

APPENDIX 3: AUCKLAND UNITARY PLAN OBJECTIVES AND POLICIES ASSESSMENT TABLES

The following Table provides a framework for identification and assessment of the objectives and policies of the Auckland Unitary Plan (AUP). The content focusses on the relevant objectives and policies rather than every single provision.

Plan Provision	Comment
Urban Growth	
<p>B2.2. Urban growth and form</p> <p>B2.2.1. Objectives</p> <p>(1) A quality compact urban form that enables all of the following:</p> <ul style="list-style-type: none"> (a) a higher-quality urban environment; (b) greater productivity and economic growth; (c) better use of existing infrastructure and efficient provision of new infrastructure; (d) improved and more effective public transport; (e) greater social and cultural vitality; (f) better maintenance of rural character and rural productivity; and (g) reduced adverse environmental effects. <p>(2) Urban growth is primarily accommodated within the urban area 2016 (as identified in Appendix 1A).</p> <p>(3) Sufficient development capacity and land supply is provided to accommodate residential, commercial, industrial growth and social facilities to support growth.</p> <p>.....</p> <p>(5) The development of land within the Rural Urban Boundary, towns, and rural and coastal towns and villages is integrated with the provision of appropriate infrastructure.</p>	<p>The proposed George Street Precinct will provide quality, compact neighbourhoods within a highly accessible location and increase residential capacity.</p> <p>The George Street Precinct will enable 324 dwellings on a site that is highly accessible to the Newmarket Metropolitan Centre, the Newmarket and Grafton train stations, the FTN that runs along Broadway, the University of Auckland Grafton campus, ACG school, the Auckland Domain, Auckland Hospital and a range of other social amenities. This provides for a significant increase in the efficient utilisation of a land resource and existing infrastructure. Additionally, the co-location of commercial and residential uses reduces the pressure on transport infrastructure.</p> <p>The Plan Change can be serviced by existing infrastructure.</p>

<p>B2.2.2. Policies</p> <p><i>Development capacity and supply of land for urban development</i></p> <p>(1) Include sufficient land within the Rural Urban Boundary that is appropriately zoned to accommodate at any one time a minimum of seven years' projected growth in terms of residential, commercial and industrial demand and corresponding requirements for social facilities, after allowing for any constraints on subdivision, use and development of land.</p> <p>.....</p> <p><i>Quality compact urban form</i></p> <p>(4) Promote urban growth and intensification within the urban area 2016 (as identified in Appendix 1A), enable urban growth and intensification within the Rural Urban Boundary, towns, and rural and coastal towns and villages, and avoid urbanisation outside these areas.</p> <p>(5) Enable higher residential intensification:</p> <ul style="list-style-type: none"> (a) in and around centres; (b) along identified corridors; and (c) close to public transport, social facilities (including open space) and employment opportunities. <p>(6) Identify a hierarchy of centres that supports a quality compact urban form:</p> <ul style="list-style-type: none"> (a) at a regional level through the city centre, metropolitan centres and town centres which function as commercial, cultural and social focal points for the region or sub-regions; and (b) at a local level through local and neighbourhood centres that provide for a range of activities to support and serve as focal points for their local communities.... 	<p>While the George Street Precinct provides for height limits which are within a similar range to those that apply within Newmarket Metropolitan Centre, the Plan Change will not undermine the hierarchy of centres. The Plan Change area is located adjacent to the Newmarket Metropolitan Centre and almost reads as part of the centre. The GFA study (refer to Appendix 4) has shown that the Plan Change will not significantly increase the GFA that can be achieved on site beyond what a compliant commercial development can achieve. Further the visual landscape assessment has shown that the height enabled by the Plan Change will be viewed in the context of Newmarket Metropolitan Centre to the south, the surrounding commercial environment as well as the residential urban fabric and will not appear incongruous in this setting.</p> <p>The Plan Change is entirely keeping with these objectives and policies.</p>
<p>Quality Built Environment</p>	
<p>B2.3. A quality built environment B2.3.1.</p> <p>Objectives</p> <p>(1) A quality built environment where subdivision, use and development do all of the following:</p> <ul style="list-style-type: none"> (a) respond to the intrinsic qualities and physical characteristics of the site and area, including its setting; (b) reinforce the hierarchy of centres and corridors; 	<p>The proposed George Street Precinct responds to the physical characteristics of the site and area, including its setting through ensuring that the very well utilised informal pedestrian connection between Clayton Street and George Street is formalised and enhanced. The George Street Precinct also introduces specific</p>

