i). For example overshadowing or visual dominance are not of concern to activities provided for within the zones.

224. Rather it is potential adverse reverse sensitivity effects, the encroachment of other unintended activities within the zones and a potential increase in land values that may pose a risk to the HIZ, LIZ and GBZ and their ability to provide sufficient business land suitable for low density uses.

225. The location of the LIZ around the HIZ acts as a buffer providing a degree of separation between the HIZ and other more "sensitive" zones. However the depth of this buffer varies in different locations. Six walkable catchments include proposed THAB or centre zoned sites that are in proximity to areas of HIZ, but none are directly adjacent to the HIZ. These include:

- Botany Metropolitan Centre: includes THAB within approximately 100m - 200m of HIZ, separated by open space zone.
- Manukau Metropolitan Centre / train station: includes THAB within approximately 100m of a small area of HIZ, separated by road, LIZ or open space. Metropolitan Centre Zone also with proximity to HIZ, however no additional height or intensification is proposed in the Metropolitan Centre zone.
- Otahuhu train station: includes THAB within approximately 200m – 300m of HIZ area, separated by LIZ, train lines and road
- Homai train station: THAB within approximately 100m – 200m of HIZ, separated by train line or LIZ

- Te Mahia train station: Local Centre within approximately 200m – 300m of HIZ, separated by State Highway 1
- Takaanini train station: THAB within approximately 300m of HIZ, separated by LIZ and road.

226. It is acknowledged that these separation distances between the HIZ and the THAB and centre zones within these walkable catchments may not prevent all risk of increased reverse sensitivity effects. Never-the-less overall it is considered the increased intensification within these walkable catchments is unlikely to significantly increase the risk of reverse sensitivity effects or encourage encroachment of inappropriate activities within the HIZ. This assumes the HIZ provisions along with the limited buffering effect of the LIZ, open space zones or train lines will adequately avoid the encroachment of inappropriate activities and limit increased risk from reverse sensitivity effects.

227. Therefore it is considered the HIZ does not need to be applied as a qualifying matter in relation to these walkable catchments. As such the following options focus on the LIZ and GBZ. A high level costs and benefits analysis is contained in Table 7.

- Option D1: Apply Policy 3(c) and Clause 4(1)(b) and (c) of Schedule 3C to residential and other business zones adjacent to LIZ and GBZ as legislated.
- Option D2: Do not apply Policy 3(c) and Clause 4(1)(b) and (c) of Schedule 3C to residential and other business zones adjacent to LIZ and GBZ as legislated – retain existing residential zone and permitted building heights and/or retain existing business zone heights.
- Option D3: Apply Policy 3(c) and Clause 4(1)(b) and (c) of Schedule 3C to residential and other business zones adjacent to LIZ and GBZ as legislated and amend LIZ and GBZ provisions (more restrictive activity status for some activities).<sup>73</sup>

228. Option D1 is the preferred option.

229. Unlike the HIZ, the LIZ and GBZ are generally not separated from other more “sensitive” zones. The AUP presumption is that activities provided for by the LIZ and GBZ are generally “clean” or contained within a building. Therefore potential adverse effects generated by activities in these zones are able to be internalised or managed at the interface between sites and zones. Such interface controls apply to development within the LIZ or GBZ rather than to development within adjacent zones, thereby putting the costs associated with managing adverse effects with those that generate the adverse effects. There are multiple examples across Auckland where either the LIZ or GBZ directly adjoin or are in proximity to a residential or other business zone, including:

- approximately seven proposed walkable catchments that include THAB, a centre or Mixed Use zone are adjacent or in proximity to sites zoned GBZ
- approximately 30 walkable catchments include THAB, a centre or Mixed Use zone that are adjacent or in proximity to sites zoned LIZ.

230. Generally the sensitivity of the receiving environment around the LIZ and GBZ is less likely to cause adverse reverse sensitivity effects than for the HIZ. The AUP already enables a reasonable degree of residential intensification in proximity to these zones without the

<sup>73</sup> This option would also require new or amended objectives and policies to support changes to rules.

proposed residential development required to consider potential adverse reverse sensitive effects this may generate or exacerbate. For example potential reverse sensitivity effects is not a matter of discretion for restricted discretionary activities in the residential zones.

231. Rather the AUP approach to managing potential reverse sensitivity effects on the LIZ and GBZ relies on avoiding sensitive or incompatible activities from establishing within the zones and Auckland-wide rules (e.g. noise) help manage potential reverse sensitivity risks at the zone interface. As noted, the LIZ and GBZ provisions manage potential adverse amenity effects on adjacent zones.
232. Option D1 relies on the existing AUP provisions to manage any potential adverse effects on the LIZ and GBZ resulting from residential intensification adjacent or in proximity to those zones. Costs associated with this option are variable (low to high) depending on a number of risks including:
- Changes to the surrounding receiving environment may make it more difficult or costly for some industrial or commercial activities to operate, redevelop or establish within the LIZ or GBZ. For example greater on-site mitigation or reduced hours of operation may be required, reverse sensitivity effects may increase. Although as the amenity values of residential areas change over time<sup>74</sup> this may become less of an issue.
  - More incompatible activities or activities that are not low density in nature may seek to establish within the zones (i.e. the AUP LIZ and GBZ are not delivering the outcomes intended).
  - Land values of the LIZ and GBZ in these locations may increase resulting in industrial and land extensive commercial activities being disenfranchised by competing higher-value land uses.
233. These matters could compromise the integrity of the LIZ and GBZ within or adjacent to walkable catchments, and ultimately the capacity of low density business land in these locations.
234. Option D1 does not constraint residential or 'other' business capacity in walkable catchments. This is important in achieving the residential capacity required of this plan change. Never-the-less it could result in the greatest cost to the supply / capacity of LIZ and GBZ in and adjacent to walkable catchments (i.e. business land suitable for low density uses). Other social, cultural and economic costs could affect:
- business owners/operators within the LIZ or GBZ (economic)
  - workers and communities reliant on specific industrial and commercial low density areas (economic, social, cultural)
  - Auckland's economy and wider employment opportunities (economic).
235. Overall benefits of Option D1 are considered medium, noting that the option does not reduce or constrain residential or commercial intensification opportunities provided for by Policy 3 or Clause 4(1)(b) and (c) requirements. Therefore wider social, economic, environmental and cultural benefits associated with commercial, and in particular residential

<sup>74</sup> Consistent with NPS-UD Objective 5

intensification may be realised. However benefits to business owners/operators within the LIZ or GBZ are likely to be indirect and relatively low.

236. Option D2 will limit Policy 3 requirements for sites adjacent to the LIZ or GBZ. This will adversely affect residential and 'other' business intensification opportunities, resulting in direct costs to residential and commercial capacity, with flow on economic, social, cultural and environmental costs.
237. Option D2 will reduce the number of sensitive activities from locating directly adjacent to the LIZ or GBZ which may help manage potential interface effects between different zones. However it will not necessarily address potential issues in the wider receiving environment, thereby limiting benefits for the LIZ and GBZ. Overall it is considered costs in terms of lost residential and commercial capacity will outweigh potential benefits to the LIZ or GBZ.
238. Option D3 enables the required intensification adjacent to the LIZ and GBZ; and relies on amendments to the existing LIZ and GBZ rules (and objectives and policies) to make it more difficult for activities not intended in the zones to establish there i.e. change activity status of specific activities such as dwellings, community activities, or smaller retail activities to be more restrictive.
239. However both zones already have a strong policy framework and robust use of activity statuses to preserve land for industrial and low density commercial activities and to manage the establishment of incompatible activities. Changing these rules to make them more restrictive would lessen the differences between these zones, and between these zones and the HIZ. This could increase unnecessary planning burden and costs while lessening the diversity of activities within walkable catchments, all with limited benefits gained. Overall costs of this option are considered medium, with any benefit primarily resulting from the residential intensification enabled.
240. Option D1 is the preferred option and relies on the existing LIZ, GBZ and Auckland-wide AUP provisions to retain the integrity of those zones and their ability to provide business land suitable for low density uses. Despite potential risks to the supply / capacity of LIZ and GBZ, notably this option will not reduce residential or commercial capacity enabled within walkable catchments and will generally have a positive or neutral outcome for most NPS-UD objectives and policies. In particular this option is likely to have a positive effect in relation to NPS-UD Objectives 1, 2, 3, 4, 8 and Policies 1, 2, 3, 6.
241. Option D1 is also considered to be the most efficient and effective option in achieving the objectives of PC120 because it enables the level of intensification in walkable catchments as sought by Policy 3(c) and Clause 4(1)(b) and (c) and will contribute to a well-functioning urban environment. See section 5.4 below.
242. As noted previously there is currently limited information available and Option D1 could result in the greatest costs to the supply / capacity of LIZ and GBZ in and adjacent to walkable catchments. Furthermore the HBA 2023 and FDS 2023 both acknowledge challenges facing some of Auckland's industrial areas.
243. Therefore it is recommended that future monitoring and research is undertaken to better understand if residential intensification provided for by the plan change, in particular within walkable catchments compromises the efficiency and effectiveness of the LIZ and GBZ, and the supply of business land suitable for low density uses. If such monitoring and

research shows that intensification, in particular residential intensification is having an adverse effect on these zones, then further consideration of it as qualifying matter 77I(i) and amendments to the AUP through a future plan change may be required.

## 5.3 Costs and benefits of options

Table 4: Evaluation of options – Application of Policy 3(c) to HIZ and LIZ

Qualifying matter	Option A1 <i>Apply Policy 3(c): Enable up to six storeys / 22m as maximum permitted building height</i> <b>Preferred option</b>	Option A2 <i>Do not apply Policy 3(c): Retain 20m maximum permitted building height</i>	Option A3 <i>Apply Policy 3(c) and amend HIZ and LIZ provisions (more restrictive activity status for some activities)</i>
	<i>This option implements Policy 3(c) within the HIZ and LIZ. This option does not make any changes to the zones other than those needed to implement Policy 3 i.e. relies on the existing AUP HIZ, LIZ and Auckland-wide provisions to manage any potential adverse effects on qualifying matter 771(i).</i>	<i>This option applies the zones as qualifying matter 771(i) and does not implement Policy 3(c). This option does not make any changes to the HIZ and LIZ provisions.</i>	<i>This option implements Policy 3(c) within the HIZ and LIZ. This option would also require additional changes to the HIZ and LIZ provisions (i.e. change to activity statuses) to manage/minimise any potential adverse effects on the zones as qualifying matter 771(i).</i>
<b>Costs</b>			
<b>Costs: Business supply / capacity</b>	<p><b>No - low costs</b></p> <p>Assuming there is currently sufficient HIZ and LIZ capacity and the AUP provisions are delivering outcomes intended then increasing zone heights by 2m, unlikely to adversely affect supply/capacity of business land suitable for low density uses.</p> <p>Low risk increasing permitted building heights could encourage incompatible or inappropriate activities to establish in the zones, and/or increase land values. But if this happens it could reduce supply/capacity of business land suitable for low density uses. If such costs occurred, they would not likely be felt in the short term and would likely become apparent in the medium to long-term.</p> <p>However increasing permitted building height by 2m also unlikely to increase capacity of such land to any appreciable degree given the limited need for additional height for industrial activities.</p>	<p><b>Low costs</b></p> <p>Retaining existing building heights would overall reduce business land capacity envisioned by Policy 3(c), resulting in low costs to business land supply / capacity. Although low these costs would be slightly higher than Options A1 or A3.</p> <p>Retaining existing permitted building heights unlikely to result in significant lost development potential, given the limited need for additional height for industrial activities.</p>	<p><b>No costs</b></p> <p>This option not likely to result in any costs to the capacity/supply of business land.</p> <p>The low but potential risk of increasing permitted building heights in Option A1 would largely be mitigated by preventing incompatible or inappropriate from establishing in the zones.</p> <p>Amending activity statuses to largely prevent incompatible or inappropriate from establishing in the zone would reduce or remove development opportunities for those activities. This could increase overall capacity for industrial activities better suited to these zones, if the LIZ and HIZ are not currently operating as intended.</p> <p>Never-the-less the additional 2m in building height unlikely to significantly increase capacity/supply of business land given the limited need for additional height for industrial activities.</p>
<b>Costs: Social and cultural</b>	<p><b>No - low costs</b></p> <p>Increasing height of HIZ and LIZ unlikely to compromise the function of the zones, assuming the HIZ and LIZ provisions are delivering outcomes expected. Therefore likely to be no costs to industrial owner / occupiers, unless they chose to redevelop to take advantage of the increased height. If they redevelop costs would be those ordinarily incurred with redevelopment.</p>	<p><b>No - low costs</b></p> <p>Retaining existing height of HIZ and LIZ will not compromise the function of the zones.</p> <p>No economic costs to business owners (within HIZ or LIZ), unless they chose to redevelop. If they redevelop costs would be those ordinarily incurred with redevelopment.</p> <p>No economic or social costs to workers within HIZ or LIZ.</p>	<p><b>Low - medium costs</b></p> <p>Costs would depend on the level of amendments to HIZ and LIZ provisions and additional consenting requirements.</p> <p>For example:</p> <ul style="list-style-type: none"> <li>Changing activity status of specific activities from non-complying to prohibited (e.g. dwellings in LIZ, care centres in HIZ) would remove ability of such activities to apply for resource consent, instead requiring a plan change process which has significant economic costs to applicant and the council.</li> <li>Changing activity status of specific activities from discretionary to non-complying in LIZ (e.g. various community activities) could increase consenting costs or could further discourage such activities from establishing. This could result in social or cultural costs to communities (e.g. workers)</li> <li>Such amendments could reduce the diversity of activities able to establish within the zones. This could limit communities from providing for their social, economic or cultural needs.</li> </ul>
<b>Costs: Economic (not otherwise covered by business capacity issues)</b>	<p>Low risk increasing permitted building heights could encourage incompatible or inappropriate activities to establish in the zones, and/or increase land values. If this happens it could:</p> <ul style="list-style-type: none"> <li>increase adverse reverse sensitivity effects and compliance costs resulting in economic costs for business owners within the zones</li> <li>put pressure on more land extensive activities to relocate to urban edge or even outside the region, resulting in economic, environmental and social costs. Such costs could be experienced by business owners within the zone and workers.</li> </ul>	<p>No or low additional economic, social or cultural cost to owners/occupiers of other zoned land (e.g. residential) adjacent to HIZ or LIZ. HIZ and LIZ provisions will continue to manage adverse effects generated by activities on amenity and health.</p> <p>No or minimal lost opportunity costs.</p>	
<b>Costs: Environmental</b>	<p>No economic or social costs to workers within HIZ or LIZ, unless their place of work 'forced' to relocate.</p> <p>Low economic, cultural or social cost to owners/ occupiers of other zoned land (e.g. residential) adjacent to HIZ or LIZ sites that are</p>		

<b>Qualifying matter</b>	<b>Option A1</b> <i>Apply Policy 3(c): Enable up to six storeys / 22m as maximum permitted building height</i> <b>Preferred option</b>	<b>Option A2</b> <i>Do not apply Policy 3(c): Retain 20m maximum permitted building height</i>	<b>Option A3</b> <i>Apply Policy 3(c) and amend HIZ and LIZ provisions (more restrictive activity status for some activities)</i>
	<i>This option implements Policy 3(c) within the HIZ and LIZ. This option does not make any changes to the zones other than those needed to implement Policy 3 i.e. relies on the existing AUP HIZ, LIZ and Auckland-wide provisions to manage any potential adverse effects on qualifying matter 771(i).</i>	<i>This option applies the zones as qualifying matter 771(i) and does not implement Policy 3(c). This option does not make any changes to the HIZ and LIZ provisions.</i>	<i>This option implements Policy 3(c) within the HIZ and LIZ. This option would also require additional changes to the HIZ and LIZ provisions (i.e. change to activity statuses) to manage/minimise any potential adverse effects on the zones as qualifying matter 771(i).</i>
	redeveloped (where additional 2m in height is used). The HIZ and LIZ provisions will continue to generally manage adverse effects generated by activities on amenity and health. Where adverse amenity effects may increase for adjacent sites, these will be localised and unlikely to be significant. Overall costs likely to be low.		No costs to industrial business owners / operators, unless they chose to redevelop to take advantage of the increased height. If they redevelop costs would be those ordinarily incurred with redevelopment.
<b>Benefits</b>			
<b>Benefits: Social and cultural</b>	<b>Low benefits</b> Increasing HIZ and LIZ building heights by 2m is unlikely to create significant broader social, cultural, economic and environmental benefits.	<b>No - low benefits</b> Low benefits to adjacent sites (owners / occupiers), particularly residential, open space and special purpose zoned sites, because no increase in potential adverse amenity effects.	<b>Low benefits</b> Benefits similar to Option A1.
<b>Benefits: Economic</b>	Low economic benefits to industrial business owners / operators who have an operational or functional requirement for slightly increased building height in walkable catchments.	No - low benefits to HIZ and LIZ ( i.e. industrial business owners / operators).	Additional economic benefits to industrial business owners / operators, if AUP HIZ and LIZ provisions not adequately avoiding incompatible activities from establishing in the zones by preventing or further restricting such activities from establishing. Without understanding how effectively existing HIZ and LIZ provisions are working difficult to determine if amendments to provisions would provide any real benefit that would outweigh costs.
<b>Benefits: Environmental</b>			

Table 5: Evaluation of options – Application of Policy 3(c) to GBZ

<b>Qualifying matter</b>	<b>Option B1</b> <i>Apply Policy 3(c): Enable up to six storeys / 22m maximum permitted building height</i> <b>Preferred option</b>	<b>Option B2</b> <i>Do not apply Policy 3(c): Retain 16.5m maximum permitted building height</i>	<b>Option B3</b> <i>Apply Policy 3(c) and amend GBZ provisions (more restrictive activity status for some activities)</i>
	<i>This option implements Policy 3(c) within the GBZ. This option does not make any changes to the GBZ other than those needed to implement Policy 3 i.e. relies on the existing AUP GBZ provisions to manage any potential adverse effects on qualifying matter 771(i).</i>	<i>This option applies the zone as qualifying matter 771(i) and does not implement Policy 3(c). This option does not make any changes to the GBZ provisions.</i>	<i>This option implements Policy 3(c) within the GBZ. This option would also require additional changes to the GBZ provisions (i.e. change to activity statuses) to manage/minimise any potential adverse effects on the zones as qualifying matter 771(i).</i>
<b>Costs</b>			
<b>Costs: Business supply / capacity</b>	<b>No – low costs</b> (depending on whether existing AUP provisions delivering outcomes as intended, and whether existing capacity is sufficient)  Assuming there is currently sufficient GBZ capacity and the AUP provisions are delivering outcomes intended then increasing permitted building height, unlikely to adversely affect supply/capacity of business land suitable for low density uses, therefore no costs.	<b>Low - medium costs</b> Retaining existing building height (16.5m) would overall reduce business land capacity envisioned by Policy 3(c). However costs associated with this depend on demand and existing capacity, and whether existing AUP GBZ provisions are appropriately managing activities. For example costs to low density business land capacity would likely be low, given the limited need for additional height for industrial activities.	<b>No - low costs</b> This option not likely to result in any costs to the capacity/supply of business land.  The low but potential risk of increasing permitted building heights in Option B1 would largely be mitigated by preventing or reducing incompatible or inappropriate from establishing in the GBZ.

