

The Proposed Auckland Unitary Plan (notified 30 September 2013)

3.2 Central Wharves

The activities, controls and assessment criteria in the underlying General Coastal Marine and City Centre zones and Auckland-wide rules apply in the following precinct, unless otherwise specified.

Refer to the planning maps for the location and extent of the precinct.

1. Activity table

1. The activities in the General Coastal Marine zone apply to the CMA in the Central Wharves precinct unless otherwise specified in the activity table below.
2. The activities in the City Centre zone apply to land in the Central Wharves precinct unless otherwise specified in the activity table below.
3. Those activities in the CMA marked with * apply when the activity is on a CMA structure.
4. The temporary activities provisions applying to the use of public places within the City Centre zone as set out in [clause 6.5](#) of the Auckland-wide - Temporary Activities rules apply to existing CMA structures within the Central Wharves precinct.

Activity table – Central Wharves precinct		
Activity	CMA [rcp]	Land [dp]
Reclamation, declamation, drainage, deposition and dumping		
Reclamation or drainage	D	NA
Declamation	RD	RD
Dredging, extraction and disturbance		
Maintenance dredging	RD	NA
Capital works dredging	RD	NA
Residential		
Dwellings on Princes Wharf	P	NA
Visitor accommodation on Princes Wharf	RD	NA
Commerce		
Aquaculture activities	Pr	NA
Commercial services on Princes Wharf	P*	NA
Entertainment facilities on Princes Wharf	P*	NA
Maritime passenger operations, excluding freight movement and storage	P*	P
Offices on Princes Wharf	P*	NA
Parking on wharves accessory to marine and port activities, maritime passenger operations and events	P*	NA
Parking on wharves that is not accessory to marine and port activities and maritime passenger operations and events (excluding Princes Wharf)	NC*	NA
Parking on Princes Wharf	P*	NA
Retail on Princes Wharf	P*	NA
Offices, retail, commercial services and entertainment facilities not specified as a permitted or non-complying activity	D*	D

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Community		
Public amenities	P*	P
Industry		
Marine and port activities for the refueling of vessels	RD*	RD
Marine and port activities	P	P
Industrial activities not otherwise specified as a permitted or restricted discretionary activity	D	D
Development		
Marine and port facilities	P	P
Marine and port accessory structures and services, excluding new pile moorings	P	P
Marinas	P	NA
Demolition of buildings	P*	P
Wave attenuation devices	RD	RD
Observation areas, viewing platforms, boardwalks and boat launching facilities	RD	RD
New and existing swing moorings including occupation and use by vessel to be moored	P	NA
Pile moorings existing at the date of notification of this Unitary Plan including occupation and use by the vessel to be moored	P	NA
New pile moorings established after the date of notification of this Unitary Plan including occupation and use by the vessel to be moored	RD	NA
Maimai	NC	NC
Minor cosmetic alterations and repairs to a building that does not changes its external design and appearance	P*	P
New buildings, and alterations and additions to buildings not otherwise provided for	RD*	RD
Structures or buildings within the CMA not listed as a permitted, restricted discretionary or non-complying activity	D	NA

2. Land and water use controls

The land and water use controls in the General Coastal marine zone apply to the CMA in the Central Wharves precinct and the land use controls in the City Centre zone apply to land in the Central Wharves precinct unless otherwise specified below.

2.1 Activities on Princes Wharf

- Activities on Princes Wharf must comply with the following:

Activity	Maximum gross floor area allowed as a proportion of the overall gross floor area of buildings on Princes Wharf allowed in clause 3.2 below
Visitor accommodation	30 percent
Retail	5 per cent
Offices (except the Ports of Auckland building or offices that are accessory to marine and port activities)	10 per cent

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Parking buildings and areas	35 per cent
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2.2 Parking

1. The number of parking spaces on Princes Wharf must not exceed 850, of which:
 - a. at least 60 per cent of the spaces must be for short term parking (non accessory)
 - b. at least five must be loading spaces.
2. On Princes Wharf, parking buildings or areas must not locate within 80m of the wharf, other than parking accessory to marine and port activities.
3. Development that does not comply with clauses 1-2 above is a non-complying activity.

