

Memo

Date 14/04/2026

To: Celia Davison, Manager Planning – Central South
 From: David Wong, Senior Policy Planner, Planning – Central South

Subject: **Plan Modification: Clause 16 amendment to a proposed plan change
 Plan Change 78: Intensification (Metropolitan Centre Zone and related provisions only), Auckland Unitary Plan (Operative in Part 2016)**

I seek your approval to make an amendment to a proposed policy statement or plan pursuant to clause 16, Schedule 1, Resource Management Act 1991 (RMA). Clause 16(2) provides that:

A local authority may make an amendment, without using the process in this schedule, to its proposed policy statement or plan to alter any information, where such an alteration is of minor effect, or may correct any minor errors.

The RMA defines *proposed plan* at section 43AAC as follows:





- (1) *In this Act, unless the context otherwise requires, **proposed plan**—*
 - (a) *means a proposed plan, a variation to a proposed plan or change, or a change to a plan proposed by a local authority that has been notified under [clause 5](#) of Schedule 1 or given limited notification under [clause 5A](#) of that schedule, but has not become operative in terms of [clause 20](#) of that schedule; and*
 - (b) *includes—*
 - (i) *a proposed plan or a change to a plan proposed by a person under [Part 2](#) of Schedule 1 that has been adopted by the local authority under [clause 25\(2\)\(a\)](#) of Schedule 1:*
 - (ii) *an IPI notified in accordance with [section 80F\(1\) or \(2\)](#).*

Plan Change 78: Intensification (Metropolitan Centre Zone and related provisions only), is a plan change to the Auckland Unitary Plan that has been notified but has not yet been approved under clause 17, Schedule 1, or become operative.

You have delegated authority, as a Tier 4 manager, to make a decision to amend the plan change under clause 16 where the alteration is of minor effect or to correct any minor errors. Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

Provision in Plan Change	I336 Sylvia Park Precinct
Subject site and legal description (if applicable)	N/A
Nature of error or alteration	<p>There is a formatting error in the numbering of I336.6.2(3)(a) Building platform – sub-precinct C on page 5 of the Sylvia Park Precinct. Specifically, bullets points should be replaced with roman numerals.</p> <p>The error occurred as a result of council’s amendments to I336.6.2(3)(a), which were accepted by the Independent Hearing Panel. During the formatting of these amendments, bullet points were used instead of roman numerals. To maintain consistency with the rest of the precinct, bullet points</p>

	need to be replaced by roman numerals.
Effect of change	This amendment is required to correct the minor formatting error in the precinct. Correcting this is neutral in effect and will not adversely affect the rights of anyone.
Changes required to be made (text and/or in-text diagrams)	<p>Amend formatting error in I336.6.2(3)(a) Building platform – sub-precinct C in the Sylvia Park Precinct as follows:</p> <p>Before</p> <p style="padding-left: 40px;">(3) Building platform – sub-precinct C</p> <p style="padding-left: 80px;">(a) The maximum height is 50m provided that all parts of buildings between 27m and 50m in height must:</p> <ul style="list-style-type: none"> • In total, not exceed more than 15 per cent of the area of ‘Height area - sub-precinct C’ • in each case, not exceed a floor plate area of 3000m² and • be separated from each other by a minimum horizontal distance of 20m. <p>After</p> <p style="padding-left: 40px;">(3) Building platform – sub-precinct C</p> <p style="padding-left: 80px;">(a) The maximum height is 50m provided that all parts of buildings between 27m and 50m in height must:</p> <p style="padding-left: 120px;"><u>(i)</u> In total, not exceed more than 15 per cent of the area of ‘Height area - sub-precinct C’</p> <p style="padding-left: 120px;"><u>(ii)</u> in each case, not exceed a floor plate area of 3000m² and</p> <p style="padding-left: 120px;"><u>(iii)</u> be separated from each other by a minimum horizontal distance of 20m.</p>
Changes required to be made (PC maps)	N/A
Attachments	Attachment 1: Corrections to text (strikethrough/underlining) Attachment 2: Corrected text (clean)

<p>Maps prepared by: N/A Geospatial Specialist</p>	<p>Text Entered by: Sarah El Karamany Planning Technician</p>
<p>Signature:</p>	<p>Signature:</p> 
<p>Prepared by: David Wong Senior Policy Planner – Planning Central South</p>	<p>Reviewed by: Nicholas Lau Team Leader – Planning Central South</p>
<p>Signature:</p> 	<p>Signature:</p> 
<p>Decision: I agree to make an amendment of minor effect or correct the error under clause 16, schedule 1, RMA 1991 using my delegated authority</p> <p>Celia Davison Manager Planning - Central South, Planning & Resource Consents Date: 14 April 2026</p>	
<p>Signature:</p> 	

Attachment 1: Corrections to text (strikethrough/underlining)

I336. Sylvia Park Precinct

I336.1. Precinct description

The underlying zoning of the land within the Sylvia Park precinct is the Business - Metropolitan Centre zone. Refer to the planning maps for the location and extent of the precinct.

The purpose of the Sylvia Park precinct is to facilitate the development of a wide range of activities that will reinforce its role as a metropolitan centre.

Achieving high quality development for buildings and publicly accessible open spaces, including the plaza, and others proposed, integrated with enhanced public transport facilities, will provide a community focal point with a unique sense of place.

Particular consideration needs to be given to building form, function, detailing and materials for new buildings. Future development should also recognise areas of remnant natural character, including Mutukaroa - Hamlins Hill and Panmure Basin. In addition, the precinct identifies a limited earthworks corridor which identifies the course of a historic, spiritual and culturally significant stream of importance to Mana Whenua. The path of the stream has been identified and commemorated onsite as part of its development. Some piling or service earthworks requiring resource consents may be necessary within the corridor.

I336.2. Objectives

- (1) Sylvia Park precinct provides a mix of residential, commercial, civic and community activities which promotes its role as a Metropolitan Centre.
- (2) Development within the Sylvia Park precinct is integrated with the surrounding urban environment, infrastructure and the natural values of the area.

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

I336.3. Policies

- (1) Enable and encourage Sylvia Park precinct's role as a Metropolitan Centre through the establishment of a broad range of uses including residential, retail, community, entertainment, education, civic and commercial activities.
- (2) Require development to avoid or mitigate potential adverse effects on the environment, amenity and public safety of surrounding residential and commercial areas. Particular attention should be given to adverse effects in relation to the limited earthworks corridor and the transition in heights between the Metropolitan Centre and the surrounding residential areas and Business - Mixed Use zones.
- (3) Require development to deliver the Structural Elements identified in Precinct Plan 2 (I336.10.2) - Sylvia Park and to:

- (a) provide an integrated and legible urban form
 - (b) enable and encourage a mix of activities
 - (c) establish high-quality buildings in terms of external and internal appearance and functionality
 - (d) establish high-quality, vibrant and accessible streets and public spaces
 - (e) facilitate walking, cycling and public transport use to encourage sustainable transport patterns
 - (f) achieve a form of development that respects the surrounding cultural and physical environment
 - (g) provide high quality dwellings which cater for different stages through a range of dwelling sizes.
- (4) Ensure activities in sub-precinct C facilitate integration with the surrounding environment and manage those that might be incompatible with the adjoining residential zone.

The underlying Business - Metropolitan Centre zone, Auckland-wide and overlay policies apply in this precinct, in addition to those specified above.

I336.4. Activity table

The underlying zone, Auckland-wide and relevant overlays activity tables apply unless otherwise specified below.

Table I336.4.1 Activity table specify the activity status of land use and development in the Sylvia Park Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of all these sections where relevant.

Table I336.4.1: Activity table

	Activity	Activity status
Use		
Sub-precincts A, B and C		
(A1)	Public places	P
Development - sub-precinct A – I336.10.1. Precinct Plan 1: Height areas		
(A2)	Buildings up to 27m	C
(A3)	Buildings between 27m and 72.5m	RD
(A4)	Buildings greater than 72.5m	D
Development – sub-precinct B - I336.10.1. Precinct Plan 1: Height areas		
(A5)	Buildings up to 27m	C
(A6)	Buildings between 27m and 50m	RD

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(A7)	Buildings greater than 50m	D
Development - Sub-precinct C – I336.10.1. Precinct Plan 1: Height areas		
(A8)	Buildings up to 27m	C
(A9)	Buildings between 27m and 50m	RD
(A9A)	Buildings greater than 50m	D
Site Intensity: Maximum basic allowable Gross Floor Area controls – Sub-precincts A, B and C		
(A10)	Any combination of: retail, entertainment facilities, taverns, restaurants, cafes and other eating places up to 120,000m ² GFA	P
(A11)	Any combination of retail, entertainment facilities, taverns, restaurants, cafes and other eating places exceeding 120,000m ² but within the overall basic 250,000m ² GFA limitation	RD
(A12)	Any combination of retail, entertainment facilities, taverns, restaurants, cafes and other eating places, and offices where the 250,000m ² overall basic GFA limitation is exceeded	D
(A13)	Offices up to 100,000m ² GFA	P
(A14)	Offices between 100,000 and 130,000m ² GFA	RD

I336.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I336.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991. For the following activities council will consider limited notification may be given to identified Mana Whenua; being Ngati Paoa, Ngati Maru, Ngati Whanaunga and Ngati Tamatera for:
 - (a) A control infringement of Standard I336.6.7.
- (2) Any other application for resource consent for an activity listed in Table I336.4.1 Activity table above which is not listed in Standard I336.5(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\(4\)](#).

I336.6. Standards

The standards applicable to the overlays, zones and Auckland-wide provisions apply in this precinct unless otherwise specified below.

Business - Metropolitan Centre zone standards not applying to this precinct include:

- (1) Standard [H9.6.1](#) Building height
- (2) Standard [H9.6.4](#) Maximum tower dimension and tower separation
- (3) Standard [H9.6.5](#) Residential at ground floor
- (4) Standard [H9.6.7](#) Landscaping

All other standards in the Business - Metropolitan Centre zone, Auckland-wide standards and any relevant overlays apply in this precinct in addition to Standards I336.6.1 – I336.6.7 below:

I336.6.1. Site Intensity

- (1) The maximum total basic gross floor area on the site for activities other than residential units, visitor accommodation, hotels, and boarding houses/hostels is 250,000m² subject to the limitations set out in the activity table under I336.4.1.
 - (a) Office activity exceeding 100,000m² up to a maximum of 130,000m² GFA is a restricted discretionary activity.
 - (b) Activities other than residential units, visitor accommodation, hotels, and boarding houses/hostels that collectively exceed the standards above (as set out in the activity table) will be considered as a discretionary activity.

I336.6.2. Building height (shown in I336.10.1)

- (1) For the purposes of calculating height in the Sylvia Park precinct, the ground level of the site will be calculated based on the 'Geotechnical Completion Report for Earthworks' prepared for SKM by Tonkin & Taylor Ltd, dated May 2006.
- (2) Building platform – sub-precinct A and sub-precinct B
 - (a) 'Height area– sub-precinct A'
 - (i) The maximum height is 72.5m provided that all parts of buildings between 27m and 72.5m in height must:
 - In total, not exceed more than 15 per cent of the area of 'Height area - sub-precinct A'
 - in each case, not exceed a floor plate area of 3000m² and
 - be separated from each other by a minimum horizontal distance of 20m.
 - (b) 'Height area – sub-precinct B'

- (i) The maximum height is 50m provided that all parts of buildings between 27m and 50m in height must:
- In total, not exceed more than 15 per cent of the area of 'Height area - sub-precinct B'
 - in each case, not exceed a floor plate area of 3000m² and
 - be separated from each other by a minimum horizontal distance of 20m.

(3) Building platform – sub-precinct C

- (a) The maximum height is 50m provided that all parts of buildings between 27m and 50m in height must:

- (i) In total, not exceed more than 15 per cent of the area of 'Height area - sub-precinct C'
- (ii) in each case, not exceed a floor plate area of 3000m² and
- (iii) be separated from each other by a minimum horizontal distance of 20m.

- (4) Development that does not comply with clauses 1 to 3 above is a discretionary activity.

Development in sub-precincts A and B not complying with standards I336.6.3. to I336.6.6 below is a restricted discretionary activity.

I336.6.3. Frontage control

- (1) Within those parts of the site identified in I366.10.2 - Precinct Plan 2: Structuring Elements which are subject to the Frontage A control, the establishment of new buildings, or undertaking additions and alterations to existing buildings, must at ground level:
- (a) directly abut the road or any intervening public space to which the control relates
 - (b) have a minimum floor to floor height of 4m for a minimum depth of 8m
 - (c) have clear glazing for 75 per cent of its height for at least 50 per cent of the ground floor building frontage, other than vehicle entrances and loading bays, and pedestrian entrances and lobbies
 - (d) not include residential activity and/or car parking unless retail/commercial activity fronts the street and the residential activity and/or car parking is located behind the retail/commercial activity.
 - (e) The ground floor frontage of buildings used for commercial sexual services and strip clubs must screen the areas where the services take place, if they are directly visible from the street.

- (2) Within those parts of the site identified in I366.10.2 - Precinct Plan 2: Structuring Elements which are subject to the Frontage B control, the establishment of new buildings, or undertaking additions and alterations to existing buildings, must at ground level comply with clauses 1.b - e above.

I336.6.4. Vehicle access

- (1) Vehicle access to the site is limited to the entry/exit points identified in I366.10.2 - Precinct Plan 2: Structuring Elements.

I336.6.5. Heavy vehicle access

- (1) With the exception of emergency service vehicles, heavy motor vehicles are not permitted to enter or leave the site via Stud Way.
- (2) For the purpose of this rule, a heavy motor vehicle is a goods delivery vehicle and service vehicles with a gross laden weight exceeding 3500kg, where the gross laden weight is the total of the unladen weight of the vehicle and the maximum load the vehicle is generally allowed to carry at the time.

I336.6.6. Landscaping and on-site amenity areas

- (1) A minimum of 10 per cent of the site must be developed for landscaping and on-site amenity areas.
- (2) Landscaping must achieve visual enhancement of at-grade car parking areas visible from pedestrian access routes and roads subject to the frontage controls shown on I366.10.2, Precinct Plan 2: Structuring elements.
- (3) The 'Cone' (located over the existing open space as shown on I366.10.2 , Precinct Plan 2: Structuring Elements) must receive direct sunlight between 11am-2pm September - March inclusive.
- (4) For the purpose of this clause, on-site amenity areas includes the pedestrian plaza referred to as open space areas and those shown in I366.10.2, Precinct Plan 2: Structuring Elements including playgrounds, water features, other amenity areas and pedestrian walkways.

I336.6.7. Limited earthworks corridor

- (1) Earthworks must not exceed 1m in depth below ground level within the limited earthworks corridor measured 5m either side of the centre line which is shown on I336.10.3 Limited earthworks corridor diagram.
- (2) For the purposes of this rule, ground level is defined as the reduced levels in the precinct as recorded on Tse Group Limited survey plans referenced Project No. 5019-01- 102/1, 102/2 and 102/3 dated 29 January 1999.
- (3) An infringement of the corridor control will be considered as a controlled activity.

I336.7. Assessment – Controlled Activities

I336.7.1. Matters of control

For activities/development that is a controlled activity in the Sylvia Park precinct, the council will reserve its control to the following matters, in addition to the matters specified for the relevant controlled activities in the Business - Metropolitan Centre zone, Auckland-wide or overlay provisions.

- (1) Buildings less than 27m in height
 - (a) general design principles
 - (b) building design
 - (c) street level interface
 - (d) upper floors and roof levels
 - (e) off-site road works
 - (f) limited earthworks corridor

I336.7.2. Assessment criteria

For activities/development that is a controlled activity in the Sylvia Park precinct, the following assessment criteria apply.

- (1) Buildings up to 27m in height
 - (a) General design principles
 - (i) The extent to which:
 - development provides an integrated and legible urban form
 - development provides a variation in building height
 - development contributes to the prevention of crime through design and configuration.
 - legible and safe pedestrian access routes as shown in Precinct Plan 2: Structuring Elements are provided between significant on-site activities, including public transportation facilities
 - the scale and location of buildings provide a sense of enclosure to Mount Wellington Highway
 - buildings are sustainable, using durable low maintenance materials, maximising solar access and natural ventilation, and incorporating mechanical and electrical systems that optimise energy efficiency
 - on-site stormwater conservation measures are incorporated where appropriate, including rainwater harvesting devices, green roofs or rain gardens

- development has regard to the required works and management plans set out in I336.9 Special information requirements (1) (a) and (1) (b) of the Sylvia Park precinct
- development avoids, remedies or mitigates any adverse effect on the identification and commemorative measures in relation to the stream and limited earthworks corridor.

(b) Building design

(i) The extent to which:

- building design is of high-quality, showing creativity and responsiveness to the local context, including architectural character and expression, use of materials, articulation and modulation to create visual interest
- modulation of the facade is expressed at macro, medium and detail scales
- flat planes or blank facades devoid of modulation, relief or surface detail have been avoided where appropriate
- the building is of a form, location and orientation that minimises or avoids creating adverse shadowing, amenity and wind effects for:
 - the 'Cone', 'Green'(town square), Pedestrian Plaza as well as key future amenity areas within the Precinct or immediately adjacent
 - the pedestrian connections as shown in I336.10.2 -Precinct plan 2: Structuring elements
 - any residential zones in the vicinity of the precinct.

(c) At street level, the extent to which:

- (i) the building contributes to pedestrian vitality, interest and public safety through the use of architectural detail and maximising door and window openings
- (ii) building entrances are easily identifiable and accessible from street level, and provide pedestrian shelter
- (iii) separate pedestrian entrances have been provided for different uses within the building, particularly for residential activity
- (iv) vehicle accesses and loading facilities are designed for pedestrian safety in terms of location, visibility, and width.

(d) At upper levels and on rooftops, the extent to which:

- (i) large expanses of blank walls are avoided on road and public open space frontages
- (ii) architectural design differentiates upper building levels from middle and ground levels

- (iii) cantilevered balconies are avoided
- (iv) roof profiles should be part of the overall building form and contribute to the architectural quality of the skyline as viewed from both ground level and higher surrounding buildings. This includes the integration of plant, exhaust and intake units and other mechanical and electrical equipment into the overall rooftop design.

(e) Engineering

- (i) The extent to which the:
 - building design avoids or mitigates natural hazards arising from stormwater and stability issues in the precinct
 - design and location of the building impacts the overland flow path registered on the certificate of title.

