

UNITARY PLAN UPDATE REQUEST MEMORANDUM

TO Celia Davison, Manager Planning, Central South Unit

FROM Panjama Ampanthong, Senior Policy Planner, Central South Unit





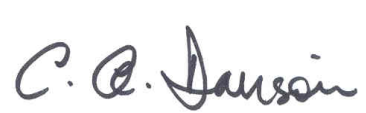
DATE 19 January 2021

SUBJECT Plan modification to Chapter I Precincts of the Auckland Unitary Plan (AUP) Operative in part (15 November 2016)



This memorandum requests an update to Auckland Unitary Plan Operative in part

Reason for update – Plan Change 37 – 666 Great South Road, Ellerslie to be made operative	
Chapter	Chapter I Precincts AUP GIS Viewer
Section	Central – I308 Central Park Precinct
Changes to text (shown in underline and strikethrough)	Precinct text to be amended, new text to be inserted and some existing text to be deleted as detailed in Attachment B.
Changes to diagrams	Replace diagrams I308.10.1, I308.10.2 and I308.10.3 with updated diagrams as detailed in Attachment B.
Changes to spatial data	Replace the existing zone of 666 Great South Road from Business Park to Business Mixed Use Zone.
Attachments	Attachment A: PC 37 Decision Attachment B: Updated Precinct Plan Attachment C: Updated GIS Viewer

Prepared by: Panjama Ampanthong Senior Policy Planner	Text Entered by: Maninder Kaur Planning Technician
Signature: 	Signature: 
Maps prepared by: Aching Konyak Geospatial Analyst	Reviewed by: Panjama Ampanthong Senior Policy Planner
Signature: 	Signature: 
Signed off by: Celia Davison, Manager, Planning Central/South, Plans and Places	
Signature: 	

Attachment A: PC 37 Decision

Decision on a Private Plan Change 37 – CP Auckland LP - under the Resource Management Act 1991



Proposal

Private Plan Change 37: Proposed rezoning of property at 666 Great South Road, Penrose, from Business Park to Business – Mixed Use zone.

Private Plan Change 37 is **APPROVED**. The reasons are set out below.

Plan change number:	37
Site address:	666 Great South Road, Penrose
Applicant:	CP Auckland LP
Hearing:	No hearing was held as the submitters and CP Auckland LP waived their right to be heard, and the recommendation in the Council's s 42A report was to approve the plan change as requested.
Hearing Commissioner:	Richard Blakey
Appearances:	None required because there was no need for a hearing.
Commissioner's site visit:	2 September 2020
Hearing closed:	Not relevant

INTRODUCTION

1. I have been given delegated authority by the Council under section 34A of the Resource Management Act ("RMA") to make the decision on Private Plan Change 37 ("PPC 37") to the Auckland Council Unitary Plan – Operative in Part ("AUP(OP)").
2. PPC 37 is a privately initiated plan change requested by CP Auckland LP ("the Requestor") that has been prepared following the standard RMA Schedule 1 process (that is, the plan change is not the result of an alternative, 'streamlined' or 'collaborative' process as set out under the RMA). The plan change seeks to re-zone the subject site at 666 Great South Road from Business Park to Business – Mixed Use. The purpose of the plan change is to enable mixed use development of the subject site.
3. This decision on the plan change is made pursuant to clause 10 of Schedule 1 of the RMA after considering all the information provided with PPC 37, including the further

information sought, which was received on 4 November 2019 (with further information subsequently presented at various stages and up to 22 June 2020), and the s 42A RMA report prepared by Panjama Ampanthong, the Council's Principal Planner (Central-South Planning, Plans & Places), dated 2 September 2020. The s 42A RMA report includes input from the Council's appointed specialists. The information that has been taken into account in making the decision includes the s 32 RMA evaluation included in the plan change request report prepared on behalf of the Requestor.

4. In view of the changes made to the plan change since its original lodgement and close of submissions, the Requestor was invited to provide further commentary in accordance with the requirements of s 32AA of the RMA, and this was duly submitted on 4 September 2020. I have taken this additional information into account in preparing this decision.

THE PROPOSED PLAN CHANGE

5. The plan change sought to re-zone the subject site at 666 Great South Road from Business Park to Business – Mixed Use. The particulars of the plan change are further detailed below:
 - (a) re-zone land at 666 Great South Road (being lots 13 and 15 of the recently approved subdivision consent plan) from Business Park to Business – Mixed Use;
 - (b) to introduce a height variation control for the site to provide for a maximum building height of 44m;
 - (c) remove the site from the Central Park Precinct; and
 - (d) delete the maximum floor area ratio and gross floor area limits for development within the Central Park Precinct and amend the precinct parking provisions.
6. The proposed change to remove the site from the Central Park Precinct (AUP(OP) reference I308) would also require further consequential amendments to the provisions of the Precinct relating to an indicative pedestrian link, gross floor area calculations relating to above-ground parking and removal of the site from Precinct Plans 1 and 2.
7. The overall purpose of the plan change is to enable mixed use development of the subject site. It does not include any proposed change in activity or built form of the site.
8. As a result of the notification and submission process detailed below, the plan change has been amended so that:
 - (a) The subject site is retained within the Central Park Precinct, with the creation of two sub-precincts (and five development areas), whereby the subject site (the Business – Mixed Use Zone site) will be named “sub-precinct B” and the remainder of the Precinct (the Business Park Zone land) will be named “sub-precinct A”;

(b) Amendments are made to the provisions of the Central Park Precinct following notification, as summarised below:

- Changes to the description of the Precinct;
- Addition of an objective (I308.2(2)) and policy (I308.3(1A)), and changes to policies I308.3(1), (4) and (5);
- Creation of a separate activity table for sub-precinct B (I308.4.1(A12) - (A14));
- Changes to the height standards to reflect the difference between the two sub-precincts (Table I308.6.2.1);
- Specifying certain of the standards at I308.6.3 (site intensity), I308.6.4 (upper and lower storey setbacks) and I308.6.5 (pedestrian plaza and landscaped amenity spaces) relate to sub-precinct A;
- Changing the minimum and maximum carparking requirements for sub-precinct A;
- Inclusion of matters of discretion for the assessment of an application for a restricted discretionary activity for buildings in sub-precinct B (I308.8.1) and associated assessment criteria (I308.8.2); and
- Replacement of Precinct Plans 1 – 3 to reflect the inclusion of the new sub-precincts (I308.10.1 – 3).

9. The amendments to the Central Park Precinct of the AUP(OP) arising from the plan change are set out at the attachment to this decision.