<p>(c) contribute to a diverse mix of choice and opportunity for people and communities;</p> <p>(d) maximise resource and infrastructure efficiency;</p> <p>(e) are capable of adapting to changing needs; and</p> <p>(f) respond and adapt to the effects of climate change.</p> <p>(2) Innovative design to address environmental effects is encouraged.</p> <p>(3) The health and safety of people and communities are promoted.</p> <p>B2.3.2. Policies</p> <p>(1) Manage the form and design of subdivision, use and development so that it does all of the following:</p> <p>(a) supports the planned future environment, including its shape, landform, outlook, location and relationship to its surroundings, including landscape and heritage;</p> <p>(b) contributes to the safety of the site, street and neighbourhood;</p> <p>(c) develops street networks and block patterns that provide good access and enable a range of travel options;</p> <p>(d) achieves a high level of amenity and safety for pedestrians and cyclists;</p> <p>(e) meets the functional, and operational needs of the intended use; and</p> <p>(f) allows for change and enables innovative design and adaptive re-use.</p> <p>(2) Encourage subdivision, use and development to be designed to promote the health, safety and well-being of people and communities by all of the following:</p> <p>(a) providing access for people of all ages and abilities;</p> <p>(b) enabling walking, cycling and public transport and minimising vehicle movements; and</p> <p>(c) minimising the adverse effects of discharges of contaminants from land use activities (including transport effects) and subdivision.</p> <p>(3) Enable a range of built forms to support choice and meet the needs of Auckland’s diverse population.</p> <p>(4) Balance the main functions of streets as places for people and as routes for the movement of vehicles.</p> <p>(5) Mitigate the adverse environmental effects of subdivision, use and development through appropriate design including energy and water efficiency and waste minimisation.</p>	<p>provisions which respond to the unique characteristics of the site and ensures that the existing and future development at 8 Clayton Street, 33 Broadway, 2 Alma Street, 47 George Street and 39 George Street will have a reasonable level of amenity not currently provided for under the Business - Mixed Use zone.</p> <p>The Visual Effects Assessment (refer Appendix 6) has shown that the higher buildings enabled by the Plan Change will not visually overpower Newmarket Metropolitan Centre. The Visual Effects Assessment finds that the development enabled by the Plan Change will sit comfortably into the existing urban fabric and will be seen as an integral component of the wider Newmarket area. The GFA study (refer Appendix 4) has shown that a completely commercial development will not result in significantly more commercial floor space than a complying development under the current provisions. Therefore, the Plan Change will not detract from the function of Newmarket as a Metropolitan Centre.</p> <p>To ensure development with the additional height enabled within the precinct integrates with the surrounding development and demonstrates an overall design strategy, a design-based approach has</p>
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been implemented, with all building development requiring assessment against a tailored set of criteria. The Plan Change is entirely keeping with these objectives and policies.

Residential Growth

B2.4. Residential growth
B2.4.1. Objectives
 (1) Residential intensification supports a quality compact urban form.
 (2) Residential areas are attractive, healthy and safe with quality development that is in keeping with the planned built character of the area.
 (3) Land within and adjacent to centres and corridors or in close proximity to public transport and social facilities (including open space) or employment opportunities is the primary focus for residential intensification.
 (4) An increase in housing capacity and the range of housing choice which meets the varied needs and lifestyles of Auckland’s diverse and growing population.
 (5) Non-residential activities are provided in residential areas to support the needs of people and communities.
 (6) Sufficient, feasible development capacity for housing is provided, in accordance with Objectives 1 to 4 above, to meet the targets in Table B2.4.1 below:

Term	Short to Medium 1 - 10 years (2016 – 2026)	Long 11 - 30 years (2027 – 2046)	Total 1 – 30 years (2016 – 2046)
Minimum Target (number of dwellings)	189,800	218,500	408,300

The George Street Precinct aligns with the residential growth policies of the Regional Policy Statement through enabling increased residential development capacity in a highly accessible city fringe location and with the ability to be serviced with infrastructure. Therefore, the Plan Change will make efficient use of land close to public transport, Newmarket Metropolitan Centre, The Auckland Domain and within close proximity to a range of healthcare, education and cultural amenities.