Qualifying matter	<b>Option B1</b> <i>Apply Policy 3(c): Enable up to six storeys / 22m maximum permitted building height</i> <b>Preferred option</b>	<b>Option B2</b> <i>Do not apply Policy 3(c): Retain 16.5m maximum permitted building height</i>	<b>Option B3</b> <i>Apply Policy 3(c) and amend GBZ provisions (more restrictive activity status for some activities)</i>
	<i>This option implements Policy 3(c) within the GBZ. This option does not make any changes to the GBZ other than those needed to implement Policy 3 i.e. relies on the existing AUP GBZ provisions to manage any potential adverse effects on qualifying matter 771(i).</i>	<i>This option applies the zone as qualifying matter 771(i) and does not implement Policy 3(c). This option does not make any changes to the GBZ provisions.</i>	<i>This option implements Policy 3(c) within the GBZ. This option would also require additional changes to the GBZ provisions (i.e. change to activity statuses) to manage/minimise any potential adverse effects on the zones as qualifying matter 771(i).</i>
	<p>Low risk increasing permitted building heights could encourage incompatible or inappropriate activities to establish in the zones, and/or increase land values. But if this happens it could reduce supply/capacity of business land suitable for low density uses. If such costs occurred, they would not likely be felt in the short term and would likely become apparent in the medium to long-term.</p> <p>Might be limited uptake of additional capacity provided given the typical building typologies required by activities provided for by the zone.</p>	<p>Due to typical building typologies of the zone (e.g. one or two levels, maybe three) cost of lost development opportunities likely to be minimal.</p>	<p>Amending activity statuses to largely prevent or reduce incompatible or inappropriate from establishing in the zone would reduce or remove development opportunities for those activities. This could increase overall capacity for industrial and low density commercial activities better suited to the GBZ, if the GBZ provisions are not currently operating as intended.</p> <p>Might be limited uptake of additional capacity provided given the typical building typologies required by activities provided for by the zone.</p>
<b>Costs: Social and cultural</b>	<p><b>Low - medium costs</b> (depending on whether existing AUP provisions delivering outcomes as intended)</p> <p>Assuming AUP GBZ provisions are delivering outcomes expected then overall costs of this option likely to be low.</p> <p>However if existing GBZ provisions not delivering outcomes intended, then there is potential risk that increasing zone heights could encourage other activities (generally not intended) to establish in the zone. This could:</p>	<p><b>Low - medium costs</b></p> <p>Retaining existing building height would not increase development opportunities within walkable catchments therefore lost opportunity costs. However if GBZ land supply/capacity is sufficient to meet expected demand then such costs are likely to be relatively low.</p>	<p><b>Low - medium costs</b> (depending on whether existing AUP provisions delivering outcomes as intended)</p> <p>If AUP GBZ provisions are not delivering outcomes as expected, then this option could minimise potential risks identified for Option B1, whilst still enabling intensification, thereby reducing potential costs</p>
<b>Costs: Economic (not otherwise covered by housing capacity issues)</b>	<ul style="list-style-type: none"> <li>increase adverse reverse sensitivity effects resulting in economic costs for business owners within the zone</li> <li>increase land values and put pressure on more land extensive activities to relocate to urban edge or even outside the region, resulting in economic, environmental and social costs. Such costs could be experienced by business owners within the zone and workers.</li> </ul>		<p>However making the GBZ rules more restrictive could unnecessarily increase consenting and planning burden. This option could also reduce the diversity of activities able to establish within the zone, limiting communities from providing for their social, economic or cultural needs. If the GBZ provisions are delivering the outcomes intended then this option would unnecessarily increase economic, social, cultural and environmental costs without any appreciable benefits.</p>
<b>Costs: Environmental</b>	<ul style="list-style-type: none"> <li>adversely affect the role and function of centres resulting in economic, social and cultural costs. Such costs could be experienced by business owners and workers within centre zones, and users of the centres. Costs could also be experienced by the council where benefits from investment on centres may not be realised.</li> </ul> <p>Low economic, cultural or social cost to owners/ occupiers of other zoned land (e.g. residential) adjacent to GBZ sites that are redeveloped (where additional 5.5m in height is used). The GBZ provisions will continue to generally manage adverse effects generated by activities on amenity and health, noting most new building require consent. Where adverse amenity effects may increase for adjacent sites, these will be localised and are unlikely to be significant. Overall costs likely to be low.</p> <p>If such costs occurred, they would only likely become apparent in the medium to long-term as redevelopment of sites in GBZ occurred.</p>		<p>Costs to adjacent owners / occupiers (e.g. residential) same as Option B1.</p>

<b>Qualifying matter</b>	<b>Option B1</b> <i>Apply Policy 3(c): Enable up to six storeys / 22m maximum permitted building height</i> <b>Preferred option</b>	<b>Option B2</b> <i>Do not apply Policy 3(c): Retain 16.5m maximum permitted building height</i>	<b>Option B3</b> <i>Apply Policy 3(c) and amend GBZ provisions (more restrictive activity status for some activities)</i>
	<i>This option implements Policy 3(c) within the GBZ. This option does not make any changes to the GBZ other than those needed to implement Policy 3 i.e. relies on the existing AUP GBZ provisions to manage any potential adverse effects on qualifying matter 771(i).</i>	<i>This option applies the zone as qualifying matter 771(i) and does not implement Policy 3(c). This option does not make any changes to the GBZ provisions.</i>	<i>This option implements Policy 3(c) within the GBZ. This option would also require additional changes to the GBZ provisions (i.e. change to activity statuses) to manage/minimise any potential adverse effects on the zones as qualifying matter 771(i).</i>
<b>Benefits</b>			
<b>Benefits: Social and cultural</b>	<b>Low - medium benefits</b> Benefits to owners / occupiers in GBZ who have a need for additional building height. These benefits likely to be greater than for LIZ and LIZ sites, because the difference between operative and proposed building heights is greater.	<b>Low benefits</b> Primary benefits are to neighbouring residential owners / occupiers - potential adverse amenity effects from increased building height are avoided. These benefits would be localised.	<b>Low - medium benefits</b> Benefits similar to Option B1.
<b>Benefits: Economic</b>	Increased building height may provide opportunities for more businesses to establish within the zone. This would provide social, economic and environmental benefits by increasing employment opportunities within a walkable catchment, many of which are based on an RTN station.	No - low benefits to GBZ ( i.e. industrial and low density commercial business owners / operators).	Additional economic benefits to industrial and low density commercial business owners / operators, if AUP GBZ provisions not adequately avoiding incompatible activities from establishing in the GBZ by preventing or further restricting such activities from establishing. Without understanding how effectively existing GBZ provisions are working difficult to determine if amendments to provisions would provide any real benefit that would outweigh costs.
<b>Benefits: Environmental</b>	However because most activities provided for by the zone only require one to three storey buildings, may be limited redevelopment that takes advantage of increased height, therefore low benefits might be achieved.		

Table 6: Evaluation of options – Application of Clause 4(1)(b) and (c) of Schedule 3C of the RMA to the LIZ in the Baldwin Avenue and Morningside walkable catchments

<b>Qualifying matter</b>	<b>Option C1</b> <i>Apply Clause 4(1)(b) and (c) of Schedule 3C of the RMA in full in the LIZ: Enable up to 10 storeys / 34.5m in Baldwin Avenue and up to 15 storeys / 50m in the Morningside walkable catchments.</i>	<b>Option C2</b> <i>Apply Clause 4(1)(b) and (c) of Schedule 3C of the RMA in part in the LIZ: Do not enable 10 storeys in Baldwin Avenue or 15 storeys in Morningside walkable catchments but enable up to six storeys / 22m as required by Clause 4(1)(d).</i> <b>Preferred option</b>	<b>Option C3</b> <i>Apply Clause 4(1)(b) and (c) of Schedule 3C of the RMA in part in the LIZ and amend LIZ provisions (more restrictive activity status for some activities) in the specified walkable catchments: Enable up to 10 storeys / 34.5m in Baldwin Avenue and up to 15 storeys / 50m in Morningside walkable catchments. Also amend LIZ provisions (more restrictive activity status for some activities) as they apply to the specified walkable catchments.</i>
	<i>This option implements Clause 4(1)(b) and (c) in the LIZ within the specified walkable catchments. This option does not make any changes to the LIZ other than those needed to implement Clause 4(1)(b) and (c) i.e. relies on the existing AUP LIZ provisions to manage any potential adverse effects on qualifying matter 771(i) within these walkable catchments.</i>	<i>This option applies qualifying matter 771(i) in relation to Clause 4(1)(b) and (c) but implements Clause 4(1)(d) in the LIZ within the specified walkable catchments. This option does not make any changes to the LIZ other than those needed to implement Clause 4(1)(d), and Policy 3(c).</i>	<i>This option implements Clause 4(1)(b) and(c) and makes changes to the LIZ provisions (more restrictive activity status for some activities) to manage/minimise any potential adverse effects on the ability of the zone to provide for business land suitable for low density use within the specified walkable catchments.</i>
<b>Costs</b>			
<b>Costs: Business supply / capacity</b>	<b>Medium – high costs</b> Although technically more business land capacity is enabled, considered greater risk the significantly increased height will adversely affect the supply / capacity of LIZ (land suitable for low density business uses) in these locations by increasing land values and the encouraging encroachment of other higher value and incompatible/inappropriate activities.	<b>Low – medium costs</b> Technically less business land capacity is enabled but still enables slightly more than currently in AUP because up to 6 storeys is enabled (i.e. additional 2m).  This option will not prevent all risk and costs to LIZ capacity / supply, especially given the level of intensification enabled around these LIZ areas in these walkable catchments. But will reduce the potential	<b>Low – medium costs</b> Enables similar business land capacity as Option C1, while reducing potential risks in Option C1, by preventing or reducing the opportunities for incompatible or inappropriate activities from establishing within the zone.  This option will not prevent all risk and costs to LIZ capacity / supply in these locations, especially given the level of intensification

Qualifying matter	<b>Option C1</b> <i>Apply Clause 4(1)(b) and (c) of Schedule 3C of the RMA in full in the LIZ: Enable up to 10 storeys / 34.5m in Baldwin Avenue and up to 15 storeys / 50m in the Morningside walkable catchments.</i>	<b>Option C2</b> <i>Apply Clause 4(1)(b) and (c) of Schedule 3C of the RMA in part in the LIZ: Do not enable 10 storeys in Baldwin Avenue or 15 storeys in Morningside walkable catchments but enable up to six storeys / 22m as required by Clause 4(1)(d).</i>  <b>Preferred option</b>	<b>Option C3</b> <i>Apply Clause 4(1)(b) and (c) of Schedule 3C of the RMA in part in the LIZ and amend LIZ provisions (more restrictive activity status for some activities) in the specified walkable catchments: Enable up to 10 storeys / 34.5m in Baldwin Avenue and up to 15 storeys / 50m in Morningside walkable catchments. Also amend LIZ provisions (more restrictive activity status for some activities) as they apply to the specified walkable catchments.</i>
	<i>This option implements Clause 4(1)(b) and (c) in the LIZ within the specified walkable catchments. This option does not make any changes to the LIZ other than those needed to implement Clause 4(1)(b) and (c) i.e. relies on the existing AUP LIZ provisions to manage any potential adverse effects on qualifying matter 771(i) within these walkable catchments.</i>	<i>This option applies qualifying matter 771(i) in relation to Clause 4(1)(b) and (c) but implements Clause 4(1)(d) in the LIZ within the specified walkable catchments. This option does not make any changes to the LIZ other than those needed to implement Clause 4(1)(d), and Policy 3(c).</i>	<i>This option implements Clause 4(1)(b) and(c) and makes changes to the LIZ provisions (more restrictive activity status for some activities) to manage/minimise any potential adverse effects on the ability of the zone to provide for business land suitable for low density use within the specified walkable catchments.</i>
	<p>Therefore potential medium – high costs to supply / capacity of LIZ suitable for low density uses in these locations, noting there is limited LIZ land in the Central Isthmus and the only in the Albert-Eden Local Board area.</p> <p>Given the typical building typologies and heights for industrial activities there may be limited redevelopment that takes advantage of significantly increased height enabled in the LIZ.</p> <p>It is the surrounding residential and mixed use zones that are most likely to utilise the additional intensification opportunities of these walkable catchments. Despite the lower likelihood of industrial activities utilising the increased height opportunities, the fact 10 and 15 storeys would be enabled in the LIZ could affect the level of intensification realised in the surrounding residential and mixed use zones, thereby affecting residential capacity.</p>	<p>risks identified in Option C1. Therefore lower costs to the capacity / supply of LIZ land in land providing for low density uses in these locations.</p> <p>Option A1 costs relevant in terms of enabling up to six storeys.</p>	<p>enabled around these LIZ areas in these walkable catchments e.g. land values may still increase, disenfranchising lower value activities.</p> <p>Given the typical building typologies and heights for industrial activities there may be limited redevelopment that takes advantage of significantly increased height enabled.</p> <p>Same potential costs to residential capacity as Option C1.</p>
<b>Costs: Social and cultural</b>	<b>Medium – high costs</b> <p>Although uptake of significant additional height enabled may be limited for industrial activities (i.e. low demand) if it is utilised then medium - high environmental, social, cultural and economic costs to surrounding zones. I.e. potential significant adverse amenity and health effects, especially residential, open space, and mixed use zones and schools. Notably a primary school (residential zone) is located in the Morningside walkable catchment to the west of LIZ sites on Taylors Road. See review of resource consent applications that infringed operative 20m permitted height (Appendix 3 and Section 5.1 above).</p>	<b>Low – medium costs</b> <p>Low environmental, social, cultural and economic costs to surrounding zones – enabling an additional 2m in building height may generate some adverse amenity effects but these are unlikely to be significant.</p>	<b>Medium – high costs</b> <p>If AUP LIZ provisions are not delivering outcomes as expected, then this option could minimise potential risk of incompatible or inappropriate activities from encroaching in the LIZ, whilst still enabling intensification, thereby reducing potential lost opportunity costs. But this option would not prevent all risk to LIZ i.e. land values may still increase especially given intensification enabled in surrounding zones.</p>
<b>Costs: Economic (not otherwise covered by business capacity issues)</b>	<p>Higher risk and economic costs to LIZ (land owners / occupiers):</p> <ul style="list-style-type: none"> <li>• if land values increase and/or LIZ provisions do not prevent encroachment from other activities</li> <li>• if reverse sensitivity risks increase due to increased adverse amenity effects or encroachment of incompatible activities.</li> </ul>	<p>Some lost development potential, especially compared to Option C1, but given the limited demand for significantly increased building heights for industrial activities, this is likely to be a low cost.</p>	<p>Medium – high environmental, social, cultural and economic costs to surrounding zones, similar to Option C1 e.g. potential significant adverse amenity and health effects.</p>
<b>Costs: Environmental</b>	<p>Economic, social and environmental costs to workers and communities if industrial businesses are forced to relocate to other LIZ areas.</p>	<p>This option would not prevent all risk to LIZ, especially if AUP LIZ provisions are not delivery outcomes as anticipated, and/or land values increase.</p>	<p>Similar higher economic costs to LIZ (landowners / occupiers) as Option C1, although risk of encroachment from other activities would be reduced.</p> <p>Higher economic, social, environmental and cultural costs if other activities (e.g. community or commercial activities) are prevented or</p> <p>Higher economic, social, environmental and cultural costs by reducing the diversity of activities able to establish within the zone. This could limit communities from providing for their social, economic or cultural needs. E.g. preventing such activities that might be appropriate in some circumstances (i.e. case by case basis)</p>

<b>Qualifying matter</b>	<b>Option C1</b> Apply Clause 4(1)(b) and (c) of Schedule 3C of the RMA in full in the LIZ: Enable up to 10 storeys / 34.5m in Baldwin Avenue and up to 15 storeys / 50m in the Morningside walkable catchments.	<b>Option C2</b> Apply Clause 4(1)(b) and (c) of Schedule 3C of the RMA in part in the LIZ: Do not enable 10 storeys in Baldwin Avenue or 15 storeys in Morningside walkable catchments but enable up to six storeys / 22m as required by Clause 4(1)(d).  <b>Preferred option</b>	<b>Option C3</b> Apply Clause 4(1)(b) and (c) of Schedule 3C of the RMA in part in the LIZ and amend LIZ provisions (more restrictive activity status for some activities) in the specified walkable catchments: Enable up to 10 storeys / 34.5m in Baldwin Avenue and up to 15 storeys / 50m in Morningside walkable catchments. Also amend LIZ provisions (more restrictive activity status for some activities) as they apply to the specified walkable catchments.
	<i>This option implements Clause 4(1)(b) and (c) in the LIZ within the specified walkable catchments. This option does not make any changes to the LIZ other than those needed to implement Clause 4(1)(b) and (c) i.e. relies on the existing AUP LIZ provisions to manage any potential adverse effects on qualifying matter 771(i) within these walkable catchments.</i>	<i>This option applies qualifying matter 771(i) in relation to Clause 4(1)(b) and (c) but implements Clause 4(1)(d) in the LIZ within the specified walkable catchments. This option does not make any changes to the LIZ other than those needed to implement Clause 4(1)(d), and Policy 3(c).</i>	<i>This option implements Clause 4(1)(b) and(c) and makes changes to the LIZ provisions (more restrictive activity status for some activities) to manage/minimise any potential adverse effects on the ability of the zone to provide for business land suitable for low density use within the specified walkable catchments.</i>
			Making the LIZ rules more restrictive could unnecessarily increase consenting and planning burden. If the LIZ provisions are delivering the outcomes intended then this option would unnecessarily increase economic, social, cultural and environmental costs without any appreciable benefits.
<b>Benefits</b>			
<b>Benefits: Social and cultural</b>	<b>No – high benefits</b> No or very low economic, social, cultural and environmental benefits to surrounding zones, noting potential for significant adverse effects.	<b>Low – high benefits</b> Compared to Options C1 and C3, this option provides high economic, social, cultural or environmental benefits, by avoiding adverse effects on amenity and health on surrounding zones. Furthermore it is the surrounding residential and mixed use zones that are most likely to utilise the additional intensification opportunities of these walkable catchments.	<b>No – high benefits</b> Same benefits as Option C1.
<b>Benefits: Economic</b>	Medium – high economic benefits to industrial businesses that have a functional or operational need for increased building heights. These benefits:	Low – medium economic benefit to industrial activities that have a functional or operational need for buildings greater than 20m but no more than 22m.	Additional economic benefits to industrial activities if AUP LIZ provisions not adequately avoiding incompatible activities from establishing in the LIZ by preventing or further restricting such activities from establishing. Without understanding how effectively existing LIZ provisions are working difficult to determine if amendments to provisions would provide any real benefit that would outweigh costs.
<b>Benefits: Environmental</b>	<ul style="list-style-type: none"> <li>may only be realised by a limited number of industrial businesses</li> <li>could be outweighed by costs associated with higher land values, increased risk of reverse sensitivity, higher compliance costs etc.</li> </ul>	No – low economic benefit to industrial activities that have a functional or operational need for buildings greater than 22m.	

Table 7: Evaluation of options – Application of Policy 3(c) and Clause 4(1)(b) and (c) of Schedule 3C of the RMA to residential and other business zoned<sup>75</sup> sites adjacent to LIZ and GBZ

Qualifying matter	<b>Option D1</b> Apply Policy 3(c) and Clause 4(1)(b) and (c) of Schedule 3C to residential and 'other' business zones adjacent to LIZ and GBZ as legislated.  <b>Preferred option</b>	<b>Option D2</b> Do not apply Policy 3(c) and Clause 4(1)(b) of Schedule 3C to residential and other business zones adjacent to LIZ and GBZ as legislated – retain existing residential zone and permitted building heights and/or retain existing business zone heights.	<b>Option D3</b> Apply Policy 3(c) and Clause 4(1)(b) of Schedule 3C to residential and other business zones adjacent to LIZ and GBZ as legislated and amend LIZ and GBZ provisions (more restrictive activity status for some activities).
	This option implements Policy 3(c) and Clause 4(1)(b) and (c) in residential and 'other' business zones adjacent to the LIZ and GBZ. This option does not make any changes to the LIZ or GBZ i.e. relies on the existing AUP LIZ and GBZ provisions to manage any potential adverse effects on qualifying matter 771(i) within these walkable catchments.	This option applies qualifying matter 771(i) in relation to Policy 3(c) and Clause 4(1)(b) and (c) for residential and 'other' business zoned sites adjacent to the LIZ and GBZ,  For residential zoned sites adjacent to LIZ or GBZ this option would retain the existing AUP residential zone i.e. does not upzone to THAB.  For 'other' business zoned sites adjacent to LIZ or GBZ, this option would retain the existing AUP permitted building height for that site.  This option does not make any changes to the LIZ or GBZ other than identifying the zones as a qualifying matter in the zone descriptions.	This option implements Policy 3(c) and Clause 4(1)(b) and(c) for residential and 'other' business zoned sites adjacent to the LIZ and GBZ.  This option also makes changes to the LIZ and GBZ provisions (more restrictive activity status for some activities) to manage/minimise any potential adverse effects on the ability of the zone to provide for business land suitable for low density use within the specified walkable catchments.
<b>Costs</b>			
<b>Costs: Business and residential supply / capacity</b>	<b>No – high costs</b> No costs to residential supply / capacity in relevant walkable catchments.  No costs to supply / capacity for 'other' business zones in relevant walkable catchments.  Low – high costs to supply / capacity of LIZ or GBZ (i.e. business land suitable for low density uses) in or adjacent to relevant walkable catchments depending on a number of variables.  Lower costs to supply capacity of LIZ and GBZ if these zone provisions are delivering outcomes intended. However these costs will increase if the LIZ and GBZ provisions are not delivering outcomes intended.  Costs will also be higher if LIZ or GBZ land values increase and / or reverse sensitivity effects increase, disenfranchising and effectively 'pushing out' industrial or low density commercial activities.  Costs to LIZ and GBZ supply / capacity in these locations will likely become apparent in the medium to long-term as redevelopment of sites adjacent to the LIZ or GBZ occur, and trends in the use and value of LIZ and GBZ and potential cumulative effects are observed.	<b>Low – medium costs</b> Low - medium costs to residential supply / capacity in relevant walkable catchments. Noting it would only affect directly adjacent residential zoned sites, costs to capacity would depend on what the existing AUP residential zone is for each site and the number of residential sites directly adjacent to the LIZ and GBZ.  Residential capacity in some walkable catchments would not be affected, or with very low costs, whereas capacity costs will be higher in other walkable catchments.  Low - medium costs to additional supply / capacity for 'other' business zones in relevant walkable catchments. Noting it would only affect adjacent sites zoned Mixed Use, Town Centre, Local Centre, Neighbourhood Centre or Business Park zones.  Costs to capacity would depend on what the existing AUP business zone building height is for each site and the number of business zoned sites directly adjacent to the LIZ and GBZ. As above costs to capacity would vary for each walkable catchment.  Low costs to supply / capacity of LIZ or GBZ in or adjacent to relevant walkable catchments. However this option would not mitigate all risk to LIZ and GBZ supply / capacity associated with greater intensification in walkable catchments.	<b>No – medium costs</b> No costs to residential supply / capacity in - walkable catchments.  No costs to supply / capacity for 'other' business zones in relevant walkable catchments.  Low – medium costs to supply / capacity of LIZ or GBZ in or adjacent to relevant walkable catchments. Costs likely to be less than Option D1, as encroachment of inappropriate activities into the LIZ and GBZ more likely to be avoided and as a result land values may not increase as much. However this option will not mitigate all risk and potential costs to supply / capacity of LIZ and GBZ resulting from greater intensification in walkable catchments.
<b>Costs: Social and cultural</b>	<b>Low - medium costs</b> Assuming AUP LIZ and GBZ provisions are delivering outcomes expected then overall costs of this option likely to be low.	<b>Low – medium costs</b> This option would retain the status quo currently in the AUP for sites adjacent to the LIZ and GBZ. However within walkable catchments	<b>Low - medium costs</b> If AUP GBZ provisions are not delivering outcomes as expected, then this option could minimise potential risks identified for Option

<sup>75</sup> Other business zones include Mixed Use, Town Centre, Local Centre, Neighbourhood Centre and Business Park zones.