NOTIFICATION AND SUBMISSIONS

10. The plan change request was accepted by the Council on 16 October 2019 and was publicly notified on 5 December 2019, with submissions closing on 5 February 2020. Five submissions were received, from Butland Holdings Ltd, KiwiRail Holdings Ltd (“KiwiRail”), Auckland Transport, the New Zealand Transport Agency (“NZTA”) and the Ministry of Education (“MoE”). In particular, the submissions from Auckland Transport and the MoE raised matters relating to transport, while the submissions from KiwiRail and the NZTA raised issues in respect of noise and vibration effects on potential residential occupiers within the subject site. The submission from Butland Holdings was in support of the plan change.
11. The submissions were notified on 27 February 2020, and a two further submissions were received by the closing date of 12 March 2020, from Kāinga Ora Homes and Communities, opposing the requests in the primary submissions from both KiwiRail and NZTA, and a further submission by Butland Holdings in support of the plan change.
12. After the closing of submissions, the applicant met with both NZTA and KiwiRail in order to address the matters raised in their submissions. The Council subsequently received the confirmation from NZTA and KiwiRail on 28 and 31 August 2020 respectively that these submitters wished to withdraw their submissions based on the

resolution reached with the Requestor. Kāinga Ora Homes and Communities, who opposed the submissions by NZTA and KiwiRail, advised that it has no further interest in these submissions and confirmed on 31 August 2020 that it does not request to be heard in respect of its further submission.

13. All three remaining submitters (Auckland Transport, MoE and Butland Holdings) have confirmed they do not wish to be heard as the matters raised in the submissions and further submission had been fully addressed.

STATUTORY MATTERS

14. The RMA sets out an extensive set of 'tests' for the formulation of plans and changes to plans. In this case, the plan change involves a change in zoning, as well as some changes to the objectives, policies and rules of the AUP(OP). The main statutory test is therefore whether the amended zoning and associated plan provisions better implement the relevant, higher order objectives of the AUP(OP).
15. Section 32 of the RMA requires an assessment of reasonable alternatives when considering how to implement the objectives of the plan change. As stated, a s 32 RMA assessment was included with the request for the plan change, and further commentary in respect of s 32AA was also subsequently provided in response to the further changes which form part of the modified plan change.
16. Clause 10 of Schedule 1 refers to decisions on provisions and matters raised in submissions and particularly the need to include the reasons for accepting or rejecting submissions and to provide a further evaluation of any proposed changes to the plan change arising from submissions, with that evaluation to be undertaken in accordance with s 32AA of the RMA.

HEARING PROCESS

17. There was no hearing at the request of the CP Auckland LP under clause 29(3) of Schedule 1 to the RMA.
18. Moreover, I determined there was no need for a hearing in terms of clause 8C of Schedule 1 to the RMA as I agreed with the proposal, the recommendation of the Council's reporting officer, and noting that no submitters sought to be heard (and that KiwiRail and the NZTA advised that they wished to withdraw their submissions).

PROCEDURAL MATTERS

19. There were no procedural matters brought to my attention as part of my consideration of the plan change.

SUMMARY OF EVIDENCE

20. As stated, no hearing was required. The Requestor's plan change report and the Council planner's comprehensive s 42A RMA report were available to me in making this decision.

RELEVANT STATUTORY PROVISIONS CONSIDERED, PLANNING CONTEXT, STATUTORY PROVISIONS

21. The RMA sets out a range of matters that must be addressed when considering a plan change, as identified in the s 32 report accompanying the notified plan change. As already addressed PPC 37 is solely focused on rezoning this single site from Business Park to Business - Mixed Use. Further amendments to the text and maps within the Precinct provisions have also been proposed in order to address matters raised in submissions, with the site to remain within the Precinct but differentiated from the remainder of the Precinct through creation of two sub-precincts.
22. I note that s 32 clarifies that analysis of efficiency and effectiveness is to be at a level of detail that corresponds to the scale and significance of the environmental, economic, social, and cultural effects that are anticipated from the proposal. The s 32 prepared for this proposal, in my view, has appropriately addressed the efficiency and effectiveness of the plan change request.
23. I have also reviewed the Council's s 42A report. It has comprehensively addressed the plan change proposal in terms of:
 - Background and plan provisions;
 - Hearing and decision-making considerations;
 - Statutory and policy framework;
 - Consultation and notification and submissions;
 - Assessment of environmental effects;
 - Recommendations on submissions; and
 - Conclusions and recommendations.
24. Having read the plan change request documents and the Council's s 42A report, I generally agree with the analysis and conclusions and the recommendations to approve the plan change. In particular, it concludes that the proposal will be consistent with the Auckland Regional Policy Statement for the following reasons:
 - *will ensure urban growth is accommodated within the urban area (Objective B2.2.1(2)).*
 - *will provide sufficient development capacity to accommodate residential and commercial growth to support growth (Objective B2.2.1(3)).*
 - *will enable higher residential intensification around centres, along identified corridors, and close to public transport and employment opportunities (Policy B2.2.2(5) and Objective B2.4.1(3)).*
 - *will enable development that contributes to a diverse mix of choice and opportunity for people and communities and maximises resource and infrastructure efficiency (Objective B2.3.1(1)).*

25. The s 42A report has also addressed the National Policy Statement on Urban Development Capacity 2020 (“NPS-UD”) and concludes that the proposal will be consistent with it because:

... development under the Business - Mixed Use Zone on the subject site will provide sufficient opportunities for housing or business/commercial activities to meet the needs of people and communities for places to live and work. PC37 will also promote the use of urban land and development infrastructure that provides for the social, economic, cultural and environmental wellbeing of people and communities.

26. The s 42A report reaches similar conclusions in terms of the Auckland Plan 2050, further noting in this regard that “*the plan change will improve the outcomes sought in relation to safely and sustainably travel and quality street environments in urban areas*”.

27. The s 42A report also concludes with respect to environmental effects that:

Based on the assessment of environmental effects in relation to character and amenity, visual and landscape, shading, transport, economic, infrastructure, geology and contamination discussed above, I conclude that there would be no more than minor effects as a result of the plan change. The proposed plan change provisions and amendments will ensure that the environmental effects will be acceptable.

28. As noted above, the plan change request includes a detailed analysis of the proposed provisions with respect to the requirements of s 32 of the RMA. Further commentary in this regard was provided on behalf the Requestor in a clause 23 letter dated 23 April 2020. That analysis was based on the original proposal which sought to remove the subject site from the Central Park Precinct, with a more limited range of amendments to the Precinct provisions. It is noted that as the plan change has been amended in response to submissions, whereby the site is now retained within the Precinct, such that some reference to the requirements of s 32AA is necessary. The s 42A report advises in this regard that “[s]ection 32AA requires that all changes to a proposal since the original evaluation must be well justified and supported by sound information that demonstrates the change will be appropriate, efficient and effective”. It goes on to say in this regard that:

All amendments to the notified PC37 proposed in this report have been assessed in accordance with section 32AA. Although not explicitly stated, the options, appropriateness, effectiveness and efficiencies that I have considered in this assessment include the proposed provision and the amended provisions as sought by submitters and agreed to by the applicant.