With the proposed precinct in place the Plan Change area will have the capacity for approximately 324 dwellings and an almost 50% increase in residential GFA that could be achieved under a scenario that complies with the current AUP zoning for the Plan Change area.

The Plan Change is entirely keeping with these objectives.

<p>B2.4.2. Policies</p> <p>...</p> <p>(2) Enable higher residential intensities in areas closest to centres, the public transport network, large social facilities, education facilities, tertiary education facilities, healthcare facilities and existing or proposed open space.</p> <p>...</p> <p>(6) Ensure development is adequately serviced by existing infrastructure or is provided with infrastructure prior to or at the same time as residential intensification.</p> <p>(7) Manage adverse reverse sensitivity effects from urban intensification on land with existing incompatible activities.</p> <p>Residential neighbourhood and character</p> <p>(8) Recognise and provide for existing and planned neighbourhood character through the use of place-based planning tools.</p> <p>(9) Manage built form, design and development to achieve an attractive, healthy and safe environment that is in keeping with the descriptions set out in placed-based plan provisions.</p> <p>(10) Require non-residential activities to be of a scale and form that are in keeping with the existing and planned built character of the area.</p> <p>Affordable housing</p> <p>(11) Enable a sufficient supply and diverse range of dwelling types and sizes that meet the housing needs of people and communities, including:</p> <p style="padding-left: 20px;">(a) households on low to moderate incomes; and</p> <p>people with special housing requirements.</p>	
Commercial Growth	
<p>B2.5. Commercial and industrial growth</p> <p>B2.5.1. Objectives</p> <p>(1) Employment and commercial and industrial opportunities meet current and future demands.</p>	<p>The George Street Precinct is located adjacent to the northern extent of the Metropolitan Centre zone however, any adverse effects on the role, function and amenity of Newmarket Metropolitan Centre are</p>

(2) Commercial growth and activities are primarily focussed within a hierarchy of centres and identified growth corridors that supports a compact urban form.

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B2.5.2. Policies

(1) Encourage commercial growth and development in the city centre, metropolitan and town centres, and enable retail activities on identified growth corridors, to provide the primary focus for Auckland's commercial growth.

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(5) Enable retail activities, where appropriate, on identified growth corridors in business zones, having regard to all of the following:

(a) adverse effects on the function, role and amenity of the city centre, metropolitan and town centres, beyond those effects ordinarily associated with trade effects on trade competitors;

(b) adverse effects on the quality compact urban form including the existing and planned location of activities, facilities, infrastructure and public investment;

(c) effects on community social and economic wellbeing and accessibility;

(d) the efficient use and integration of land and infrastructure;

(e) effects on the safe and efficient operation of the transport network; (f) effects of the development on the efficient use of any industrial land, in particular opportunities for land extensive industrial activities and heavy industry;

(g) avoiding conflicts between incompatible activities; and

(h) the effects on residential activity.

(6) Enable commercial activities, where appropriate, in business zones in locations other than the city centre, metropolitan and town centres and identified growth corridors, having regard to all of the following:

(a) the matters listed in Policy B2.5.2(5)(a) to Policy B2.5.2(5)(h) above; (b) the extent to which activities would compromise the achievement of policies B2.5.2(1) and B.2.5.2(2); and

(c) the extent to which activities would compromise the hierarchy of locations identified in policies B2.5.2(1) to B.2.5.2(5).

unlikely and minor in relation to the scale of development. The Visual Effects Assessment (refer **Appendix 6**) has shown that the development enabled by the Plan Change will sit comfortably into the existing urban fabric and will be seen as an integral component of the wider Newmarket Metropolitan Centre. Furthermore, the GFA study has shown that due to the setback controls that apply to taller development, significantly greater commercial GFA than what is currently enabled by the AUP is not provided by the Plan Change.