Qualifying matter	<b>Option D1</b> <i>Apply Policy 3(c) and Clause 4(1)(b) and (c) of Schedule 3C to residential and 'other' business zones adjacent to LIZ and GBZ as legislated.</i> <b>Preferred option</b>	<b>Option D2</b> <i>Do not apply Policy 3(c) and Clause 4(1)(b) of Schedule 3C to residential and other business zones adjacent to LIZ and GBZ as legislated – retain existing residential zone and permitted building heights and/or retain existing business zone heights.</i>	<b>Option D3</b> <i>Apply Policy 3(c) and Clause 4(1)(b) of Schedule 3C to residential and other business zones adjacent to LIZ and GBZ as legislated and amend LIZ and GBZ provisions (more restrictive activity status for some activities).</i>
	<i>This option implements Policy 3(c) and Clause 4(1)(b) and (c) in residential and 'other' business zones adjacent to the LIZ and GBZ. This option does not make any changes to the LIZ or GBZ i.e. relies on the existing AUP LIZ and GBZ provisions to manage any potential adverse effects on qualifying matter 771(i) within these walkable catchments.</i>	<i>This option applies qualifying matter 771(i) in relation to Policy 3(c) and Clause 4(1)(b) and (c) for residential and 'other' business zoned sites adjacent to the LIZ and GBZ,  For residential zoned sites adjacent to LIZ or GBZ this option would retain the existing AUP residential zone i.e. does not upzone to THAB.  For 'other' business zoned sites adjacent to LIZ or GBZ, this option would retain the existing AUP permitted building height for that site.  This option does not make any changes to the LIZ or GBZ other than identifying the zones as a qualifying matter in the zone descriptions.</i>	<i>This option implements Policy 3(c) and Clause 4(1)(b) and(c) for residential and 'other' business zoned sites adjacent to the LIZ and GBZ.  This option also makes changes to the LIZ and GBZ provisions (more restrictive activity status for some activities) to manage/minimise any potential adverse effects on the ability of the zone to provide for business land suitable for low density use within the specified walkable catchments.</i>
<b>Costs: Economic (not otherwise covered by housing / business capacity issues)</b>  <b>Costs: Environmental</b>	<p>If the existing LIZ and GBZ provisions are not delivering outcomes intended, and/or the intensification enabled in walkable catchments (especially residential intensification) adversely effects the LIZ and GBZ more than expected this could:</p> <ul style="list-style-type: none"> <li>• Increase adverse reverse sensitivity effects resulting in economic costs for business owners within the LIZ or GBZ.</li> <li>• Increase land values and encourage encroachment of other activities in the LIZ or GBZ, putting pressure on more land extensive activities to relocate to urban edge or even outside the region, resulting in economic, environmental and social costs. Such costs could be experienced by business owners and workers.</li> <li>• Adversely affect the role and function of centres resulting in economic, social and cultural costs. Such costs could be experienced by business owners and workers within centre zones, and users of the centres. Costs could also be experienced by the council where benefits from investment on centres may not be realised.</li> </ul> <p>If such costs occurred, they would only likely become apparent in the medium to long-term as redevelopment of sites adjacent to the LIZ or GBZ and potential cumulative effects occurred.</p> <p>Low economic, cultural or social cost to owners / occupiers of other zoned land (e.g. residential) adjacent to GBZ or LIZ sites.</p>	<p>the LIZ and GBZ would enable up to six storeys under the preferred Options A1 and B1 above (i.e. permitted building heights in these zones would increase)</p> <p>Low costs to LIZ or GBZ in or adjacent to relevant walkable catchments. However this option would not mitigate all risk to LIZ and GBZ associated with greater intensification in walkable catchments – i.e. intensification would still be enabled in the wider receiving environment.</p> <p>Low – medium costs to adjacent landowners / occupiers who may not be able to realise the same level of development opportunities as other residential or business zones within the walkable catchment (economic costs). Could result in flow on social and cultural costs to communities.</p> <p>As noted above under D2 capacity costs, the level of other costs would depend on what the existing AUP residential zone and business zone building height is for each site and the number of business and residential zoned sites directly adjacent to the LIZ and GBZ. Similarly costs would vary for each walkable catchment and therefore would impact communities differently.</p>	<p>D1, whilst still enabling intensification, thereby reducing potential costs. However if the provisions are delivering the outcomes intended then this option would unnecessarily increase economic, social, cultural and environmental costs without any appreciable benefits.</p> <p>For example:</p> <ul style="list-style-type: none"> <li>• Changing activity status of specific activities to prohibited (e.g. dwellings in LIZ/GBZ, retail up to 200m<sup>2</sup> GFA in GBZ) would remove the ability of such activities to apply for resource consent, instead requiring a plan change process which has significant economic costs to applicants and the council. This is a high planning burden that may not be justified.</li> <li>• Changing activity status of specific activities to non-complying (e.g. various community activities in LIZ/GBZ; or retail, supermarket or offices within specific thresholds in GBZ) could increase consenting costs (economic costs).</li> </ul> <p>Such amendments could reduce the diversity of activities able to establish within the zones. This could limit communities from providing for their social, economic or cultural needs. Although these activities may not always be appropriate or anticipated within the zones, the current AUP provisions already provide a robust but flexibly consenting framework to enable a case by case assessment.</p> <p>Same costs as D1 for adjacent residential / business zoned sites.</p>
<b>Benefits</b>			
<b>Benefits: Social and cultural</b>	<b>No – medium benefits</b> Medium benefits to adjacent residential and other business zoned sites who are able to realise intensification opportunities, the same	<b>No – medium benefits</b> No benefits to adjacent residential / other business owners / occupiers.	<b>Low – medium benefits</b> Same benefits as Option D1 for adjacent residential / business zoned sites.

Qualifying matter	<b>Option D1</b> <i>Apply Policy 3(c) and Clause 4(1)(b) and (c) of Schedule 3C to residential and 'other' business zones adjacent to LIZ and GBZ as legislated.</i> <b>Preferred option</b>	<b>Option D2</b> <i>Do not apply Policy 3(c) and Clause 4(1)(b) of Schedule 3C to residential and other business zones adjacent to LIZ and GBZ as legislated – retain existing residential zone and permitted building heights and/or retain existing business zone heights.</i>	<b>Option D3</b> <i>Apply Policy 3(c) and Clause 4(1)(b) of Schedule 3C to residential and other business zones adjacent to LIZ and GBZ as legislated and amend LIZ and GBZ provisions (more restrictive activity status for some activities).</i>
	<i>This option implements Policy 3(c) and Clause 4(1)(b) and (c) in residential and 'other' business zones adjacent to the LIZ and GBZ. This option does not make any changes to the LIZ or GBZ i.e. relies on the existing AUP LIZ and GBZ provisions to manage any potential adverse effects on qualifying matter 771(i) within these walkable catchments.</i>	<i>This option applies qualifying matter 771(i) in relation to Policy 3(c) and Clause 4(1)(b) and (c) for residential and 'other' business zoned sites adjacent to the LIZ and GBZ,   For residential zoned sites adjacent to LIZ or GBZ this option would retain the existing AUP residential zone i.e. does not upzone to THAB.   For 'other' business zoned sites adjacent to LIZ or GBZ, this option would retain the existing AUP permitted building height for that site.   This option does not make any changes to the LIZ or GBZ other than identifying the zones as a qualifying matter in the zone descriptions.</i>	<i>This option implements Policy 3(c) and Clause 4(1)(b) and(c) for residential and 'other' business zoned sites adjacent to the LIZ and GBZ.   This option also makes changes to the LIZ and GBZ provisions (more restrictive activity status for some activities) to manage/minimise any potential adverse effects on the ability of the zone to provide for business land suitable for low density use within the specified walkable catchments.</i>
<b>Benefits: Economic</b>	as other sites within the walkable catchment. Contributes to wider community benefits.  No or very low benefits to LIZ and GBZ owners / occupiers, with any benefits likely to indirect.	Low – medium economic benefits to adjacent LIZ and GBZ owners / occupiers. Benefits would depend on which operative zones are adjacent and would vary across walkable catchments.	Low – medium economic benefits to industrial and low density commercial activities if AUP LIZ and GBZ provisions not adequately avoiding incompatible activities from establishing in the zones by preventing or further restricting such activities from establishing. Without understanding how effectively existing LIZ and GBZ provisions are working difficult to determine if amendments to provisions would provide any real benefit that would outweigh costs.
<b>Benefits: Environmental</b>			Note these benefits would apply across the LIZ and GBZ, not just for those sites adjacent to residential / other business zoned sites.

## 5.4 Proposed amendments to Chapters H16, H17 and H14, and efficiency and effectiveness in achieving objectives

### Proposed amendments to Chapters H16 and H17

244. Amendments to Chapters H16 HIZ and H17 LIZ are required to enable six storeys (22 metres) within walkable catchments. Each of these proposed amendments are considered necessary to give effect to Policy 3(c) of the NPS-UD. These amendments will efficiently and effectively achieve the objectives of the plan change, by enabling up to six storeys / 22m in the LIZ and HIZ within all walkable catchments around Metropolitan Centres and rapid transit stations.
245. These are summarised below and are set out in full in Appendix 2.
246. The proposed wording of these new and amended provisions is intended to enable six storeys within walkable catchments as required by Policy 3(c) of the NPS-UD, whilst making it clear that in the context of these zones this is a height of 22 metres. Whilst infringement of the building height standards in these zones is a restricted discretionary activity, many activities are a non-complying activity. Therefore it is particularly important that the amendments required cascade from the objectives and policies through to the rules to provide a robust framework.
247. An amendment is also proposed to the LIZ description, setting out that the zone has been identified as a qualifying matter, in accordance with Clause 8(1)(a) of Schedule 3C of the RMA. Standard H17.6.1(2) is annotated as a qualifying matter in accordance with Clause 8(1)(a) of Schedule 3C of the RMA.
248. In addition to the amendments proposed to give effect to Policy (3)(c) and in accordance with Clause 8(1) of Schedule 3C, an amendment is proposed to Chapter H17 to correct a minor error in the AUP.
249. Proposed amendments to Chapter H16 (HIZ) include:
- Amend Zone description H16.1 stating that increased building height of up to six storeys (22m) is enabled within walkable catchments unless a qualifying matter applies.
  - New Objective H16.2(5) and Policy H16.3(5) to enable up to 22 metres within walkable catchments, unless qualifying matters apply that reduce height.
  - Amend Standard H16.6.1 Building height to enable up to 22 metres within walkable catchments, unless qualifying matters apply that reduce height.
250. Proposed amendments to Chapter H17 (LIZ) include:
- Amend Zone description H17.1 stating:
    - that increased building height of up to six storeys (22m) is enabled within walkable catchments unless a qualifying matter applies,
    - the zone is identified as a qualifying matter in accordance with Clause 8(1)(a) of Schedule 3C of the RMA.

- New Objective H17.2(5) and Policy H17.3(5A) to enable up to 22 metres within walkable catchments, unless qualifying matters apply that reduce height.
- Amend Standard H17.6.1 Building height:
  - to enable up to 22 metres within walkable catchments, unless qualifying matters apply that reduce height. Annotate this as being a qualifying matter in accordance with Clause 8(1)(a) of Schedule 3C of the RMA.
  - to clarify that if a site is subject to the Height Variation Control buildings must not exceed the height shown on the planning maps.
- Amend Assessment criteria H17.8.2(1) to correctly refer to ‘activities’ within 30 m of a residential zone, rather than ‘building’ within 30 m of a residential zone. This amendment corrects a minor error and by aligning the term used with the standard it relates to.

#### **Proposed amendments to Chapter H14**

251. Like Chapters H16 and H17, similar amendments are proposed to Chapter H14 GBZ give effect to Policy 3(c) i.e. to enable building heights up to six storeys (22m) within walkable catchments. These amendments will efficiently and effectively achieve the objectives of the plan change, by enabling up to six storeys / 22m in the GBZ within all walkable catchments around Metropolitan Centres and rapid transit stations. These are summarised below and are set out in full in Appendix 2.
252. Where possible the proposed amendments are consistent with those proposed in the HIZ and LIZ. However the GBZ is different to the HIZ and LIZ in that it shares some general objectives and policies that are common to other business zones,<sup>76</sup> as well as having ones specific to the GBZ. It is noted that as part of PC78 the business objectives and policies that are shared across other business zones were amended to give effect to the NPS-UD. This was through the IHP recommendations and the council’s Decision on the City Centre.
253. Although Policy (12A)<sup>77</sup> already enables at least six storeys in walkable catchments, Policy (24) is considered necessary so that only buildings up to six storeys will be enabled in walkable catchments in the GBZ. Policy (24) cascades down to Standard H14.6.1.
254. Proposed amendments to Chapter H14 (GBZ) include:
- Amend Zone description H14.1 stating that increased building height of up to six storeys (22m) is enabled within walkable catchments unless a qualifying matter applies.
  - New Objective H14.2(9) and Policy H14.3(24) to enable up to 22 metres within walkable catchments, unless qualifying matters apply that reduce height.
  - Amend Standard H14.6.1 Building height:
    - to enable up to 22 metres within walkable catchments, unless qualifying matters apply that reduce height
    - to clarify that if a site is subject to the Height Variation Control buildings must not exceed the height shown on the planning maps.

<sup>76</sup> E.g. centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone (H14.2 Objectives (1)-(5) and H14.3 Policies (1)-(14))

<sup>77</sup> Applies to all business zones.

- Amend Standard H14.6.2 Height in relation to boundary (**HIRB**) – Table H14.6.2.1:
  - split the table so that the existing HIRB angle of recession plane and height above ground level applies to buildings outside walkable catchments
  - apply 60 degree recession plane and 20m height above ground level to buildings inside walkable catchments. This only applies to sites adjacent to specific residential, open space and special purpose zones.

255. The operative GBZ HIRB standard is set out the same as the centre zones and applies a different recession plane and height depending on which zone the site is adjacent to.<sup>78</sup> rather than the HIZ and LIZ. The proposed HIRB standard amendments apply only to sites within a walkable catchment. While the GBZ HIRB applies when the site is adjacent to the same zones outside a walkable catchment, the recession plane and height is increased the same across the board. This increase is required to enable building heights up to six storeys / 22m. See the section 32 report on other business zones for discussion on the centres approach to managing HIRB.

## 5.5 Risks or acting or not acting

256. Section 32(2)(c) requires an assessment of the risk of acting or not acting if there is uncertain or insufficient information about the subject matter of the policies, rules, or other methods.

257. This evaluation relies on the information currently available, and this information is limited in certain key aspects, meaning there is a level of uncertainty and risk associated with insufficient information. Therefore in developing and considering these options there is a level of uncertainty and potential risk associated with insufficient information.

258. This qualifying matter is tied to the supply and demand of business land suitable for low density uses. As previously outlined, the council's latest HBA 2023 and FDS 2023 both highlights, although there is sufficient aggregate business capacity to meet expected demand, there is or will be a shortfall of land suitable for land extensive business activities (e.g. large format retail and industrial). The HBA and FDS both recommend further investigation and research to better understand the challenges, supply and demand needs, and the most appropriate management approach and locational requirements for industrial land.

259. PC120 proposes to significantly increase intensification, in proximity or adjacent to many areas of existing LIZ, HIZ and/or GBZ land. As new intensification opportunities are taken up in the neighbouring zones the number of sensitive activities in proximity to these zones, especially the LIZ, will significantly increase. This has the potential to adversely affect the functionality and efficiency of the zones, create or exacerbate challenges, and impact the supply of land suitable for low density uses (industrial and commercial).

260. This qualifying matter, and the options developed to address it, largely rely on existing AUP provisions to ensure the HIZ, LIZ and GBZ are able to operate efficiently and effectively in the supply of business land suitable for low density uses. Findings from the council's Section 35 monitoring of these zones is currently not available, therefore it is unclear if the AUP provisions are being implemented and delivering the outcomes intended. This is particularly relevant in understanding whether resource consents are being granted

<sup>78</sup> This approach is slightly different to the LIZ and HIZ.

for activities not intended in the zones and whether this is compromising the integrity and function of the zones.

261. Without an understanding of whether the AUP provisions are currently delivering the outcomes sought for the HIZ, LIZ and GBZ (i.e. Section 35 monitoring) it is difficult to quantify the effects the options considered in this evaluation might have on this qualifying matter. If the existing AUP provisions are currently not delivering the outcomes intended, there is a risk that the significant intensification to be enabled across Auckland will adversely affect the supply of business land suitable for low density uses.

262. Therefore future monitoring, research and investigation is recommended to:

- determine if residential intensification in walkable catchments is compromising the efficiency and effectiveness of the HIZ, LIZ and GBZ and a reducing capacity of business land suitable for low density uses
- better understand the needs and trends of industrial activities in Auckland, including locational requirements (as recommended by the HBA 2023 and FDS 2023).

## 5.6 Overall conclusion

263. Clause 4(2) and Clause 8(1)(a) of Schedule 3C of the RMA allow the requirements of Policy 3 of the NPS-UD and Clause 4(1)(b) and (c) to be made less enabling in order to accommodate the following qualifying matter set out on Section 77I(i):

*the requirement in the NPS-UD to provide sufficient business land suitable for low density uses to meet expected demand:*

264. The HIZ, LIZ and GBZ have been considered and evaluated in the context of this qualifying matter. These existing AUP zones provide for industrial activities and restrict activities that may be incompatible with their respective primary functions. In particular the HIZ provides for activities that may produce objectionable odour, dust and noise emissions. The GBZ, and to a more limited extent the LIZ provide for commercial activities that are often land extensive.

265. This evaluation concludes, with the information currently available, that the existing AUP provisions that manage activities within these zones provide a strong policy and consenting framework and relies on these provisions delivering the outcomes anticipated.

266. In relation to the application of Policy 3 of the NPS-UD to the HIZ, LIZ and GBZ this evaluation concludes that:

- The requirement of Policy 3(c) to enable building heights of six storeys within walkable catchments for these zones does not need to be reduced to accommodate qualifying matter 77I(i), therefore it must be enabled.
- 22 metres is appropriate to enable building height of six storeys in the HIZ, LIZ and GBZ. This is based on the council's approach and proposed heights for many other non-residential zones within walkable catchments. Amendments to Chapters H14 GBZ, H16 HIZ and H17 LIZ are proposed to enable six storeys/22 metres within walkable catchments. Building height greater than six storeys is not proposed for these zones in the application of Policy 3(c).

- The requirement of Policy 3(d) is already considered to be provided for in these zones and no further amendments to the AUP are proposed.

267. In relation to the application of Clause 4(1)(b) and (c) to the LIZ in the Baldwin Avenue and Morningside walkable catchments the LIZ needs to be applied to accommodate qualifying matter 771(i). This is considered necessary to preserve the limited supply of LIZ (i.e. business land suitable for low density uses) in these locations whilst providing the greatest benefits and least costs to surrounding zones.

268. In relation to the application of Policy 3 of the NPS-UD and Clause 4(1)(b) and (c) to zones in proximity to the HIZ, LIZ and GBZ this evaluation concludes that these do not need to be modified or reduced to accommodate qualifying matter 771(i). Therefore residential capacity is not affected or reduced.

269. Overall the amendments to the AUP proposed through this evaluation are considered to be consistent with the relevant NPS-UD objectives and policies and will efficiently and effectively achieve the objectives of PC120.