3. Development controls

The development controls in the City Centre and General Coastal Marine zone apply in the Central Wharves precinct unless otherwise specified below.

3.1 Building height

Purpose: manage the height of buildings to achieve [policy 5](#) of the Central Wharves precinct.

1. Buildings must not exceed the heights specified on precinct plan 2.

3.2 Site intensity

Purpose: manage the scale, form and intensity of development to maintain the character of the Princes Wharf precinct.

1. The gross floor area of all buildings on Princes Wharf must not exceed 100,000m².

3.3 Public spaces and accessways

Purpose: manage public spaces and accessways to achieve [policy 8](#) of the Central Wharves precinct and [policy 25](#) of the City Centre zone.

1. Public accessways must be provided at ground level around the perimeter of Princes Wharf and Queens Wharf. The public accessways must have minimum dimensions as follows:
 - a. Princes Wharf: 6m
 - b. Queens Wharf: 10m
2. All public accessways within and around Princes Wharf and Queens Wharf must be available to the public at all times except when written approval has been obtained from the council to temporarily restrict access for security, safety or operational needs associated with port activities or events or where access is restricted for operational or safety reasons specified in the conservation covenants applying to the area.
3. Buildings or structures must not locate within the accessways. This control does not apply to verandahs or lawful temporary buildings or structures.
4. On Princes Wharf:
 - a. A minimum of 35 per cent of the overall wharf deck area must be maintained as external public space. A minimum of 30 per cent of this space must be located at the northern end of the wharf. For a length of 64m, external steps, ramps or landings must be provided to enable access from within the development down to the public areas at wharf deck level.
 - b. A minimum of 15 per cent of the total gross floor area of the wharf deck level and the first upper level of all buildings must be in the form of internal public spaces and accessways and must include:
 - i. internal pedestrian access to the northern end of the first upper level of any development,

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leading to the stairs or ramps required to provide access down to the wharf deck

- ii. an internal public space of at least 500m² on the first upper level of any development, commencing within 80m of the northern exterior wall, and designed to enable maximum views of the CMA.

3.4 Viewshafts

Purpose: manage development to maintain significant public views from the city to the harbour and adjacent landscape features.

1. Buildings or structures must not locate within those areas of land identified as landward viewshafts on precinct plan 2. This control does not apply to verandahs or lawful temporary buildings or structures.
2. Buildings and structures must not locate within or over those parts of wharves and waterspace identified as CMA viewshafts on precinct plan 2. This control does not apply to lawful temporary buildings or structures.
3. Development that does not comply with clauses 1-2 above is a non-complying activity.

4. Assessment - Restricted discretionary activities

4.1 Matters of discretion

For activities and development that is a restricted discretionary activity in the Central Wharves 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 City Centre zone and General Coastal Marine zone where the activity is in the CMA.

1. Declamation
 - a. construction or works methods, timing and hours of operation
 - b. location, extent, design and materials used
 - c. effects on coastal processes, ecological values, water quality and natural character
 - d. effects on public access, navigation and safety
 - e. effects on existing uses and activities
 - f. consent duration
2. Maintenance dredging and capital works dredging
 - a. The matters of discretion in [clause 5.1](#) of the General Coastal Marine zone rules apply.
3. Visitor accommodation on Princes Wharf
 - a. The matters of discretion in [clause 6.1.3](#) of the City Centre zone rules apply.
4. Wave attenuation devices
 - a. The matters of discretion in [clause 5.1](#) of the General Coastal Marine zone rules apply.
5. Observation areas, viewing platforms, boardwalks and boat launching facilities
 - a. The matters of discretion in [clause 5.1](#) of the General Coastal Marine zone rules apply.
6. New buildings, and alterations and additions to buildings not otherwise provided for
 - a. Building design and external appearance
 - b. effects on public access, navigation and safety.