The George Street Precinct further limits some industrial and vehicle orientated commercial activities that do not mix well with the intended primary residential use and pedestrian orientated nature of the precinct.

Open Space	
<p>B2.7. Open space and recreation facilities</p> <p>B2.7.1. Objectives</p> <p>(1) Recreational needs of people and communities are met through the provision of a range of quality open spaces and recreation facilities.</p> <p>(2) Public access to and along Auckland’s coastline, coastal marine area, lakes, rivers, streams and wetlands is maintained and enhanced.</p> <p>.....</p>	<p>The Plan Change enables intensification to occur in a location that is very well serviced by open space. In particular, Pukekawa/Auckland Domain, which is one of Auckland’s oldest and largest urban parks (75 hectares) is located directly across George Street. The park contains several important civic facilities including, the Auckland War Memorial Museum, the Wintergardens and sportsfields. It is also the home of many cultural and sporting events.</p> <p>The Plan Change is in keeping with the relevant objectives and policies.</p>
Social Facilities	
<p>B2.8. Social facilities B2.8.1. Objectives</p> <p>(1) Social facilities that meet the needs of people and communities, including enabling them to provide for their social, economic and cultural well-being and their health and safety.</p> <p>.....</p>	<p>The Plan Change enables intensification to occur in a location that is very well serviced by social facilities. The Parnell Library and ACG Parnell College are located directly adjacent and across the road from the Plan Change area. The Parnell Lawn Tennis Club, the Auckland Hospital and St Peters College are located within a 5-15minute walk from the Plan Change area. Auckland Grammar is located within a 20m walk from the Plan Change area.</p> <p>Newmarket Metropolitan Centre is within a five minute walk of the Plan Change area. Newmarket is a significant retail and employment area with</p>

	<p>entertainment and leisure facilities including the Olympic Swimming Pool, movie theatres and several gyms.</p> <p>The Plan Change is in keeping with the relevant objectives and policies.</p>
Infrastructure	
<p>B3.2. Infrastructure B3.2.1. Objectives ... (5) Infrastructure planning and land use planning are integrated to service growth efficiently. ...</p>	<p>The Plan Change has been informed by an infrastructure assessment (refer Appendices 8 and 9) which shows that the development enabled by the George Street Precinct can connect efficiently to existing infrastructure networks, and does not rely on more comprehensive upgrades to the network.</p> <p>The Plan Change is in keeping with the relevant objectives and policies.</p>
Transport	
<p>B3.3. Transport B3.3.1. Objectives (1) Effective, efficient and safe transport that: (a) supports the movement of people, goods and services; (b) integrates with and supports a quality compact urban form; (c) enables growth; (d) avoids, remedies or mitigates adverse effects on the quality of the environment and amenity values and the health and safety of people and communities; and (e) facilitates transport choices, recognises different trip characteristics and enables accessibility and mobility for all sectors of the community.</p>	<p>The Plan Change has been informed by a transport assessment (refer Appendix 7) which shows that the surrounding road network can operate safely and efficiently with the precinct in place. Additionally, parking maximums are incorporated to mitigate the traffic impacts of the increased height enabled by the Plan Change and take advantage of the accessibility of the Plan Change area to encourage travel behavior change. The Plan Change will formalise a highly used pedestrian route between Clayton Street and the</p>