## Information Used

270. The following table sets out relevant information relied upon in preparing this section 32 evaluation.

*Table 8: Information used*

Name of document, report, plan	How did it inform the development of the plan change
Resource Management Act 1991	Statutory requirements
National Policy Statement on Urban Development 2020 – updated May 2022	Statutory requirements
Resource Management (Consenting and Other System Changes) Amendment Act 2025	Statutory requirements
Relevant AUP provisions and planning maps	Statutory requirements, relevant provisions and location of HIZ, LIZ and GBZ.
Balderston, K., C. Hu, M. Todd, K. Alferez, T. Guo. (2023). Housing and business development capacity assessment for the Auckland region. Auckland Council 2023. (HBA 2023)	Informed consideration of capacity and demand of business land suitable for low density uses (HIZ, LIZ and GBZ), including trends and issues.
Tāmaki – Whenua Taurikura Auckland Future Development Strategy 2023-2053. Auckland Council 2023 (FDS 2023)	Informed consideration of capacity and demand of business land suitable for low density uses (HIZ, LIZ and GBZ), including trends and issues.
PAUP: <ul style="list-style-type: none"> <li>• Notified Proposed Auckland Unitary Plan (PAUP)</li> <li>• relevant section 32 reports on the PAUP</li> <li>• Auckland Council evidence on topics 013,<sup>79</sup> 035,<sup>80</sup> 040,<sup>81</sup> and 051-054<sup>82</sup> for the PAUP</li> <li>• relevant Independent Hearings Panel (IHP) recommendation reports on the PAUP.</li> </ul>	Informed understanding of issues and development of AUP HIZ, LIZ and GBZ provisions.
Wickham, L (2012). Separation Distances for Industry, A discussion document prepared for Auckland	Informed understanding of separation and reverse sensitivity issues for industrial activities.

<sup>79</sup> RPS Urban Growth

<sup>80</sup> Air Quality

<sup>81</sup> Lighting, Noise and Vibration

<sup>82</sup> Centre zones, Business Park and industries zones, Business activities and Business controls

Council, July 2012. Prepared by Emission Impossible Ltd	
Various technical documents, guidelines and case law related to reverse sensitivity and management of incompatible activities including Ministry for the Environment Good Practice Guide for Assessing Discharges to Air from Industry (2016).	Informed understanding of reverse sensitivity issues for industrial activities.
Various resource consent documents held by council	Review of various resource consent decisions relating to applications seeking infringement of the 20m building height standard in the LIZ. Informed understanding of the type of activities, buildings and structures which required height beyond the permitted zone height. See Appendix 3.
Google Maps and street view	Informed understanding of building typologies and types of activities within HIZ, LIZ and GBZ areas.
PC78 <ul style="list-style-type: none"> <li>• relevant section 32 evaluations</li> <li>• relevant evidence provided</li> </ul>	Informed understanding of matters and issues relating to industrial land and height

## Consultation summary

271. Limited consultation on PC 120 has been undertaken, and this is detailed in the Auckland Council September 2025 reports entitled:

- Consultation and engagement on a proposed plan change potentially replacing proposed Plan Change 78 – Intensification - Summary Report
- Māori engagement consultation summary report

## Appendices

- Appendix 1: Relevant existing AUP objectives and policies
- Appendix 2: Proposed amendments to Chapters H14 GBZ, H16 HIZ and H17 LIZ
- Appendix 3: Resource consents infringing LIZ building height rule

## Appendix 1: Relevant existing AUP objectives and policies

## Appendix 1: Relevant existing AUP objectives and policies

Note this table does not include all zone objectives and policies.

AUP Chapter	Objective/Policy	Summary of matter addressed	HIZ, LIZ or GBZ?
<b>Regional Policy Statement (RPS)</b>			
<b>B2.4. Residential growth [RPS]</b>	B2.4.2. <i>Residential intensification</i> Policy (7) Manage adverse reverse sensitivity effects from urban intensification on land with existing incompatible activities	Reverse sensitivity	HIZ, LIZ & GBZ
<b>B2.5. Commercial and industrial growth [RPS]</b> B2.5.1	Objective (2) Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that contribute to a well-functioning urban environment and a compact urban form.	Provide for commercial growth and activities - Centres hierarchy, identified growth corridors, well-functioning urban environments, compact urban form	GBZ
B2.5.2	Policy (6) Enable commercial activities, where appropriate, in business zones in locations other than the city centre, metropolitan and town centres and identified growth corridors, having regard to all of the following:  (a) the matters listed in Policy B2.5.2(5)(a) to Policy B2.5.2(5)(h) above;  (b) the extent to which activities would compromise the achievement of policies B2.5.2(1) and B.2.5.2(2): and  (c) the extent to which activities would compromise the hierarchy of locations	Enable low density commercial activities (where do not compromise role and function of centres)	LIZ, GBZ

AUP Chapter	Objective/Policy	Summary of matter addressed	HIZ, LIZ or GBZ?
<b>Regional Policy Statement (RPS)</b>			
	identified in policies B2.5.2(1) to B.2.5.2(5).		
B2.5.2	Policy (7) Enable the supply of land for industrial activities, in particular for land-extensive industrial activities and for heavy industry in areas where the character, scale and intensity of the effects from those activities can be appropriately managed.	Enable industrial activities  Manage adverse effects of industrial activities	HIZ, LIZ & GBZ
B2.5.2	Policy (8) Enable the supply of industrial land which is relatively flat, has efficient access to freight routes, rail or freight hubs, ports and airports, and can be efficiently served by infrastructure	Enable industrial activities	HIZ, LIZ & GBZ
B2.5.2	Policy (9) Enable the efficient use of industrial land for industrial activities and avoid incompatible activities by all of the following:  (a) limiting the scale and type of non-industrial activities on land zoned for light industry;  (b) preventing non-industrial activities (other than accessory activities) from establishing on land zoned for heavy industry; and  (c) promoting co-location of industrial activities to manage adverse effects and to benefit from agglomeration.	Enable industrial activities  Manage reverse sensitivity effects  Manage adverse effects of industrial activities	HIZ & LIZ
B2.5.2	Policy (10) Manage reverse sensitivity effects on the efficient operation, use and development of existing industrial activities, including by preventing inappropriate sensitive activities locating or intensifying in or adjacent to heavy industrial zones	Manage reverse sensitivity effects	HIZ, LIZ & GBZ

AUP Chapter	Objective/Policy	Summary of matter addressed	HIZ, LIZ or GBZ?
<b>Regional Policy Statement (RPS)</b>			
<b>B7.5 Air [RPS]</b> B7.5.1.	Objective (1) The discharge of contaminants to air from use and development is managed to improve region-wide air quality, enhance amenity values in urban areas and to maintain air quality at appropriate levels in rural and coastal areas.	Manage adverse effects of industrial activities	HIZ, LIZ & GBZ
B7.5.1.	Objective (2) Industry and infrastructure are enabled by providing for reduced ambient air quality amenity in appropriate locations.	Enable industrial activities	HIZ & LIZ
B7.5.1.	Objective (3) Avoid, remedy or mitigate adverse effects from discharges of contaminants to air for the purpose of protecting human health, property and the environment.	Manage adverse effects of industrial activities	HIZ, LIZ & GBZ
B7.5.2.	<p>Policy (1)</p> <p>Manage discharge of contaminants to air from use and development to:</p> <p>(a) avoid significant adverse effects on human health and reduce exposure to adverse air discharges;</p> <p>(b) control activities that use or discharge noxious or dangerous substances;</p> <p>(c) minimise reverse sensitivity effects by avoiding or mitigating potential land use conflict between activities that discharge to air and activities that are sensitive to air discharges;</p> <p>(d) protect activities that are sensitive to the adverse effects of air discharges;</p> <p>(e) protect flora and fauna from the adverse effects of air discharges;</p>	<p>Manage adverse effects of industrial activities</p> <p>Manage reverse sensitivity effects</p> <p>Enable industrial activities</p>	HIZ, LIZ & GBZ

AUP Chapter	Objective/Policy	Summary of matter addressed	HIZ, LIZ or GBZ?
<b>Regional Policy Statement (RPS)</b>			
	(f) enable the operation and development of infrastructure, industrial activities and rural production activities that discharge contaminants into air, by providing for low air quality amenity in appropriate locations;		
<b>Appendix 1</b> Structure plan guidelines [RPS] 1.4. Matters to identify, investigate and address	1.4.4 Use and activity (7) The location and protection of use and development and management of reverse sensitivity effects on use and development.	Manage reverse sensitivity effects	HIZ, LIZ & GBZ

AUP Chapter	Objective/Policy	Summary of matter addressed	HIZ, LIZ or GBZ?
<b>H16 Heavy Industry Zone</b>			
H16.2	Objective (1) Heavy industry operates efficiently and is not unreasonably constrained by other activities.	Enable industrial activities Manage reverse sensitivity effects	HIZ
H16.2	Objective (2) Business – Heavy Industry Zone zoned land, and activities that are required to locate there because of the nature of their operation, are protected from the encroachment of:  (a) activities sensitive to air discharges and activities sensitive to noise; and  (b) commercial activities that are more appropriately located in other business zones.	Manage reverse sensitivity effects	HIZ

AUP Chapter	Objective/Policy	Summary of matter addressed	HIZ, LIZ or GBZ?
<b>H16 Heavy Industry Zone</b>			
H16.2	Objective (3) The supply of large sites within the zone is not reduced by inappropriate fragmentation of those sites by subdivision.	Enable industrial activities	HIZ
H16.2.	Objective (4) Adverse effects on the natural environment within the zone and on the amenity values of neighbouring zones are managed.	Manage adverse effects of industrial activities	HIZ
H16.3	Policy (1) Avoid activities which do not support the primary function of the zone.	Enable industrial activities Manage reverse sensitivity effects	HIZ
H16.3	Policy (2) Manage subdivision so that it preserves the integrity of the zone for industrial use while allowing the creation of sites for established activities.	Enable industrial activities	HIZ
H16.3	Policy (3) Require development adjacent to open space zones, residential zones and special purpose zones to manage adverse amenity effects on those zones	Manage adverse effects of industrial activities	HIZ
H16.3	Policy (4) Restrict maximum impervious area within the riparian yard in order to ensure that adverse effects on water quality, water quantity and amenity values are avoided or mitigated.	Manage adverse effects of industrial activities	HIZ

AUP Chapter	Objective/Policy	Summary of matter addressed	HIZ, LIZ or GBZ?
<b>H17 Light Industry Zone</b>			
H17.2	Objective (1) Light industrial activities locate and function efficiently within the zone.	Enable industrial activities	LIZ
H17.2	Objective (2) The establishment of activities that may compromise the efficiency and functionality of the zone for light industrial activities is avoided.	Manage reverse sensitivity effects	LIZ
H17.2	Objective (3) Adverse effects on amenity values and the natural environment, both within the zone and on adjacent areas, are managed.	Manage adverse effects of industrial activities	LIZ
H17.2	Objective (4) Development avoids, remedies or mitigates adverse effects on the amenity of adjacent public open spaces and residential zones.	Manage adverse effects of industrial activities	LIZ
H17.3	Policy (1) Enable light industrial activities to locate in the zone.	Enable industrial activities	LIZ
H17.3	Policy (2) Avoid reverse sensitivity effects from activities that may constrain the establishment and operation of light industrial activities.	Manage reverse sensitivity effects	LIZ
H17.3	Policy (3) Avoid activities that do not support the primary function of the zone.	Manage reverse sensitivity effects	LIZ
H17.3	Policy (4) Require development adjacent to open space zones, residential zones and special purpose zones to manage adverse amenity effects on those zones.	Manage adverse effects of industrial activities	LIZ
H17.3	Policy (5) In identified locations enable greater building height than the standard zone height, having regard to whether the greater height:  (a) is an efficient use of land; and	Manage adverse effects	LIZ

AUP Chapter	Objective/Policy	Summary of matter addressed	HIZ, LIZ or GBZ?
<b>H17 Light Industry Zone</b>			
	(b) can be accommodated without significant adverse effects on adjacent residential zones; considering the size and depth of the area.		
H17.3	Policy (6) Avoid reverse sensitivity effects from activities within the Business – Light Industry Zone that may constrain the establishment and operation of heavy industrial activities within the Business – Heavy Industry Zone.	Manage reverse sensitivity effects Enable industrial activities	LIZ (& HIZ)
H17.3	Policy (7) Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.	Manage adverse effects of industrial activities	LIZ
H17.3	Policy (8) Restrict maximum impervious area within the riparian yard in order to ensure that adverse effects on water quality, water quantity and amenity values are avoided or mitigated.	Manage adverse effects of industrial activities	LIZ

AUP Chapter	Objective/Policy	Summary of matter addressed	HIZ, LIZ or GBZ?
<b>H14 General Business Zone</b>			
H14.2 <i>General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone</i>	Objective (1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales.	Enable commercial activities Manage adverse effects (on role & function of centres)	GBZ

AUP Chapter	Objective/Policy	Summary of matter addressed	HIZ, LIZ or GBZ?
<b>H14 General Business Zone</b>			
H14.2 <i>General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone</i>	Objective (2) Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.	Manage adverse effects (including on role & function of centres)	GBZ
H14.2 <i>General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone</i>	Objective (3) Development positively contributes towards planned future form and quality, creating a well-functioning urban environment and a sense of place.	Manage adverse effects	GBZ
H14.2 <i>General objectives for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone</i>	Objective (4) Business activity is distributed in locations, and is of a scale and form, that:  (a) provides for the community's social and economic needs;  (b) improves community access to goods, services, community facilities and opportunities for social interaction; and  (c) manages adverse effects on the environment, including effects on infrastructure and residential amenity; and  (d) accommodates qualifying matters.	Manage adverse effects  Enable industrial & commercial activities	GBZ

AUP Chapter	Objective/Policy	Summary of matter addressed	HIZ, LIZ or GBZ?
<b>H14 General Business Zone</b>			
H14.2 (GBZ only)	Objective (6) A range of business activities outside centres are provided for, while ensuring activities within the zone do not compromise the function, role and amenity of centres.	Enable industrial & commercial activities  Manage adverse effects (on role & function of centres)	GBZ
H14.2 (GBZ only)	Objective (7) The zone is located primarily in areas close to the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone, or in other areas where appropriate.	Manage adverse effects (on role & function of centres)	GBZ
H14.2 (GBZ only)	Objective (8) The adverse effects on amenity values and the quality of the environment at the interface with other zones are managed.	Manage adverse effects of industrial or commercial activities	GBZ
H14.3 <i>General policies for all centres, Business – Mixed Use Zone, <b>Business – General Business Zone and Business – Business Park Zone</b></i>	Policy (5) Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.	Manage adverse effects of industrial or commercial activities	GBZ
H14.3 <i>General policies for all centres, Business – Mixed Use Zone, <b>Business – General</b></i>	Policy (8) Require development adjacent to residential zones and the Special Purpose – School Zone and Special Purpose – Māori Purpose Zone to maintain the amenity values of those areas, having specific regard	Manage adverse effects of industrial or commercial activities	GBZ

AUP Chapter	Objective/Policy	Summary of matter addressed	HIZ, LIZ or GBZ?
<b>H14 General Business Zone</b>			
<b>Business Zone and Business – Business Park Zone</b>	to dominance, overlooking and shadowing.		
H14.3 <i>General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone</i>	Policy (9) Discourage activities, which have noxious, offensive, or undesirable qualities from locating within the centres and mixed use zones, while recognising the need to retain employment opportunities.	Manage adverse effects of industrial or commercial activities  Manage adverse effects (on role & function of centres)	GBZ
H14.3 <i>General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone</i>	Policy (11) Require development to avoid, remedy or mitigate adverse wind and glare effects on public open spaces, including streets, and shading effects on open space zoned land.	Manage adverse effects of industrial or commercial activities	GBZ
H14.3 <i>General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone</i>	Policy (12) Recognise the functional and operational requirements of activities and development.	Enable industrial & commercial activities	GBZ

AUP Chapter	Objective/Policy	Summary of matter addressed	HIZ, LIZ or GBZ?
<b>H14 General Business Zone</b>			
<p>H14.3 <i>General</i> H14.3 <i>General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone</i></p>	<p>Policy (13) Enable greater building height than the standard height in locations identified within the Height Variation Control, having regard to whether the greater height:</p> <p>(za) is commensurate with the level of commercial activities and community services;</p> <p>(zb) is compatible with a qualifying matter that requires reduced height and/or density;</p> <p>(a) is an efficient use of land;</p> <p>(b) supports public transport, community infrastructure and contributes to centre vitality and vibrancy;</p> <p>(c) considering the size and depth of the area, can be accommodated without significant adverse effects on adjacent residential zones; and</p> <p>(d) is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre; and</p> <p>(e) support the role of centres.</p>	<p>Enable industrial &amp; commercial activities</p> <p>Manage adverse effects of industrial or commercial activities</p>	<p>GBZ</p>
<p>H14.3 <i>General</i> H14.3 <i>General policies for all centres, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone</i></p>	<p>Policy (14) Reduce building height below the standard zone height in locations identified within the Height Variation Control, where the standard zone height would have significant adverse effects on identified special character, identified landscape features, amenity or other qualifying matters.</p>	<p>Manage adverse effects of industrial or commercial activities</p>	<p>GBZ</p>

AUP Chapter	Objective/Policy	Summary of matter addressed	HIZ, LIZ or GBZ?
<b>H14 General Business Zone</b>			
H14.3 (GBZ only)	Policy (15) Locate the zone adjacent or close to the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone and within the Identified Growth Corridor Overlay and in other areas where appropriate.	Enable industrial & commercial activities  Manage adverse effects of industrial or commercial activities	GBZ
H14.3 (GBZ only)	Policy (16) 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 Business – City Centre Zone, Business – Metropolitan Centre Zone or Business – Town Centre Zone; or  (c) already established in locations where they are able to continue.	Enable industrial activities  Enable commercial activities (low density)	GBZ
H14.3 (GBZ only)	Policy (17) Avoid commercial and retail activities of a scale and type locating within the zone that will compromise the function, role and amenity of the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone beyond those effects ordinarily associated with trade effects on trade competitors.	Manage adverse effects on role & function of centres	GBZ
H14.3 (GBZ only)	Policy (18) Avoid small-scale retail activities locating within the zone	Manage adverse effects on role &	GBZ

AUP Chapter	Objective/Policy	Summary of matter addressed	HIZ, LIZ or GBZ?
<b>H14 General Business Zone</b>			
	except for commercial services and food and beverage activities.	function of centres	
H14.3 (GBZ only)	Policy (19) Enable light industrial activities to locate within the zone but discourage activities which have objectionable odour, dust or noise emissions.	Enable industrial activities Manage adverse effects of industrial activities	GBZ
H14.3 (GBZ only)	Policy (20) Manage compatibility issues of activities within and between developments through site layout and design measures.	Manage reverse sensitivity effects	GBZ
H14.3 (GBZ only)	Policy (21) Manage adverse effects on the safe and efficient operation of the transport network.	Manage adverse effects of industrial or commercial activities	GBZ
H14.3 (GBZ only)	Policy (22) Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.	Manage adverse effects of industrial or commercial activities	GBZ
H14.3 (GBZ only)	Policy (23) Restrict maximum impervious area within a riparian yard in order to ensure that adverse effects on water quality, water quantity and amenity values are avoided or mitigated.	Manage adverse effects of industrial or commercial activities	GBZ

AUP Chapter	Objective/Policy	Summary of matter addressed	HIZ, LIZ or GBZ?
<b>E14 Air Quality [rcp/rp]</b>			
E14.2	Objective (2) Human health, property and the environment are protected from significant adverse effects from the discharge of contaminants to air.	Manage adverse effects of industrial activities	HIZ & LIZ
E14.2	Objective (3) Incompatible uses and development are separated to manage adverse effects on air quality from discharges of contaminants into air and avoid or mitigate reverse sensitivity effects.	Manage adverse effects of industrial activities Manage reverse sensitivity effects	HIZ & LIZ
E14.2	Objective (4) The operational requirements of light and heavy industry, other location-specific industry, infrastructure, rural activities and mineral extraction activities are recognised and provided for.	Enable industrial activities	HIZ & LIZ
E14.3	Policy (1) Manage the discharge of contaminants to air, including by having regard to the Auckland Ambient Air Quality Targets in Table E14.3.1, so that significant adverse effects on human health, including cumulative adverse effects, are avoided, and all other adverse effects are remedied or mitigated.	Manage adverse effects of industrial activities	
E14.3	Policy (4) Support the use and development in the Business – Light Industry Zone, Coastal – Minor Port Zone, the Port Precinct, Auckland Airport Precinct and Auckland Council District Plan - Hauraki Gulf Islands Commercial 5 Zone, by providing for medium dust and odour levels and avoiding, remedying or mitigating, the adverse effects of dust and odour.	Enable industrial activities Manage adverse effects of industrial activities	LIZ
E14.3	Policy (5) Support the use and development in the Business – Heavy Industry Zone, Special Purpose – Quarry	Enable industrial activities	HIZ