The outcome of my section 32AA analysis is reflected in the evaluation and recommendations of the analysis of submissions found in sections 7 and 8 of this report. I consider that these modifications to the plan change will make the AUP(OP) provisions more appropriate, efficient and effective in achieving the purpose of the RMA. They also give effect to the national and regional policy statements.

29. Notwithstanding the above commentary, the Requestor was requested to provide additional information to address the particular requirements of s 32AA, and this was received from the agent Mr Ross Cooper on 4 September 2020. Mr Cooper comments that:

Through our review of submissions and subsequent discussions with submitters and Auckland Council, we accepted that those outcomes could be achieved while retaining the 'mixed use' site within the Central Park Precinct. As is evident from the amendments now proposed to the Precinct provisions, this approach has necessitated far more substantial alterations including to the Precinct Description, Objectives and Policies, Activity Tables, Standards and Matters of Discretion / Assessment Criteria. Key submitter concerns addressed by these amendments relate to the integration of the 'mixed use' site with the land use and transport environment within the residual Precinct, including key amenity requirements.

Overall, I am of the view that the proposed provisions, as amended, are the most appropriate, efficient and effective way of giving effect to the objectives of the Unitary Plan and achieving the purpose of the RMA 1991. The 'mixed use' site is able to be accommodated within the Precinct, and its inclusion enables stronger integration outcomes than if the site were divorced from the Precinct entirely.

30. This additional commentary is accepted, and is considered to address the requirements of the RMA, having regard to the agreement with the amended provisions by submitters and Council officers and specialists.
31. On that basis, and given my overall acceptance of the conclusions reached by the reporting officer, and because there were no matters remaining in contention between the Requestor and Council specialists and the submitters, there is little benefit in re-stating the further analysis and detail in the respective assessments in my findings as it would add nothing to this decision. I accept and adopt that material to the extent that it addresses the necessary 'statutory processes and tests' and provides my reasons for approving the plan change.
32. Therefore, and having considered the plan change request documents, including the s 32 evaluation prepared on behalf of the Requestor, and the Council's s 42A report (and associated commentary regarding s 32AA), I am satisfied that that PPC 37 has been developed and assessed in accordance with the relevant statutory and policy matters.

DECISION

33. That pursuant to clause 29 of Schedule 1 of the Resource Management Act 1991, that the Auckland Unitary Plan (Operative in Part) be amended by:
- (a) Changing the zoning of 1.3577ha of land at 666 Great South Road, Penrose (being Lot 1 DP 126867, NA74A/263) from 'Business Park' to 'Business – Mixed Use'.
 - (b) Amending the text and maps to the Central Park Precinct as follows:
 - changes to the description of the Precinct;

- addition of an objective (I308.2(2)) and policy (I308.3(1A)), and changes to policies I308.3(1), (4) and (5);
- creation of a separate activity table for sub-precinct B (I308.4.1(A12) - (A14));
- changes to the height standards to include New Zealand Vertical Datum 2016 heights and the above-ground height standards to specify the differences between the two sub-precincts (Table I308.6.2.1);
- deletion of the maximum floor area ratios for building development areas 1 – 4 in sub-precinct A (I308.6.3);
- specifying certain of the standards at I308.6.3 (site intensity), I308.6.4 (upper and lower storey setbacks) and I308.6.5 (pedestrian plaza and landscaped amenity spaces) relate to sub-precinct A;
- deletion of the requirement to enable a pedestrian overpass over the motorway to connect to Ramsgate Street (I308.6.7(2));
- changing the minimum and maximum carparking requirements for sub-precinct A (and a correction to the cross-reference to Figure I308.6.8.1);
- inclusion of clarification of the method for calculating gross floor area and carparking requirements, to exclude above-ground carparking and associated manoeuvring areas within buildings (I308.6.8(2));
- inclusion of matters of discretion for the assessment of an application for a restricted discretionary activity for buildings in sub-precinct B (I308.8.1) and associated assessment criteria (I308.8.2); and
- replacement of Precinct Plans 1 – 3 to reflect the inclusion of the new sub-precincts (I308.10.1 – 3).

in accordance with the particulars set out in **Attachment 1**.


REASONS FOR THE DECISION

34. The reasons for this decision are that the plan change:

- (a) will be consistent with the relevant national and regional policy statements and national environmental standards, as well as the Auckland Plan 2050. It will provide a development capacity to accommodate a diverse range of activities supporting growth in the location close to a public transport corridor;
- (b) will give effect to the National Policy Statement for Urban Development (2020);
- (c) is unlikely, having regard to the assessment of environmental effects and specialist assessments, that the plan change would result in adverse effects on the

environment relating to character and amenity, visual landscape, shading, transport, economic, infrastructure, geology and contamination.

- (d) will result in positive effects on the environment as it will provide the opportunity for medium density residential development on the site, and will enable development of a range of mixed use activities close to public transport and employment opportunities that will enhance the existing environment of the Central Park business park;
- (e) is supported by necessary evaluation in accordance with ss 32 and 32AA of the RMA; and
- (f) will assist the Council in achieving the purpose of the Resource Management Act 1991.



Richard Blakey - Chairperson

Date: 4 September 2020

Attachment B: Updated Precinct Plan

I308. Central Park Precinct

I308.1. Precinct description

The Central Park Precinct is located at 666 Great South Road, Ellerslie. The purpose of the Central Park Precinct is to provide for employment and office activities within an office park environment. A broader range of activities as identified in the underlying Business – Mixed Use Zone are enabled within sub-precinct B, taking advantage of the proximity of the site to a high capacity, high frequency public transport corridor.

Constraints on the amount and location of parking contribute to the pedestrian amenity of the precinct. The amount of supporting services and minor convenience/service retail that can be established in the site is capped so that the Central Park precinct and Ellerslie town centre complement, and do not compete with each other.

The precinct is separated into five development areas. The five areas have different building heights, reflecting the existing built environment, the nature of the site, its location near Ellerslie town centre and surrounding protected views.

The zoning of the land within the Central Park Precinct is the Business – Business Park Zone and Business Mixed Use Zone.

I308.2. Objective

- (1) The Central Park Precinct is developed as a business park with a range of supporting activities that are complementary to the Ellerslie town centre, and is well designed and integrated with the surrounding area and infrastructure.
- (2) A broader range of activities as identified in the underlying Business - Mixed Use Zone are enabled in sub-precinct B taking advantage of the proximity of the site to the frequent and reliable transport network.