(f) Other

- (i) Prior to construction starting, a site and traffic management plan has been provided to council's satisfaction, specifying:
 - the site manager and contact details
 - measures to maintain the site in a tidy condition in terms of disposal and storage of rubbish, storage and unloading of building materials and similar construction activities
 - measures for waste management, including designated sites for storage and collection of refuse and glass/plastic/can recycling bins in accordance with the council's waste reduction policy
 - procedures for controlling sediment runoff and the removal of soil debris and construction materials from public roads or places
 - proposed numbers and timing of truck movements throughout the day including identification of heavy vehicle routes which avoid residential streets
 - location of workers' conveniences
 - site entry/exit for construction vehicles
 - hours of construction and demolition
 - dust control measures
 - location of site hoardings
 - procedures for managing construction traffic.
- (ii) Where development exceeds 148,000m², the extent to which on-site or off-site roading works are required to mitigate significant traffic effects covered in clause I336.9 (1) (a) (iv) below.
- (iii) Earthworks greater than 1m deep below ground level within the limited earthworks corridor
 - Control is restricted to and applications will be assessed in terms of any effect on the relationship of Mana Whenua and their culture and

traditions with wāhi tapu in the precinct, especially wāhi whenua and wāhi pito.

- Conditions may be imposed on consents to avoid, remedy or mitigate any adverse effects of works to support Mana Whenua, including:
 - a requirement to notify the council and Mana Whenua before any earthworks start
 - supervision of works by a council-appointed archaeologist and Mana Whenua representatives
 - controls on how earthworks are managed, such as hand digging rather than mechanical digging
 - limits on the duration of the works
 - controls aimed at minimising the physical extent of the works
 - controls aimed at locating the works to minimise their effect on wāhi tapu

I336.8. Assessment – Restricted discretionary activities

I336.8.1. Matters of discretion

For activities and development that is a restricted discretionary activity in the Sylvia Park precinct, the council will restrict its discretion to the following matters in addition to the matters specified for the relevant restricted discretionary activities in the Business - Metropolitan Centre zone and the Auckland-wide rules:

(1) Office activity exceeding 100,000m² up to a maximum of 130,000m² GFA and any combination of retail, entertainment facilities, taverns, restaurants, cafes and other eating places exceeding 120,000m² but within the 250,000m² overall basic GFA limitation:

(a) Travel management

(b) Transportation effects

(2) For the following standards, the relevant effects of infringing each standard in relation to the purpose of the standard:

(a) Building design over 27m in height and up to 72.5m in height in sub-precinct A and over 27m in height and up to 50m in height in sub-precinct B and C

(b) Frontage Control

(c) Vehicle Access

(d) Heavy vehicle access

(e) Landscaping and on-site amenity areas

I336.8.2. Assessment criteria

For activities and development that is a restricted discretionary activity in the Sylvia Park precinct, the following assessment criteria apply, in addition to the criteria specified for the relevant restricted discretionary activities in the Business -

Metropolitan Centre zone, the Auckland-wide, or overlay provisions and having reference to the guiding principles set out in Sylvia Park precinct Policy 3:

- (1) Office activity exceeding 100,000m² up to a maximum of 130,000m² GFA and any combination of retail, entertainment facilities, taverns, restaurants, cafes and other eating places exceeding 120,000m² but within the 250,000m² overall basic GFA limitation.
 - (a) The extent to which development contributes to achieving a modal shift toward more sustainable transport modes including any available information demonstrating the success or otherwise of travel management measures implemented at Sylvia Park.
 - (b) The extent to which measures are proposed to mitigate adverse transportation effects.
- (2) Buildings over 27m high in Height area sub-precincts A, B and C

In addition to the criteria for assessment of buildings as a controlled activity set out above, discretion is restricted to whether:

- (a) the building maintains or enhances visual amenity of development on the site as a whole as viewed from residential zones, and from public places outside the Sylvia Park precinct
- (b) building scale and location provides an appropriate transition between the activities on the site and neighbouring residential activities
- (c) views to and from Hamlins Hill are significantly compromised as a result of the concentration of large-scale building forms
- (d) the building responds and relates appropriately to the scale of the surrounding public infrastructure, including the Southern Motorway, South Eastern Arterial (SEART), Mt Wellington Highway, and the main trunk railway line
- (e) the building responds and relates appropriately to the scale and form of neighbouring onsite buildings
- (f) the building provides an attractive silhouette against the sky when viewed from major public spaces within and around the site, making a positive contribution to the collective skyline of the commercial centre
- (g) the location of the building has been considered in relation to its urban context and makes a positive contribution to the urban structure, particularly with regard to the distribution of other taller buildings and the location of public open spaces and amenities.

- (h) Buildings should be designed or located to minimise dominance or overshadowing effects within the Business – Mixed Use zone along the western side of Mount Wellington Highway, opposite to Sylvia Park Precinct.

(3) Frontage control

- (a) Where buildings do not front the road boundary, the extent to which intervening space is developed and designed as a public amenity area, including hard or soft landscaping.
- (b) The extent to which the structural framework of the building enables conversion of the floor space to comply with future height and glazing requirements.
- (c) The extent to which building design and/or landscaping features mitigate a reduction in glazing.
- (d) The extent to which the building design and/or location adversely affects pedestrian amenity.

(4) Vehicle access

- (a) The extent to which any new access will adversely affect the operational capacity and safety of the adjacent road network and amenity of adjacent sites.

(5) Heavy vehicle access

- (a) The extent to which heavy vehicle access may result in adverse effects in terms of road safety and residential amenity.

(6) Landscaping and on-site amenity areas

- (a) The extent to which the infringement may result in the loss of on-site amenity

I336.9. Special information requirements

An application for resource consent must be accompanied by:

(1) Required works and management plans

Works and management plans must be provided to council's satisfaction and protected by conditions on resource consents or by way of other mechanisms outside the Unitary Plan. Except as otherwise provided in this precinct, the works and management plans described below are to be funded by the landowner(s) or their nominee.

(a) Required works

- (i) Pedestrian plaza

- A pedestrian plaza with a minimum area of 400m² must be provided south of the south-eastern arterial flyover and located so it can be conveniently accessed from other parts of the site, is sheltered from the wind, is designed for personal safety, and receive direct sunlight between 11am and 2pm. The design and location of the plaza must be approved by the council. The location of the plaza should be determined having regard to the alignment of nearby streets, the distribution of activities, and the configuration of buildings. The plaza is to be provided no later than the completion of 148,000m² of GFA of development on the site.

(ii) Drainage

- Any relocation, reconstruction or diversion of existing public sewer or stormwater drains through the site, necessary to allow development of the centre, must meet design standards specified by the relevant authority. Such work will be to the cost of the development except insofar as the relevant authority requests or requires that replacement drains have a greater nominal capacity than the existing system and this extra capacity is required to serve land outside the development.
- Any existing drain requiring reconstruction due to its physical condition will be the subject of a financial contribution from the development to the extent only that additional capacity is required to service the development.
- A primary stormwater system of underground pipes or open channels must be provided to convey runoff from the site from storms with a 10-year return period.
- A secondary system of overland flow paths must be provided to convey additional runoff from the site from storms with a return period greater than 10 years, and up to 100 years.

(iii) Pedestrian and cycleway connection

- A new safe pedestrian and cycleway connection must be provided to connect the site to Lynton Road in the general location shown in Precinct Plan 2: Structuring Elements.
- The connection will have a minimum width of 5m and a design approved by the council.
- The connection is to be provided no later than completion of 148,000m² of GFA of development on the site.

(iv) Off-site roading works

- Council may require, as conditions upon resource consents, works or financial contributions so that any physical changes to the roading network required as a result of the redevelopment of the site in accordance with the core precinct are carried out.
- Conditions regarding on-site or off-site road works, including a requirement to signalise internal roundabouts, may be imposed on individual applications for resource consent that will increase total approved development on the site above 148,000m² as the need for such works becomes apparent. The amount of any financial contribution payable on any individual application will be the proportion of the actual cost of road works required as a result of the particular application. The proportion payable on any application will be determined taking into account the amount of traffic generated by the development of the centre for which resource consent is being sought, relative to existing traffic, and the extent to which that development will use up additional capacity provided by the intersection improvements. In calculating the financial contribution payable, consideration will also be given to the benefits accruing to other road users and property owners in terms of actual usage and increased capacity.

(v) Financial contribution for off-site amenity

- A total financial contribution of \$1.5m is to be provided by the developer for works to improve off-site amenity in the local Panmure/Mt Wellington/Sylvia Park community. Such works may include children's play areas, street landscaping, paving and furniture, pedestrian facilities, and environmental improvements.
- The financial contribution must not be used to fund any works required to mitigate the adverse effects of the proposed northern access route linking Waipuna and Lynton roads to the precinct. Any acoustic or visual mitigation measures required as part of a resource consent must be separately funded by the developer.
- A financial contribution of \$750,000 was paid to council at the initial stage of development. A second contribution of \$750,000 is to be paid to the council no later than the completion of a total of 80,000m² GFA of development on the site.

(b) Management plans

(i) Transport plan

- A comprehensive transport plan must be developed, setting out:

- the physical infrastructure to be established or that is currently established on-site to support the use of alternative forms of transport such as public transport; adequate facilities for cyclists - showers, lockers and changing facilities; carpool parking areas; travel reduction information boards in foyer areas for information such as timetables and route maps; and an internet service to enhance awareness of alternative transport services.
- The physical linkages to be provided on the site to link with surrounding pedestrian and cycle networks and public transport resources.
- Operational measures to encourage reduced vehicle trips, including car sharing schemes, public transport use incentives, flexitime, staggered working hours.
- A plan setting out how car parking for the site is to be managed in an integrated manner to optimise usage whilst facilitating the use of other modes to the greatest extent practicable.
- Any proposal to provide for the extension, relocation and/or improvement of the bus station in order to accommodate any increase in patronage or services.

Note

The transport plan must be submitted to the council for approval and thereafter updated as required and approved by the council prior to the grant of any resource consent involving additional GFA. The detail to be provided in the update of the transport plan must be commensurate with the scale of the development proposed and its anticipated effects.

(ii) Landscape management plan

- Once development on the site exceeds 148,000m², a comprehensive landscape management plan must be developed setting out the overall landscape precinct for the site and details of maintenance plans. This plan must address both hard and soft landscaping, provision of public art, and the design precincts for plaza spaces. Landscaping must be developed and maintained on the site in accordance with the management plan. The plan must be updated as required and be part of any application involving significant new development on the site.
- The plan must be submitted to the council for approval and thereafter updated as required and approved by the council prior to the grant of any resource consent involving additional GFA.

(iii) Signage

- Once development on the site exceeds 148,000m², a comprehensive signage concept plan must be developed. Any applications for new signage must show how the proposed signage accords with the overall signage plan. The signage plan must be updated as required, including as part of any applications involving significant new development on the site.

Note

The signage plan must be submitted to the council for approval and thereafter updated as required and approved by the council prior to the grant of any resource consent involving new signage or applications under the signs bylaw.

(iv) Street amenity and maintenance

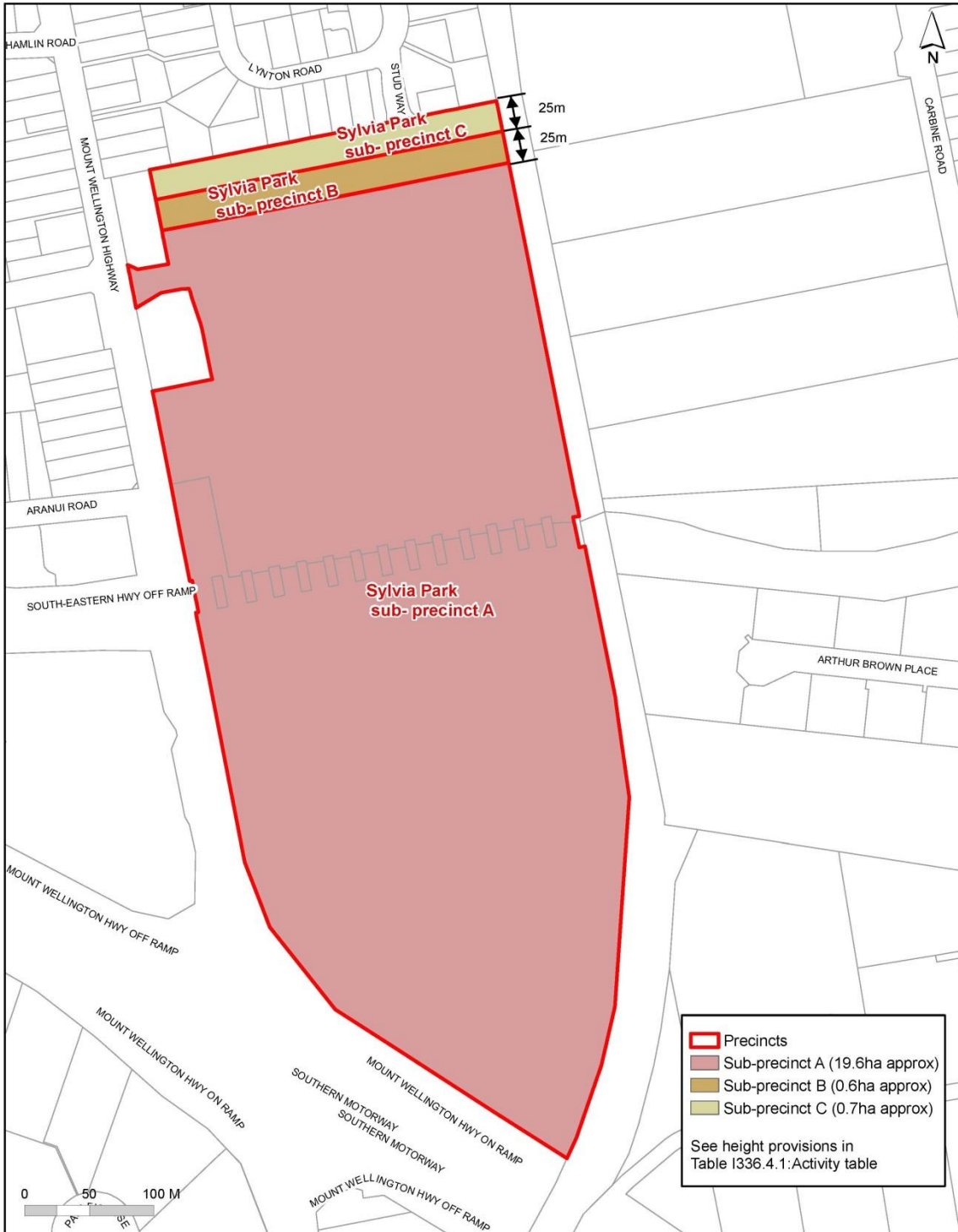
- Once development on the site exceeds 148,000m², a street amenity and maintenance plan must be prepared, setting out the design and maintenance of the internal street network. This must set out the design treatment of internal streets including details of paving materials, public transport facilities, road signage, lighting and street furniture and how streets will be maintained. The street amenity and maintenance plan must be updated as required, including as part of any applications involving significant new development on the site.