AUP Chapter	Objective/Policy	Summary of matter addressed	HIZ, LIZ or GBZ?
<b>E14 Air Quality [rcp/rp]</b>			
	<p>Zone and Auckland Council District Plan - Hauraki Gulf Islands Commercial 6 Zone by:</p> <p>(a) providing for higher levels of dust and odour provided that any adverse effects on human health are avoided, remedied or mitigated;</p> <p>(b) avoiding the establishment of activities sensitive to air discharges in these zones; and</p> <p>(c) discouraging the establishment of activities sensitive to air discharges in areas adjacent to these zones.</p>	Manage reverse sensitivity effects	

AUP Chapter	Objective/Policy	Summary of matter addressed	HIZ, LIZ or GBZ?
<b>E26 Noise and Vibration</b>			
E25.2	Objective (1) People are protected from unreasonable levels of noise and vibration.	Manage adverse effects of industrial & commercial activities	HIZ, LIZ & GBZ
E25.2	Objective (2) The amenity values of residential zones are protected from unreasonable noise and vibration, particularly at night.	Manage adverse effects of industrial & commercial activities	HIZ, LIZ & GBZ
E25.2	Objective (3) Existing and authorised activities and infrastructure, which by their nature produce high levels of noise, are appropriately protected from reverse	Manage reverse sensitivity effects	HIZ, LIZ & GBZ

AUP Chapter	Objective/Policy	Summary of matter addressed	HIZ, LIZ or GBZ?
<b>E26 Noise and Vibration</b>			
	sensitivity effects where it is reasonable to do so.		
E26.3	Policy (1) Set appropriate noise and vibration standards to reflect each zone's function and permitted activities, while ensuring that the potential adverse effects of noise and vibration are avoided, remedied or mitigated.	Enable industrial & commercial activities  Manage adverse effects of industrial & commercial activities	HIZ, LIZ & GBZ
E26.3	Policy (2) Minimise, where practicable, noise and vibration at its source or on the site from which it is generated to mitigate adverse effects on adjacent sites.	Manage adverse effects of industrial & commercial activities	HIZ, LIZ & GBZ
E26.3	Policy (3) Encourage activities to locate in zones where the noise generated is compatible with other activities and, where practicable, adjacent zones.	Enable industrial & commercial activities  Manage reverse sensitivity effects	HIZ, LIZ & GBZ
E26.3	Policy (4) Use area or activity specific rules where the particular functional or operational needs of the area or activity make such rules appropriate.	Enable industrial activities  Manage reverse sensitivity effects  Manage adverse effects of industrial & commercial activities	HIZ, LIZ & GBZ
E26.3	Policy (5) Prevent significant noise-generating activities other than roads and railway lines from establishing in or immediately adjoining residential zones.	Manage reverse sensitivity effects  Manage adverse effects of industrial &	HIZ, LIZ & GBZ

AUP Chapter	Objective/Policy	Summary of matter addressed	HIZ, LIZ or GBZ?
<b>E26 Noise and Vibration</b>			
		commercial activities	
E26.3	Policy (6) Avoid activities sensitive to noise from establishing in industrial zones where adverse effects (including reverse sensitivity effects) arise that cannot be otherwise appropriately remedied or mitigated.	Enable industrial activities Manage reverse sensitivity effects Manage adverse effects of industrial & commercial activities	HIZ & LIZ
E26.3	Policy (7) Require activities to be appropriately located and/or designed to avoid where practicable or otherwise remedy or mitigate reverse sensitivity effects on:  (b) adjacent Business – Light Industry Zone and Business – Heavy Industry Zone;  (e) existing lawfully established commercial activities within Business – City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone, Business – Neighbourhood Centre Zone, Business – Mixed Use Zone; or	Enable industrial activities Manage reverse sensitivity effects	HIZ, LIZ & GBZ

AUP Chapter	Objective/Policy	Summary of matter addressed	HIZ, LIZ or GBZ?
<b>E38 Subdivision – Urban</b>			
E38.2	Objective (1) Land is subdivided to achieve the objectives of the residential zones, business zones, open space zones, special	Enable industrial activities	HIZ, LIZ & GBZ

AUP Chapter	Objective/Policy	Summary of matter addressed	HIZ, LIZ or GBZ?
<b>E38 Subdivision – Urban</b>			
	purpose zones, coastal zones, relevant overlays and Auckland-wide provisions.	Manage adverse effects of industrial & commercial activities	
E38.3	Policy (1) Provide for subdivision which supports the policies of the Plan for residential zones, business zones, open space zones, special purpose zones, coastal zones, relevant overlays and Auckland-wide provisions.	Enable industrial activities  Manage adverse effects of industrial & commercial activities	HIZ, LIZ & GBZ

Appendix 2: Proposed amendments to Chapters H14 GBZ,  
H16 HIZ and H17 LIZ

## **H14. Business – General Business Zone**

### **H14.1. Zone description**

The Business – General Business Zone provides for business activities 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 Business – General Business Zone only when they do not adversely affect the function, role and amenity of the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone.

Although the application of the zone within Auckland is limited, it is an important part of this 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 Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone or within identified growth corridors, where there is good transport access and exposure to customers.

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

Increased building height of up to six storeys (22m) is enabled within walkable catchments unless a qualifying matter applies.

### **H14.2. Objectives**

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

- (1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales.
- (2) Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.
- (3) Development positively contributes towards planned future form and quality, creating a well-functioning urban environment and 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 infrastructure and residential amenity; and
  - (d) accommodates qualifying matters.
- (5) A network of centres that provides:
- (a) a framework and context to the functioning of the urban area and its transport network, recognising:
    - (i) the regional role and function of the city centre, metropolitan centres and town centres as commercial, cultural and social focal points for the region, sub-regions and local areas; and
    - (ii) local centres and neighbourhood centres in their role to provide for a range of convenience activities to support and serve as focal points for their local communities.
  - (b) a clear framework within which public and private investment can be prioritised and made; and
  - (c) a basis for regeneration and intensification initiatives.

*Business – General Business Zone objectives*

- (6) A range of business activities outside centres are provided for, while ensuring activities within the zone do not compromise the function, role and amenity of centres.
- (7) The zone is located primarily in areas close to the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone, or in other areas where appropriate.
- (8) The adverse effects on amenity values and the quality of the environment at the interface with other zones are managed.
- (9) Building height of up to six storeys (22m) is enabled within walkable catchments unless qualifying matters apply that reduce height.

**H14.3. Policies**

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

- (1) Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their role in the hierarchy of centres.
- (2) Enable an increase in the density, diversity and quality of housing in the centre zones and Business – Mixed Use Zone, where it is compatible with any qualifying matters and while managing any reverse sensitivity effects including from the

higher levels of ambient noise and reduced privacy that may result from non-residential activities.

- (3) Require development to be of a quality and design that positively contributes to:
  - (a) planning and design outcomes identified in this Plan for the relevant zone;
  - (b) the visual quality and interest of streets and other public open spaces; and
  - (c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.
- (4) Encourage universal access for all development, particularly medium to large scale development.
- (5) Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.
- (6) Encourage buildings at the ground floor to be adaptable to a range of uses to allow activities to change over time.
- (7) Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse effects on pedestrian amenity and the streetscape.
- (8) Require development adjacent to residential zones and the Special Purpose – School Zone and Special Purpose – Māori Purpose Zone to maintain the amenity values of those areas, having specific regard to dominance, overlooking and shadowing.
- (9) Discourage activities, which have noxious, offensive, or undesirable qualities from locating within the centres and mixed use zones, while recognising the need to retain employment opportunities.
- (10) Discourage dwellings at ground floor in centre zones and enable dwellings above ground floor in centre zones.
- (11) Require development to avoid, remedy or mitigate adverse wind and glare effects on public open spaces, including streets, and shading effects on open space zoned land.
- (12) Recognise the functional and operational requirements of activities and development.
- (12A) Enable building height of at least six storeys within mapped walkable catchments unless a qualifying matter applies that reduces height.
- (13) Enable greater building height than the standard height in locations identified within the Height Variation Control, having regard to whether the greater height:
  - (za) is commensurate with the level of commercial activities and community services;

- (zb) is compatible with a qualifying matter that requires reduced height and/or density;
  - (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; and
  - (e) support the role of centres.
- (14) Reduce building height below the standard zone height in locations identified within the Height Variation Control, where the standard zone height would have significant adverse effects on identified special character, identified landscape features, amenity or other qualifying matters.

*Business – General Business Zone policies*

- (15) Locate the zone adjacent or close to the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone and within the Identified Growth Corridor Overlay and in other areas where appropriate.
- (16) 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 Business – City Centre Zone, Business – Metropolitan Centre Zone or Business – Town Centre Zone; or
  - (c) already established in locations where they are able to continue.
- (17) Avoid commercial and retail activities of a scale and type locating within the zone that will compromise the function, role and amenity of the Business – City Centre Zone, Business – Metropolitan Centre Zone and Business – Town Centre Zone beyond those effects ordinarily associated with trade effects on trade competitors.
- (18) Avoid small-scale retail activities locating within the zone except for commercial services and food and beverage activities.
- (19) Enable light industrial activities to locate within the zone but discourage activities which have objectionable odour, dust or noise emissions.

- (20) Manage compatibility issues of activities within and between developments through site layout and design measures.
- (21) Manage adverse effects on the safe and efficient operation of the transport network.
- (22) Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.
- (23) Restrict maximum impervious area within a riparian yard in order to ensure that adverse effects on water quality, water quantity and amenity values are avoided or mitigated.
- (24) Enable building height of up to six storeys (22m) in walkable catchments, unless qualifying matters apply that reduce height.

#### H14.4. Activity table

Table H14.4.1 Activity table specifies the activity status of land use and development activities in the Business – General Business Zone pursuant to section 9(3) of the Resource Management Act 1991.

**Table H14.4.1 Activity table**

Activity		Activity status
<b>General</b>		
(A1)	Activities not provided for	NC
<b>Use</b>		
Accommodation		
(A2)	Dwellings	NC
(A3)	Conversion of a building or part of a building to dwellings, residential development, visitor accommodation or boarding houses	NC
(A4)	Integrated residential development	NC
(A5)	Supported residential care	NC
(A6)	Visitor accommodation and boarding houses	NC
Commerce		
(A7)	Commercial services	P
(A8)	Commercial sexual services	D
(A9)	Conference facilities	D
(A10)	Department stores	RD
(A11)	Drive-through restaurants	P
(A12)	Entertainment facilities	P
(A13)	Cinemas	NC
(A14)	Food and beverage	P

Activity		Activity status
(A15)	Food and beverage activities that form part of an integrated development, with more than 5 food and beverage activities	RD*
(A16)	Funeral directors' premises	D
(A17)	Garden centres	P
(A18)	Marine retail	P
(A19)	Motor vehicle sales	P
(A20)	Offices up to 500m <sup>2</sup> gross floor area per site	P
(A21)	Offices greater than 500m <sup>2</sup> gross floor area per site	D
(A22)	Retail up to 200m <sup>2</sup> gross floor area per tenancy	NC
(A23)	Retail exceeding 200m <sup>2</sup> per tenancy and up to 450m <sup>2</sup> gross floor area per tenancy	D
(A24)	Retail greater than 450m <sup>2</sup> gross floor area per tenancy	P
(A25)	Service stations	RD
(A26)	Supermarkets up to 450m <sup>2</sup> gross floor area per tenancy	D
(A27)	Supermarkets greater than 450m <sup>2</sup> gross floor area per tenancy	RD
(A28)	Trade suppliers	P
<b>Community</b>		
(A29)	Artworks	P
(A30)	Care centres	D
(A31)	Community facilities	D
(A32)	Education facilities	D
(A33)	Emergency services	RD
(A34)	Healthcare facilities	D
(A35)	Hospitals	D
(A36)	Justice facilities	D
(A37)	Recreation facility	P
(A38)	Tertiary education facilities	D
<b>Industry</b>		
(A39)	Industrial activities	P
(A40)	Waste management facilities	NC
<b>Mana Whenua</b>		
(A41)	Marae complex	P
<b>Development</b>		
(A42)	New buildings	RD
(A43)	Demolition of buildings	P
(A44)	Alterations to building facades that are less than 25m <sup>2</sup>	P
(A45)	Additions to buildings that are less than: (a) 25 per cent of the existing gross floor area of the building;	P

Activity		Activity status
	or (b) 250m <sup>2</sup> whichever is the lesser	
(A46)	Internal alterations to buildings	P
(A47)	Additions and alterations to buildings not otherwise provided for	RD

\*Integrated development means a development that shares the same parking or access.

#### H14.5. Notification

- (1) Any application for resource consent for any of the following activities must be publicly notified:
  - (a) H14.4.1(A2) Dwellings; and
  - (b) H14.4.1(A4) Integrated residential development.
- (2) Any application for resource consent for an activity listed in Table H14.4.1 Activity table and which is not listed in H14.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

#### H14.6. Standards

All permitted and restricted discretionary activities in Table H14.4.1 Activity table must comply with the following standards.

##### H14.6.0 Activities within 30m of a residential zone

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

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

### **H14.6.1. Building height**

Purpose:

- manage the effects of building height;
- Manage shadowing effects of building height on public open space, excluding streets;
- manage visual dominance effects;
- enable greater height in areas identified for intensification including within walkable catchments; and
- provide for variations to the standard zone height through the Height Variation Control, to recognise the character and amenity of particular areas and provide a transition in building scale to lower density zones.

(1) Buildings must not exceed 16.5m in height, unless otherwise specified in the Height Variation Control or are located within a walkable catchment on the planning maps.

(2) Buildings located in a walkable catchment must not exceed 22m in height, unless otherwise specified in the Height Variation Control on the planning maps.

(3) If the site is subject to the Height Variation Control, buildings must not exceed the height in metres as shown on the planning maps.

### **H14.6.2. Height in relation to boundary**

Purpose:

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

(1) Buildings must not project beyond a recession plane that begins vertically above ground level along the zone boundary. The angle of the recession plane and the height above ground level from which it is measured is specified in Table H14.6.2.1 and Figure H14.6.2.1 or Figure H14.6.2.2 below.

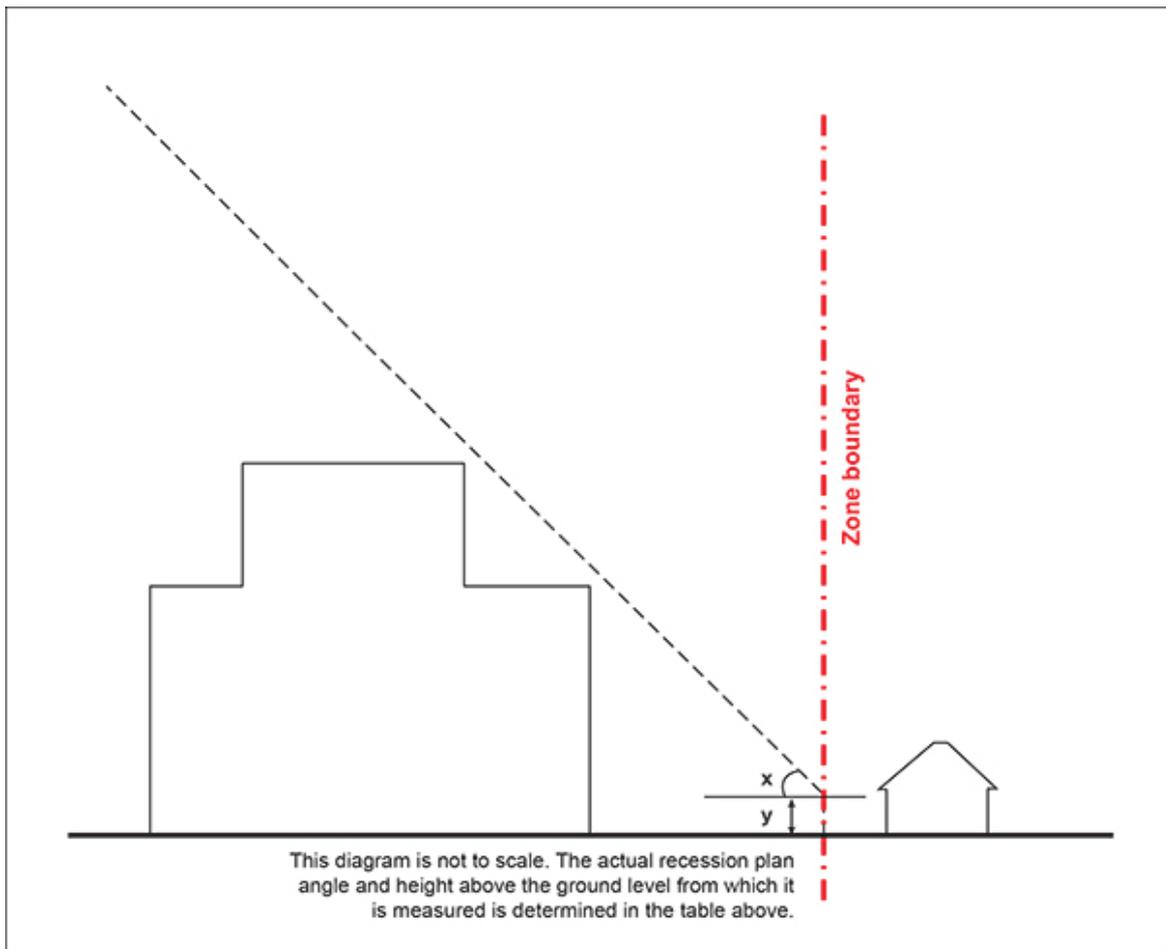
(2) Where the boundary forms part of an entrance strip, access site or pedestrian access-way, the standard applies from the farthest boundary of that entrance strip or access site. However, if an entrance strip, access site or pedestrian access-way is greater than 2.5m in width, the standard will be measured from a parallel line 2.5m out from the site boundary.

**Table H14.6.2.1 Height in relation to boundary**

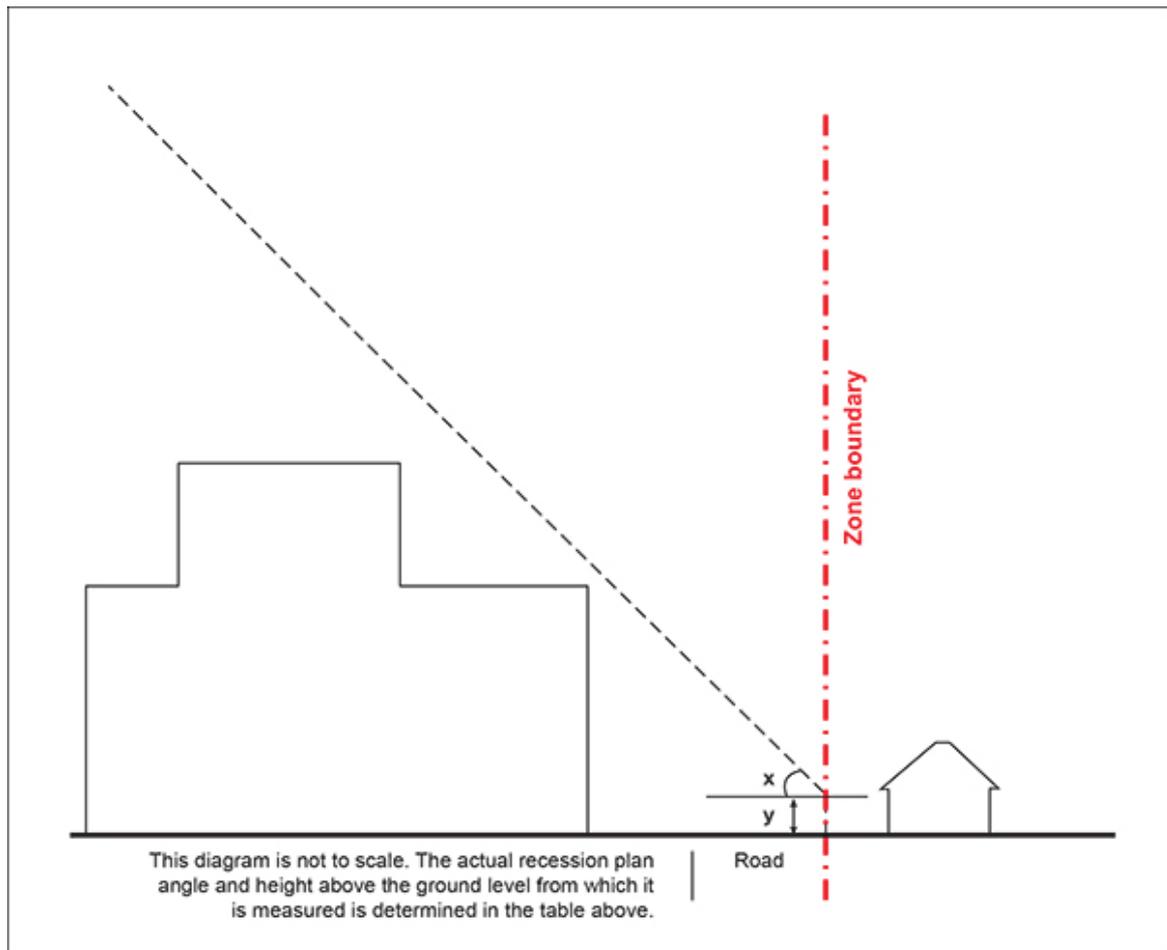
	<b>Zoning of adjacent site</b>	<b>Angle of recession plane (identified as x in Figure H14.6.2.1 or Figure H14.6.2.2)</b>	<b>Height above ground level which the recession plane will be measured from (identified as y in Figure H14.6.2.1 or Figure H14.6.2.2)</b>
<u>Buildings outside walkable catchments</u>	Residential – Single House Zone; or Residential – Mixed Housing Suburban Zone	45°	2.5m
	Residential – Mixed Housing Urban Zone	45°	3m
	Residential – Terrace Housing and Apartment Buildings Zone	60°	8m
	Special Purpose – Māori Purpose Zone; or Special Purpose – School Zone	45°	6m
	Open Space – Conservation Zone; Open Space – Informal Recreation Zone; Open Space – Sports and Active Recreation Zone; Open Space – Civic Spaces Zone; or Open Space – Community Zone	45°	4.5m
<u>Buildings inside walkable catchments</u>	<u>Residential – Single House Zone;</u> <u>Residential – Mixed Housing Suburban Zone;</u> <u>Residential – Mixed Housing Urban</u>	<u>60°</u>	<u>20m</u>

	<u>Zone; or Residential – Terrace Housing and Apartment Buildings Zone;</u> <u>Special Purpose – Māori Purpose Zone;</u> <u>Special Purpose – School Zone;</u> <u>Open Space – Conservation Zone;</u> <u>Open Space – Informal Recreation Zone;</u> <u>Open Space – Sports and Active Recreation Zone;</u> <u>Open Space – Civic Spaces Zone;</u> or <u>Open Space – Community Zone</u>		
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**Figure H14.6.2.1 Height in relation to boundary**



**Figure H14.6.2.2 Height in relation to boundary opposite a road**



### **H14.6.3. Yards**

Purpose:

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

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H14.6.3.1 below.