4.2 Assessment criteria

For activities and development that is a restricted discretionary activity in the Central Wharves precinct, the following assessment criteria apply in addition to the criteria specified for the relevant restricted discretionary activities in the City Centre zone and the General Coastal Marine zone where the activity is in the CMA.

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1. Declamation
 - a. The adverse effects of declamation must be avoided, remedied or mitigated in respect of the effects of the final land/water configuration on:
 - i. the marine environment (including coastal processes, water quality, sediment quality and ecology) of the CMA
 - ii. hydrogeology (ground water) and hydrology
 - iii. sediment accumulation and the need for ongoing maintenance dredging of the CMA.
 - b. Declamation works, including the construction of seawalls, should avoid, remedy or mitigate the adverse effects of construction, particularly through the management of silt, contaminated soils and groundwater, and other contaminants
 - c. Declamation should be located and designed so that the adjacent land area can provide adequate public open space adjacent to, and public access around along the waters edge whether on land or on the adjacent water space.
2. Maintenance dredging and capital works dredging
 - a. The assessment criteria in clauses 5.2.1 and 5.2.11 of the General Coastal Marine zone rules apply in addition to the criteria below.
 - b. The dredging should be necessary to achieve the outcomes sought by the objectives and policies for the Central Wharves precinct.
3. Wave attenuation devices
 - a. The assessment criteria in clauses 5.2.1 and 5.2.16 of the General Coastal Marine zone rules apply in addition to the criteria below.
 - b. The location and design of the wave attenuation device should consider existing activities including marine related industries, other marina activities and/or adjoining residential/coastal activities.
4. Marine and port activities and marine and port facilities
 - a. The assessment criteria in clauses 5.2.1 and 5.2.16 of the General Coastal Marine zone rules apply.
5. Visitor accommodation on Princes Wharf
 - a. The assessment criteria in clause 6.2.3 of the City Centre zone rules apply.
6. Observation areas, viewing platforms, boardwalks and boat launching facilities
 - a. The assessment criteria in clauses 5.2.1 and 5.2.16 of the General Coastal Marine zone rules apply in addition to the criteria below.
 - b. The design and finish should complement and enhance the coastal environment, open spaces and pedestrian linkages.
7. New buildings, and alterations and additions to buildings not otherwise provided for
 - a. The assessment criteria in clause 6.2.1 of the City Centre zone rules apply in addition to the criteria below.
 - b. Effects on public access, navigation and safety should be avoided or mitigated.

5. Assessment - Development control infringements

5.1 Matters of discretion

In addition to the general matters set out in [clause 2.3](#) of the Ggneral provisions, the council will restrict its discretion to the matters below for the relevant development control infringement.

1. Building height

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- a. building scale and dominance / visual amenity effects
 - b. effects on the current or planned future form and character of the precinct
 - c. pedestrian access and amenity.
2. Site intensity
 - a. building scale and dominance / visual amenity effects
 - b. effects on the current or planned future form and character of the precinct
 - c. effects on the transportation network.
3. Public spaces and accessways
 - a. pedestrian access and amenity
 - b. operational requirements.