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

I308.3. Policies

- (1) Within sub-precinct A, limit land use activities such as retail, food and beverage and recreation facilities, to those that serve the needs of office workers within the precinct.
 - (1)(a) Within sub-precinct B, land use activities are limited to those identified within the Business – Mixed Use Zone.
- (2) Require buildings to align with and activate private streets within the site.
- (3) Require development to avoid, remedy and mitigate any adverse traffic effect on the Ellerslie Panmure Highway interchange.
- (4) Require development within the precinct to apply the following principles:
 - (a) high quality pedestrian links through the site;
 - (b) landscape amenity space;

- (c) gateway and landmark features;
 - (d) safe vehicle movements within and to and from the site;
 - (e) massing and building height; and
 - (f) landscaped areas and pedestrian plazas that enhance the amenity of the site and provide a focal point of the development.
- (5) Promote the use of public transport and pedestrian orientated activity by limiting the amount of parking provided within sub-precinct A once Central Park is fully developed.

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

I308.4. Activity table

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

Table I308.4.1 Activity table specifies the activity status of land use and development activities in the Central Park Precinct pursuant to section 9(3) of the Resource Management Act 1991.

Table I308.4.1 Activity table

Sub-precinct A

Activity		Activity status
Use		
Commerce		
(A1)	Food and beverage not exceeding 250m ² of gross floor area per building	P
(A2)	Food and beverage exceeding 250m ² of gross floor area per building	D
(A3)	Retail not exceeding 250m ² gross floor area per building, provided any single tenancy does not exceed 150m ² of gross floor area	P
(A4)	Retail exceeding 250m ² gross floor area per building, provided any single tenancy does not exceed 150m ² of gross floor area	D
(A5)	Retail where any single tenancy exceeds 150m ² of gross floor area	NC
(A6)	Entertainment facilities	D
Community		
(A7)	Recreation facilities not exceeding 250m ² of gross floor area per building	P
(A8)	Recreation facilities exceeding 250m ² of gross floor area per	D

I308 Central Park Precinct

	building	
Development		
(A9)	New buildings	C
(A10)	External additions and alterations to buildings that: (a) are not structural; (b) increase the building development area by less than 25%; and (c) do not increase the height of the building.	P
(A11)	External additions and alterations to buildings not provided for as permitted	C

Sub-precinct B

Activity		Activity status
Development		
(A12)	New buildings	RD
(A13)	External additions and alterations to buildings that: (a) are not structural; (b) increase the building development area by less than 25%; and (c) do not increase the height of the building.	P
(A14)	External additions and alterations to buildings not provided for as permitted	RD

I308.5. Notification

- (1) An application for resource consent for a controlled activity listed in Table I308.4.1 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(4) of the Resource Management Act 1991.
- (2) Any application for resource consent for an activity listed in Table I308.4.1 Activity table and which is not listed in I308.5(1) 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\(4\)](#).

I308.6. Standards

The overlay, zone and Auckland-wide standards apply in this precinct unless otherwise specified below. For clarity, Standard E27.6.1 (Trip generation) applies within sub-precinct B.

All activities listed as permitted, controlled and restricted discretionary in Table I308.4.1 Activity table must comply with the following permitted activity standards.

I308.6.1. Building height

(1) Buildings must not exceed the heights specified in the table below:

Table I308.6.2.1 Building height

Building development areas	New Zealand Vertical Datum 2016	Height above ground level (average)
Sub-precinct A		
A	44.2m	19.8m
B	53.0m	30.4m
C	72.7m	48.0m
D	89.7m	67.9m
Sub-precinct B		
E	66.2m	44.0m

(2) The location of the building development areas within the precinct are shown on Precinct plan 1 - Central Park Building heights.

(3) Building height coordinates are shown on Precinct plan 3 - Central park building height coordinates.

(4) The height above mean sea level method is the prevailing maximum height measure.

I308.6.2. Roof tops

(1) In development areas A, B and C:

(a) rooftop projections must not exceed the maximum building height by more than 10 per cent; and

(b) the total area of rooftop projections must not exceed 10 per cent of the total roof area.

I308.6.3. Site intensity

In sub-precinct A:

(1) *[deleted]*

(2) The gross floor area of the following activities must not exceed 3,500m² for:

(a) recreation facilities;

- (b) food and beverage; and
- (c) retail provided that the total gross floor area for retail must not exceed 2000m²

I308.6.4. Upper and lower storey setbacks

In sub-precinct A:

- (1) A minimum distance between buildings must be provided as follows:
 - (a) for the portion of the building façade located between ground level and 13m above ground level: 18m; and
 - (b) for the portion of the building façade located more than 13m above ground level: 24m.
- (2) An existing or consented building will set the building line on one side of the street, and any future building setback must comply with I308.6.4(1) above.
- (3) Parking structures (except the parking structure along the eastern frontage of building development area A) will not set the first building line.

I308.6.5. Pedestrian plaza and landscaped amenity spaces

In sub-precinct A:

- (1) The indicative pedestrian plaza and indicative landscaped amenity spaces must be provided in the general locations shown on Precinct plan 2: Central Park urban design framework.
- (2) The pedestrian plaza must have a minimum area of 600m² (excluding footpaths on road frontages) and must be provided concurrently at the time the next building in the precinct is constructed after the date the Unitary Plan becomes operative.
- (3) A minimum of 10 per cent of the total developable area of the precinct (excluding internal road corridors) must be provided as landscaped amenity spaces. The landscaped amenity spaces may comprise:
 - (a) pedestrian plaza areas;
 - (b) pocket parks i.e. small parks and breakout areas; or
 - (c) stormwater retention ponds where they are designed for dual purpose as amenity features.

I308.6.6. Footpaths in the pedestrian oriented area

- (1) Footpaths within the pedestrian oriented area must be a minimum of 1.8m wide on both sides of the street.
- (2) This standard does not apply to existing or consented footpaths as at June 2010 that do not comply with this standard.

I308.6.7. Pedestrian connections

- (1) Pedestrian connections must be provided and maintained throughout the site, generally in the locations shown on Precinct plan 2: Central Park urban design framework. The following pedestrian connections must be provided:
 - (a) an at grade pedestrian link as shown on Precinct plan 2: Central Park urban design framework;
 - (b) internal pedestrian links as shown on Precinct plan 2: Central Park urban design framework; and
 - (c) signage at the Great South Road and Sultan Road entrances to the pedestrian connection advising the public of the availability of the link, subject at all times to any temporary restrictions that may reasonably be required to be imposed for security purposes.
- (2) *[deleted]*
- (3) Pedestrian connections must be provided as part of the development or redevelopment of the building development areas.