Appendix I336 – Sylvia Park Precinct – Tonkin & Taylor report, May 2006

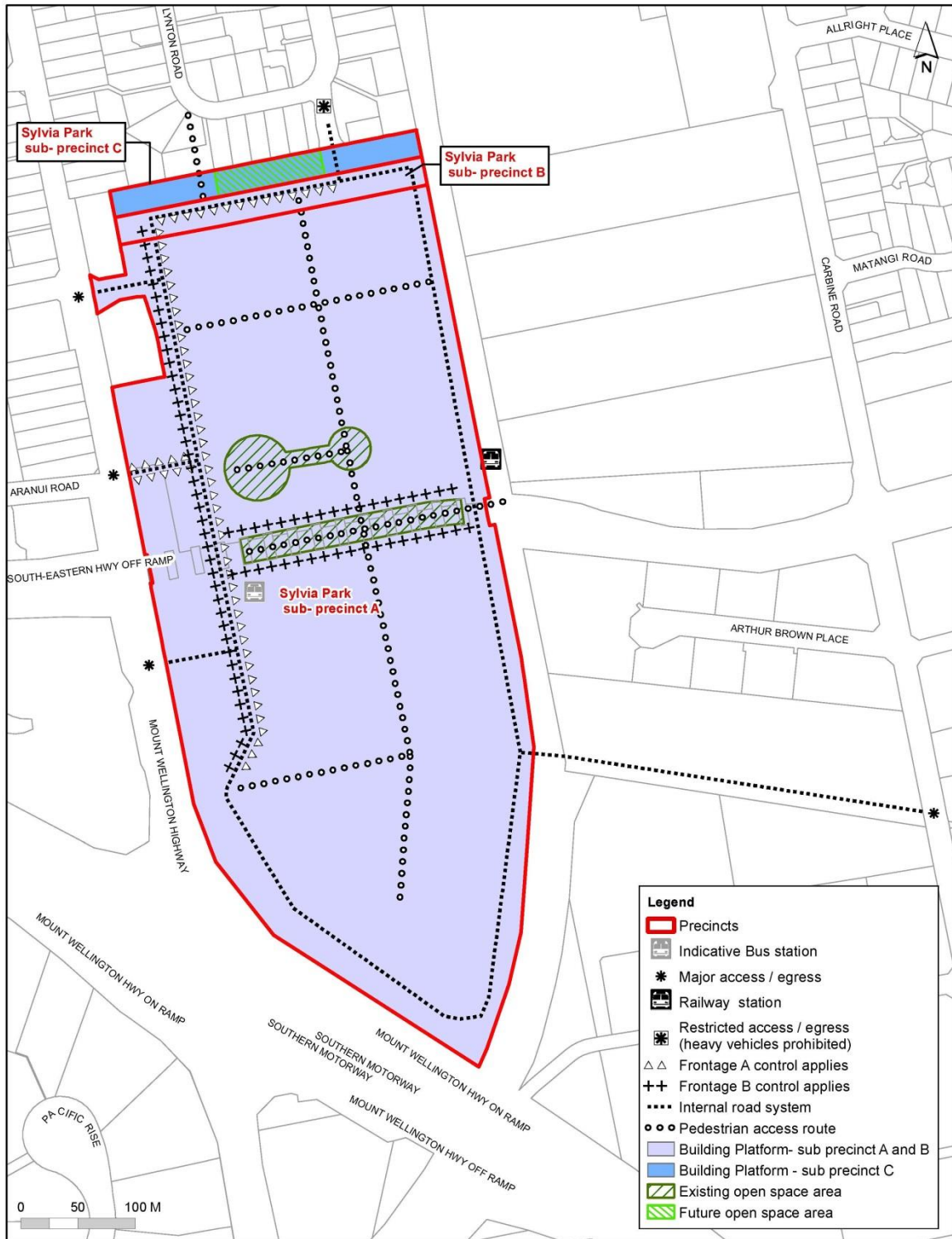
Refer to pdf attachment

I336.10. Precinct plans

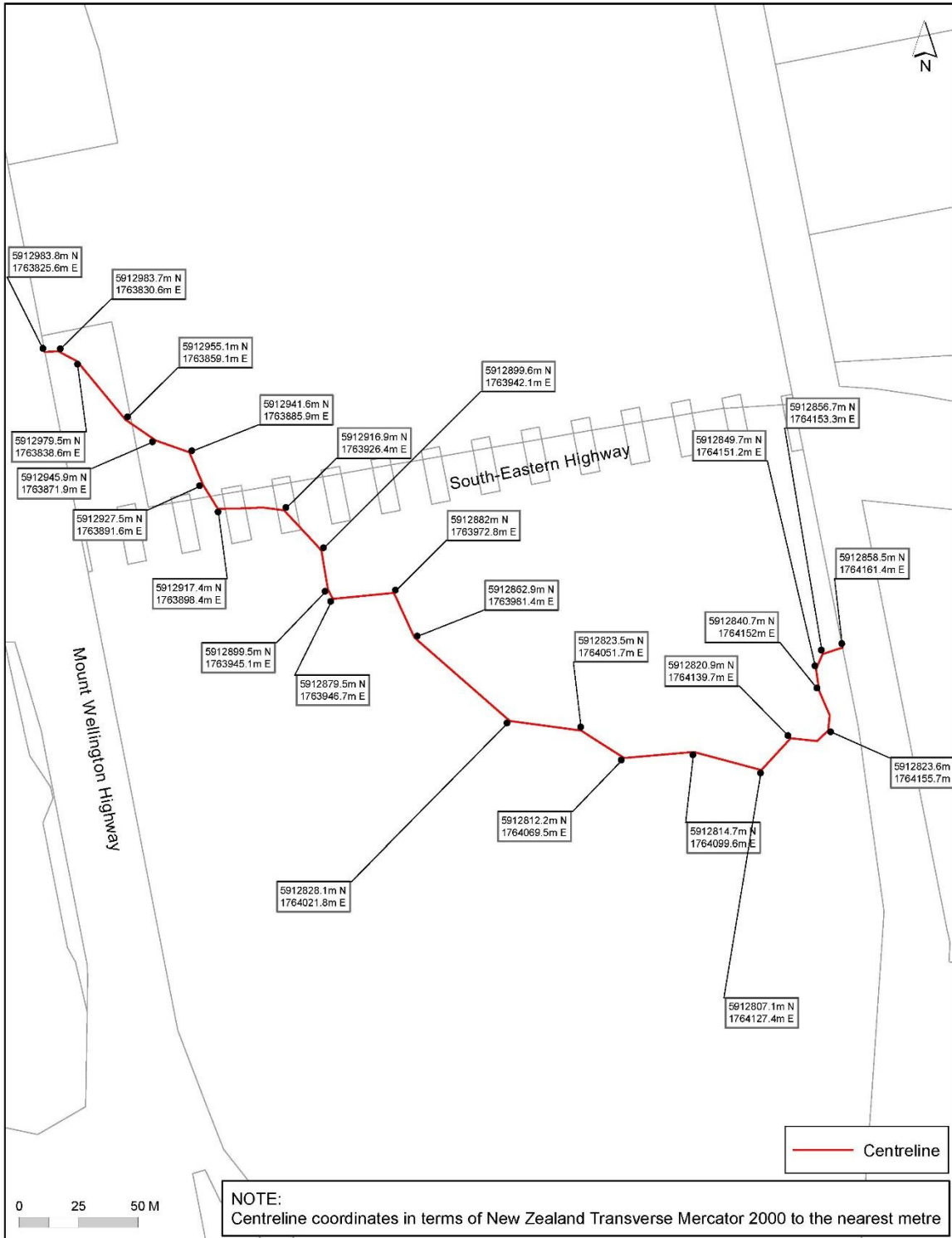
1336.10.1 Sylvania Park: Precinct Plan 1: Height areas



I336.10.2 Sylvia Park: Precinct Plan 2: Structuring elements



I336.10.3 Sylvia Park: Limited earthworks corridor



Attachment 2: Corrections to text (clean)

I336. Sylvia Park Precinct

I336.1. Precinct description

The underlying zoning of the land within the Sylvia Park precinct is the Business - Metropolitan Centre zone. Refer to the planning maps for the location and extent of the precinct.

The purpose of the Sylvia Park precinct is to facilitate the development of a wide range of activities that will reinforce its role as a metropolitan centre.

Achieving high quality development for buildings and publicly accessible open spaces, including the plaza, and others proposed, integrated with enhanced public transport facilities, will provide a community focal point with a unique sense of place.

Particular consideration needs to be given to building form, function, detailing and materials for new buildings. Future development should also recognise areas of remnant natural character, including Mutukaroa - Hamlins Hill and Panmure Basin. In addition, the precinct identifies a limited earthworks corridor which identifies the course of a historic, spiritual and culturally significant stream of importance to Mana Whenua. The path of the stream has been identified and commemorated onsite as part of its development. Some piling or service earthworks requiring resource consents may be necessary within the corridor.

I336.2. Objectives

- (1) Sylvia Park precinct provides a mix of residential, commercial, civic and community activities which promotes its role as a Metropolitan Centre.
- (2) Development within the Sylvia Park precinct is integrated with the surrounding urban environment, infrastructure and the natural values of the area.

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

I336.3. Policies

- (1) Enable and encourage Sylvia Park precinct's role as a Metropolitan Centre through the establishment of a broad range of uses including residential, retail, community, entertainment, education, civic and commercial activities.
- (2) Require development to avoid or mitigate potential adverse effects on the environment, amenity and public safety of surrounding residential and commercial areas. Particular attention should be given to adverse effects in relation to the limited earthworks corridor and the transition in heights between the Metropolitan Centre and the surrounding residential areas and Business - Mixed Use zones.
- (3) Require development to deliver the Structural Elements identified in Precinct Plan 2 (I336.10.2) - Sylvia Park and to:

- (a) provide an integrated and legible urban form
 - (b) enable and encourage a mix of activities
 - (c) establish high-quality buildings in terms of external and internal appearance and functionality
 - (d) establish high-quality, vibrant and accessible streets and public spaces
 - (e) facilitate walking, cycling and public transport use to encourage sustainable transport patterns
 - (f) achieve a form of development that respects the surrounding cultural and physical environment
 - (g) provide high quality dwellings which cater for different stages through a range of dwelling sizes.
- (4) Ensure activities in sub-precinct C facilitate integration with the surrounding environment and manage those that might be incompatible with the adjoining residential zone.

The underlying Business - Metropolitan Centre zone, Auckland-wide and overlay policies apply in this precinct, in addition to those specified above.

I336.4. Activity table

The underlying zone, Auckland-wide and relevant overlays activity tables apply unless otherwise specified below.

Table I336.4.1 Activity table specify the activity status of land use and development in the Sylvia Park Precinct pursuant to sections 9(3) and 11 of the Resource Management Act 1991 or any combination of all these sections where relevant.

Table I336.4.1: Activity table

	Activity	Activity status
Use		
Sub-precincts A, B and C		
(A1)	Public places	P
Development - sub-precinct A – I336.10.1. Precinct Plan 1: Height areas		
(A2)	Buildings up to 27m	C
(A3)	Buildings between 27m and 72.5m	RD
(A4)	Buildings greater than 72.5m	D
Development – sub-precinct B - I336.10.1. Precinct Plan 1: Height areas		
(A5)	Buildings up to 27m	C
(A6)	Buildings between 27m and 50m	RD

I336 Sylvia Park Precinct

(A7)	Buildings greater than 50m	D
Development - Sub-precinct C – I336.10.1. Precinct Plan 1: Height areas		
(A8)	Buildings up to 27m	C
(A9)	Buildings between 27m and 50m	RD
(A9A)	Buildings greater than 50m	D
Site Intensity: Maximum basic allowable Gross Floor Area controls – Sub-precincts A, B and C		
(A10)	Any combination of: retail, entertainment facilities, taverns, restaurants, cafes and other eating places up to 120,000m ² GFA	P
(A11)	Any combination of retail, entertainment facilities, taverns, restaurants, cafes and other eating places exceeding 120,000m ² but within the overall basic 250,000m ² GFA limitation	RD
(A12)	Any combination of retail, entertainment facilities, taverns, restaurants, cafes and other eating places, and offices where the 250,000m ² overall basic GFA limitation is exceeded	D
(A13)	Offices up to 100,000m ² GFA	P
(A14)	Offices between 100,000 and 130,000m ² GFA	RD

I336.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I336.4.1 Activity table above will be considered without public or limited notification or the need to obtain written approval from affected parties unless the Council decides that special circumstances exist under section 95A(9) of the Resource Management Act 1991. For the following activities council will consider limited notification may be given to identified Mana Whenua; being Ngati Paoa, Ngati Maru, Ngati Whanaunga and Ngati Tamatera for:
 - (a) A control infringement of Standard I336.6.7.
- (2) Any other application for resource consent for an activity listed in Table I336.4.1 Activity table above which is not listed in Standard I336.5(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\(4\)](#).

I336.6. Standards

The standards applicable to the overlays, zones and Auckland-wide provisions apply in this precinct unless otherwise specified below.

Business - Metropolitan Centre zone standards not applying to this precinct include:

- (1) Standard [H9.6.1](#) Building height
- (2) Standard [H9.6.4](#) Maximum tower dimension and tower separation
- (3) Standard [H9.6.5](#) Residential at ground floor
- (4) Standard [H9.6.7](#) Landscaping

All other standards in the Business - Metropolitan Centre zone, Auckland-wide standards and any relevant overlays apply in this precinct in addition to Standards I336.6.1 – I336.6.7 below:

I336.6.1. Site Intensity

- (1) The maximum total basic gross floor area on the site for activities other than residential units, visitor accommodation, hotels, and boarding houses/hostels is 250,000m² subject to the limitations set out in the activity table under I336.4.1.
 - (a) Office activity exceeding 100,000m² up to a maximum of 130,000m² GFA is a restricted discretionary activity.
 - (b) Activities other than residential units, visitor accommodation, hotels, and boarding houses/hostels that collectively exceed the standards above (as set out in the activity table) will be considered as a discretionary activity.

I336.6.2. Building height (shown in I336.10.1)

- (1) For the purposes of calculating height in the Sylvia Park precinct, the ground level of the site will be calculated based on the 'Geotechnical Completion Report for Earthworks' prepared for SKM by Tonkin & Taylor Ltd, dated May 2006.
- (2) Building platform – sub-precinct A and sub-precinct B
 - (a) 'Height area– sub-precinct A'
 - (i) The maximum height is 72.5m provided that all parts of buildings between 27m and 72.5m in height must:
 - In total, not exceed more than 15 per cent of the area of 'Height area - sub-precinct A'
 - in each case, not exceed a floor plate area of 3000m² and
 - be separated from each other by a minimum horizontal distance of 20m.
 - (b) 'Height area – sub-precinct B'

- (i) The maximum height is 50m provided that all parts of buildings between 27m and 50m in height must:
 - In total, not exceed more than 15 per cent of the area of 'Height area - sub-precinct B'
 - in each case, not exceed a floor plate area of 3000m² and
 - be separated from each other by a minimum horizontal distance of 20m.

(3) Building platform – sub-precinct C

- (a) The maximum height is 50m provided that all parts of buildings between 27m and 50m in height must:
 - (i) In total, not exceed more than 15 per cent of the area of 'Height area - sub-precinct C'
 - (ii) in each case, not exceed a floor plate area of 3000m² and
 - (iii) be separated from each other by a minimum horizontal distance of 20m.

(4) Development that does not comply with clauses 1 to 3 above is a discretionary activity.

Development in sub-precincts A and B not complying with standards I336.6.3. to I336.6.6 below is a restricted discretionary activity.

I336.6.3. Frontage control

- (1) Within those parts of the site identified in I366.10.2 - Precinct Plan 2: Structuring Elements which are subject to the Frontage A control, the establishment of new buildings, or undertaking additions and alterations to existing buildings, must at ground level:
 - (a) directly abut the road or any intervening public space to which the control relates
 - (b) have a minimum floor to floor height of 4m for a minimum depth of 8m
 - (c) have clear glazing for 75 per cent of its height for at least 50 per cent of the ground floor building frontage, other than vehicle entrances and loading bays, and pedestrian entrances and lobbies
 - (d) not include residential activity and/or car parking unless retail/commercial activity fronts the street and the residential activity and/or car parking is located behind the retail/commercial activity.
 - (e) The ground floor frontage of buildings used for commercial sexual services and strip clubs must screen the areas where the services take place, if they are directly visible from the street.

- (2) Within those parts of the site identified in I366.10.2 - Precinct Plan 2: Structuring Elements which are subject to the Frontage B control, the establishment of new buildings, or undertaking additions and alterations to existing buildings, must at ground level comply with clauses 1.b - e above.

I336.6.4. Vehicle access

- (1) Vehicle access to the site is limited to the entry/exit points identified in I366.10.2 - Precinct Plan 2: Structuring Elements.

I336.6.5. Heavy vehicle access

- (1) With the exception of emergency service vehicles, heavy motor vehicles are not permitted to enter or leave the site via Stud Way.
- (2) For the purpose of this rule, a heavy motor vehicle is a goods delivery vehicle and service vehicles with a gross laden weight exceeding 3500kg, where the gross laden weight is the total of the unladen weight of the vehicle and the maximum load the vehicle is generally allowed to carry at the time.

I336.6.6. Landscaping and on-site amenity areas

- (1) A minimum of 10 per cent of the site must be developed for landscaping and on-site amenity areas.
- (2) Landscaping must achieve visual enhancement of at-grade car parking areas visible from pedestrian access routes and roads subject to the frontage controls shown on I366.10.2, Precinct Plan 2: Structuring elements.
- (3) The 'Cone' (located over the existing open space as shown on I366.10.2 , Precinct Plan 2: Structuring Elements) must receive direct sunlight between 11am-2pm September - March inclusive.
- (4) For the purpose of this clause, on-site amenity areas includes the pedestrian plaza referred to as open space areas and those shown in I366.10.2, Precinct Plan 2: Structuring Elements including playgrounds, water features, other amenity areas and pedestrian walkways.

I336.6.7. Limited earthworks corridor

- (1) Earthworks must not exceed 1m in depth below ground level within the limited earthworks corridor measured 5m either side of the centre line which is shown on I336.10.3 Limited earthworks corridor diagram.
- (2) For the purposes of this rule, ground level is defined as the reduced levels in the precinct as recorded on Tse Group Limited survey plans referenced Project No. 5019-01- 102/1, 102/2 and 102/3 dated 29 January 1999.
- (3) An infringement of the corridor control will be considered as a controlled activity.

I336.7. Assessment – Controlled Activities

I336.7.1. Matters of control

For activities/development that is a controlled activity in the Sylvia Park precinct, the council will reserve its control to the following matters, in addition to the matters specified for the relevant controlled activities in the Business - Metropolitan Centre zone, Auckland-wide or overlay provisions.

(1) Buildings less than 27m in height

- (a) general design principles
- (b) building design
- (c) street level interface
- (d) upper floors and roof levels
- (e) off-site road works
- (f) limited earthworks corridor

I336.7.2. Assessment criteria

For activities/development that is a controlled activity in the Sylvia Park precinct, the following assessment criteria apply.

(1) Buildings up to 27m in height

- (a) General design principles
 - (i) The extent to which:
 - development provides an integrated and legible urban form
 - development provides a variation in building height
 - development contributes to the prevention of crime through design and configuration.
 - legible and safe pedestrian access routes as shown in Precinct Plan 2: Structuring Elements are provided between significant on-site activities, including public transportation facilities
 - the scale and location of buildings provide a sense of enclosure to Mount Wellington Highway
 - buildings are sustainable, using durable low maintenance materials, maximising solar access and natural ventilation, and incorporating mechanical and electrical systems that optimise energy efficiency
 - on-site stormwater conservation measures are incorporated where appropriate, including rainwater harvesting devices, green roofs or rain gardens

- development has regard to the required works and management plans set out in I336.9 Special information requirements (1) (a) and (1) (b) of the Sylvia Park precinct
- development avoids, remedies or mitigates any adverse effect on the identification and commemorative measures in relation to the stream and limited earthworks corridor.

(b) Building design

(i) The extent to which:

- building design is of high-quality, showing creativity and responsiveness to the local context, including architectural character and expression, use of materials, articulation and modulation to create visual interest
- modulation of the facade is expressed at macro, medium and detail scales
- flat planes or blank facades devoid of modulation, relief or surface detail have been avoided where appropriate
- the building is of a form, location and orientation that minimises or avoids creating adverse shadowing, amenity and wind effects for:
 - the 'Cone', 'Green'(town square), Pedestrian Plaza as well as key future amenity areas within the Precinct or immediately adjacent
 - the pedestrian connections as shown in I336.10.2 -Precinct plan 2: Structuring elements
 - any residential zones in the vicinity of the precinct.

(c) At street level, the extent to which:

- (i) the building contributes to pedestrian vitality, interest and public safety through the use of architectural detail and maximising door and window openings
- (ii) building entrances are easily identifiable and accessible from street level, and provide pedestrian shelter
- (iii) separate pedestrian entrances have been provided for different uses within the building, particularly for residential activity
- (iv) vehicle accesses and loading facilities are designed for pedestrian safety in terms of location, visibility, and width.

(d) At upper levels and on rooftops, the extent to which:

- (i) large expanses of blank walls are avoided on road and public open space frontages
- (ii) architectural design differentiates upper building levels from middle and ground levels

- (iii) cantilevered balconies are avoided
- (iv) roof profiles should be part of the overall building form and contribute to the architectural quality of the skyline as viewed from both ground level and higher surrounding buildings. This includes the integration of plant, exhaust and intake units and other mechanical and electrical equipment into the overall rooftop design.

(e) Engineering

- (i) The extent to which the:
 - building design avoids or mitigates natural hazards arising from stormwater and stability issues in the precinct
 - design and location of the building impacts the overland flow path registered on the certificate of title.

(f) Other

- (i) Prior to construction starting, a site and traffic management plan has been provided to council's satisfaction, specifying:
 - the site manager and contact details
 - measures to maintain the site in a tidy condition in terms of disposal and storage of rubbish, storage and unloading of building materials and similar construction activities
 - measures for waste management, including designated sites for storage and collection of refuse and glass/plastic/can recycling bins in accordance with the council's waste reduction policy
 - procedures for controlling sediment runoff and the removal of soil debris and construction materials from public roads or places
 - proposed numbers and timing of truck movements throughout the day including identification of heavy vehicle routes which avoid residential streets
 - location of workers' conveniences
 - site entry/exit for construction vehicles
 - hours of construction and demolition
 - dust control measures
 - location of site hoardings
 - procedures for managing construction traffic.
- (ii) Where development exceeds 148,000m², the extent to which on-site or off-site roading works are required to mitigate significant traffic effects covered in clause I336.9 (1) (a) (iv) below.
- (iii) Earthworks greater than 1m deep below ground level within the limited earthworks corridor
 - Control is restricted to and applications will be assessed in terms of any effect on the relationship of Mana Whenua and their culture and

traditions with wāhi tapu in the precinct, especially wāhi whenua and wāhi pito.