<p>B3.3.2. Policies</p> <p><i>Managing transport infrastructure</i></p> <p>(1) Enable the effective, efficient and safe development, operation, maintenance and upgrading of all modes of an integrated transport system.</p> <p>(2) Enable the movement of people, goods and services and ensure accessibility to sites.</p> <p>.....</p> <p><i>Integration of subdivision, use and development with transport</i></p> <p>(5) Improve the integration of land use and transport by:</p> <ul style="list-style-type: none"> (a) ... (b) encouraging land use development and patterns that reduce the rate of growth in demand for private vehicle trips, especially during peak periods; (c) locating high trip-generating activities so that they can be efficiently served by key public transport services and routes and complement surrounding activities by supporting accessibility to a range of transport modes; (d) requiring proposals for high trip-generating activities which are not located in centres or on corridors or at public transport nodes to avoid, remedy or mitigate adverse effects on the transport network; (e) enabling the supply of parking and associated activities to reflect the demand while taking into account any adverse effects on the transport system; and (f) requiring activities adjacent to transport infrastructure to avoid, remedy or mitigate effects which may compromise the efficient and safe operation of such infrastructure. <p>.....</p> <p>E27.2. Objectives</p> <p>(1) Land use and all modes of transport are integrated in a manner that enables:</p> <ul style="list-style-type: none"> (a) the benefits of an integrated transport network to be realised; and (b) the adverse effects of traffic generation on the transport network to be managed. <p>.....</p>	<p>Domain, and the vehicle access requirements to the Plan Change area have been designed to enhance this connection by prioritising pedestrian safety and amenity.</p> <p>The Plan Change is in keeping with the relevant objectives and policies.</p>
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- (3) Parking and loading supports urban growth and the quality compact urban form.
- (4) The provision of safe and efficient parking, loading and access is commensurate with the character, scale and intensity of the zone.
- (5) Pedestrian safety and amenity along public footpaths is prioritised.

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E27.3. Policies

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- (3) Manage the number, location and type of parking and loading spaces, including bicycle parking and associated end-of-trip facilities to support all of the following:
 - (a) the safe, efficient and effective operation of the transport network; (b) the use of more sustainable transport options including public transport, cycling and walking;
 - (c) the functional and operational requirements of activities;
 - (d) the efficient use of land;
 - (e) the recognition of different activities having different trip characteristics; and
 - (f) the efficient use of on-street parking.

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- (5) Limit the supply of on-site parking for office development in all locations to:
 - (a) minimise the growth of private vehicle trips by commuters travelling during peak periods; and
 - (b) support larger-scale office developments in the Business – City Centre Zone, Centre Fringe Office Control area, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Business Park Zone.
- (6) Provide for flexible on-site parking in the Business – Metropolitan Centre Zone, Business – Town Centre Zone, Business – Local Centre Zone and Business – Mixed Use Zone (with the exception of specified non-urban town and local centres and the Mixed Use Zone adjacent to those specified centres) by:
 - (a) not limiting parking for subdivision, use and development other than for office activities, education facilities and hospitals.
 - (b) not requiring parking for subdivision, use and development other than for retail (excluding marine retail and motor vehicle sales) and commercial service activities.
- (6A) Enable the reduction of on-site parking for retail and commercial services activities in the Business-Metropolitan Centre Zone, Business-Town Centre Zone, Business-Local Centre Zone and Business-Mixed

<p>Use Zone where a suitable public off-site parking solution is available and providing for no or reduced on-site parking will better enable the built form outcomes anticipated in these zones.</p> <p>..</p> <p>(7) Provide for flexible on-site parking by not limiting or requiring parking for subdivision, use and development (excluding office) in the Centre Fringe Office Control area, Residential – Terrace Housing and Apartment Buildings Zone and Residential – Mixed Housing Urban Zone (studio and one bedroom dwellings).</p> <p>...</p> <p>(9) Provide for flexible approaches to parking, which use land and parking spaces more efficiently, and reduce incremental and individual parking provision.</p> <p>....</p> <p>(20) Require vehicle crossings and associated access to be designed and located to provide for safe, effective and efficient movement to and from sites and minimise potential conflicts between vehicles, pedestrians, and cyclists on the adjacent road network.</p>	
Viewshafts	
<p>B4.3. Viewshafts</p> <p>B4.3.1. Objectives</p> <p>(1) Significant public views to and between Auckland’s maunga are protected from inappropriate subdivision, use and development.</p> <p>...</p> <p>D14.2. Objectives [rcp/dp]</p> <p>(1) The regionally significant views to and between Auckland’s maunga are protected.</p> <p>(2) The locally significant views to Auckland’s maunga are managed to maintain and enhance the visual character, identity and form of the maunga in the views.</p> <p>D14.3. Policies [rcp/dp]</p> <p>(1) Protect the visual character, identity and form of regionally significant volcanic maunga, together with local views to them, by:</p> <p>(a)....</p>	<p>George Street Precinct is consistent with this policy direction as the height limits that apply to the western portion of the site are lower than the height limits allowed under the volcanic viewshaft. Consequently, buildings enabled by the Plan Change will not intrude into E8 Mount Eden, Viewshaft, allowing this regionally significant view of Mount Eden to be preserved.</p> <p>The Visual effects assessment also analyses the visual effects of development enabled by the Plan Change from several Maunga including Ohinerau (Mt Hobson summit), Maungawhau (Mt Eden summit), Takarunga (Mt Victoria summit) and North Head summit.</p>