**Table H14.6.3.1 Yards**

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

Note 3

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

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

**H14.6.4. Landscaping**

Purpose:

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

(1) A landscape buffer of 2m in depth must be provided along the street frontage between the street and car parking, loading, or service areas which are visible from the street frontage. This rule excludes access points.

(2) The required landscaping in Standard H14.6.4(1) above must comprise a mix of trees, shrubs or ground cover plants (including grass).

**H14.6.5. Maximum impervious area in the riparian yard**

Purpose: support the functioning of riparian yards and in-stream health.

(1) The maximum impervious area within a riparian yard must not exceed 10 per cent of the riparian yard area.

**H14.6.6. Wind**

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

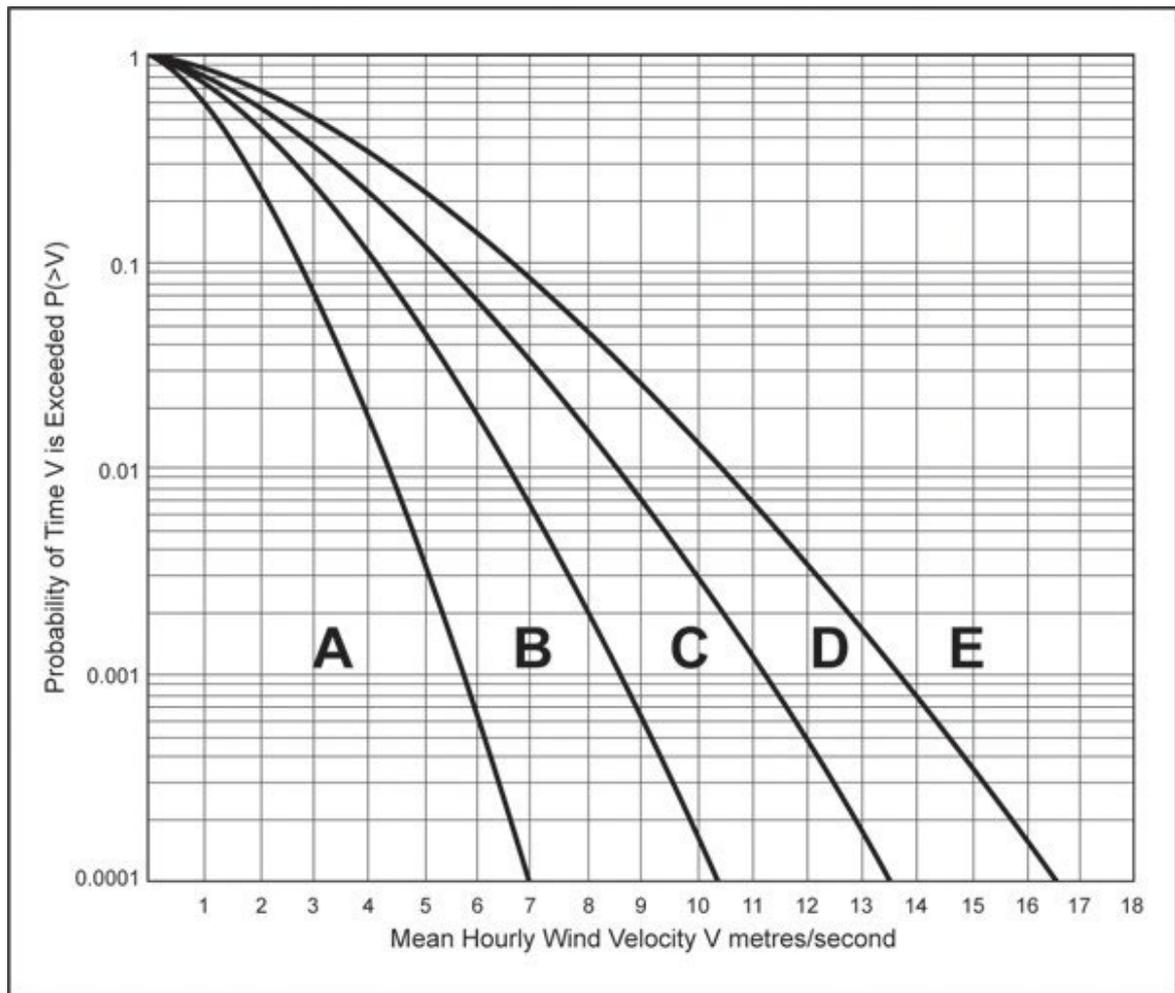
(1) A new building exceeding 25m in height and additions to existing buildings that increase the building height above 25m must not cause:

- (a) the mean wind speed around it to exceed the category for the intended use of the area as set out in Table H14.6.6.1 and Figure H14.6.6.1 below;
  - (b) the average annual maximum peak 3-second gust to exceed the dangerous level of 25m per second; and
  - (c) an existing wind speed which exceeds the controls of Standard H14.6.6(1)(a) or Standard H14.6.6(1)(b) above to increase.
- (2) A report and certification from a suitably qualified and experienced person, showing that the building complies with Standard H14.6.6(1) above, will demonstrate compliance with this standard.
- (3) If the information in Standard H14.6.6(2) above is not provided, or if such information is provided but does not predict compliance with the rule, a further wind report including the results of a wind tunnel test or appropriate alternative test procedure is required to demonstrate compliance with this standard.

**Table H14.6.6.1 Categories**

Category		Description
(B48)	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
(B49)	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
(B50)	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
(B51)	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
(B52)	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 H14.6.6.1 Wind environment control**



Derivation of the wind environment control graph:

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

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

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

and where:

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

e = The Napierian base 2.7182818285

v = the velocity selected;

k = the constant 1.5; and

c = a variable dependent on the boundary being defined:

$$A/B, c = 1.548$$

B/C, c = 2.322

C/D, c = 3.017

D/E, c = 3.715

#### **H14.7. Assessment – controlled activities**

There are no controlled activities in this zone.

#### **H14.8. Assessment – restricted discretionary activities**

##### **H14.8.1. Matters of discretion**

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

- (1) activities within 30m of a residential zone, emergency services and service stations:
  - (a) the compatibility of:
    - (i) the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site; and
    - (ii) the effects of the operation of the activity;  
on the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects;
  - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;
  - (c) the effects of location, design and management of storage and servicing facilities on the amenity values of nearby residential properties including potential visual effects, adequacy of access for service vehicles (including waste collection) and any night time noise effects; and
  - (d) the assessment of the above matters having regard to the need to provide for the functional requirements of the activity;
- (2) supermarkets greater than 450m<sup>2</sup> gross floor area and department stores:
  - (a) the compatibility of the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site, with the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects;
  - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety;

- (c) the effects of the size, composition and characteristics of retail and office activities proposed on the existing and expected future function, role and amenity of other Centre zones having regard to the need to enable convenient access of communities to commercial and community services while disregarding any effects ordinarily associated with trade effects on trade competitors; and
  - (d) the assessment of the above matters having regard to the need to provide for the functional requirements of the activity;
- (3) food and beverage activities that form part of an integrated development, with more than 5 food and beverage activities:
- (a) any association between the scale of the proposed development and the enablement of high-intensity residential development either on the same site or in close vicinity; and
  - (b) the effects, including cumulative effects, of the size, composition and characteristics of retail activities proposed on the existing and expected future function, role and amenity of other centre zones having regard to the need to enable convenient access of communities to commercial and community services while disregarding effects ordinarily associated with trade effects on trade competitors;
- (4) new buildings and alterations and additions to buildings not otherwise provided for:
- (a) the design and appearance of buildings in so far as it affects the existing and future amenity values of public streets and spaces used by significant numbers of people. This includes:
    - (i) the contribution that such buildings make to the attractiveness pleasantness and enclosure of the public space;
    - (ii) the maintenance or enhancement of amenity for pedestrians using the public space or street;
    - (iii) the provision of convenient and direct access between the street and building for people of all ages and abilities;
    - (iv) measures adopted for limiting the adverse visual effects of any blank walls along the frontage of the public space; and
    - (v) the effectiveness of screening of car parking and service areas from the view of people using the public space.
  - (b) the provision of floor to floor heights that will provide the flexibility of the space to be adaptable to a wide variety of use over time;
  - (c) the extent of glazing provided on walls fronting public streets and public spaces and the benefits it provides in terms of:

- (i) the attractiveness and pleasantness of the public space and the amenity for people using or passing through that space;
  - (ii) the degree of visibility that it provides between the public space and the building interior; and
  - (iii) the opportunities for passive surveillance of the street from the ground floor of buildings.
- (d) the provision of verandahs to provide weather protection in areas used, or likely to be used, by significant numbers of pedestrians;
  - (e) the application of Crime Prevention through Environmental Design principles to the design and layout of buildings adjoining public spaces;
  - (f) the effects of creation of new roads and/or service lanes on the matters listed above;
  - (g) the positive effects that landscaping, including required landscaping, on sites adjoining public spaces is able to contribute to the amenity values of the people using or passing through the public space;
  - (h) taking an integrated stormwater management approach; and
  - (i) all the above matters to be assessed having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate;
- (5) in addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:
- supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m<sup>2</sup> gross floor area per tenancy; or
  - trade suppliers where the activity or integrated retail development exceeds 1000m<sup>2</sup> gross floor area per tenancy:
- (a) the manner in which these building/developments are integrated with the adjacent existing and planned future centre and zone activities and public spaces and provide for the continuity of active public frontages and associated pedestrian amenity that is appropriate to those centres and zones having regard to the outcomes set out in this Plan and the functional requirements of the activities that the buildings are intended to accommodate. This will include the effects of the design and location of parking areas, vehicle access and servicing arrangements on the visual amenity of the streetscape and on pedestrian safety;
- (6) in addition to the matters for new buildings stated above the Council will restrict its discretion to the following matter in regard to:
- drive through restaurants; or

- service stations:
  - (a) the effects of the location and design of:
    - (i) buildings and associated equipment, parking and service areas;
    - (ii) access for vehicles including service vehicles; and
    - (iii) landscaping;

on the amenity of surrounding areas (particularly residential areas), on streetscapes and on pedestrian amenity and any methods by which those effects can be appropriately managed;
- (7) buildings that do not comply with the standards:
  - (a) any policy which is relevant to the standard;
  - (b) the purpose of the standard;
  - (c) the effects of the infringement of the standard;
  - (d) the effects on the amenity of neighbouring sites;
  - (e) the effects of any special or unusual characteristic of the site which is relevant to the standard;
  - (f) the characteristics of the development;
  - (g) any other matters specifically listed for the standard; and
  - (h) where more than one standard will be infringed, the effects of all infringements.

#### **H14.8.2. Assessment criteria**

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

- (1) activities within 30m of a residential zone, emergency services and service stations:
  - (a) for Matter H14.8.1(1)(a)(i) refer to Policy H14.3(3)(a), Policy H14.3(3)(b), Policy H14.3(3)(c), Policy H14.3(8) and Policy H14.3(22);
  - (b) for Matter H14.8.1(1)(a)(ii) refer to Policy H14.3(3)(a), Policy H14.3(3)(b), Policy H14.3(3)(c), Policy H14.3(8) and Policy H14.3(22);
  - (c) for Matter H14.8.1(1)(b) refer to Policy H14.3(3)(c) and Policy H14.3(7);
  - (d) for Matter H14.8.1(1)(c) refer to Policy H14.3(22); and
  - (e) for Matter H14.8.1(1)(d) refer to Policy H14.3(12);
- (2) supermarkets greater than 450m<sup>2</sup> gross floor area and department stores:

- (a) for Matter H14.8.1(2)(a) refer to Policy H14.3(3)(a), Policy H14.3(3)(b), Policy H14.3(3)(c), Policy H14.3(8) and Policy H14.3(20);
  - (b) for Matter H14.8.1(2)(b) refer to Policy H14.3(7);
  - (c) for Matter H14.8.1(2)(c) refer to Policy H14.3(1) and H14.3(17); and
  - (d) for Matter H14.8.1(2)(d) refer to Policy H14.3(12);
- (3) food and beverage activities that form part of an integrated development, with more than 5 food and beverage activities:
- (a) for Matter H14.8.1(3)(a) refer to Policy H14.3(2); and
  - (b) for Matter H14.8.1(3)(a) refer to Policy H14.3(1) and Policy H14.3(17);
- (4) new buildings and alterations and additions to buildings not otherwise provided for:
- (a) for Matter H14.8.1(4)(a)(i) refer to Policy H14.3(3)(a) and Policy H14.3(3)(b);
  - (b) for Matter H14.8.1(4)(a)(ii) refer to Policy H14.3(3)(c);
  - (c) for Matter H14.8.1(4)(a)(iii) refer to Policy H14.3(4);
  - (d) for Matter H14.8.1(4)(a)(iv) refer to Policy H14.3(3)(a);
  - (e) for Matter H14.8.1(4)(a)(v) refer to Policy H14.3(7);
  - (f) for Matter H14.8.1(4)(b) refer to Policy H14.3(6);
  - (g) for Matter H14.8.1(4)(c)(i) refer to Policy H14.3(3)(a) and Policy H14.3(3)(b);
  - (h) for Matter H14.8.1(4)(c)(ii) refer to Policy H14.3(3)(a) and Policy H14.3(3)(b);
  - (i) for Matter H14.8.1(4)(c)(iii) refer to Policy H14.3(3)(a) and Policy H14.3(3)(b);
  - (j) for Matter H14.8.1(4)(d) refer to Policy H14.3(3)(c);
  - (k) for Matter H14.8.1(4)(e) refer to Policy H14.3(3)(c);
  - (l) for Matter H14.8.1(4)(f) refer to Policy H14.3(3)(b);
  - (m) for Matter H14.8.1(4)(g) refer to H14.3(3)(c);
  - (n) for Matter H14.8.1(4)(h) refer to [E1.3\(10\)](#)
  - (o) for Matter H14.8.1(4)(i) refer to Policy H14.3(3)(12);

(5) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:

- supermarkets, department stores and large format retail where the activity or integrated retail development exceeds 1000m<sup>2</sup> gross floor area per tenancy; or
- trade suppliers where the activity or integrated retail development exceeds 1000m<sup>2</sup> gross floor area per tenancy:

(a) refer to Policy H14.3(1), Policy H14.3(5), Policy H14.3(17), Policy H14.3(16) and Policy H14.3(20);

(6) in addition to the policies for new buildings stated above the Council will have regard to the following policies when considering new buildings for the following purposes:

- drive through restaurants; or
- service stations:

(a) refer to Policy H14.3(3)(a), Policy H14.3(3)(b), Policy H14.3(3)(c), Policy H14.3(7), Policy H14.3(8), Policy H14.3(12), Policy H14.3(16) and Policy H14.3(20);

(7) buildings that do not comply with the standards:

(a) height and height in relation to boundary:

(i) refer to Policy H14.3(3)(a), Policy H14.3(3)(b) and Policy H14.3(8);

(b) yards and landscaping:

(i) refer to Policy H14.3(3)(b), Policy H14.3(3)(c), Policy H14.3(7) and Policy H14.3(8);

(c) wind:

(i) refer to Policy H14.3(11)

(d) maximum impervious area in a riparian yard:

(i) refer to Policy H14.3(23).

#### **H14.9. Special information requirements**

There are no special information requirements in this zone.

## **H16. Business – Heavy Industry Zone**

### **H16.1. Zone description**

The Business – Heavy Industry 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 low level of air quality amenity applies in the Business – Heavy Industry Zone. A key attribute of the zone is that it contains sites large enough to accommodate large-scale industrial activities.

Activities sensitive to air discharges and activities sensitive to noise 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.

Increased building height of up to six storeys (22m) is enabled within walkable catchments unless a qualifying matter applies.

The air quality of the zone is managed by the air quality provisions in [E14 Air quality](#).

### **H16.2. Objectives**

- (1) Heavy industry operates efficiently and is not unreasonably constrained by other activities.
- (2) Business – Heavy Industry Zone zoned land, and activities that are required to locate there because of the nature of their operation, are protected from the encroachment of:
  - (a) activities sensitive to air discharges and activities sensitive to noise; and
  - (b) commercial activities that are more appropriately located in 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 the natural environment within the zone and on the amenity values of neighbouring zones are managed.

(5) Building height of up to six storeys (22m) is enabled within walkable catchments unless qualifying matters apply that reduce height.

### **H16.3. Policies**

- (1) Avoid activities which do not support the primary function of the zone.
- (2) Manage subdivision so that it preserves the integrity of the zone for industrial use while allowing the creation of sites for established activities.
- (3) Require development adjacent to open space zones, residential zones and special purpose zones to manage adverse amenity effects on those zones.

(4) Restrict maximum impervious area within the riparian yard in order to ensure that adverse effects on water quality, water quantity and amenity values are avoided or mitigated.

(5) Enable building height of up to six storeys (22m) within walkable catchments unless qualifying matters apply that reduce height.

#### H16.4. Activity table

Table H16.4.1 Activity table specifies the activity status of land use and development activities in the Business – Heavy Industry Zone pursuant to section 9(3) of the Resource Management Act 1991.

**Table H16.4.1 Activity table**

Activity		Activity status
<b>Use</b>		
(A1)	Activities not provided for	NC
<b>Accommodation</b>		
(A2)	Workers accommodation - one per site	P
(A3)	Dwellings	Pr
(A4)	Integrated residential development	Pr
<b>Commerce</b>		
(A5)	Commercial services	NC
(A6)	Dairies up to 100m <sup>2</sup> gross floor area	P
(A7)	Drive-through restaurant	NC
(A8)	Entertainment facilities	NC
(A9)	Food and beverage up to 120m <sup>2</sup> gross floor area	P
(A10)	Garden centres	NC
(A11)	Motor vehicle sales	NC
(A12)	Marine retail	NC
(A13)	Offices that are accessory to the primary activity on the site and: (a) the office gross floor area does not exceed 30 per cent of all buildings on the site; or (b) the office gross floor area does not exceed 100m <sup>2</sup>	P
(A14)	Offices that are accessory to the primary activity on the site and the office gross floor area exceeds 30 per cent of all buildings on the site	RD
(A15)	Offices not otherwise provided for	NC
(A16)	Retail accessory to an industrial activity on the site, where the goods sold are manufactured on site and the retail gross floor area does not exceed 10 per cent of all buildings on the site	P

(A17)	Retail, up to 450m <sup>2</sup> per site, not otherwise provided for	NC
(A18)	Retail, greater than 450m <sup>2</sup> per site, not otherwise provided for	Pr
(A19)	Service stations	P
(A20)	Show homes	NC
(A21)	Trade suppliers	NC
<b>Community</b>		
(A22)	Care centres	NC
(A23)	Community facilities up to 450m <sup>2</sup> per site	NC
(A24)	Community facilities exceeding 450m <sup>2</sup> per site	Pr
(A25)	Emergency services	RD
(A26)	Hospitals	NC
(A27)	Recreation facilities	NC
(A28)	Tertiary education facilities that are accessory to an industrial activity on the site	P
(A29)	Tertiary education facilities not otherwise provided for	NC
<b>Industry</b>		
(A30)	Industrial activities	P
(A31)	Storage and lock-up facilities	NC
(A32)	Wholesaler	NC
<b>Rural</b>		
(A33)	Animal breeding or boarding	NC
(A34)	Horticulture	NC
<b>Development</b>		
(A35)	New buildings	P
(A36)	Additions and alterations to buildings	P
(A37)	Demolition of buildings	P

### H16.5. Notification

(1) Any application for resource consent for any of the following activities must be publicly notified:

(a) H16.4.1(A15) Offices not otherwise provided for.