- Conditions may be imposed on consents to avoid, remedy or mitigate any adverse effects of works to support Mana Whenua, including:
 - a requirement to notify the council and Mana Whenua before any earthworks start
 - supervision of works by a council-appointed archaeologist and Mana Whenua representatives
 - controls on how earthworks are managed, such as hand digging rather than mechanical digging
 - limits on the duration of the works
 - controls aimed at minimising the physical extent of the works
 - controls aimed at locating the works to minimise their effect on wāhi tapu

I336.8. Assessment – Restricted discretionary activities

I336.8.1. Matters of discretion

For activities and development that is a restricted discretionary activity in the Sylvia Park precinct, the council will restrict its discretion to the following matters in addition to the matters specified for the relevant restricted discretionary activities in the Business - Metropolitan Centre zone and the Auckland-wide rules:

(1) Office activity exceeding 100,000m² up to a maximum of 130,000m² GFA and any combination of retail, entertainment facilities, taverns, restaurants, cafes and other eating places exceeding 120,000m² but within the 250,000m² overall basic GFA limitation:

(a) Travel management

(b) Transportation effects

(2) For the following standards, the relevant effects of infringing each standard in relation to the purpose of the standard:

(a) Building design over 27m in height and up to 72.5m in height in sub-precinct A and over 27m in height and up to 50m in height in sub-precinct B and C

(b) Frontage Control

(c) Vehicle Access

(d) Heavy vehicle access

(e) Landscaping and on-site amenity areas

I336.8.2. Assessment criteria

For activities and development that is a restricted discretionary activity in the Sylvia Park precinct, the following assessment criteria apply, in addition to the criteria specified for the relevant restricted discretionary activities in the Business -

Metropolitan Centre zone, the Auckland-wide, or overlay provisions and having reference to the guiding principles set out in Sylvia Park precinct Policy 3:

- (1) Office activity exceeding 100,000m² up to a maximum of 130,000m² GFA and any combination of retail, entertainment facilities, taverns, restaurants, cafes and other eating places exceeding 120,000m² but within the 250,000m² overall basic GFA limitation.
 - (a) The extent to which development contributes to achieving a modal shift toward more sustainable transport modes including any available information demonstrating the success or otherwise of travel management measures implemented at Sylvia Park.
 - (b) The extent to which measures are proposed to mitigate adverse transportation effects.
- (2) Buildings over 27m high in Height area sub-precincts A, B and C

In addition to the criteria for assessment of buildings as a controlled activity set out above, discretion is restricted to whether:

- (a) the building maintains or enhances visual amenity of development on the site as a whole as viewed from residential zones, and from public places outside the Sylvia Park precinct
- (b) building scale and location provides an appropriate transition between the activities on the site and neighbouring residential activities
- (c) views to and from Hamlins Hill are significantly compromised as a result of the concentration of large-scale building forms
- (d) the building responds and relates appropriately to the scale of the surrounding public infrastructure, including the Southern Motorway, South Eastern Arterial (SEART), Mt Wellington Highway, and the main trunk railway line
- (e) the building responds and relates appropriately to the scale and form of neighbouring onsite buildings
- (f) the building provides an attractive silhouette against the sky when viewed from major public spaces within and around the site, making a positive contribution to the collective skyline of the commercial centre
- (g) the location of the building has been considered in relation to its urban context and makes a positive contribution to the urban structure, particularly with regard to the distribution of other taller buildings and the location of public open spaces and amenities.

- (h) Buildings should be designed or located to minimise dominance or overshadowing effects within the Business – Mixed Use zone along the western side of Mount Wellington Highway, opposite to Sylvia Park Precinct.

(3) Frontage control

- (a) Where buildings do not front the road boundary, the extent to which intervening space is developed and designed as a public amenity area, including hard or soft landscaping.
- (b) The extent to which the structural framework of the building enables conversion of the floor space to comply with future height and glazing requirements.
- (c) The extent to which building design and/or landscaping features mitigate a reduction in glazing.
- (d) The extent to which the building design and/or location adversely affects pedestrian amenity.

(4) Vehicle access

- (a) The extent to which any new access will adversely affect the operational capacity and safety of the adjacent road network and amenity of adjacent sites.

(5) Heavy vehicle access

- (a) The extent to which heavy vehicle access may result in adverse effects in terms of road safety and residential amenity.

(6) Landscaping and on-site amenity areas

- (a) The extent to which the infringement may result in the loss of on-site amenity

I336.9. Special information requirements

An application for resource consent must be accompanied by:

(1) Required works and management plans

Works and management plans must be provided to council's satisfaction and protected by conditions on resource consents or by way of other mechanisms outside the Unitary Plan. Except as otherwise provided in this precinct, the works and management plans described below are to be funded by the landowner(s) or their nominee.

(a) Required works

- (i) Pedestrian plaza

- A pedestrian plaza with a minimum area of 400m² must be provided south of the south-eastern arterial flyover and located so it can be conveniently accessed from other parts of the site, is sheltered from the wind, is designed for personal safety, and receive direct sunlight between 11am and 2pm. The design and location of the plaza must be approved by the council. The location of the plaza should be determined having regard to the alignment of nearby streets, the distribution of activities, and the configuration of buildings. The plaza is to be provided no later than the completion of 148,000m² of GFA of development on the site.

(ii) Drainage

- Any relocation, reconstruction or diversion of existing public sewer or stormwater drains through the site, necessary to allow development of the centre, must meet design standards specified by the relevant authority. Such work will be to the cost of the development except insofar as the relevant authority requests or requires that replacement drains have a greater nominal capacity than the existing system and this extra capacity is required to serve land outside the development.
- Any existing drain requiring reconstruction due to its physical condition will be the subject of a financial contribution from the development to the extent only that additional capacity is required to service the development.
- A primary stormwater system of underground pipes or open channels must be provided to convey runoff from the site from storms with a 10-year return period.
- A secondary system of overland flow paths must be provided to convey additional runoff from the site from storms with a return period greater than 10 years, and up to 100 years.

(iii) Pedestrian and cycleway connection

- A new safe pedestrian and cycleway connection must be provided to connect the site to Lynton Road in the general location shown in Precinct Plan 2: Structuring Elements.
- The connection will have a minimum width of 5m and a design approved by the council.
- The connection is to be provided no later than completion of 148,000m² of GFA of development on the site.

(iv) Off-site roading works

- Council may require, as conditions upon resource consents, works or financial contributions so that any physical changes to the roading network required as a result of the redevelopment of the site in accordance with the core precinct are carried out.
- Conditions regarding on-site or off-site road works, including a requirement to signalise internal roundabouts, may be imposed on individual applications for resource consent that will increase total approved development on the site above 148,000m² as the need for such works becomes apparent. The amount of any financial contribution payable on any individual application will be the proportion of the actual cost of road works required as a result of the particular application. The proportion payable on any application will be determined taking into account the amount of traffic generated by the development of the centre for which resource consent is being sought, relative to existing traffic, and the extent to which that development will use up additional capacity provided by the intersection improvements. In calculating the financial contribution payable, consideration will also be given to the benefits accruing to other road users and property owners in terms of actual usage and increased capacity.

(v) Financial contribution for off-site amenity

- A total financial contribution of \$1.5m is to be provided by the developer for works to improve off-site amenity in the local Panmure/Mt Wellington/Sylvia Park community. Such works may include children's play areas, street landscaping, paving and furniture, pedestrian facilities, and environmental improvements.
- The financial contribution must not be used to fund any works required to mitigate the adverse effects of the proposed northern access route linking Waipuna and Lynton roads to the precinct. Any acoustic or visual mitigation measures required as part of a resource consent must be separately funded by the developer.
- A financial contribution of \$750,000 was paid to council at the initial stage of development. A second contribution of \$750,000 is to be paid to the council no later than the completion of a total of 80,000m² GFA of development on the site.

(b) Management plans

(i) Transport plan

- A comprehensive transport plan must be developed, setting out:

- the physical infrastructure to be established or that is currently established on-site to support the use of alternative forms of transport such as public transport; adequate facilities for cyclists - showers, lockers and changing facilities; carpool parking areas; travel reduction information boards in foyer areas for information such as timetables and route maps; and an internet service to enhance awareness of alternative transport services.
- The physical linkages to be provided on the site to link with surrounding pedestrian and cycle networks and public transport resources.
- Operational measures to encourage reduced vehicle trips, including car sharing schemes, public transport use incentives, flexitime, staggered working hours.
- A plan setting out how car parking for the site is to be managed in an integrated manner to optimise usage whilst facilitating the use of other modes to the greatest extent practicable.
- Any proposal to provide for the extension, relocation and/or improvement of the bus station in order to accommodate any increase in patronage or services.

Note

The transport plan must be submitted to the council for approval and thereafter updated as required and approved by the council prior to the grant of any resource consent involving additional GFA. The detail to be provided in the update of the transport plan must be commensurate with the scale of the development proposed and its anticipated effects.

(ii) Landscape management plan

- Once development on the site exceeds 148,000m², a comprehensive landscape management plan must be developed setting out the overall landscape precinct for the site and details of maintenance plans. This plan must address both hard and soft landscaping, provision of public art, and the design precincts for plaza spaces. Landscaping must be developed and maintained on the site in accordance with the management plan. The plan must be updated as required and be part of any application involving significant new development on the site.
- The plan must be submitted to the council for approval and thereafter updated as required and approved by the council prior to the grant of any resource consent involving additional GFA.

(iii) Signage

- Once development on the site exceeds 148,000m², a comprehensive signage concept plan must be developed. Any applications for new signage must show how the proposed signage accords with the overall signage plan. The signage plan must be updated as required, including as part of any applications involving significant new development on the site.

Note

The signage plan must be submitted to the council for approval and thereafter updated as required and approved by the council prior to the grant of any resource consent involving new signage or applications under the signs bylaw.

(iv) Street amenity and maintenance

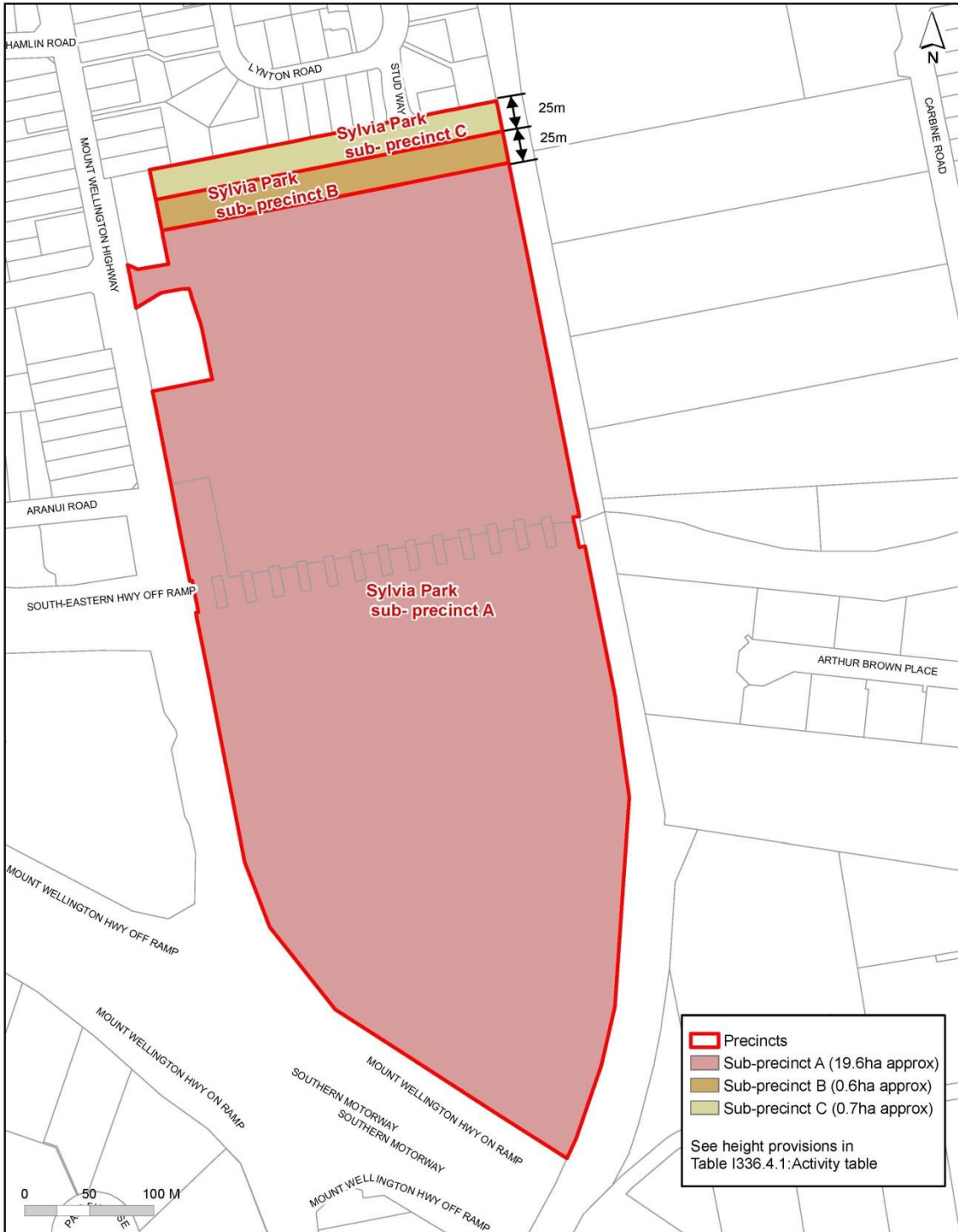
- Once development on the site exceeds 148,000m², a street amenity and maintenance plan must be prepared, setting out the design and maintenance of the internal street network. This must set out the design treatment of internal streets including details of paving materials, public transport facilities, road signage, lighting and street furniture and how streets will be maintained. The street amenity and maintenance plan must be updated as required, including as part of any applications involving significant new development on the site.