I308.6.8. Car parking

- (1) Car parking in sub-precinct A must comply with the following controls and Figure I308.6.8.1 Car parking ratios below:
 - (a) minimum car parking requirement is a flat rate of 1,613 spaces.
 - (i) *[deleted]*
 - (ii) *[deleted]*
 - (b) maximum car parking requirements:
 - (i) for any development that results in a total gross floor area of between 32,887m² and 72,600m², the maximum number of car parks that may be provided is 1,613 car parks, plus one car park per 40m² of gross floor area above 32,887m²; and
 - (ii) For any development that results in a total gross floor area of more than 72,600m², the maximum number of car parks within the precinct must not exceed 2,475.
- (2) For the purpose of calculating gross floor area to determine the quantity of required car parking within sub-precinct A, above ground car parking (including manoeuvring areas) located within buildings shall be excluded.
- (3) Within sub-precinct B, the Auckland-wide parking provisions apply.

Figure I308.6.8.1 Car parking ratios

[deleted]

I308.7. Assessment – controlled activities

I308.7.1. Matters of control

The Council will reserve its control to all of the following matters when assessing a controlled activity resource consent application:

- (1) new buildings and external additions and alterations that are not provided for as a permitted activity:
 - (a) building design and external appearance;
 - (b) pedestrian connections and vehicle access;
 - (c) pedestrian amenity; and
 - (d) traffic impacts.

I308.7.2. Assessment criteria

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

- (1) new buildings and external additions and alterations that are not provided for as a permitted activity:
 - (a) building design and external appearance:

building form:

 - (i) the extent to which the exterior design and appearance of the building contributes to the avoidance of adverse building bulk and dominance effects;
 - (ii) the extent to which the building creates a human scale environment at street level;
 - (iii) whether rooftop projections including towers, turrets, chimneys, lift towers, machinery rooms which exceed the parapet or roof height are compatible with the overall architectural form and detailing of the building;
 - (iv) extent to which there is similarity in facade design and materials and continuity in form and appearance of canopies with the facades of other buildings;
 - (v) whether signage on the building has been incorporated as part of the building design;

(vi) whether there is landscaping of pedestrian connections throughout the precinct; and

gateway and landmark features:

(vii) the extent to which buildings on highly visible locations are designed to feature architectural accents such as special architectural features, articulation, extra glazing or lighting;

sustainability:

(viii) the extent to which the proposal addresses the following principles:

- buildings are designed to be sustainable through the use of durable low maintenance materials, maximising solar access and natural ventilation and the incorporation of mechanical and electrical systems that optimise energy efficiency;
- on-site landscaping consists of indigenous vegetation where appropriate;
- on-site stormwater conservation measures are incorporated where appropriate including rainwater harvesting devices, green roofs, site landscaping, rain gardens and wetland treatment systems and stormwater planter boxes (subject to soil contamination considerations);
- adequate storage space and containers are provided for rubbish and recyclable materials in a location which is clearly visible on the site and easily accessible for occupants and collection vehicles;
- building and demolition is undertaken in a way that maximises the use of waste materials for reuse and recycling; and

crime prevention

(ix) the extent to which the proposal addresses crime prevention through environmental design principles.

(b) pedestrian connections and vehicle access:

(i) The extent to which the proposal addresses the following principles:

- pedestrian links through buildings should be provided where these will provide short and convenient pedestrian routes;
- pedestrian links through the ground floor of buildings should:
 - be overlooked by adjacent uses;
 - be lined by internal walls which contribute to visual interest and pedestrian safety;
 - include a variety of architectural detail and maximise building entrances and glazing;

- minimise blank walls;
- adopt CPTED principles (i.e. avoid potential entrapment areas and deep recesses);
- avoid chicanes which limit natural surveillance; and
- provide adequate internal lighting.

(c) pedestrian amenity:

(i) the extent to which the proposal addresses the following principles:

- the pedestrian plaza and landscaped amenity spaces should:
 - be visible from the pedestrian routes on the site and overlooked by buildings to maximise personal safety;
 - be lined with active edges on the ground floor in the case of the pedestrian plaza;
 - be landscaped with soft and hard landscape elements;
 - include adequate seating, lighting, signage and street furniture; and
 - feature high quality materials and robust detailing.
- in addition, street trees and other landscape elements should also be provided to achieve the following:
 - visual enhancement of internal private roads and pedestrian routes; and
 - screening of parking areas where these are visible from the pedestrian routes; and
- outdoor storage and refuse disposal areas should be avoided in the pedestrian oriented area.

(d) traffic impacts:

(i) unless it can be proven they are not required, whether the measures listed below are implemented to manage the traffic effects generated by the redevelopment of the site:

- a second signalised right turn into the site from Great South Road;
- queue detection and/or electronic signage to manage right turn queues into the site from Great South Road;
- at the existing signalised site access (north) – a double right turn into and out of the site;
- internal road upgrades required to meet internal traffic flow demands, including (but not limited to):

- two lanes being provided in both directions between the Great South Road northern site access to the onsite roundabout;
- installation of a solid median extending from the signals at the northern site access to beyond the first park entrance, approximately 90m (with a gap to allow access to the site north of the Central Park Precinct); or
- speed tables on approaches

conditions of consent requiring any of the traffic management measures in above may be imposed when individual applications for resource consent for individual buildings (or groups of buildings) are granted. Traffic monitoring may also be required as a condition of consent.

I308.8. Assessment – restricted discretionary activities

I308.8.1 Matters of discretion

The Council will restrict its discretion to all of 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) New buildings and external additions and alterations to buildings within sub-precinct B that are not otherwise provided for where associated Precinct development standards and/or Precinct Plan notations apply:
 - (a) building design and external appearance;
 - (b) pedestrian connections and vehicle access;
 - (c) pedestrian amenity; and
 - (d) traffic impacts.
- (2) Within sub-precinct B, any reference to streets, public streets and public space in the matters of discretion under H13.8.1(3) of the Business - Mixed Use Zone shall be deemed a reference to any private roads that are subject to the 'pedestrian-oriented area' notation in Precinct Plan 2.