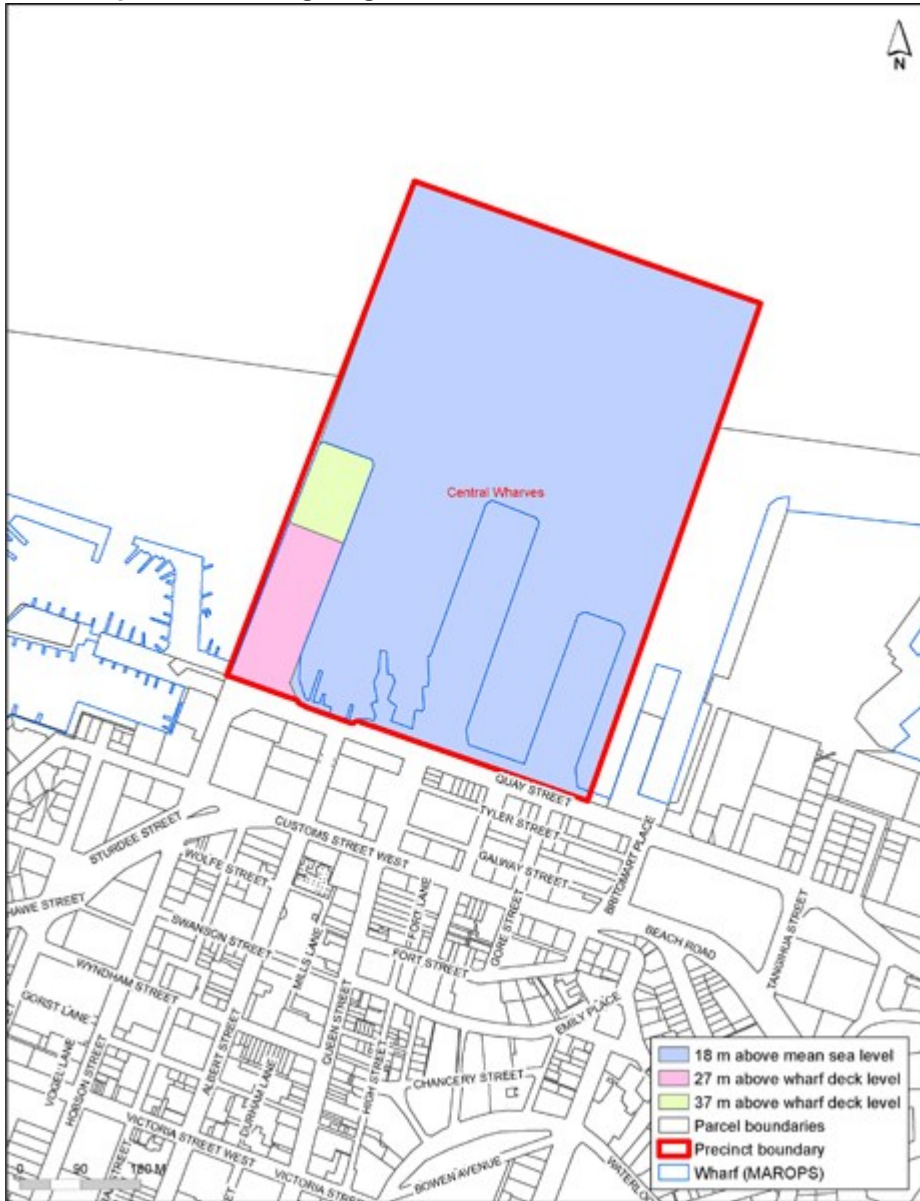
5.2 Assessment criteria

In addition to the general assessment criteria in [clause 2.3](#) of the general provisions rules, the council will consider the relevant assessment criteria below for the relevant development control infringement.

1. Building height
 - a. Building height may be exceeded where it would provide an attractive and integrated roof form that also meets the purpose of the control.
 - b. Where building height is exceeded, [policy 5](#) of the Central Wharves precinct and [policy 17](#) of the City Centre zone should be considered.
2. Site intensity
 - a. Development should be of a scale and form appropriate to the setting.
 - b. The scale and form of the development should be consistent with the current and future character of the Central Wharves as established through the objectives and policies for the Central Wharves precinct.
 - c. Adverse effects on the transportation network should be avoided, minimised or mitigated.
 - d. Development should not compromise marine and port activities, including maritime passenger operations.
3. Public spaces and accessways
 - a. Public access to the water's edge should be provided.
 - b. Operation of marine and port activities should be enabled.

6. Precinct plans

Precinct plan 1: Building heights



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Precinct plan 2: Viewshafts



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