<p>(b) imposing height limits which prevent future encroachment into views of the volcanic maunga that would erode the visibility to their profile and open space values, while allowing a reasonable scale of development.</p> <p>(2) Manage subdivision, use and development to ensure that the overall contribution of the regionally significant volcanic maunga scheduled as outstanding natural features to the landscape of Auckland is maintained and where practicable enhanced, including by protecting physical and visual connections to and views between the volcanic maunga.</p> <p>...</p> <p>(4) Avoid new buildings or structures that intrude into volcanic viewshafts scheduled in Schedule 9 Volcanic Viewshafts Schedule...</p> <p>(6) Require urban intensification to be consistent with the protection of volcanic features and viewshafts.</p>	<p>The Visual effects assessment finds that the visual effects from development enabled by the Plan Change from these Maunga will be low - negligible.</p>
<p>Outstanding Natural Features and Landscapes</p>	
<p>B4.2.1 Objectives</p> <p>(1) Outstanding natural features and landscapes are identified and protected from inappropriate subdivision, use and development.</p> <p>(2) The ancestral relationships of Mana Whenua and their culture and traditions with the landscapes and natural features of Auckland are recognised and provided for.</p> <p>(3) The visual and physical integrity and the historic, archaeological and cultural values of Auckland's volcanic features that are of local, regional, national and/or international significance are protected and, where practicable, enhanced.</p> <p>B4.2.1 Policies</p> <p>(8) Manage outstanding natural landscapes and outstanding natural features in an integrated manner to protect and, where practicable and appropriate, enhance their values.</p>	<p>Pukekawa/Auckland Domain is scheduled as an Outstanding Natural Feature. Although the Plan Change will not physically affect Pukekawa there is the potential for landscape/visual effects. Therefore, the Plan Change includes an objective and assessment criteria to ensure new development is respectful of its landscape context.</p> <p>Additionally, an assessment of Landscape and Visual Effects has been undertaken to help inform the Plan Change application. The Visual Effects Assessment finds that the physical and visual integrity, aesthetic values and memorability of the ONF will not be adversely affected by development enabled by the Plan Change. As part of this assessment the visual</p>