(2) Any application for resource consent for an activity listed in Table H16.4.1 Activity table and which is not listed in H16.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.

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

## **H16.6. Standards**

All activities listed as permitted and restricted discretionary in Table H16.4.1 must comply with the following permitted activity standards.

### **H16.6.1. Building height**

Purpose:

- manage the effects of building height including visual dominance; ~~and~~
- manage shadowing effects of building height on public open spaces, excluding streets; and
- enable building height of up to six storeys within walkable catchments unless a qualifying matter applies.

(1) Buildings must not exceed 20m in height unless located in a walkable catchment on the planning maps.

(2) Buildings located in a walkable catchment must not exceed 22m in height.

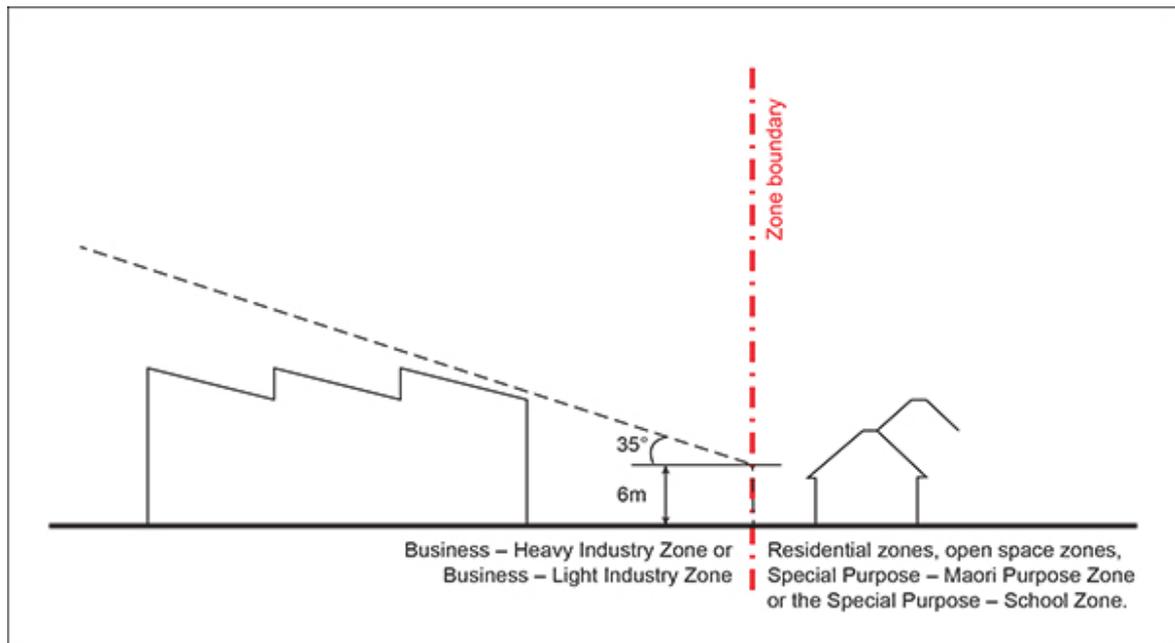
### **H16.6.2. Height in relation to boundary**

Purpose:

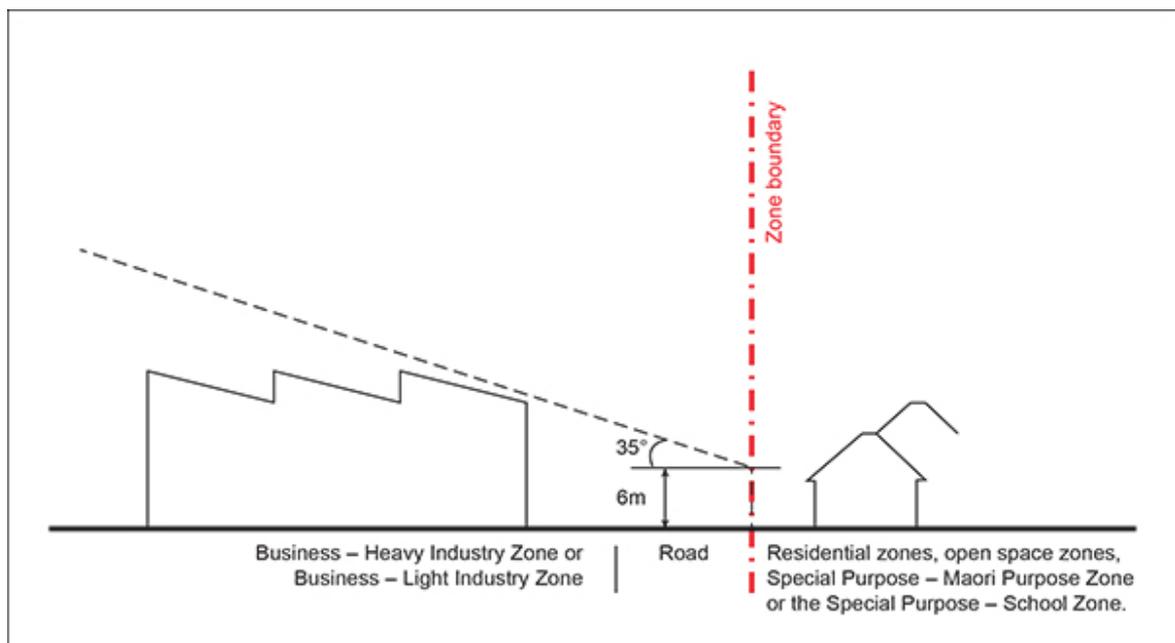
- manage the effects of building height;
- allow reasonable sunlight and daylight access to public open space excluding streets, and neighbouring zones; and
- manage visual dominance effects on neighbouring zones where lower height limits apply.

(1) Buildings must not project beyond a 35 degree recession plane measured from a point 6m vertically above ground level along the boundary of the residential zones, open space zones, Special Purpose – Māori Purpose Zone or the Special Purpose – School Zone.

**Figure H16.6.2.1 Height in relation to boundary**



**Figure H16.6.2.2 Height in relation to boundary opposite a road**



**H16.6.3. 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 must not exceed 10 per cent of the riparian yard area.

#### H16.6.4. Yards

Purpose:

- provide a buffer and screening between industrial activities and neighbouring residential zones and open space zones, to mitigate adverse visual and nuisance effects; and
- 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.

(1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H16.6.4.1 below:

**Table H16.6.4.1 Yards**

Yard	Minimum depth
Front	2m Yards are not required for internal roads or service lanes
Rear	5m where the rear boundary adjoins a residential zone, an open space zone, the Special Purpose – Māori Purpose Zone or the Special Purpose – School Zone
Side	5m where the side boundary adjoins a residential zone, an open space zone, the Special Purpose – Māori Purpose Zone or the Special Purpose – School Zone
Riparian yard	10m from the edge of permanent and intermittent streams
Lakeside yard	30m
Coastal protection yard	25m, or as otherwise specified in <a href="#">Appendix 6 Coastal protection yard</a>

#### Note 1

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

- (2) 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.
- (3) 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.

#### **H16.6.5. Storage and screening**

Purpose: require screening of rubbish and/or storage areas that directly face and are visible from a residential zone, rural zone, open space zone, Special Purpose – Māori Purpose Zone or Special Purpose – School Zone.

- (1) Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone, rural zone, open space zone, Special Purpose – Māori Purpose Zone or Special Purpose – School 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.

#### **H16.7. Assessment – controlled activities**

There are no controlled activities in this zone.

#### **H16.8. Assessment – restricted discretionary activities**

##### **H16.8.1. Matters of discretion**

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

- (1) emergency services:
  - (a) any location, design and/or operational characteristics which could give rise to potential reverse sensitivity effects of such significance as to inhibit or discourage heavy industry from operating in the Business – Heavy Industry Zone.
- (2) offices that are accessory to the primary activity on the site and the GFA exceeds 30 per cent of all buildings on the site:
  - (a) any location, design and operational characteristics which could give rise to potential reverse sensitivity effects which could inhibit or discourage heavy industry from operating in the Business – Heavy Industry Zone; and
  - (b) the development or expansion of activities that could reduce the available opportunities heavy industry to operate in the Business – Heavy Industry Zone
- (3) buildings that do not comply with the standards:
  - (a) any policy which is relevant to the standard;
  - (b) the purpose of the standard;
  - (c) the effects of the infringement of the standard;
  - (d) the effects on the amenity of neighbouring sites;

- (e) the effects of any special or unusual characteristic of the site which is relevant to the standard;
- (f) the characteristics of the development;
- (g) any other matters specifically listed for the standard; and
- (h) where more than one standard will be infringed, the effects of all infringements.

#### **H16.8.2. Assessment criteria**

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

- (1) emergency services:
  - (a) refer to Policy H16.3(1);
- (2) offices that are accessory to the primary activity on the site and the gross floor area exceeds 30 per cent of all buildings on the site:
  - (a) for Matter H16.8.1(2)(a) refer to Policy H16.3(1);
  - (b) for Matter H16.8.1(2)(b) refer to Policy H16.3(1)
- (3) buildings that do not comply with the standards:
  - (a) building height, height in relation to boundary, yards or storage and screening:
    - (i) refer to Policy H16.3(3);
  - (b) maximum impervious area within the riparian yard:
    - (i) refer to Policy H16.3(4).

#### **H16.9. Special information requirements**

There are no special information requirements in this zone.

## H17. Business – Light Industry Zone

### H17.1. Zone description

The Business – Light Industry Zone anticipates industrial activities that do not generate objectionable odour, dust or noise. This includes manufacturing, production, logistics, storage, transport and distribution activities. The anticipated level of amenity is lower than the centres zones, Business – General Business Zone and Business – Mixed Use Zone. Due to the industrial nature of the zone, activities sensitive to air discharges are generally not provided for.

Increased building height of up to six storeys (22m) is enabled within walkable catchments unless a qualifying matter applies.

The Business – Light Industry Zone has been identified as a qualifying matter in accordance with Clause 8(1)(a) of Schedule 3C of the Resource Management Act in some locations.

The air quality of the zone is managed by the air quality provisions in [E14 Air quality](#).

### H17.2. Objectives

- (1) Light industrial activities locate and function efficiently within the zone.
- (2) The establishment of activities that may compromise the efficiency and functionality of the zone for light 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.
- (5) Building height of up to six storeys (22m) is enabled within walkable catchments unless qualifying matters apply that reduce height.

### H17.3. Policies

- (1) Enable light industrial activities to locate in the zone.
- (2) Avoid reverse sensitivity effects from activities that may constrain the establishment and operation of light industrial activities.
- (3) Avoid activities that do not support the primary function of the zone.
- (4) Require development adjacent to open space zones, residential zones and special purpose zones to manage adverse amenity effects on those zones.
- (5) In identified locations enable greater building height than the standard zone height, having regard to whether the greater height:
  - (a) is an efficient use of land; and

(b) can be accommodated without significant adverse effects on adjacent residential zones; considering the size and depth of the area.

(5A) Enable building height of up to six storeys (22m) within walkable catchments, unless qualifying matters apply that reduce height.

(6) Avoid reverse sensitivity effects from activities within the Business – Light Industry Zone that may constrain the establishment and operation of heavy industrial activities within the Business – Heavy Industry Zone.

(7) Require activities adjacent to residential zones to avoid, remedy or mitigate adverse effects on amenity values of those areas.

(8) Restrict maximum impervious area within the riparian yard in order to ensure that adverse effects on water quality, water quantity and amenity values are avoided or mitigated.

#### H17.4. Activity table

Table H17.4.1 Activity table specifies the activity status of land use and development activities in the Business – Light Industry Zone pursuant to section 9(3) of the Resource Management Act 1991.

**Table H17.4.1 Activity table**

Activity		Activity status
<b>Use</b>		
(A1)	Activities not provided for	NC
<b>Accommodation</b>		
(A2)	Workers accommodation - one per site	P
(A3)	Dwellings	NC
(A4)	Integrated residential development	NC
<b>Commerce</b>		
(A5)	Commercial services	D
(A6)	Dairies up to 100m <sup>2</sup> gross floor area	P
(A7)	Drive-through restaurant	P
(A8)	Entertainment facilities	D
(A9)	Food and beverage up to 120m <sup>2</sup> gross floor area per site	P
(A10)	Garden centres other than in H17.4.1(A11)	P
(A11)	Garden centres within 100m of a Business – Heavy Industry Zone	RD
(A12)	Motor vehicle sales other than in H17.4.1(A13)	P
(A13)	Motor vehicle sales within 100m of a Business – Heavy Industry Zone	RD
(A14)	Marine retail other than in H17.4.1(A15)	P

(A15)	Marine retail within 100m of a Business – Heavy Industry Zone	RD
(A16)	Offices up to 100m <sup>2</sup> gross floor area per site	RD
(A17)	Offices that are accessory to the primary activity on the site and: (a) the office gross floor area does not exceed 30 per cent of all buildings on the site; or (b) the office gross floor area does not exceed 100m <sup>2</sup>	P
(A18)	Offices that are accessory to the primary activity on the site and the office gross floor area exceeds 30 per cent of all buildings on the site	RD
(A19)	Offices not otherwise provided for	NC
(A20)	Retail accessory to an industrial activity on the site, where the goods sold are manufactured on site and the retail gross floor area does not exceed 10 per cent of all buildings on the site	P
(A21)	Retail not otherwise provided for	NC
(A22)	Service stations	P
(A23)	Show homes	P
(A24)	Trade suppliers	P
<b>Community</b>		
(A25)	Care centres	D
(A26)	Community facilities up to 450m <sup>2</sup> per site	D
(A27)	Community facilities exceeding 450m <sup>2</sup> per site	NC
(A28)	Emergency services	P
(A29)	Hospitals	D
(A30)	Recreation facilities	D
(A31)	Tertiary education facilities that are accessory to an industrial activity on the site	P
(A32)	Tertiary education facilities not otherwise provided for	D
<b>Industry</b>		
(A33)	Industrial activities	P
(A34)	Wholesaler	P
(A35)	Storage and lock-up facilities	P
<b>Rural</b>		
(A36)	Animal breeding or boarding	P
(A37)	Horticulture	P
<b>Development</b>		
(A38)	New buildings	P
(A39)	Additions and alterations to buildings	P

(A40)	Demolition of buildings	P
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#### H17.5. Notification

- (1) Any application for resource consent for any of the following activities must be publicly notified:
  - (a) H17.4.1(A3) Dwellings; and
  - (b) H17.4.1(A4) Integrated residential development.
- (2) Any application for resource consent for an activity listed in Table H17.4.1 Activity table and which is not listed in H17.5(1) above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (3) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

#### H17.6. Standards

All activities listed as permitted and restricted discretionary in Table H17.4.1 must comply with the following permitted activity standards.

##### H17.6.0 Activities within 30m of a residential zone

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

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

##### H17.6.1. Building height

Purpose:

- manage the effects of building height including visual dominance; ~~and~~

- manage shadowing effects of building height on public open spaces excluding streets; and
- enable building height of up to six storeys within walkable catchments unless a qualifying matter applies.

(1) Buildings must not exceed 20m in height, unless otherwise specified in the Height Variation Control or are located in a walkable catchment on the planning maps.

(2) Buildings located in a walkable catchment must not exceed 22m in height unless otherwise specified in the Height Variation Control on the planning maps.

**Commented [A1]:** Annotate as QM Schedule 3C cl8(1)(a) RMA

(3) If the site is subject to the Height Variation Control, buildings must not exceed the height in metres as shown on the planning maps.

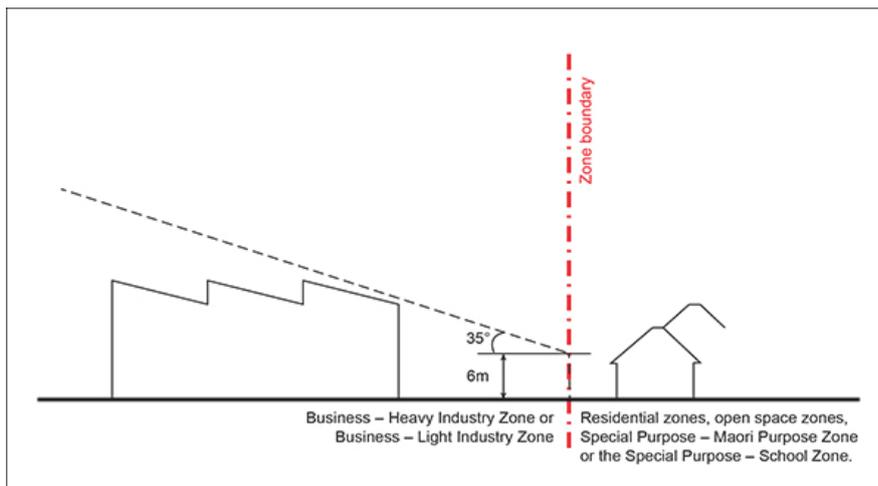
#### H17.6.2. Height in relation to boundary

Purpose:

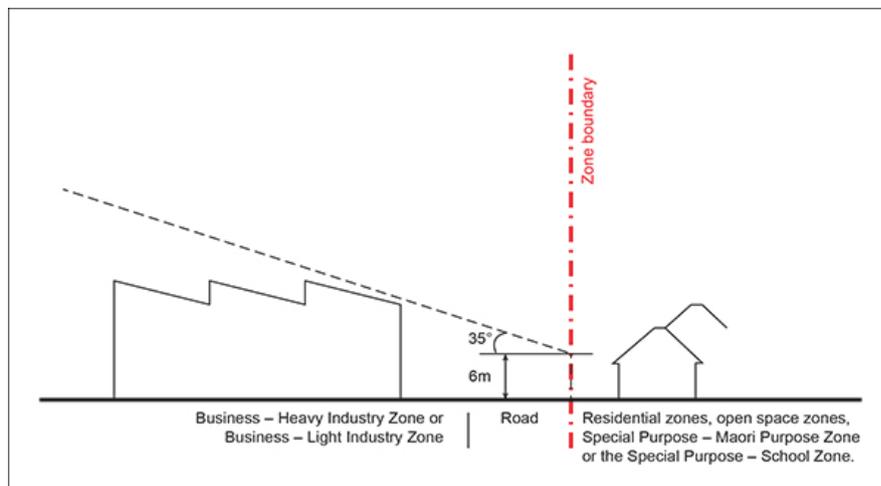
- manage the effects of building height;
- allow reasonable sunlight and daylight access to public open space excluding streets, and neighbouring zones; and
- manage visual dominance effects on neighbouring zones where lower height limits apply.

(1) Buildings must not project beyond a 35 degree recession plane measured from a point 6m vertically above ground level along the boundary of the residential zones, open space zones, Special Purpose – Māori Purpose Zone or the Special Purpose – School Zone.

**Figure H17.6.2.1 Height in relation to boundary**



**Figure H17.6.2.2 Height in relation to boundary opposite a road**



**H17.6.3. 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 must not exceed 10 per cent of the riparian yard area.

**H17.6.4. Yards**

Purpose:

- provide a buffer and screening between industrial activities and neighbouring residential zones and open space zones, to mitigate adverse visual and nuisance effects; and
- 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.

- (1) A building or parts of a building must be set back from the relevant boundary by the minimum depth listed in Table H17.6.4.1.

**Table H17.6.4.1 Yards**

Yard	Minimum depth
Front	2m Yards are not required for internal roads or service lanes
Rear	5m where the rear boundary adjoins a residential zone, an open space zone, the Special Purpose – Māori Purpose Zone or the Special Purpose – School Zone
Side	5m where the side boundary adjoins a residential zone, an open space zone, the

	Special Purpose – Māori Purpose Zone or the Special Purpose – School Zone
Riparian yard	10m from the edge of permanent and intermittent streams
Lakeside yard	30m
Coastal protection yard	25m, or as otherwise specified in <a href="#">Appendix 6 Coastal protection yard</a>

Note 1

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

- (2) 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.
- (3) 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.

#### H17.6.5. Storage and screening

Purpose: require rubbish and/or storage areas to be screened from neighbouring residential, rural, open space zones, the Special Purpose – Māori Purpose Zone or Special Purpose – School Zone.

- (1) Any outdoor storage or rubbish collection areas that directly face and are visible from a residential zone, rural zone, open space zone, Special Purpose – Māori Purpose Zone or Special Purpose – School 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.

#### H17.7. Assessment – controlled activities

There are no controlled activities in this zone.