Appendix I336 – Sylvia Park Precinct – Tonkin & Taylor report, May 2006

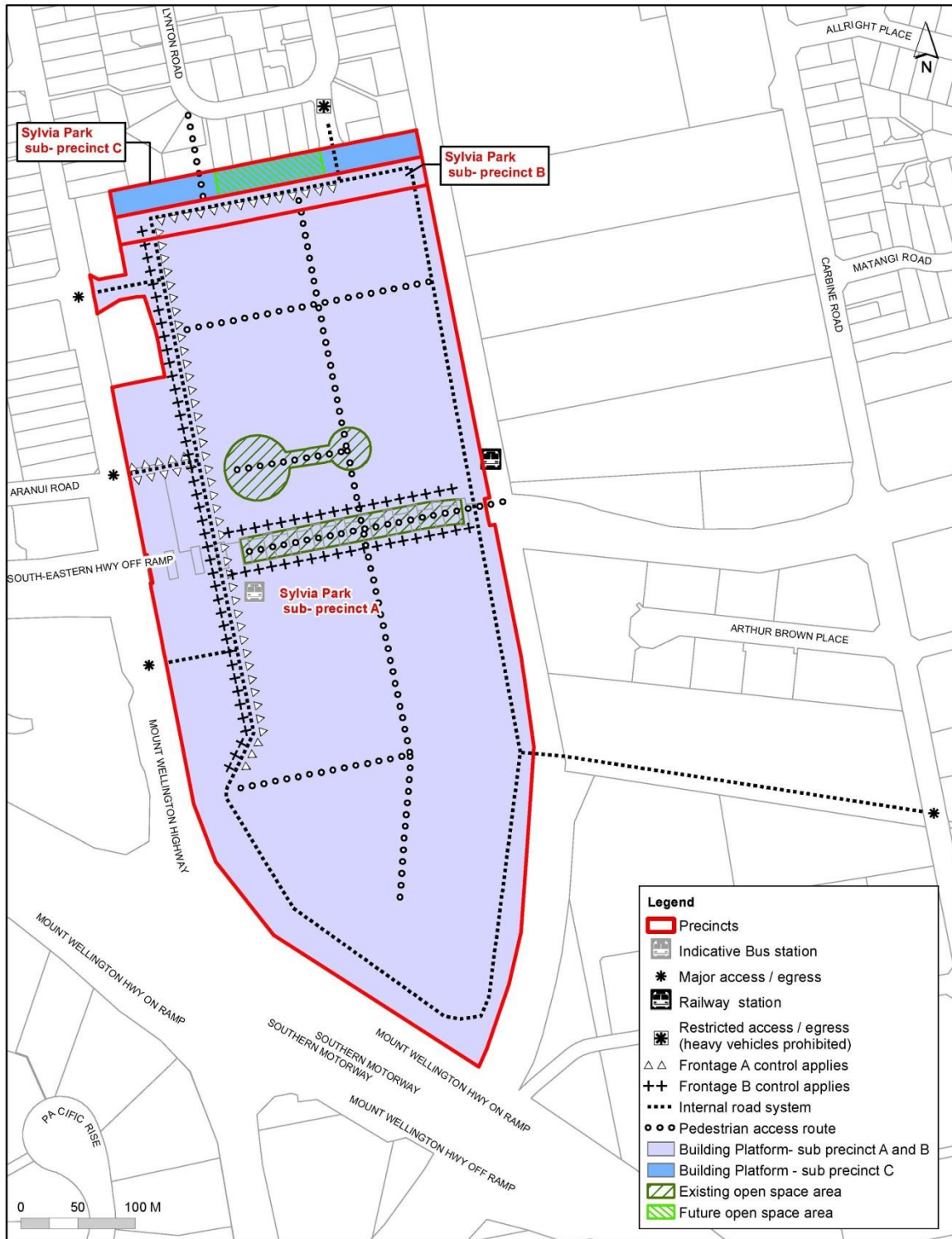
Refer to pdf attachment

I336.10. Precinct plans

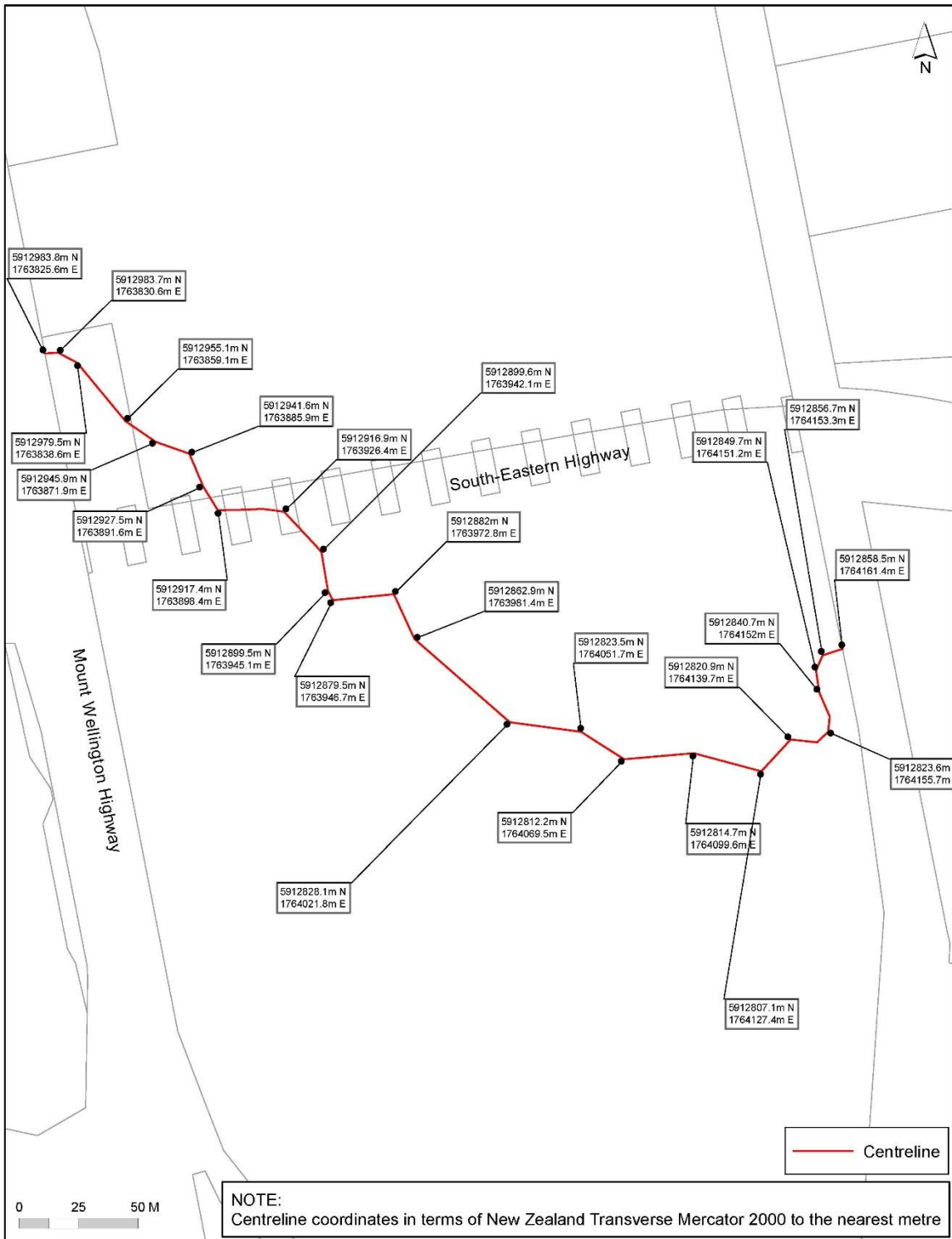
1336.10.1 Sylvania Park: Precinct Plan 1: Height areas



I336.10.2 Sylvia Park: Precinct Plan 2: Structuring elements



I336.10.3 Sylvia Park: Limited earthworks corridor



Memo

Date 15/04/2026

To: Celia Davison, Manager Planning – Central South
 From: Myles Anderson, Policy Planner. Planning – Regional, North, West and Islands

Subject: **Plan Modification: Clause 16 amendment to a proposed plan change
 Plan Change: 78 Intensification (Metropolitan Centre Zone and related provisions only),
 Auckland Unitary Plan (Operative in Part 2016)**

I seek your approval to make an amendment to a proposed policy statement or plan pursuant to clause 16, Schedule 1, Resource Management Act 1991 (RMA). Clause 16(2) provides that:

A local authority may make an amendment, without using the process in this schedule, to its proposed policy statement or plan to alter any information, where such an alteration is of minor effect, or may correct any minor errors.

The RMA defines *proposed plan* at section 43AAC as follows:

- (1) *In this Act, unless the context otherwise requires, **proposed plan**—*
 - (a) *means a proposed plan, a variation to a proposed plan or change, or a change to a plan proposed by a local authority that has been notified under [clause 5](#) of Schedule 1 or given limited notification under [clause 5A](#) of that schedule, but has not become operative in terms of [clause 20](#) of that schedule; and*
 - (b) *includes—*
 - (i) *a proposed plan or a change to a plan proposed by a person under [Part 2](#) of Schedule 1 that has been adopted by the local authority under [clause 25\(2\)\(a\)](#) of Schedule 1:*
 - (ii) *an IPI notified in accordance with [section 80F\(1\) or \(2\)](#).*




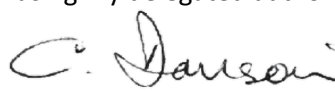
Plan Change 78: Intensification (Metropolitan Centre Zone and related provisions only) is a plan change to the Auckland Unitary Plan that has been notified but has not yet been approved under clause 17, Schedule 1, or become operative.

You have delegated authority, as a Tier 4 manager, to make a decision to amend the plan change under clause 16 where the alteration is of minor effect or to correct any minor errors. Schedule 2A of the Auckland Council Combined Chief Executives Delegation Register authorises all powers, functions, and duties under RMA’s first schedule (except clause 17 which cannot be delegated) to tier four positions.

Provision in Plan Change	1502. Albany Centre Precinct
Subject site and legal description (if applicable)	N/A
Nature of error or alteration	As notified through PC78 the I502 Albany Centre Precinct chapter included the amendment to I502.4 Activity Table to provide that the rules in Activity Table I502.4.1 as they relate to the construction and use of up to 3 dwellings per site replace the rules in the underlying zones for the construction and use of up to 3 dwellings per site. A similar amendment was included in the text of the provisions prior to I502.6. Standards. As the council has partially withdrawn PC78, including the MDRS component,

	<p>it is no longer necessary to include amendments to Albany Centre Precinct which specify that the precinct provisions shall prevail as they relate to the construction and use of up to 3 dwellings per site.</p>
Effect of change	<p>This amendment is required to alter information of minor effect in the precinct. Correcting this is neutral in effect and will not adversely affect the rights of anyone.</p>
Changes required to be made (text and/or in-text diagrams)	<p>Amend guidance in I502.4. Activity table and I502.6 Standards in the Albany Centre Precinct as follows.</p> <p>I502.4 - Before</p> <p>I502.4. Activity table The provisions in the zone, Auckland-wide provisions and any relevant overlays apply in this precinct unless otherwise specified below.</p> <p>The rules in Activity Table I502.4.1 in I502 Albany Centre Precinct as they relate to the construction and use of up to 3 dwellings per site replace the rules in the underlying zones for the construction and use of up to 3 dwellings per site.</p> <p>The following tables specify the activity status of land use and development activities in the Albany Centre Precinct pursuant to section 9(3) of the Resource Management Act 991. A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.</p> <p>I502.4 – After</p> <p>I502.4. Activity table The provisions in the zone, Auckland-wide provisions and any relevant overlays apply in this precinct unless otherwise specified below.</p> <p>The rules in Activity Table I502.4.1 in I502 Albany Centre Precinct as they relate to the construction and use of up to 3 dwellings per site replace the rules in the underlying zones for the construction and use of up to 3 dwellings per site.</p> <p>The following tables specify the activity status of land use and development activities in the Albany Centre Precinct pursuant to section 9(3) of the Resource Management Act 991. A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.</p> <p>I502.6 - Before</p> <p>The zone, Auckland-wide and overlay standards apply in this precinct unless otherwise specified below.</p> <p>The standards in I502.6 in I502 Albany Centre Precinct as they relate to the construction and use of up to 3 dwellings per site replace the corresponding standards in the underlying Business – Metropolitan Centre Zone and Business – Business Park Zone for the construction and use of up to 3 dwellings per site.</p>

	<p>The following standards apply to activities listed as permitted, controlled, restricted discretionary or discretionary in one or more of the activity tables: Table I502.4.1 Activity Table – Sub-precinct A, B and C and Table I502.4.2 Activity Table – Sub-precinct D, depending on where the activity is located in the precinct..</p> <p>I502.6 - After</p> <p>The zone, Auckland-wide and overlay standards apply in this precinct unless otherwise specified below.</p> <p>The standards in I502.6 in I502 Albany Centre Precinct as they relate to the construction and use of up to 3 dwellings per site replace the corresponding standards in the underlying Business – Metropolitan Centre Zone and Business – Business Park Zone for the construction and use of up to 3 dwellings per site.</p> <p>The following standards apply to activities listed as permitted, controlled, restricted discretionary or discretionary in one or more of the activity tables: Table I502.4.1 Activity Table – Sub-precinct A, B and C and Table I502.4.2 Activity Table – Sub-precinct D, depending on where the activity is located in the precinct..</p>
Changes required to be made (PC maps)	N/A
Attachments	Attachment 1: Corrected text

<p>Maps prepared by: N/A Geospatial Specialist</p>	<p>Text Entered by: Sarah El Karamany Planning Technician</p>
<p>Signature:</p>	<p>Signature: </p>
<p>Prepared by: Myles Anderson Policy Planner – Regional, North, West and Islands</p>	<p>Reviewed by: Eryn Shields Team Leader – Regional, North, West and Islands</p>
<p>Signature: </p>	<p>Signature: </p>
<p>Decision: I agree to make an amendment of minor effect or correct the error under clause 16, schedule 1, RMA 1991 using my delegated authority</p> <p> Celia Davison Manager Planning – Central South, Planning and Resource Consents Date: 15 April 2026</p>	

Attachment 1: Corrections to text (clean)

I502. Albany Centre Precinct

I502.1. Precinct description

The Albany Centre Precinct covers the large emerging metropolitan centre located to the west of State Highway 1 and contained by Oteha Valley Road and Albany Expressway in the northern urban part of the North Shore.

The precinct recognises the component parts of the Business - Metropolitan Centre Zone Albany Centre and the supporting role of the southern section covered by Business - Business Park Zone. It identifies four sub-precincts with different development emphases and requires activities to develop in accordance with Albany Centre: Precinct plan 1 – Albany Centre.

The main retail focus of the centre is the Civic Crescent area. The mainstreet type retail area in the north east will act as a catalyst for the grouping of employment-related activities in this area, and help to link the Albany busway station via the Main Street area with the shopping centre in the Civic Crescent area. Retail activities should generally be limited outside of these two areas to those activities that support the day-to-day needs of office workers and residents, or involve retail formats that cannot be integrated into the Civic Crescent and Main Street areas.

Commercial office development is encouraged throughout the centre, particularly in areas north of Don Mckinnon Drive and also extensively in the southern section in the business park environment.

Intensive residential development is encouraged to locate in certain parts of the precinct where the retail and commercial focus is not as strong, particularly in areas beyond the core area circled by Don Mckinnon Drive.

Sub-precinct A

Is applied to particular areas within the Albany metropolitan centre which are suited for high-density residential apartment living, with limited opportunity for convenience retail at ground level.

Sub-precinct B

Is applied to particular areas within the Albany metropolitan centre which seek to encourage the establishment of employment-generating activities, such as high-density office development, supported by a limited range of convenience retail activities.

Sub-precinct C

Is applied to particular areas within the Albany metropolitan centre which are suited for car-orientated commercial and entertainment activities, limiting retail to those formats generally considered unsuitable for other higher amenity areas of the Albany Centre precincts.

Sub-precinct D

Is applied to particular areas within the southern section of Albany Centre which are suited for office and light commercial activities and limited retail. This reflects the approved comprehensive development plan for this area.

The zoning of land within this precinct is Business - Metropolitan Centre Zone, Business - Business Park Zone, Open Space – Community Zone, Open Space – Informal Recreation Zone.

I502.2. Objectives

- (1) Development of the centre reflects the key features and outcomes of I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre.
- (2) A range of sub-precincts within Albany Centre where different predominant activities are located, along with other support activities is provided.
- (3) Ongoing use and development of the Albany integrated shopping centre, North Shore Domain and North Harbour Stadium is not compromised by the location and development of other activities within Albany Centre.
- (4) In Sub-precinct A, high-density residential development is the primary activity, and a limited range of retail uses is enabled where they support the desirability and attractiveness of the area.
- (5) In Sub-precinct B:
 - (a) significant employment opportunities are provided by high-intensity development in Albany Centre to support future population growth; and
 - (b) high-density office development is the primary activity, with a limited range of retail uses where they support the desirability and attractiveness of the area.
- (6) In Sub-precinct C, car-orientated commercial and entertainment activities are the primary use, with a limited range of retail uses where they support the desirability and attractiveness of the area.
- (7) In Sub-precinct D:
 - (a) significant employment opportunities are provided by high-quality office and light commercial development in the southern section of Albany Centre to support future population growth; and
 - (b) office development in a business park environment is the primary activity, with a limited and specific location for retail uses to support the desirability and attractiveness of the area that do not detract from the retail focus provided in the central and northern part of Albany (refer to Albany Centre: Precinct plan 3 – Sub-precinct D activity areas).

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

I502.3. Policies

- (1) Enable an appropriate mix and layout of activities, buildings, movement of pedestrians, cyclists and vehicles, and open space networks within the precinct

so as to achieve a sustainable, safe and visually attractive environment, with vibrant public spaces that encourage community interaction.

- (2) Provide for a range of opportunities for retail activities within the precinct that support the desired employment, urban form and character outcomes for its different sub-precincts.
- (3) Provide opportunities for intensively developed apartments within specified parts of the Albany Centre to a high standard of residential amenity and design.
- (4) Require that any development within Sub-precinct D is designed and located to facilitate traffic movement (both vehicular and pedestrian) within the Albany Centre.
- (5) Require development to create a connected green network that links the different parts of the precinct with parks and other public spaces as described in I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre.
- (6) Encourage all buildings, additions, alterations or development to make positive contributions to the amenity of the precinct and its surrounds, help to achieve a comprehensively-planned, well-integrated and attractive centre, and achieve high quality urban design outcomes including:
 - (a) the creation of an attractive, active and lively retail street frontage at Cornerstone Drive between Don Mckinnon Drive and Corban Avenue;
 - (b) enabling vehicle, cycle and pedestrian access throughout the centre to help link southern areas of the centre, including a new street between Don Mckinnon Drive and Civic Crescent; and
 - (c) maintaining views and pedestrian and cycle access along the axis to and from Spencer Ridge Reserve and the central park area shown on Albany Centre: Precinct plan 1 – Albany Centre.
- (7) Require development to complement, and where necessary provide for, pedestrian linkages between the North Shore Domain and North Harbour Stadium and the major public transport points and public parking areas within and adjacent to the wider Albany Centre.
- (8) Focus retail and entertainment activities within the precinct predominantly on public streets, particularly the central block south of Civic Crescent and the development of a Main Street area linking the busway station with this area.
- (9) Require activities adjoining the new Main Street on Cornerstone Drive to support the development of a vibrant main street that encourages daytime and evening use of the area through the mix of activities, including retail, cafes, restaurants, cinemas, offices and above ground floor residential apartments.

- (10) Recognise the North Shore Domain and North Harbour Stadium as important regional facilities by requiring new residential development to avoid, remedy or mitigate against any adverse effects generated beyond its boundaries.
- (11) Require development within the centre to be of an urban character appropriate to its sub-regional role, with the creation of a strong local identity.
- (12) In Sub-precinct A, require development of high-density residential to provide for apartments with a high standard of residential amenity and a limited amount of convenience retail.
- (13) In Sub-precinct B:
 - (a) require that the potential of the sub-precinct to provide for employment opportunities is not compromised by predominantly low-density development, or reverse sensitivity associated with inappropriate forms or location of residential development; and
 - (b) encourage employment-generating activities such as high-density office development by limiting retailing activities that provide for the convenience needs of office activities and which do not diminish the amenity and vibrancy of the sub-precinct.
- (14) In Sub-precinct C, encourage the development of a general business area by enabling the establishment of car-orientated commercial and entertainment activities and limiting retailing activities to those formats which are unsuitable for the other higher amenity parts of the Albany Centre Precinct.
- (15) In Sub-precinct D:
 - (a) encourage employment-generating activities such as office development in a high-quality business park setting; and
 - (b) restrict retailing activities to locations that provide for the needs of the office and light commercial activities (refer to Albany Centre: Precinct Plan 3 – Sub-precinct D activity areas).

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

I502.4. Activity table

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

The following tables specify the activity status of land use and development activities in the Albany Centre Precinct pursuant to section 9(3) of the Resource Management Act 1991. A blank table cell with no activity status specified means that the zone, Auckland-wide and overlay provisions apply.

Table I502.4.1 Activity Table for Sub-precinct A, B and C

Activity		Activity status		
Use		A	B	C
(A1)	Any activity which is not provided in the table below			
Accommodation				
(A2)	Dwellings		RD	RD
(A3)	Retirement villages		RD	RD
(A4)	Supported residential care		RD	RD
Commerce				
(A5)	Entertainment facilities	RD	RD	
(A6)	Food and beverage up to 200m ² gross floor area per tenancy	P	P	
(A7)	Food and beverage greater than 200m ² gross floor area per tenancy	RD	RD	
(A8)	Garden centres	D	D	
(A9)	Marine retail	D	D	
(A10)	Motor vehicle sales	D	D	
(A11)	Offices greater than 500m ² gross floor area per site	D		RD
(A12)	Retail up to 100m ² gross floor area per tenancy	P	P	
(A13)	Retail greater than 100m ² gross floor area per tenancy	D	D	
(A14)	Retail up to 2000m ² gross floor area per tenancy in Sub-precinct C	NA	NA	NC
(A15)	Retail greater than 2000m ² gross floor area per tenancy, including large format retail	NA	NA	P
(A16)	Supermarkets	NC	NC	
(A17)	Trade suppliers	D	D	
(A18)	Service stations			RD
Industry				
(A19)	Light manufacturing and servicing	RD	RD	
(A20)	Repair and maintenance services	RD	RD	
(A21)	Warehousing and storage	RD	RD	
Development				
(A22)	Additions and alterations to buildings that are less than 15m ² in area on the facade of a building that fronts a road or Open Space Zone	P	P	P
(A23)	New buildings and any modifications to a building other than those listed above			

Subdivision			
(A24)	Subdivision		

Table I502.4.2 Activity Table – Sub-precinct D

Activity		Activity status
Use		
Commerce		
(A25)	Retail up to 450m ² per tenancy within the Retail/Mixed Use Retail activity area (see Albany Centre: Precinct plan 3 – Sub-precinct D activity areas)	P
(A26)	Retail greater than 450m ² per tenancy within the Retail/Mixed Use Retail activity area (see Albany Centre: Precinct plan 3 – Sub-precinct D activity areas)	RD
(A27)	Retail greater than 450m ² per tenancy within other activity areas (see Albany Centre: Precinct plan 3 – Sub-precinct D activity areas)	NC
Subdivision		
(A28)	Subdivision	

I502.5. Notification

- (1) Any application for resource consent for an activity listed in Table I502.4.1 Activity Table – Sub-precinct A, B and C, and Table I502.4.2 Activity Table – Sub-precinct D, above will be subject to the normal tests for notification under the relevant sections of the Resource Management Act 1991.
- (2) When deciding who is an affected person in relation to any activity for the purposes of section 95E of the Resource Management Act 1991 the Council will give specific consideration to those persons listed in Rule [C1.13\(4\)](#).