	<p>effects of the Plan Change have been assessed from a number of representative viewpoints within the Auckland Domain which were decided in collaboration with Auckland Council. These viewpoints include the Domain playing fields, Domain Winter Gardens, the War Memorial Museum Front Lawn, the Auckland War Memorial Museum Front Lawn (West). Additionally, indicative montages have been taken from Maunsell Avenue and George Street.</p> <p>The Visual Effects Assessment finds that from the Domain Playing Fields the Plan Change will have negligible visual effects as it will be screened by mature plantings in the south eastern part of the Domain, flanking George Street.</p> <p>Development enabled by the Plan Change will be visible from the Domain Wintergardens however, it will be viewed in association with the Parkwood Apartments towards the western end of George Street. The Visual Effects Assessment finds that development enabled by the Plan Change will not adversely affect the visual integrity of the War Memorial Museum which would remain the significant iconic building in the view. The form, height and scale of development enabled by the Plan Change is appropriate in this location adjacent to the wide expanse of the Domain grounds. In terms of the visual bulk of development</p>
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	<p>enabled by the Plan Change, the combination of the use of height areas, building separations and controls on maximum tower dimensions above the podium would reduce the visual bulk and scale. Therefore, the Visual Effects Assessment concludes that although the proposal may be highly visible but may have minor visual effects, depending largely on the context in which the development is seen and the quality of the built form and development.</p> <p>The Auckland War Memorial Museum Front Lawn viewpoint was selected due to the popularity of this lawn for events and also because it encompasses the iconic view towards the War Memorial Museum across the foreground and open space of the lawn. Development enabled by the Plan Change would be entirely screened by the landform and War Memorial Museum. Consequently, the visual effects of development enabled by the Plan Change would be negligible from here.</p> <p>The Auckland War Memorial Museum Front Lawn (West) viewpoint was selected following discussions with Auckland Council following an analysis of the Zone of Theoretical Visibility ('ZTV') maps indicating that development enabled by the Plan Change would be visible from this location. The scene encompasses the</p>
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	<p>iconic view towards the War Memorial Museum across the foreground and open space of the lawn. The viewing audience would be large, comprising recreational users and visitors to the Domain in the vicinity of the front lawn.</p> <p>The visual effects assessment finds that development enabled by the Plan Change will be largely screened by the landform and War Memorial Museum with only a portion of the upper two levels of Building A being visible to the rear of the Museum. Consequently, the visual effects of development enabled by the Plan Change will be very low from here. While partially visible, development enabled by the Plan Change will not adversely affect the visual integrity of the War Memorial Museum and open space area to the north. In relation to the ancestral relationship of Mana Whenua to Pukekawa, Ngāti Whātua Ōrākei and Ngāti Tamaoho identified the potential impact of views to Maungakeikei (One Tree Hill) from the Auckland Domain and a photo of the view was provided by Ngāti Whātua Ōrākei's representative.</p> <p>In response, an analysis was prepared by Warren and Mahoney with regards to the photo provided and this was provided to both authorities (see Appendix 13). This analysis compared the following:</p> <ul style="list-style-type: none">• A theatrical building mass of a building that would comply with the current planning standards for the site, i.e. 27m height limit (which is less than the
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	<p>volcanic view shafts), building setbacks, height in relation to boundary, etc;</p> <ul style="list-style-type: none">• A potential scenario of a development that would be enabled by the proposed plan change; and• Building mass of a compliant building mass vs plan change scenario. <p>Following review of this further analysis, both authority representatives noted that they did not object to the additional height limits sought if the impact of the loss of this view is culturally offset within the final design of the development. The applicant will continue to work with Iwi regarding cultural offsetting and there is a trigger within the assessment criteria (IX.8.2(1)(a)(v) to ensure that the design process integrates mātauranga and tikanga.</p>
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Business – Mixed Use Zone	
<p>H13.2. Objectives</p> <p>(1) A strong network of centres that are attractive environments and attract ongoing investment, promote commercial activity, and provide employment, housing and goods and services, all at a variety of scales.</p> <p>(2) Development is of a form, scale and design quality so that centres are reinforced as focal points for the community.</p> <p>(3) Development positively contributes towards planned future form and quality, creating a sense of place.</p> <p>....</p> <p>(6) Moderate to high intensity residential activities and employment opportunities are provided for, in areas in close proximity to, or which can support the City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and the public transport network.</p> <p>(7) Activities within the zone do not compromise the function, role and amenity of the City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Local Centre Zone.</p> <p>(8) A mix of compatible residential and non-residential activities is encouraged.</p> <p>(9) Business – Mixed Use Zone zoned areas have a high level of amenity.</p> <p>H13.3. Policies</p> <p>(1) Reinforce the function of the city centre, metropolitan centres and town centres as the primary location for commercial activity, according to their role in the hierarchy of centres.</p> <p>(2) Enable an increase in the density, diversity and quality of housing in the centre zones and Business – Mixed Use Zone while managing any reverse sensitivity effects including from the higher levels of ambient noise and reduced privacy that may result from non-residential activities.</p> <p>(3) Require development to be of a quality and design that positively contributes to:</p> <p>(a) planning and design outcomes identified in this Plan for the relevant zone;</p> <p>(b) the visual quality and interest of streets and other public open spaces; and</p>	<p>The George Street Precinct is in keeping with the objectives and policies of the underlying Business – Mixed Use zone. Although the George Street Precinct provides for buildings within a similar height range to Newmarket Metropolitan Centre, development enabled by the Plan Change has been found to not impact the surrounding urban amenity and sit comfortably into the existing urban fabric. Development will be seen as an integral component of the wider Newmarket area and will be an appropriate form and scale for its location.</p> <p>The level of commercial floor space provided for in the precinct is not significantly greater than what a complying commercial development will result in. Therefore, the proposal does not undermine the role and function of Newmarket Centre.</p> <p>The George Street Precinct provides for high intensity residential and/or commercial development of the edge of Newmarket Metropolitan Centre to support an efficient use of land and public transport.</p> <p>The increase in height will not affect special character or identified landscape features as the height limit is</p>