I308.8.2 Assessment Criteria

The Council will consider the relevant policies and/or criteria identified below for restricted discretionary activities, in addition to the assessment criteria or policies specified for assessment of the relevant restricted discretionary activities in the Business - Mixed Use Zone, Auckland wide or overlay provisions:

- (1) New buildings and external additions and alterations to buildings within sub-precinct B not otherwise provided for where associated Precinct development standards and/or Precinct Plan notations apply:

I308 Central Park Precinct

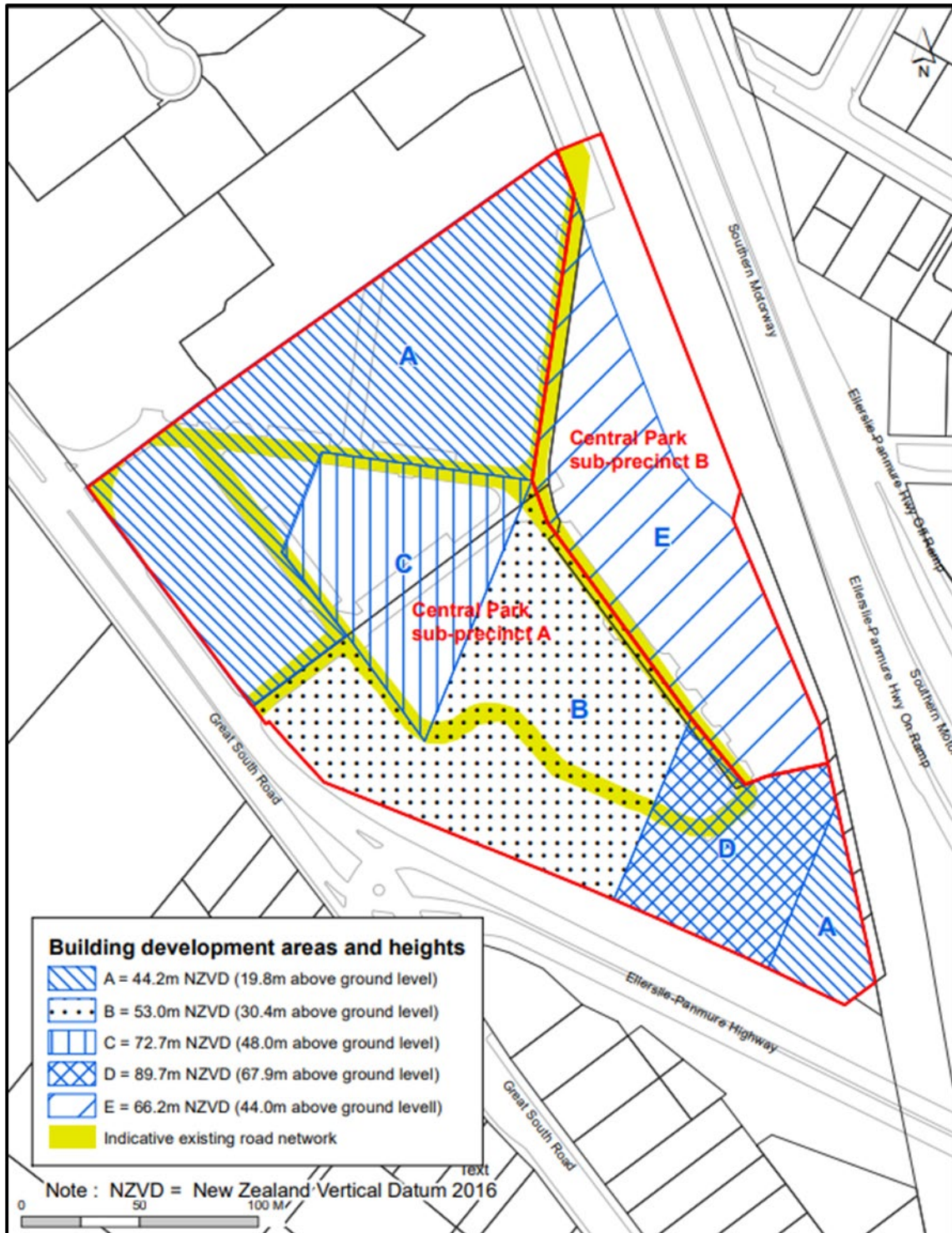
- (a) For Matter I308.8.1(a) refer to I308.7.2(1)(a) and policies I308.3(2) and I308.3(4).
 - (b) For Matter I308.8.1(b) refer to I308.7.2(1)(b) and policy I308.3(4).
 - (c) For Matter I308.8.1(c) refer to I308.7.2(1)(c) and policy I308.3(4).
 - (d) For Matter I308.8.1(d) refer to I308.7.2(1)(d) and policies I308.3(3), I308.3 (4) and I308.3 (5).
- (2) Within sub-precinct B, any reference to streets, public streets and public space in the assessment criteria under H13.8.2(3) of the Business - Mixed Use Zone shall be deemed a reference to any private roads that are subject to the 'pedestrian-oriented area' notation in Precinct Plan 2.

I308.9. Special information requirements

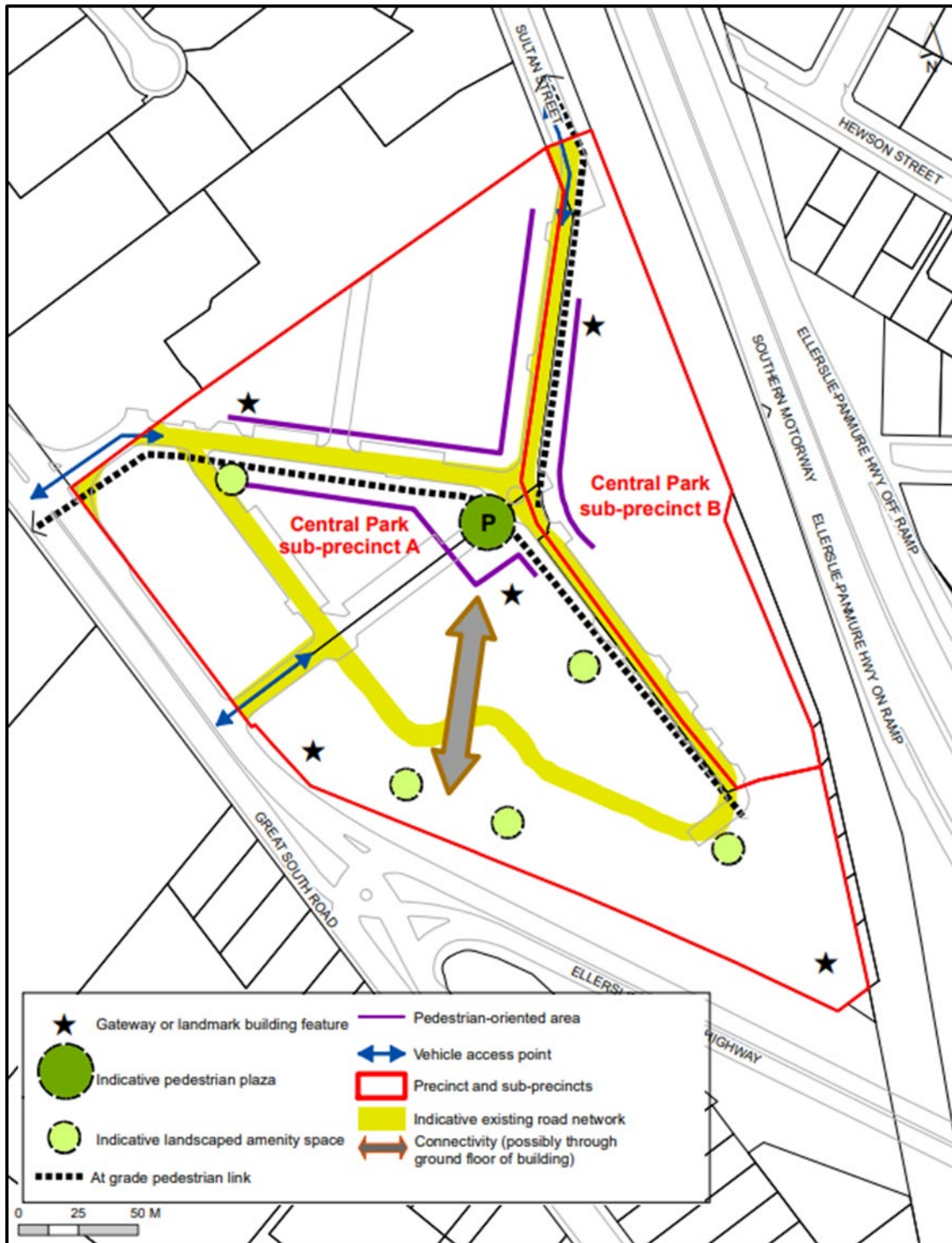
There are no special information requirements in this precinct.