I502.6. Standards

The zone, Auckland-wide and overlay standards apply in this precinct unless otherwise specified below.

The following standards apply to activities listed as permitted, controlled, restricted discretionary or discretionary in one or more of the activity tables: Table I502.4.1 Activity Table – Sub-precinct A, B and C and Table I502.4.2 Activity Table – Sub-precinct D, depending on where the activity is located in the precinct..

I502.6.1. Dwellings in sub-precinct A

- (1) Any new dwelling must be subject to a no-complaint covenant entered onto the property title and registered in favour of the North Shore Stadium and North Shore Domain Trust. The no-complaint covenant will require any landowner or occupant to forego any right to lodge submissions in opposition to, or otherwise restrict, sound from concerts at the stadium which are in

accordance with any lawfully established activities or any approved resource consent.

I502.6.2. Compliance with I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre

- (1) Subdivision and development must provide the streets (arterial, collector and local) within 20m of their location as shown in I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre, except that:
 - (a) local street (main street) must join Don Mckinnon Drive in the same location as the collector (main street); and
 - (b) local street (main street) must be provided within 10m of its location as shown in I502.10.1 Albany Centre: Precinct plan 1 – Albany.
- (2) The design of all streets, including dimensions and design features, must be in accordance with the relevant figures in I502.11 Appendix 1: Albany Centre street cross sections.
- (3) All streets shown in I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre must be transferred to the council as public roads except those shown as local streets (public/private).
- (4) Reserves must be provided in accordance with I502.10.1 Albany Centre Precinct plan 1 – Albany Centre.
- (5) Open air pedestrian only areas longer than 50m must have a clearway of 3.5m to enable access by emergency vehicles with an overall minimum width between buildings of 12m.
- (6) Subdivision and development that does not comply with standards I502.6.2 (1)-(5) is a discretionary activity except for the following which are restricted discretionary activities:
 - (a) variations to the location, width and design of local streets that do not comply with standards I502.6.2(1)-(3);
 - (b) variations to the location of the local street (main street), provided that the alignment follows the secondary axis and is no more than 20m from the alignment at the boundary with the land zoned Open Space – Community Zone that do not comply with Standard I502.6.2(1);
 - (c) variations to the location, size and design of:
 - (i) reserves and open spaces; and
 - (ii) identified features on Lot 2 DP 338562.

I502.6.3. Minimum Yards

- (1) Buildings in Sub-precinct A must be set back from the front boundary by the minimum depth listed in Table I502.6.3.1. Yards Sub-precinct A.

Table I502.6.3.1 Yards Sub-precinct A

Yard	Minimum yard depth
Front yards on local streets where dwellings are located on the ground floor	3m

- (2) Buildings in Sub-precinct A that do not comply with the minimum yard depth in Table I502.6.3.1 Yards Sub-precinct A and are located 1.8m or more from the front boundary are a restricted discretionary activity.
- (3) Buildings in Sub-precinct A that do not comply with the minimum yard in depth in Table I502.6.3.1 Yards Sub-precinct A and are located less than 1.8m from the front boundary are a non-complying activity.
- (4) Buildings in Sub-precinct C must be set back from the front boundary by the minimum depths listed in Table I502.6.3.2. Yards Sub-precinct C

Table I502.6.3.2 Yards Sub-precinct C

Yard	Minimum yard depth
Front yards on arterial or collector roads	5m
Front yards on Oteha Valley Road	7.5m

- (5) Buildings in Sub-precinct C that do not comply with the minimum yard depth in Table I502.6.3.2 Yards Sub-precinct C and front on to an arterial or collector are a non-complying activity.
- (6) Buildings that do not comply with the minimum yard depth in Table I502.6.3.2 Yards Sub-precinct C and:
- (a) front on to Oteha Valley Road;
 - (b) are located 5m or more from the front boundary; and
 - (c) have a minimum of 40 per cent of that part of the building fronting Oteha Valley Road fully glazed to provide showroom and display areas
- are a restricted discretionary activity.
- (7) Buildings in Sub-precinct D must be set back to the minimum setbacks shown in I502.10.4 Albany Centre: Precinct plan 4 – Sub-precinct D building setbacks.
- (8) Buildings in Sub-precinct D must be set back 10m from open space zone boundaries.

- (9) Buildings that do not comply with standards I502.6.3(6)-(8) are a non-complying activity.

I502.6.4. Maximum building setback

- (1) Buildings on sites in Sub-precinct A or B that front arterial, collector (commercial) and local street (commercial) must not be set back more than 5m from the road frontage for the full length of the building, except that 40 per cent of the length of the building may be set back up to 15m where any setback greater than 5m is at least 40m beyond any intersection with collector (main street) or local street (main street).
- (2) Buildings on sites located along the local street connecting collector (main street) with Munroe Lane must not be set back more than 3m from the road frontage for the full length of the building.
- (3) Buildings on sites in Sub-precinct C fronting Munroe Lane and Appian Way must not be set back more than 12m from the road frontage for the full length of the building.
- (4) Buildings on sites fronting a collector (main street) or local street (main street) that do not comply with standards I502.6.4(1)-(3) where the building set back:
- (a) accommodates plazas, eating areas, arcade entrances and pedestrian through routes associated with a ground floor use and is no more than 12m; or
 - (b) accommodates rain gardens installed to mitigate the effects of stormwater runoff and is no more than 3m;
- are a restricted discretionary activity.
- (5) Buildings on sites fronting arterials or local streets (commercial), where:
- (a) the building is set back more than 15m but less than 20m; and
 - (b) the setback is at least 40m from any intersection with a collector (main street) or local street (main street);
- are a restricted discretionary activity.
- (6) Any building that does not comply with standards I502.6.4(1)-(5) is a non-complying activity.

I502.6.5. Location of parking

- (1) Ground floor parking within a building must not be located adjacent to the street frontage or any space in public ownership. Buildings must be designed to accommodate a business or residential activity, depending on the zone, between any ground floor parking and the building frontage.
- (2) On sites in Sub-precinct A, there must not be parking between any building and the front boundary of the site. Parking must be located to the side of, the rear of, within or under buildings.

- (3) On sites in Sub-precinct C fronting Munroe Lane and Appian Way, no more than one aisle of parking may be located directly between a building's frontage and the front boundary of the site. All other parking must be located to the side of, the rear of, within or under buildings.
- (4) Parking adjacent to the street frontage within Sub-precinct D must not exceed that provided for in Sub-precinct D in I502.10.4 Albany Centre: Precinct plan 4 – Sub-precinct D building setbacks.
- (5) Ground floor parking located adjacent to the street frontage within a building that does not comply with Standard I502.6.5(1) that occupies up to 20% of the street frontage of the site, is a restricted discretionary activity.
- (6) Parking that does not comply with standards I502.6.5(1)-(5) is a non-complying activity.

I502.6.6. Landscaping

- (1) Sites in Sub-precinct D must provide the minimum landscaped areas as shown in Table I502.6.6.1. Landscaped area

Table I502.6.6.1 Landscaped area

Activity area	Minimum landscaped area
Office	20%
Light commercial or office	10%
Retail or mixed use retail	No minimum

I502.7. Assessment – controlled activities

There are no controlled activities in this precinct.

I502.8. Assessment – restricted discretionary activities

I502.8.1. Matters of discretion

The council will restrict its discretion to all the following matters when assessing a restricted discretionary activity resource consent application, in addition to the matters specified for the relevant restricted discretionary activities in the zone, Auckland wide, or overlay provisions:

- (1) sub-precinct A: entertainment facilities, food and beverage greater than 200m² gross floor area per tenancy, light manufacturing and servicing, repair and maintenance services, warehousing and storage:
 - (a) the effects of intensity and scale;
 - (b) the effects of noise, lighting and hours of operation;
 - (c) effects on Sub-precinct A amenity; and
 - (d) the effect of displacement of residential activities by non-residential activities.

- (2) sub-precinct B: dwellings, retirement villages, supported residential care, entertainment facilities, food and beverage greater than 200m² gross floor area per tenancy, light manufacturing and servicing, repair and maintenance services, warehousing and storage:
 - (a) the effects of intensity and scale;
 - (b) the effects of the displacement of high density employment generating activities, by low employment density generating activities; and
 - (c) the effects on Sub-precinct B amenity and economic vitality.
- (3) Sub-precinct C: dwellings, retirement villages, supported residential care, offices greater than 500m² per site, service stations:
 - (a) the effects of reverse sensitivity and displacement of car-oriented commercial and entertainment activities.
- (4) Sub-precinct D: retail greater than 450m² within the retail/mixed use retail activity area:
 - (a) the effects on Centre amenity and vitality.
- (5) standard infringements:
 - (a) compliance with I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre:
 - (i) the effects on amenity and connectivity if roads are not located and designed in accordance with standards; and
 - (ii) the effects on public amenity, recreation and connectivity if reserves, features and open space are not located and designed in accordance with standards.
 - (b) minimum yards:
 - (i) the effects on amenity and safety.
 - (c) maximum building setbacks on collector (main street) or local (main street):
 - (i) the effects on amenity and provision of public access; and
 - (ii) the effects on stormwater management.
 - (d) maximum building setbacks on sites fronting arterials or local streets (commercial):
 - (i) the effects on amenity.
 - (e) ground floor parking adjacent to street frontage within a building:
 - (i) building design and adaptability.

I502.8.2. Assessment criteria

The council will consider the relevant assessment criteria below for restricted discretionary activities, in addition to the assessment criteria specified for the relevant restricted discretionary activities in the zone, Auckland wide or overlay provisions.

- (1) sub-precinct A: entertainment facilities, food and beverage greater than 200m² gross floor area per tenancy, light manufacturing and servicing, repair and maintenance services, warehousing and storage:
 - (a) intensity and scale; refer to the objective and policies of the precinct and the zone;
 - (b) noise, lighting and hours of operation; refer to the objective and policies of the precinct and the zone and to assessment criteria [E24.8.2](#);
 - (c) Sub-precinct A amenity:
 - (i) retail and industrial activities should not have a substantial adverse effect upon the amenity values and functions of Sub-precinct A, having regard to:
 - a. the activities' proposed size, composition and characteristics; and
 - b. the area's on-going ability to provide for the future needs of communities; and
 - (ii) retail and industrial activities should provide a net positive effect in terms of the community's convenient access to retail and industrial activities, including having regard to whether the failure of retail and industrial activity to locate in Sub-precinct A would result in adverse environmental effects on the form, function or on-going capacity of the area.
 - (d) residential displacement:
 - (i) non-residential activities in Sub-precinct A should not reduce the ability of residential activities to establish and operate within Sub-precinct A.
- (2) Sub-precinct B: dwellings, retirement villages, supported residential care, entertainment facilities, food and beverage greater than 200m² gross floor area per tenancy, light manufacturing and servicing, repair and maintenance services, warehousing and storage:
 - (a) the intensity and scale of the land use activity should be compatible with the planned future form and character of the surrounding area;
 - (b) low density development in Sub-precinct B should not reduce the ability of high density employment generating activities to establish and operate within Sub-precinct B;
 - (c) Sub-precinct B amenity and economic vitality:

- (i) residential, retail and industrial activities should not have a substantial adverse effect upon the amenity values and functions of Sub-precinct B, having regard to:
 - a. the activity's proposed size, composition and characteristics; and
 - b. the area's on-going ability to provide for the future needs of communities;
 - (ii) residential, retail and industrial activities should provide a net positive benefit in terms of the community's access to residential, retail and industrial activities, including having regard to whether the failure to locate in Sub-precinct B would result in adverse environmental effects on the form, function or on-going capacity of the area.
- (3) Sub-precinct C: dwellings, retirement villages, supported residential care, offices greater than 500m² per site, service stations:
- (a) Reverse sensitivity and displacement of car-oriented commercial and entertainment activities:
 - (i) residential, offices greater than 500m² per site and service stations should not create reverse sensitivity effects or reduce the ability of car-orientated commercial and entertainment activities to establish and operate within Sub-precinct C; and
 - (ii) the scale and design of the activities should not be likely to attract further similar or supporting activities.
- (4) Sub-precinct D: retail greater than 450m² per tenancy within the retail/mixed use retail activity area:
- (a) Centre vitality; refer to the objective and policies of the precinct and the zone.
- (5) standard infringements
- (a) compliance with I502.10.1 Albany Centre: Precinct plan 1 – Albany Centre:
 - (i) local streets should be provided to ensure good amenity and the same level of connectivity for pedestrians and motorists as that indicated on Albany Centre: Precinct plan 1 – Albany Centre; and
 - (ii) reserves, features and open spaces should be in a similar location and of a similar scale to those indicated in Albany Centre: Precinct plan 1 – Albany Centre.
 - (b) front yard:
 - (i) any reduction of the front yard should ensure that the privacy of residents is protected and the safety and amenity of the street is maintained; and

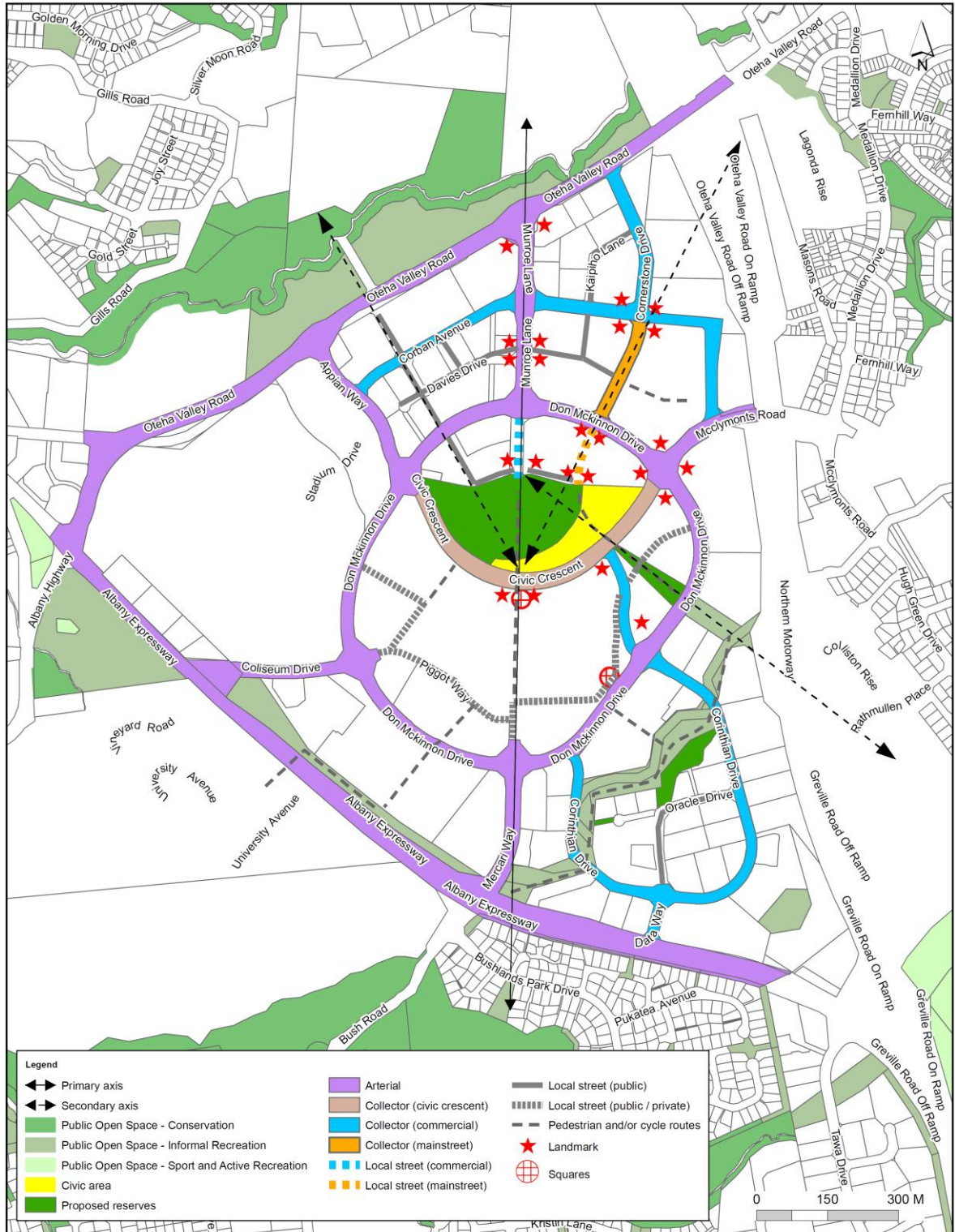
- (ii) on sites adjacent to Oteha Valley Road, any reduction of the front yard should ensure that a visually appealing frontage to Oteha Valley Road is achieved.
- (c) maximum building setbacks on collector (main street) or local (main street):
 - (i) amenity and provision of public access; the setbacks should be designed to integrate with the existing or planned streets and public open spaces, be visually attractive and positively contribute to the streetscape and sense of place; and
 - (ii) rain-gardens should be designed so as to enhance the amenity of the area and should adequately mitigate the effects of stormwater runoff.
- (d) maximum building setbacks on sites fronting arterials or local streets (commercial):
 - (i) the setback should enhance the amenity of the site and the street, and ensure that a visually appealing frontage to the road is achieved.
- (e) ground floor parking adjacent to street frontage within a building:
 - (i) at ground floor, the building should be of a sufficient height and design (including windows if possible) so that it can be adaptable to other uses.

I502.9. Special information requirements

There are no special information requirements in this precinct.