<p>(c) pedestrian amenity, movement, safety and convenience for people of all ages and abilities.</p> <p>(4) Encourage universal access for all development, particularly medium to large scale development.</p> <p>(5) Require large-scale development to be of a design quality that is commensurate with the prominence and visual effects of the development.</p> <p>(6) Encourage buildings at the ground floor to be adaptable to a range of uses to allow activities to change over time.</p> <p>(7) Require at grade parking to be located and designed in such a manner as to avoid or mitigate adverse effects on pedestrian amenity and the streetscape.</p> <p>....</p> <p>(9) Discourage activities, which have noxious, offensive, or undesirable qualities from locating within the centres and mixed use zones, while recognising the need to retain employment opportunities.</p> <p>(10) Discourage dwellings at ground floor in centre zones and enable dwellings above ground floor in centre zones.</p> <p>(11) Require development to avoid, remedy or mitigate adverse wind and glare effects on public open spaces, including streets, and shading effects on open space zoned land.</p> <p>(12) Recognise the functional and operational requirements of activities and development.</p> <p>(13) In identified locations within the centres zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone enable greater building height than the standard zone height, having regard to whether the greater height:</p> <ul style="list-style-type: none"> (a) is an efficient use of land; (b) supports public transport, community infrastructure and contributes to centre vitality and vibrancy; (c) considering the size and depth of the area, can be accommodated without significant adverse effects on adjacent residential zones; and (d) is supported by the status of the centre in the centres hierarchy, or is adjacent to such a centre. <p>(14) In identified locations within the centre zones, Business – Mixed Use Zone, Business – General Business Zone and Business – Business Park Zone, reduce building height below the standard zone height, where the standard zone height would have significant adverse effects on identified special character,</p>	<p>below the Volcanic Viewshaft.</p> <p>To ensure development with the additional height enabled within the precinct integrates with the surrounding development and demonstrates an overall design strategy, a design-based approach has been implemented, with all building development requiring assessment against a tailored set of criteria.</p> <p>The Plan Change is in keeping with the relevant objectives and policies.</p>
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identified landscape features, or amenity.

(15) In areas surrounding the city centre, recognising their proximity and accessibility to the Business – City Centre Zone and Business – Metropolitan Centre Zone at Newmarket, provide opportunities for substantial office activities in the Business – Local Centre Zone and Business – Mixed Use Zone.

...

(17) Provide for a range of commercial activities that will not compromise the function, role and amenity of the City Centre Zone, Business – Metropolitan Centre Zone, Business – Town Centre Zone and Business – Local Centre Zone, beyond those effects ordinarily associated with trade effects on trade competitors.

(18) Enable the development of intensive residential activities

...

(20) Promote and manage development to a standard that: recognises the moderate scale, intensity and diversity of business, social and cultural activities provided in the zone; recognises the increases in residential densities provided in the zone; and avoids significant adverse effects on residents.