I308.10. Precinct plans

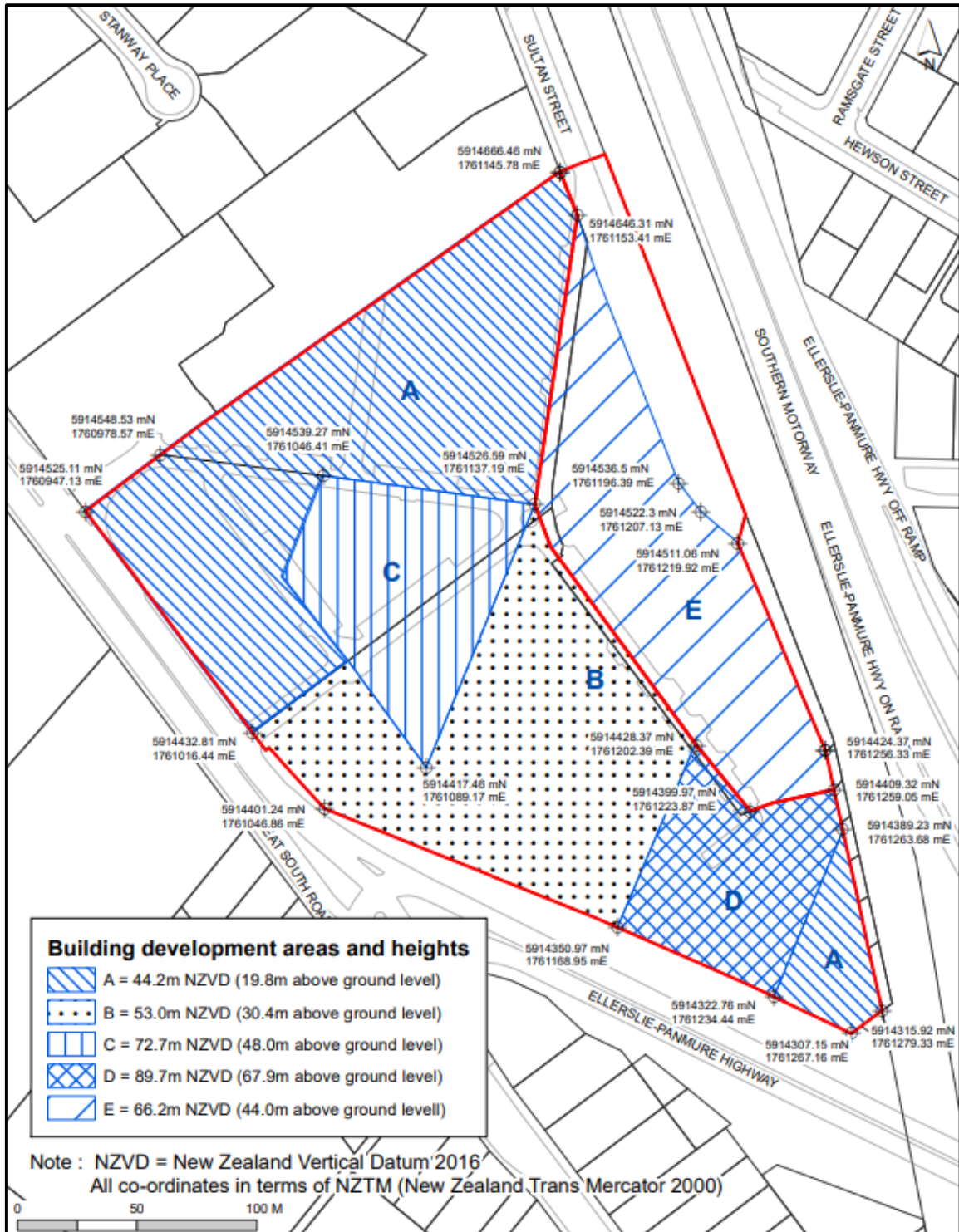
I308.10.1 Central Park: Precinct plan 1 – Central Park building heights