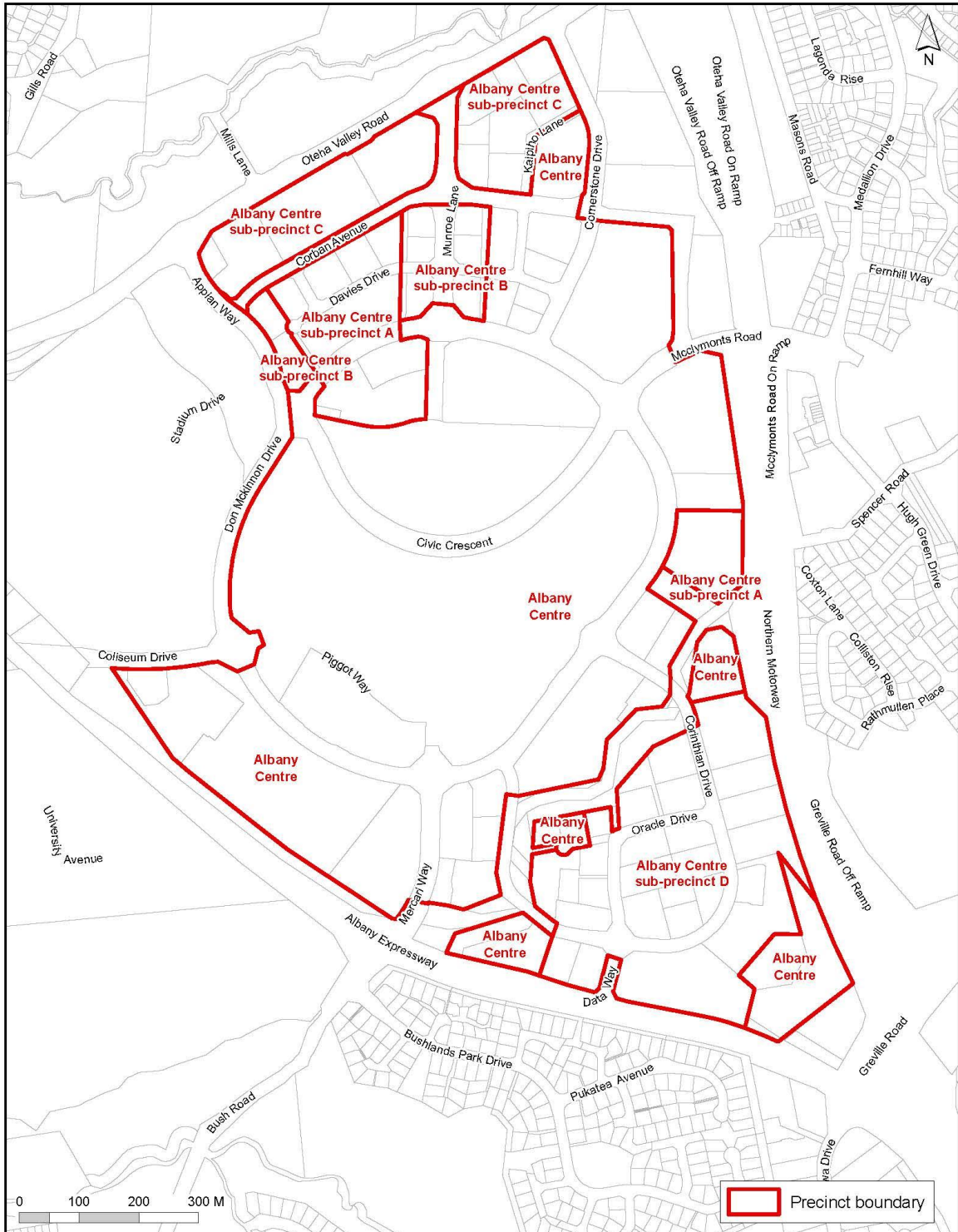
1502.10. Precinct plans

1502.10.1 Albany Centre: Precinct plan 1 – Albany Centre

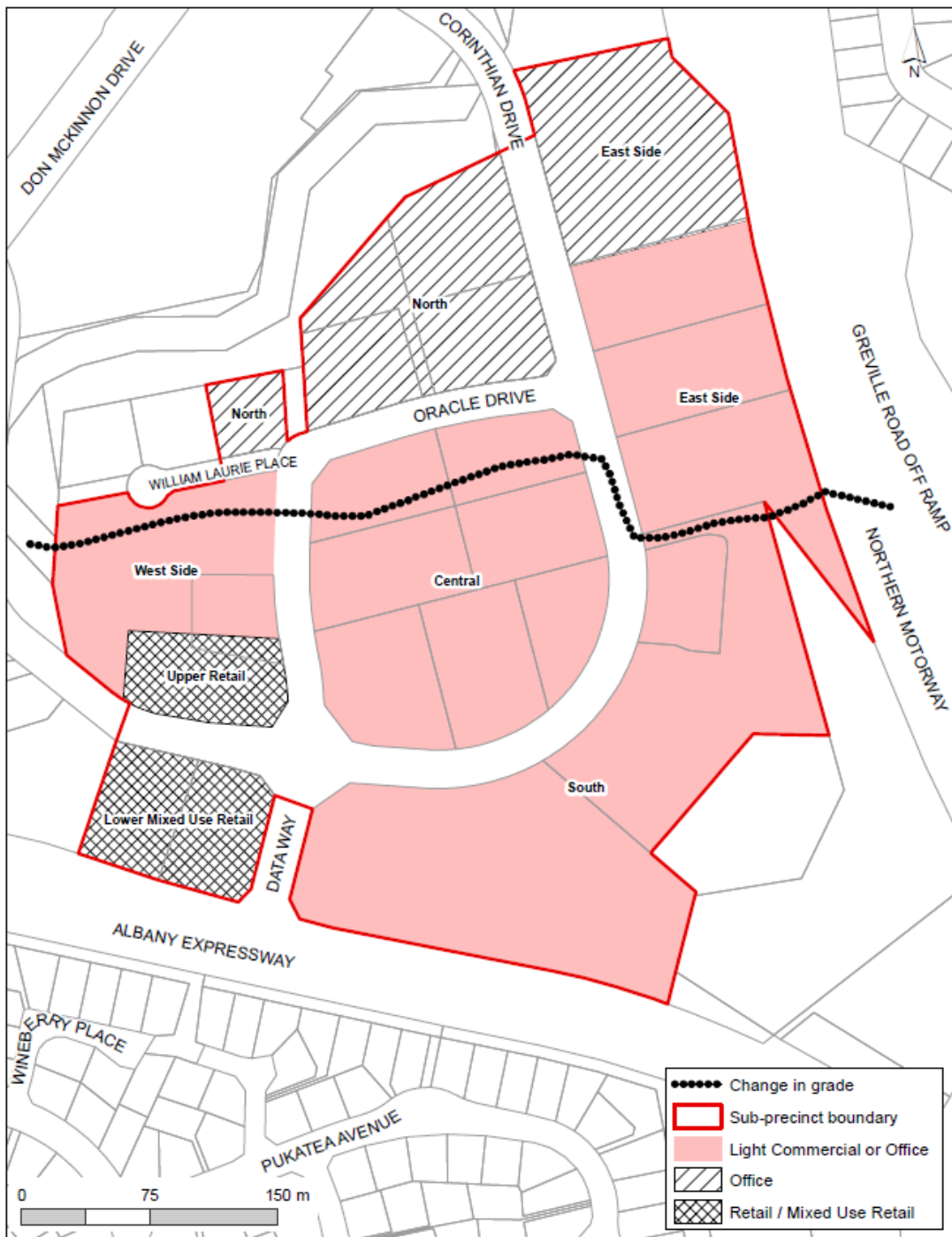


1502 Albany Centre Precinct

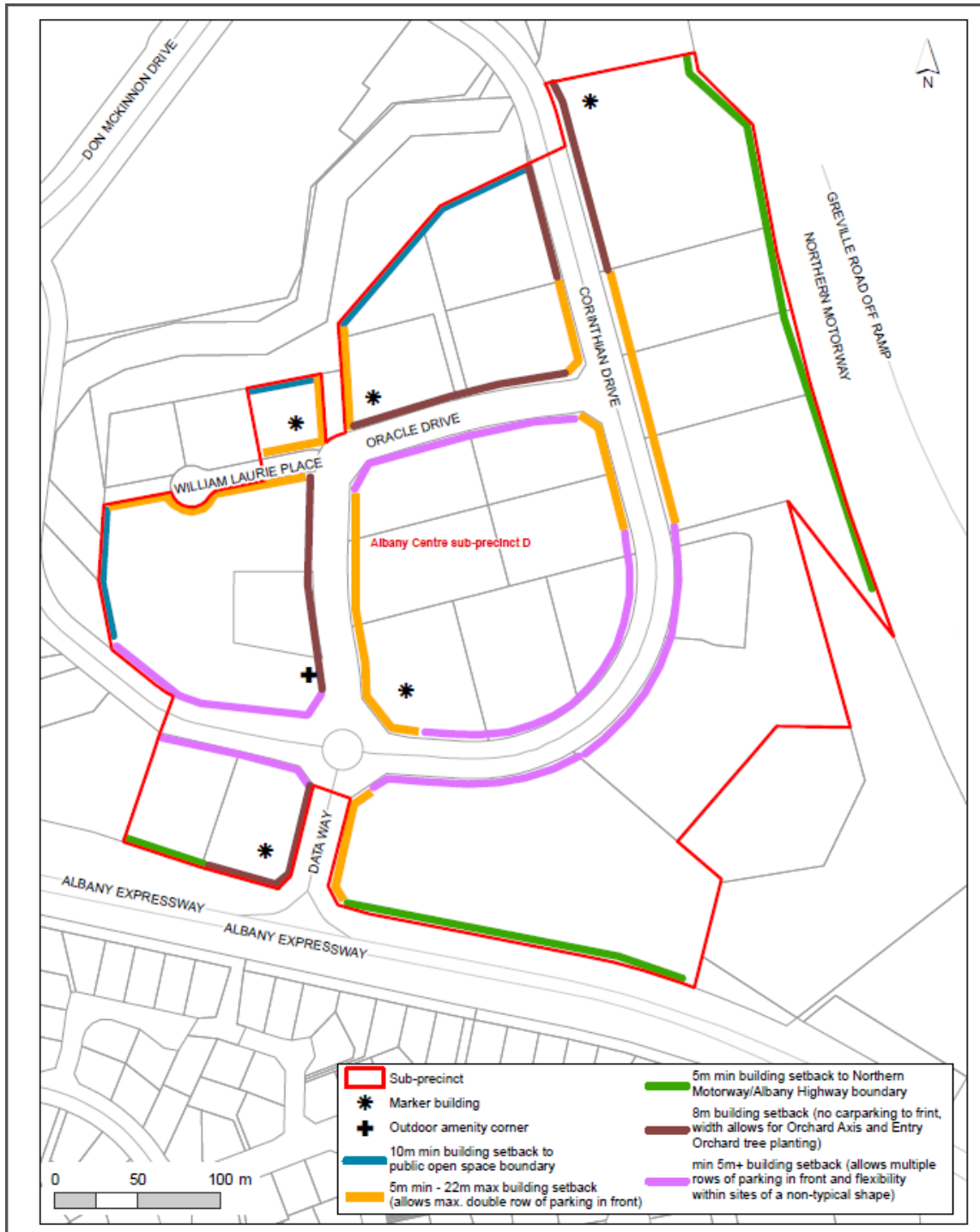
1502.10.2 Albany Centre: Precinct plan 2 – sub-precincts



I502.10.3 Albany Centre: Precinct plan 3 – Sub-precinct D activity areas

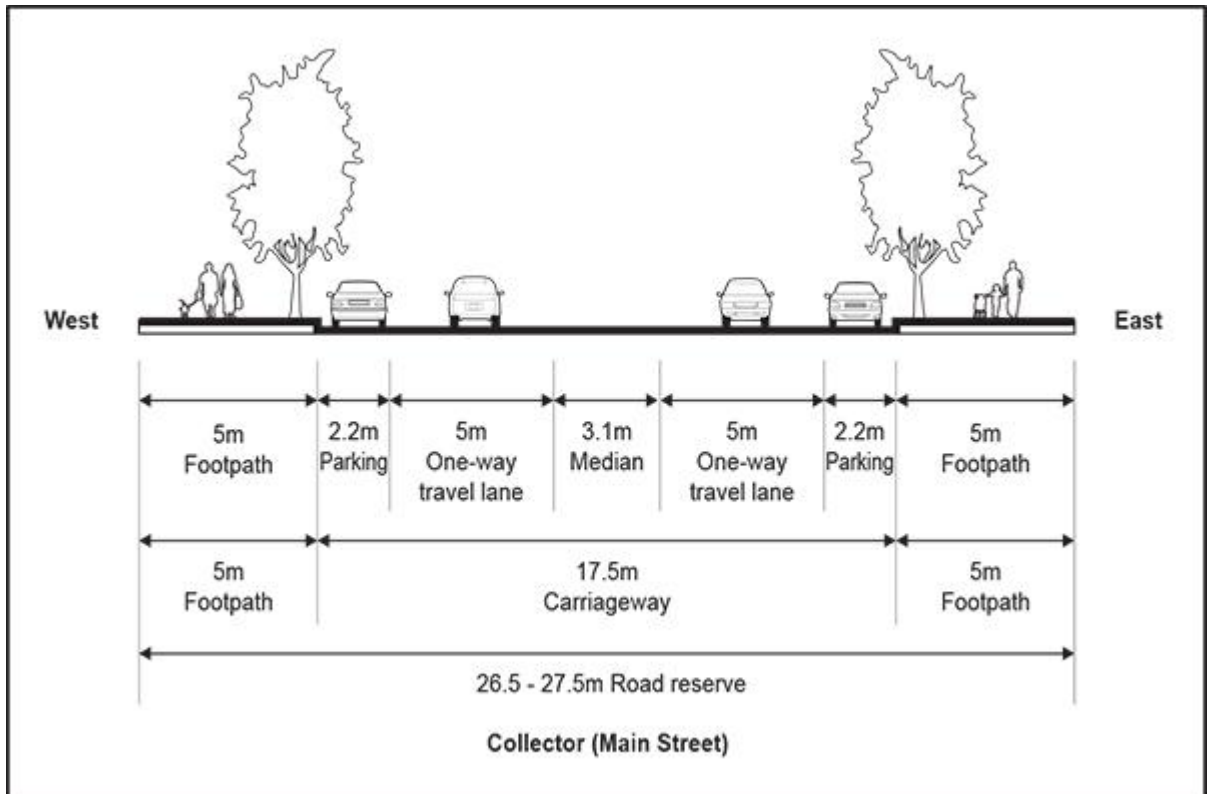


1502.10.4 Albany Centre: Precinct plan 4 – Sub-precinct D building setbacks

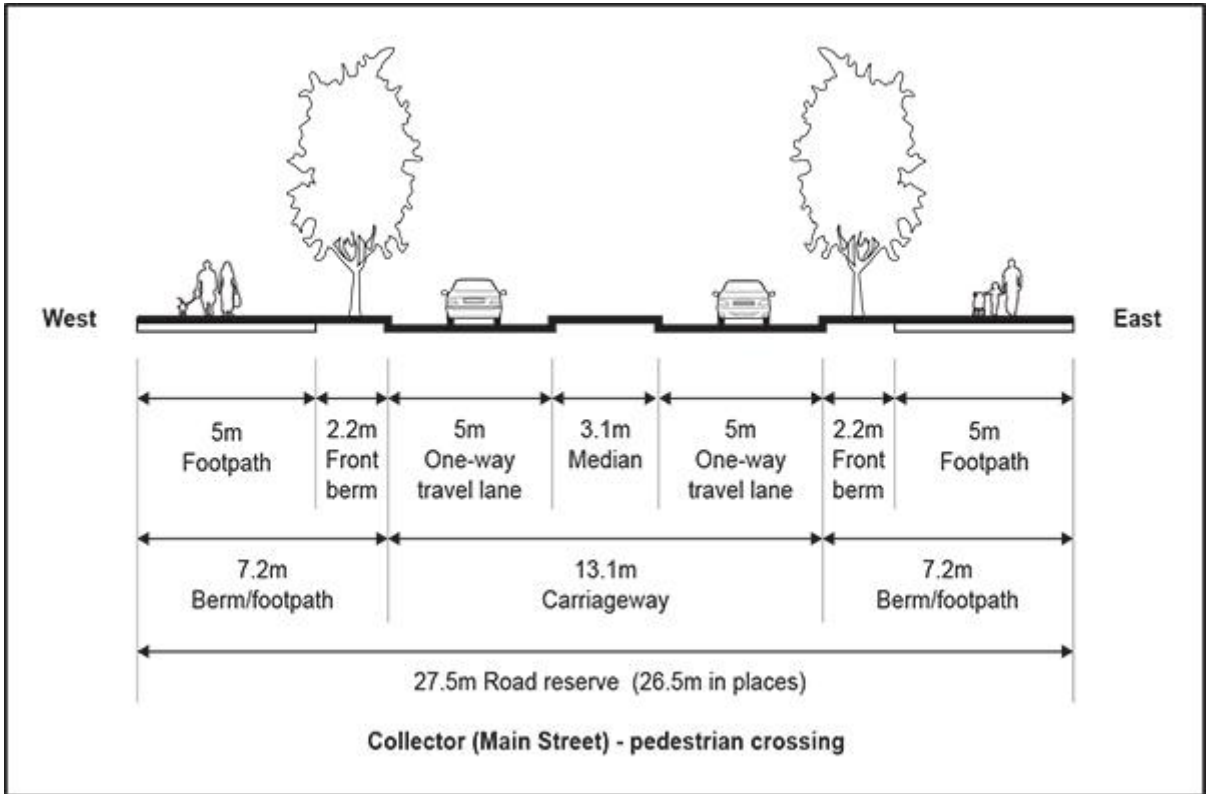


I502.11. Appendix 1: Albany Centre street cross sections

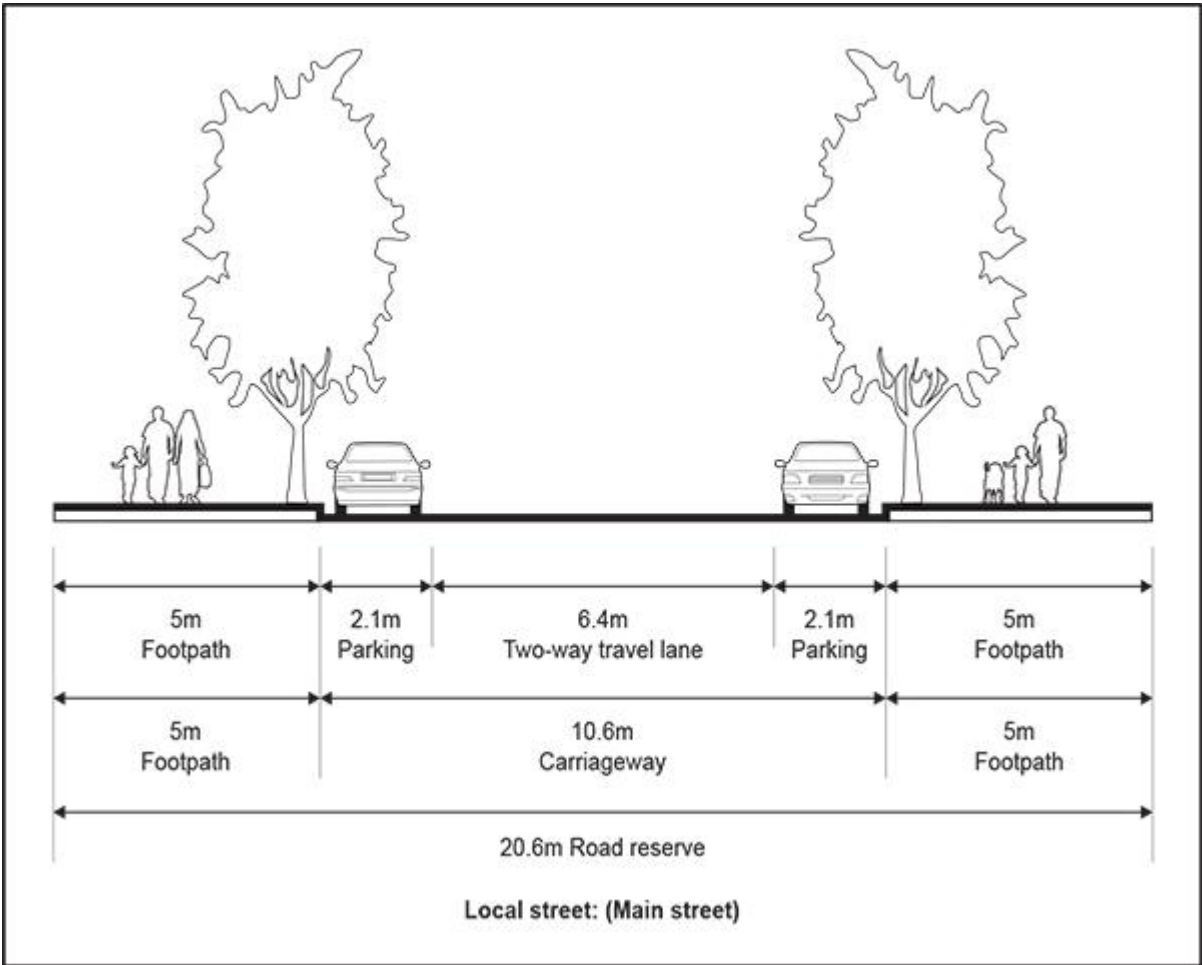
I502.11.1. Collector (Main street)