#### H17.8. Assessment – restricted discretionary activities

##### H17.8.1. Matters of discretion

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

- (1) activities within 30m of a residential zone:
  - (a) the compatibility of:

- (i) the effects of intensity and scale of the development arising from the numbers of people and/or vehicles using the site; and
  - (ii) the effects of the operation of the activity;
    - on the existing and expected future amenity values of the surrounding area and any practicable mitigation measures that would be appropriate to manage those effects. Having regard to the need to provide for the functional requirements of the activity.
  - (b) the effects of the design and location of parking areas and vehicle access and servicing arrangements on visual amenity of the streetscape and on pedestrian safety; and
  - (c) the effects of location, design and management of storage and servicing facilities on the amenity values of nearby residential properties including potential visual effects, adequacy of access for service vehicles (including waste collection) and any night time noise effects.
- (2) offices that are accessory to the primary activity on the site and the office gross floor area exceeds 30 per cent of all buildings on the site, offices up to 100m<sup>2</sup> gross floor area:
- (a) any location, design and operational characteristics which could give rise to potential reverse sensitivity effects which could inhibit or discourage light industry from operating in the Business – Light Industry Zone; and
  - (b) the development or expansion of activities that could reduce the available opportunities for light industry to operate in the Business – Light Industry Zone.
- (3) activities located within 100m of the Business – Heavy Industry Zone:
- (a) potential reverse sensitivity effects that could inhibit or restrict the operation of heavy industrial activities within the Business – Heavy Industrial Zone.
- (4) buildings that do not comply with the standards:
- (a) any policy which is relevant to the standard;
  - (b) the purpose of the standard;
  - (c) the effects of the infringement of the standard;
  - (d) the effects on the amenity of neighbouring sites;
  - (e) the effects of any special or unusual characteristic of the site which is relevant to the standard;
  - (f) the characteristics of the development;
  - (g) any other matters specifically listed for the standard; and

- (h) where more than one standard will be infringed, the effects of all infringements.

#### **H17.8.2. Assessment criteria**

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

- (1) ~~building activities~~ within 30m of a residential zone:
  - (a) for Matter H17.8.1(1)(a)(i) refer to Policy H17.3(4) and Policy H17.3(7);
  - (b) for Matter H17.8.1(1)(a)(ii) refer to Policy H17.3(4) and Policy H17.3(7);
  - (c) for Matter H17.8.1(1)(b) refer to Policy H17.3(4); and
  - (d) for Matter H17.8.1(1)(c) refer to Policy H17.3(4) and Policy H17.3(7).
- (2) offices that are accessory to the primary activity on the site and the office gross floor area exceeds 30 per cent of all buildings on the site:
  - (a) for Matter H17.8.1(2)(a) refer to Policy H17.3(2); and
  - (b) for Matter H17.8.1(2)(b) refer to Policy H17.3(3).
- (3) activities located within 100m of the Business – Heavy Industry Zone
  - (a) refer to Policy H17.3(6).
- (4) activities that do not comply with the standards:
  - (a) building height, height in relation to boundary, yards or storage and screening:
    - (i) refer to Policy H17.3(1) and Policy H17.3(4).
  - (b) maximum impervious area within the riparian yard:
    - (i) refer to Policy H17.3(8).

#### **H17.9. Special information requirements**

There are no special information requirements in this zone.

## Appendix 3: Resource consents infringing LIZ building height rule

### Appendix 3: Recent resource consent decisions for activities in the LIZ that infringe permitted building height standard H17.6.1

AUP Standard H17.6.1 set out a 20m permitted building height for the LIZ. To help understand the level and type of development in the LIZ and HIZ that might have a need or desire for buildings greater than 20m, an analysis was undertaken of recent resource consents seeking to infringe the permitted zone height.

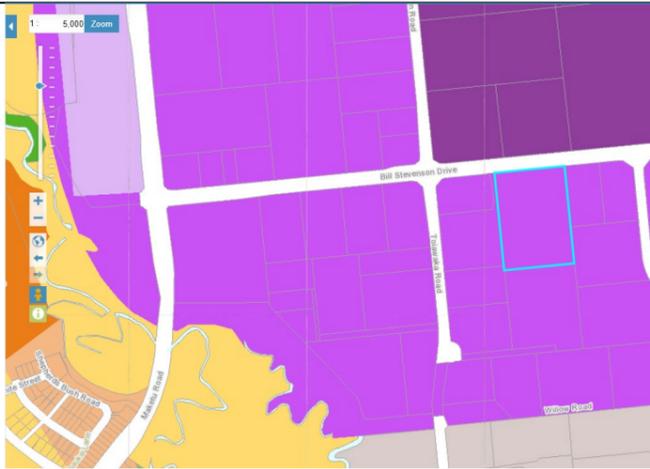
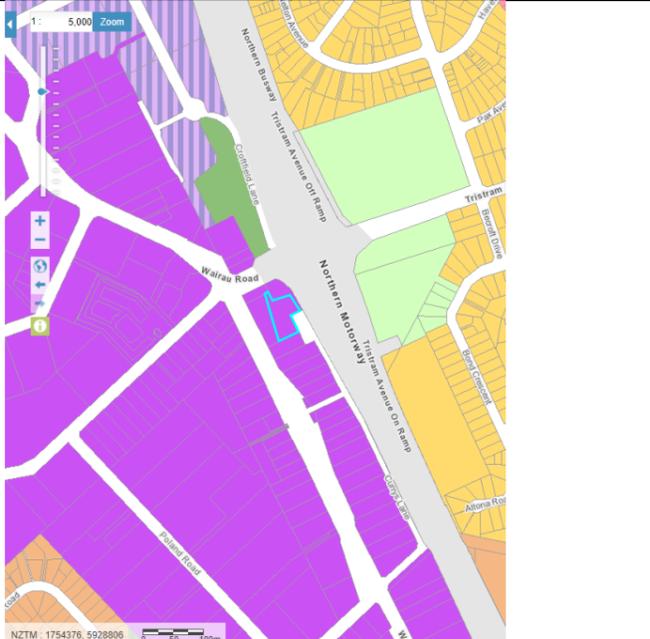
To identify relevant resource consents that sought to infringe the HIZ and LIZ maximum permitted building height standard (H17.6.1) the Plans and Places resource consent decision tracking database was used. This database was developed by the Council's Plans and Places Department to assist the section 35 monitoring programme.<sup>1</sup> The database includes granted and refused resource consents from November 2016 until November 2022. These are tracked on a spreadsheet and mapped on the GIS Resource Consents Monitoring Portal. It is acknowledged there are limitations to the database and GIS portal, which has a degree of inaccuracy.<sup>2</sup> In addition to the database input from resource consent staff was sought to identify recent resource consents infringing the LIZ and HIZ height limits.

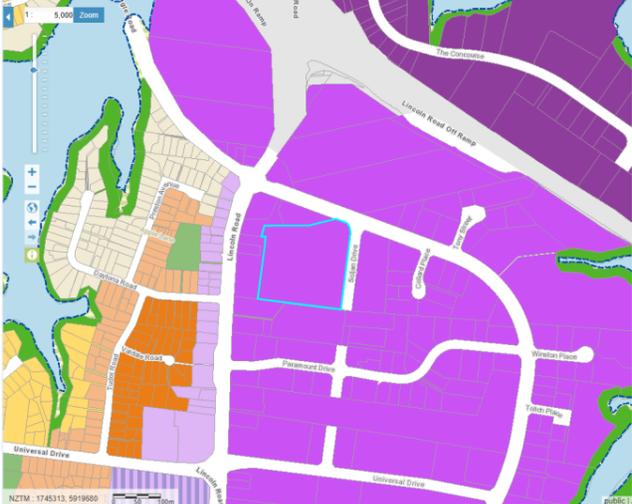
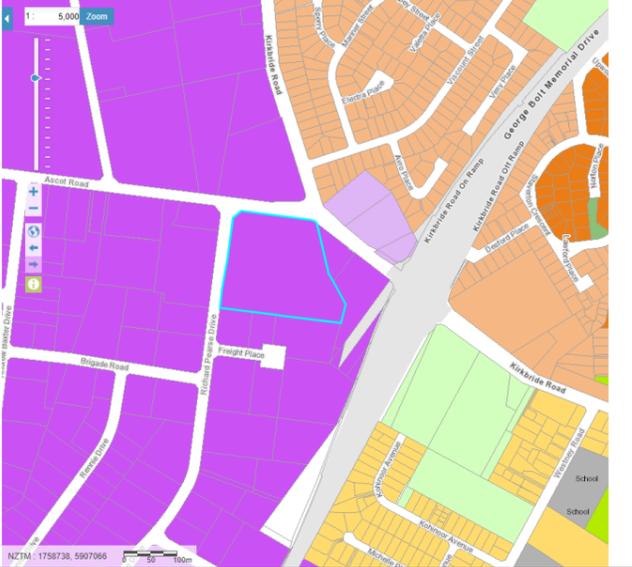
Once these consents were identified the relevant sections of the consent Decisions were reviewed. Relevant aspects (i.e. height infringement) of the proposal and reasons for the decision are summarised below. A map showing the site location and surrounding AUP zoning is shown for context. The table also identifies whether the resource consent site is within a walkable catchment proposed by this plan change.

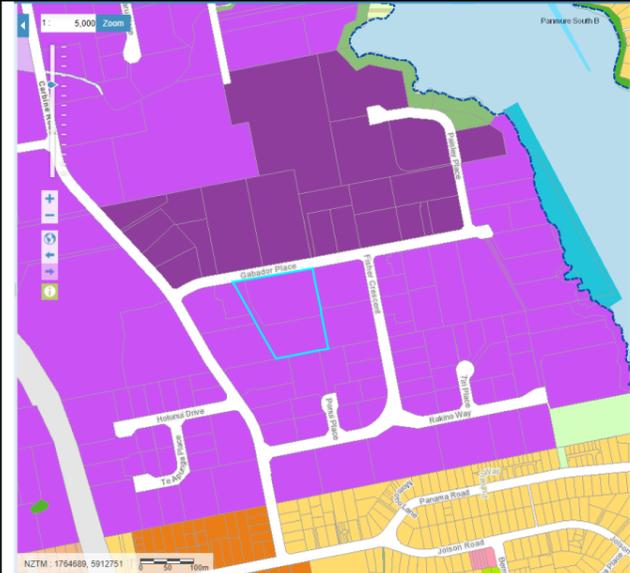
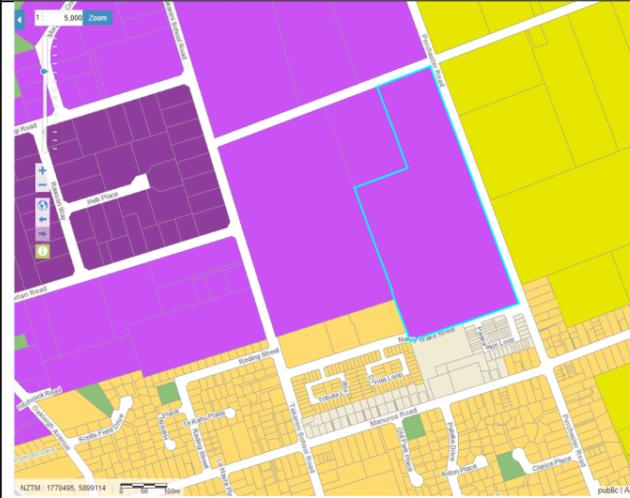
Zone	Address	Applicant, Consent number	Height infringement	Description of consent and comments	Decision and date	Within extent of PC120 WC?	AUP zoning (Operative AUP GIS Viewer)
Heavy Industry and Light Industry	425 Quarry Rd, Drury  PT ALLOT 148 SBSC SEC 2 Parish OF OPAHEKE, PT ALLOT 152 SBRN SEC 2 Parish O	Winstone Wallboards Ltd  LUC60317429  BUN60317424	Heavy Industry Zone <ul style="list-style-type: none"> <li>10m infringement for stack</li> </ul> Drury South Sub-precinct E <ul style="list-style-type: none"> <li>5m infringement</li> </ul> Light Industry Zone <ul style="list-style-type: none"> <li>7m infringement for building</li> <li>10m infringement for stacks</li> </ul> [Note Drury South Sub-precinct E applies to HIZ and that has a permitted height of 25m]	Activity: To establish a plasterboard manufacturing facility and associated activities including warehousing, distribution and research and development on the site. Associated buildings (including chimney stacks), landscaping and parking are also proposed on site. Discharge of contaminants to air are also proposed. <i>Business – Heavy Industry zone</i> <ul style="list-style-type: none"> <li>To construct a building that exceeds the maximum height standard H16.6.1. The proposal involves the construction of a dryer stack that is 30m in height, where buildings up to 20m are permitted.</li> </ul> <i>Business – Light Industry zone</i> <ul style="list-style-type: none"> <li>To construct a building that exceeds the maximum height standard H17.6.1. The proposal involves the construction of a plaster mill building and a forming plant building that both have maximum heights of 27m, respectively, in addition to two stacks of 30m in height, where buildings up to 20m are permitted.</li> </ul> <i>Drury South Industrial Precinct</i> <ul style="list-style-type: none"> <li>To construct a building within Sub-precinct E that exceeds the maximum height standard I410.6.2 (2). The proposal involves the construction of a dryer stack that is 30m in height, where buildings up to 25m are permitted by the standard.</li> </ul> Decision considered effects in terms of landscape and visual effects, taking account the surrounding industrial environment (including quarry) and the limited scale of the 'non-	Granted 7 December 2018  Consent surrendered 26 March 2020	No	 <p>Figure 13 from AEE showing zoning and road/lot configuration at time of application.</p>

<sup>1</sup> The new Plans and Places resource consent decision tracking database was required because the Council's existing systems for recording information relating to resource consents do not record which AUP provision a consent relates to. The database managed by Regulatory Services has standard information fields for consent reference numbers and property addresses, but not for the relevant AUP rule numbers.

<sup>2</sup> This is generally due to inaccurate or missing resource consent entries. Approximately 20% of consent decisions are missing month to month (randomised) due to SAP inputs being delayed.

Zone	Address	Applicant, Consent number	Height infringement	Description of consent and comments	Decision and date	Within extent of PC120 WC?	AUP zoning (Operative AUP GIS Viewer)
				compliant' structures. Conditions related to the colour of the structures.			
Light Industry	425 Quarry Road, Drury  Lot 12 DP 556530, CT 972266	The Natural Pet Treat Company  LUC60381206 BUN60381204	2.5m infringement	Activity: The proposal seeks land use consent and an air discharge permit to develop and operate a pet food plant on industrial zoned vacant site. Two proposed stacks project 2.5m above the maximum height limit. Other buildings are below 20m.  Decision considered landscape and visual dominance effects, taking account of site characteristics, surrounding environment, and the extent of the infringement.	Granted 20 September 2021  Non-notified	No	
Light Industry	125 Wairau Road, Wairau Valley	Trust Company Limited  LUC60303296  LUC60303296-A	LUC60303296 - 1m infringement  LUC60303296-A - 2m infringement (i.e. 2m)  LUC60303296-B – doesn't alter height where over 20m	Activity: Initial consent to demolish the existing buildings on site to construct a new purpose built seven storey storage facility (Kennards Self Storage). Building to be 21m in height.  Decision considers visual dominance effects, taking into consideration the small scale of the infringement, its elevation in the landscape, building design and neutral colour change.  LUC60303296-A variation to increase height to 22m in total.	Granted 22 March 2018  Non-notified  Variation A granted 14 June 2018	No	

Zone	Address	Applicant, Consent number	Height infringement	Description of consent and comments	Decision and date	Within extent of PC120 WC?	AUP zoning (Operative AUP GIS Viewer)
Light Industry	158-164 Central Park Drive, Henderson	Magsons Investments Ltd LUC60327181 LUC60327181-A	4m infringement and then an additional 0.15m infringement	<p>LUC60327181 Activity: Increase the height of the warehouse part of the building to 24m.</p> <p>LUC60327181-A Activity: To vary conditions to consent the as built height of 24.15m</p> <p>Note: Development and operation of a <b>large format furniture and homewares store</b> was initially approved by LUC-2015-1850 and later amended by LUC6001907-A. Decision considered effects in terms of visual, landscape, dominance and amenity effects including shading, taking account of the site characteristics and limited proposed building coverage of the site, surrounding light industrial environment, and separation distance from sensitive land uses.</p> <p>[This is the only consent that did not require consent for any other reason]</p> <p><b>Note this consent relates to a non-industrial activity – previously consented.</b></p>	<p>LUC60327181 Granted 19 October 2018</p> <p>Non-notified</p> <p>LUC60327181-A Granted</p> <p>Initial consent LUC-2015-1850 granted 21 June 2016</p>	No	
Light Industry	2 Ascot Road, Māngere	Goodearth Hotels (NZ)Ltd LUC60336329	8.5m infringement	<p>Activity: <b>Expansion of existing hotel (visitor accommodation)</b>. New proposed building of 28.5m in height.</p> <p>Decision considered visual effects, taking account that the hotel has existed on the site since the early 1980s, site characteristics and proposed position/size of buildings within the site, screening from existing mature trees, and the type/bulk of building that could otherwise be constructed in the LIZ.</p> <p><b>Note this consent relates to a non-industrial activity – previously consented.</b></p>	<p>Granted 12 July 2019</p> <p>Non-notified</p>	No	

Zone	Address	Applicant, Consent number	Height infringement	Description of consent and comments	Decision and date	Within extent of PC120 WC?	AUP zoning (Operative AUP GIS Viewer)
Light Industry	5 Gabador Place, Mt Wellington	Three Mac Company Limited  LUC60330477 BUN60330679	15m infringement	Activity: The construction and use of new <b>warehousing and storage buildings</b> with accessory office space and associated site preparatory works. Part of the building will be three (3) storeys in height, which will contain storage, loading, and office areas, however the remaining parts will be constructed to 35m to accommodate the proposed Automatic Storage Retrieval System.  Decision considered effects in terms of visual, landscape, dominance and amenity effects, taking account of the design of the proposed building, surrounding industrial environment, separation distance from sensitive land uses, and when viewed from several strategic public vantage points.	Granted 7 November 2019  Notified	No	
Light Industry	296 Porchester Road, Takanini	Tonea Investments (NZ) Limited  LUC60310419	152mm infringement	Activity: To construct a new development for the creation/manufacture of motion pictures, including pre-production, production, and post-production; associated earthworks, disturbance and remediation of contaminated land, and discharge of contaminants. Proposed building to infringe permitted height by 152mm.  Decision document unavailable.  <b>Note this consent is for non-industrial activities.</b>	Granted 13 June 2018  Non-notified  Lapse date extended  29.04.2022 Consent partially surrendered for the <b>film studio activity</b> , whilst retaining the remaining land disturbance works for a new development.	No	
Light Industry	3 Popes Road, Takanini	Alpha Dairy NZ Ltd  LUC60311805 BUN60302938	19.8m infringement for dryer building  17.2m infringement for two chimney stacks  3m infringement for blending tower  2.1m infringement for office building	Activity: Construction, operation and maintenance of a <b>new dairy processing facility</b> . Four buildings to exceed zone height <ul style="list-style-type: none"> <li>dryer building proposed at 35.1m with added height gained from the equipment stacked at its top extending the height to 39.8m</li> <li>two chimney stacks (for the boiler and for the air heater) above the plant room extending to a height of 37.2m</li> <li>blending tower proposed at 23m, and</li> </ul>	Granted 20 February 2019  Notified  Appealed and consent surrendered as part of resolution	No, but adjacent to Takaanini train station walkable catchment	

Zone	Address	Applicant, Consent number	Height infringement	Description of consent and comments	Decision and date	Within extent of PC120 WC?	AUP zoning (Operative AUP GIS Viewer)
				<ul style="list-style-type: none"> <li>office administration building proposed at 22.1m.</li> </ul> <p>Difference between heavy and light industrial character considered - Existing and potential development of the area            “We find that, while this will be a large facility with an obvious industrial character, the proposed building materials and colouring, the glazing, louvres and landscaping are all factors that will result in a character that is appropriate development in this light industrial area.”</p>			
LIZ	79 and 87-89 Carbine Road and 10, 18 and 18A Clemow Drive, Mt Wellington	Kiwi Property Holdings Limited LUC60388762 BUN60388761	0.7m infringement for building 2.8m infringement for plant and access stairs 10m infringement for pylon sign	<p>Activity: To develop a warehousing development (<b>IKEA</b>) and <b>large format retail (LFR)</b> including <b>care-centre, offices, food and beverage</b>, comprehensive development signage, car parking and ancillary works.</p> <p>Proposed IKEA building exceeds the permitted 20m height by up to 0.7m in vertical height, with plant and access stairs exceeding up to 2.8m in vertical height. The proposed IKEA pylon sign exceeds 1.5m in height and is therefore a ‘building’. It has a maximum height of 30m and therefore exceeds the permitted 20m height limit by up to 10m across a length of 3.2m.</p> <p><b>Note this consent is for non-industrial activities.</b></p> <p>Decision considered effects of the height infringement of the sign and took into account commercial and industrial character of surrounding area.</p>	Granted 29 March 2023	Yes – Sylvia Park Train Station and Metropolitan zone walkable catchments	