I308.10.2 Central Park: Precinct plan 2 – Central Park urban design framework

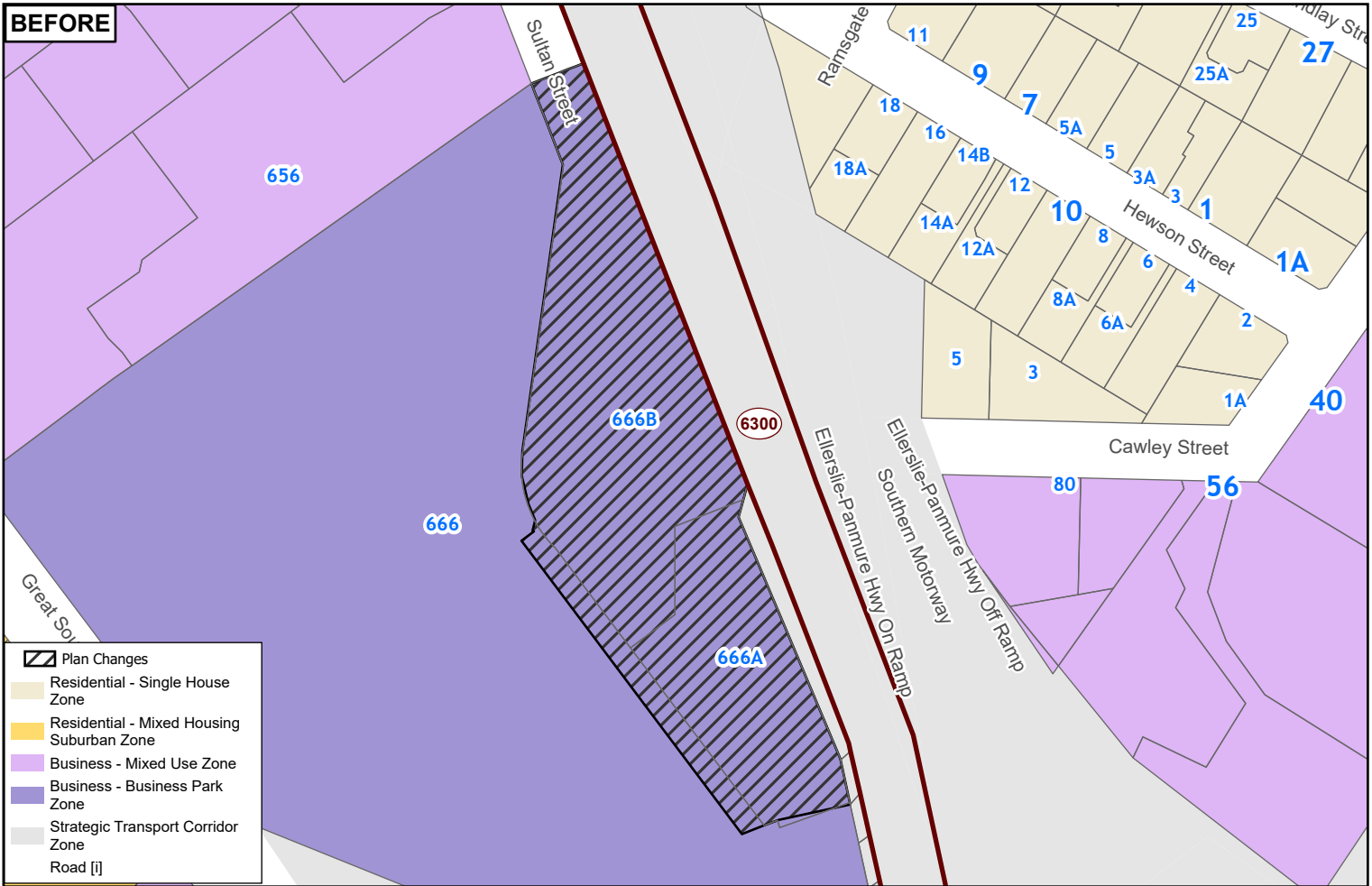


I308.10.3 Central Park: Precinct plan 3 - Central park building height coordinates

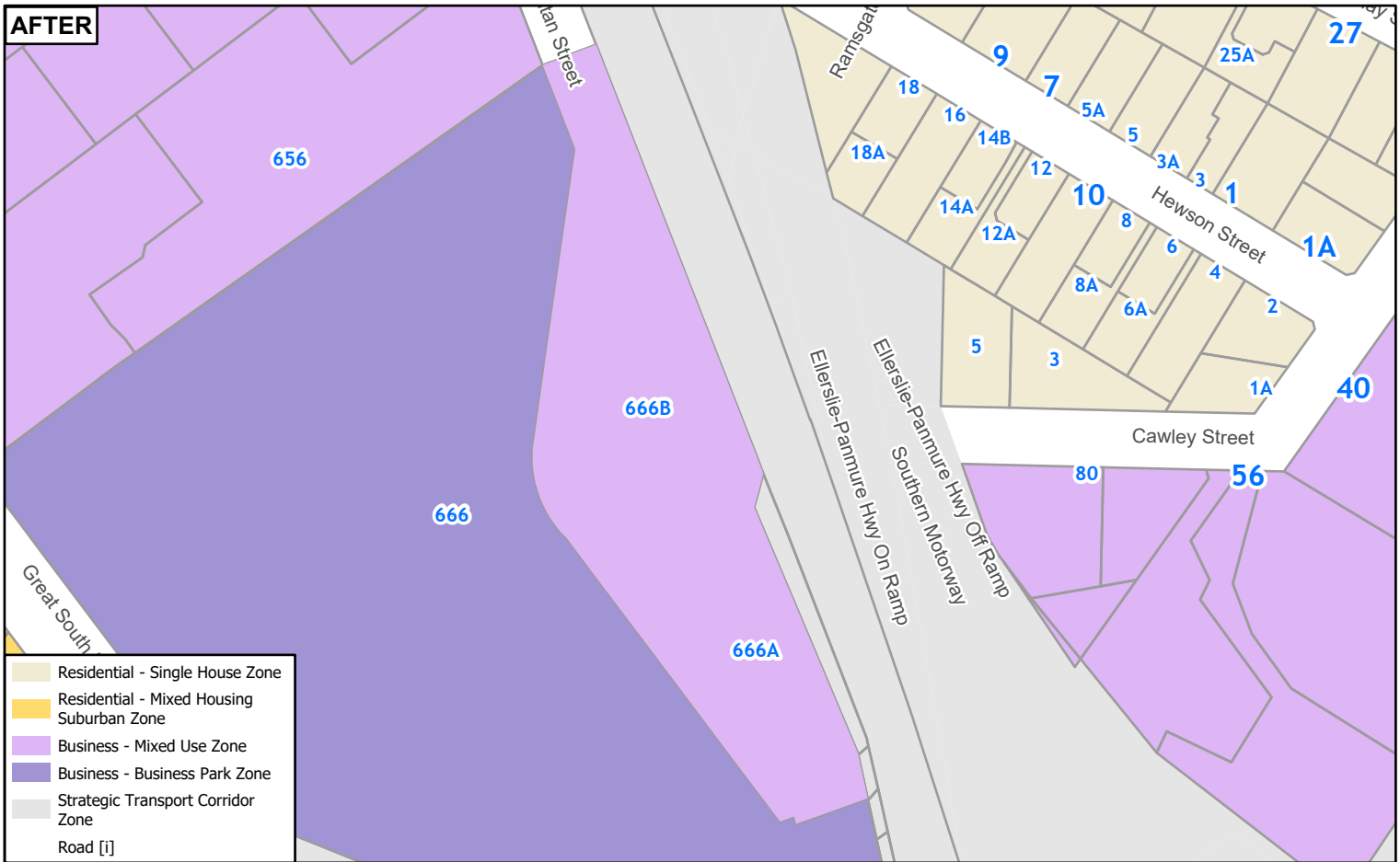


Attachment C: Updated GIS Viewer

BEFORE



AFTER



Whilst due care has been taken, Auckland Council gives no warranty as to the accuracy and completeness of any information on this map/plan and accepts no liability for any error, omission or use of the information.

Date: 9/02/2021

**Private Plan Change 37
Rezone from Business Park Zone
to
Mixed Use Zone**



Plans and Places