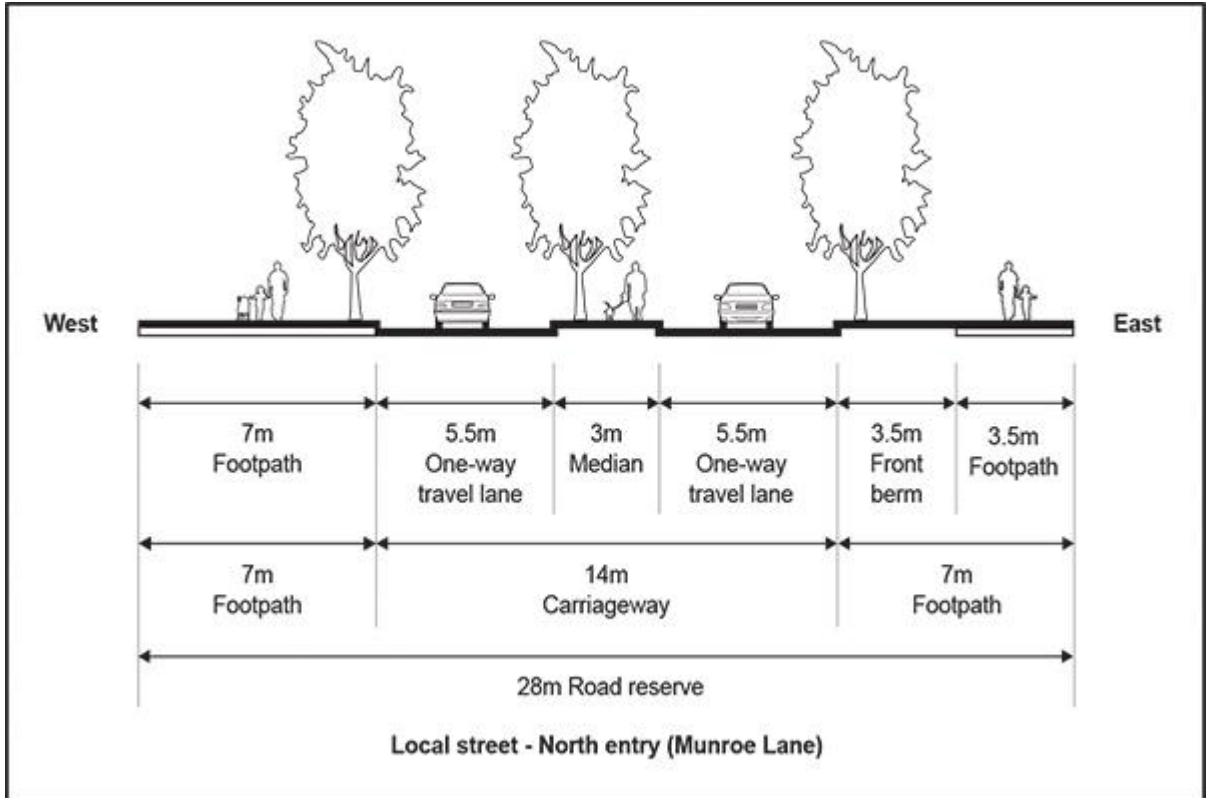
I502.11.2. Collector (Main street) – pedestrian crossing



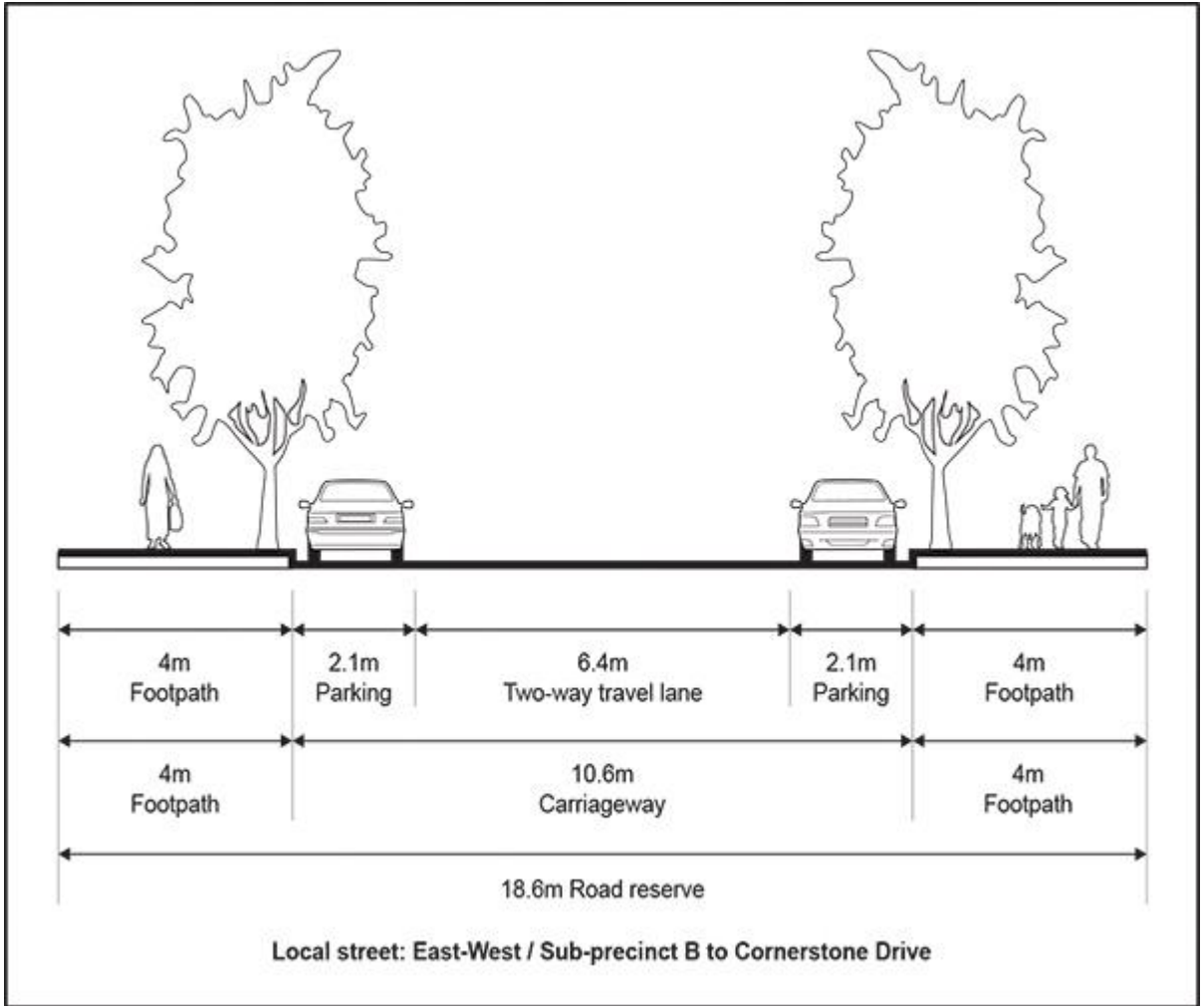
I502.11.3. Local street (Main street)



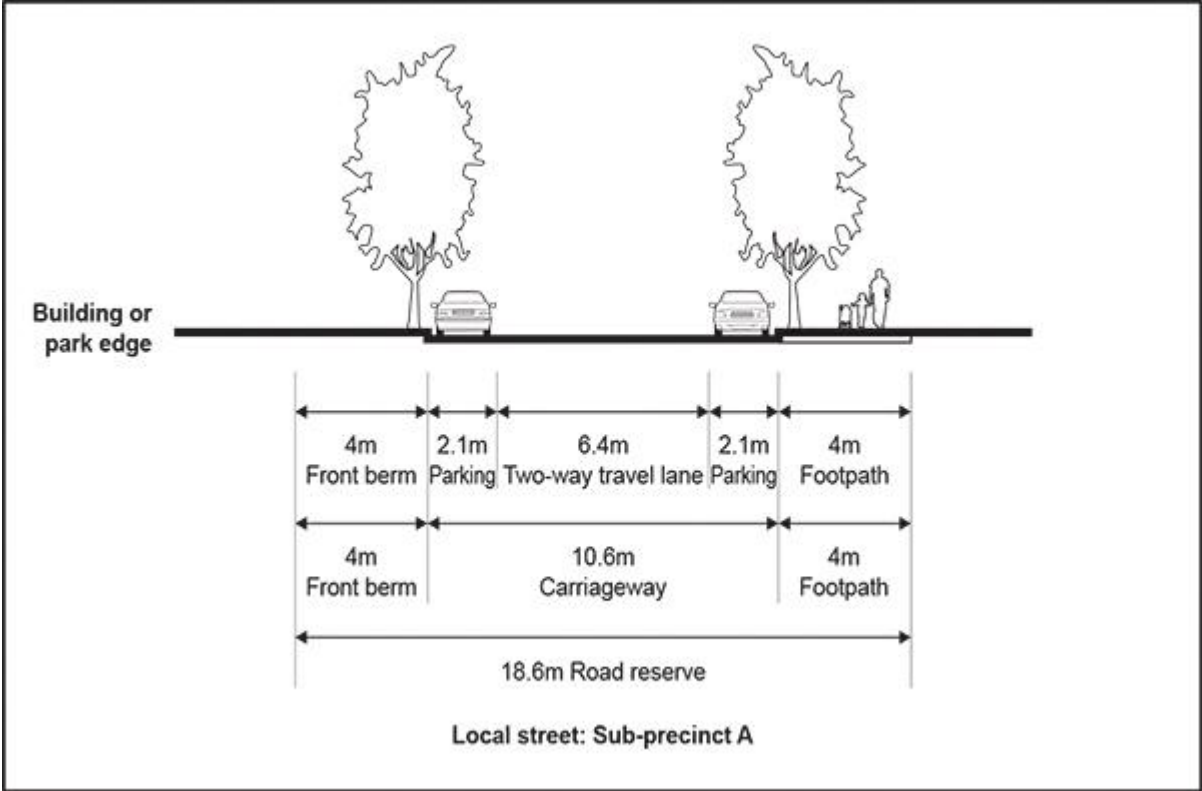
I502.11.4. Local Street – North entry (Munroe Lane)



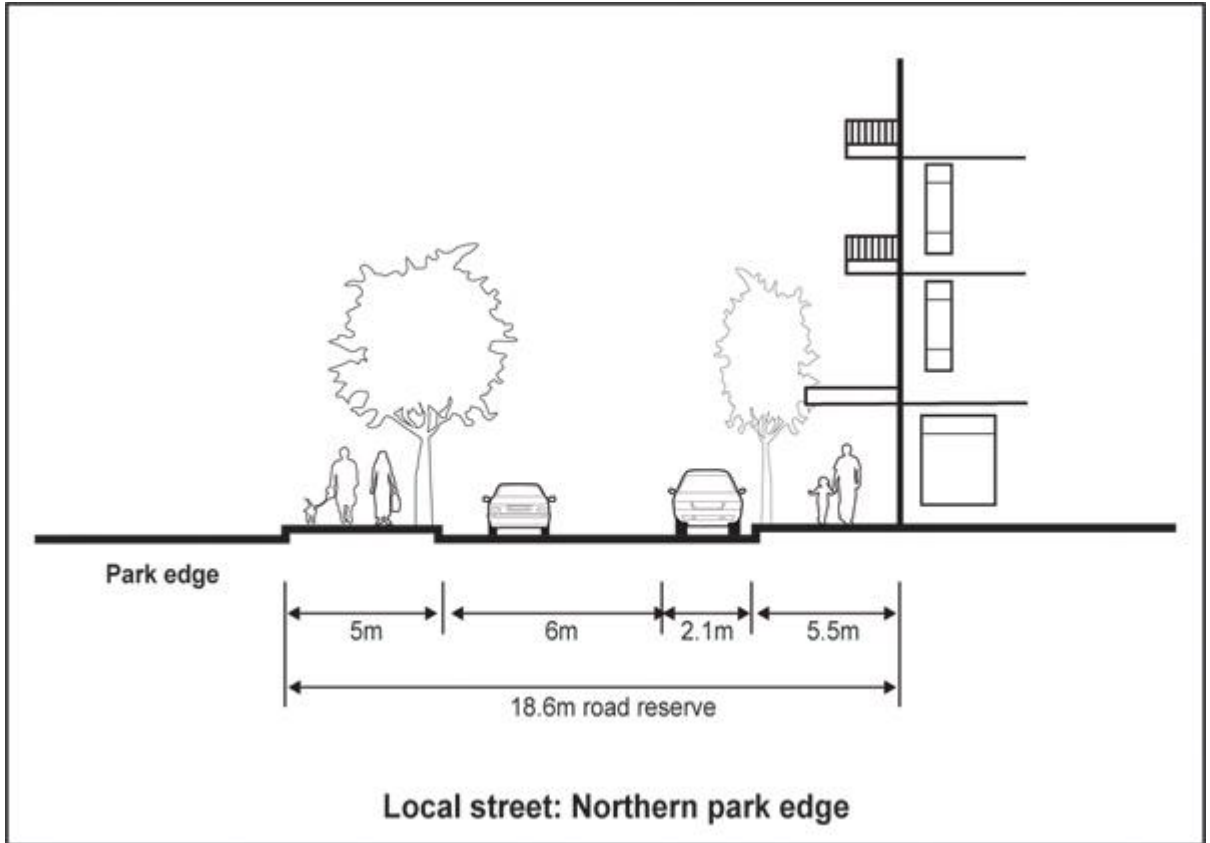
I502.11.5. Local street – East-West / Sub-precinct B to Cornerstone drive



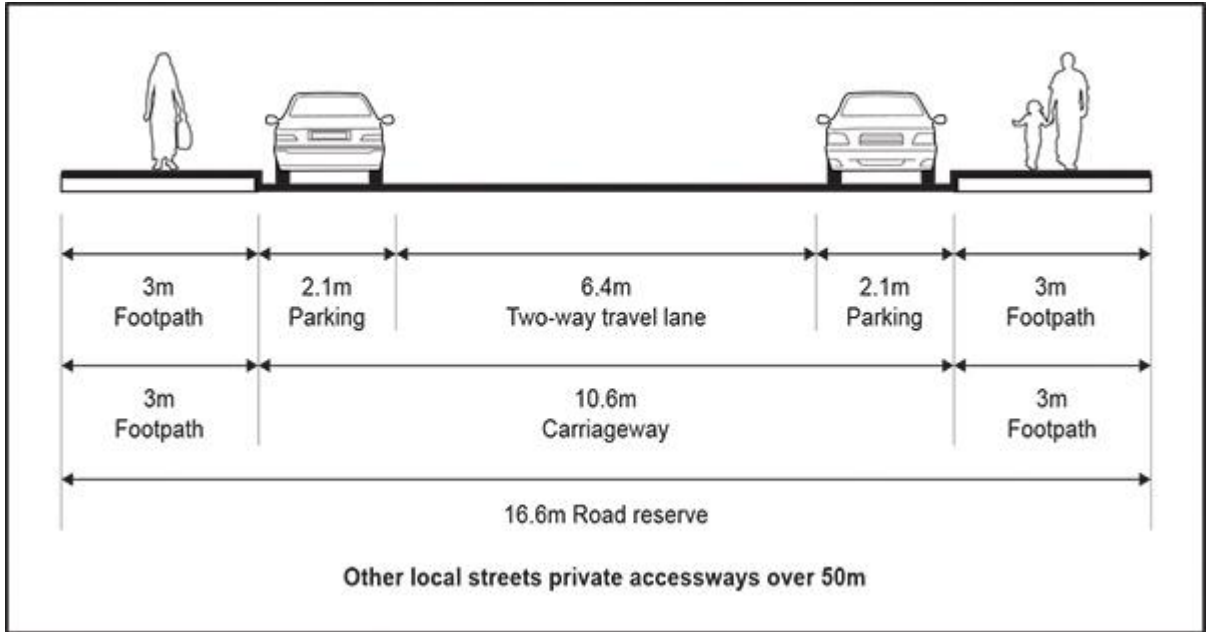
I502.11.6. Local street – Sub-precinct A



I502.11.7. Local street – Northern park edge



I502.11.8. Other local streets private accessways over 50m



I502.11.9. Collector (Commercial) – Northern entry to Appian way

