

The Proposed Auckland Unitary Plan (notified 30 September 2013)

5.13 Gulf Harbour

The activities, controls and assessment criteria in the underlying zone apply unless otherwise specified below.

1. Activity table

The activity table of the underlying zone applies within the Gulf Harbour precinct unless otherwise specified in the activity table below.

Activity	Sub-precinct activity status				
	A	B	C	D	E
The conversion of a dwelling into a maximum of two dwellings	NC	NC	NC	NC	NC
A framework plan, amendments to an approved framework plan or a replacement framework plan for a defined comprehensive development area as shown in Precinct Plan 1 complying with clause 3.3 below	RD	RD	RD	RD	NA
A framework plan, amendments to an approved framework plan or a replacement framework plan for a defined comprehensive development area as shown in Precinct Plan 1 not complying with clause 3.3 below	NC	NC	NC	NC	NA
Subdivision, development or buildings in a comprehensive development area as shown in Precinct Plan 1 complying with an approved framework plan	D	D	D	D	NA
Subdivision, development or buildings in a comprehensive development area as shown in Precinct Plan 1 not complying with an approved framework plan, or prior to the approval of a framework plan	NC	NC	NC	NC	NA

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2. Notification

1. The council must publicly notify resource consent applications for development that do not comply with the development cap land use control in clause 3.1.1 below.
2. The council will consider restricted discretionary activity resource consent applications for framework plans (including amendments to an approved framework plan or a replacement framework plan) without the need for public notification, however limited notification may be undertaken, including notice being given to any owner of land within the sub-precinct(s) who has not provided their written approval.

3. Land use controls

1. The land use controls in the underlying zone apply in the Gulf Harbour precinct unless otherwise stated below.

3.1 Development cap

1. The total amount of development must not exceed the following:
 - a. for the Gulf Harbour precinct collectively:
 - i. 2913 dwellings
 - ii. 338 visitor accommodation rooms.
 - b. for sub-precinct A:
 - i. 7000m² combined total gross floor area for retail, commercial services and entertainment facilities
 - ii. 100 bed spaces in supported residential care facilities
 - iii. 100 dwellings
 - iv. 38 visitor accommodation rooms.
 - c. for sub-precinct B:
 - i. 2000m² combined total gross floor area for retail, commercial services and entertainment facilities
 - ii. 1000m² combined total gross floor area for offices.
2. Development that does not comply with clause 3.1.1 above is a non-complying activity.

3.2 Maximum density

1. Where more than one dwelling on a site is proposed in sub-precincts B, C and D, the number of dwellings on that site must not exceed the limits specified below:

Table 1

Sub-precinct	Density
Sub-precinct B and C	One dwelling per 150m ² net site area
Sub-precinct D	One dwelling per 275m ² net site area

2. Development that does not comply with clause 3.2.1 above is a discretionary activity.

3.3 Framework plans

1. New building or development must not take place within a comprehensive development area identified in Precinct Plan 1 unless it complies with an approved framework plan.
2. New building or development that does not comply with clause 3.3.1 above is a non-complying activity.

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3. Where an applicant elects to prepare a new, or amended, or replacement framework plan, the resource consent application shall:
 - a. apply only to land within a sub-precinct that the applicant is the owner of, or to sites in multiple ownership where the landowners make a joint application
 - b. comply with the controls specified for this precinct
 - c. comply with the general rules and information requirements applying to framework plans specified in [clause 2.6](#) of the general provisions
 - d. seek consent for the following:
 - i. roads (including street and pedestrian connections)
 - ii. open space.

3.4 Sub-precinct A – location of dwellings

1. Dwellings must not locate on the ground floor.
2. Dwellings that do not comply with clause 3.4.1 above are a discretionary activity.

3.5 Sub-precinct F – retention of open space

1. The land within sub-precinct F:
 - a. must be retained as open space by means of a covenant or like mechanism acceptable to the council
 - b. must not be used for purposes other than golf course purposes.
2. Development that does not comply with clause 3.5.1 above is a non-complying activity, except that the following will be assessed as discretionary activities:
 - a. buildings for the golf club, driving range tees, a golf school, and to house machinery and equipment to service the golf course.

4. Development controls

1. The development controls in the underlying zone apply in the Gulf Harbour precinct unless otherwise specified below.
2. Unless otherwise stated, development that does not comply with clauses 4.1 or 4.2 below is a discretionary activity.

4.1 Sub-precinct A - height

1. Buildings in sub-precinct A must not exceed 12m in height.
2. Buildings between 12m and 15m in height will be assessed as a restricted discretionary activity.
3. Buildings may exceed 15m in height for up to 50 per cent of the building coverage, provided that the extra height does not exceed 22m. This will be assessed as a discretionary activity.

4.2 Sub-precinct B - height

1. Buildings in sub-precinct B must not exceed 5 storeys in height.

4.3 Sub-precinct A - site coverage

1. The maximum building coverage is 50 per cent of net site area.

5. Subdivision controls

The subdivision controls in the Auckland-wide rules – [Subdivision](#) apply in the Gulf Harbour precinct unless

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otherwise specified below.

5.1 Framework plans

1. Subdivision must not take place within a comprehensive development area identified in Precinct Plan 1 unless it complies with an approved framework plan.
2. Subdivision that does not comply with clause 5.1.1 above is a non-complying activity.
3. Subdivision that does not comply with an approved Framework Plan is a non-complying activity.

6. Assessment - Restricted discretionary activities

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6.1 Framework plans

6.1.1 Matters of discretion

When assessing a framework plan, amendments to an approved framework plan or a replacement framework plan as a restricted discretionary activity, the council will restrict its discretion to the following matters:

1. the provision of roads and streetscape
2. indicative numbers and densities of household units and the location of dwellings, including site layout
3. within sub-precinct B, the type, form and scale of buildings, the nature and scale of proposed activities and their relationship to the water areas of the harbour and marina
4. within sub-precinct A; integration of new development with the existing commercial centre; the relationship between buildings, activities, neighbouring sites, public amenity areas and the waterway; the type, form and scale of building
5. the provision of pedestrian linkages
6. the provision of public open space, including where relevant, neighbourhood reserves, esplanades and pedestrian walkways
7. conservation values and landscape
8. provision of infrastructure.

Assessment criteria

When assessing a framework plan, amendments to an approved framework plan or a replacement framework plan as a restricted discretionary activity, the council will apply the following assessment criteria:

1. Whether the layout and design of roads will:
 - a. ensure appropriate connections to existing and future roads
 - b. respond to the site's existing landform, vegetation, views, natural water courses (for the purposes of stormwater runoff) and areas of public open space
 - c. accommodate safe traffic speeds and sightlines for all road users (pedestrians, cyclists and motorists)
 - d. provide sufficient width to accommodate expected traffic generation, parking, services, footpaths, cycle ways (where practicable) and amenity landscaping, and comply with the relevant code of practice.
 - e. promote a consistent design theme which will ensure high amenity values
 - f. have regard to the future design relationship between the road, adjoining land and adjacent precincts
2. Whether future development sites have been identified in a manner that:
 - a. responds to the context within which the development site is to be located, including roads, open space, pedestrian linkages, views and natural features
 - b. is appropriate to the type and form of housing (i.e. whether for single unit housing development or integrated development), having regard to the overall limit of 2913 dwellings, and in sub-precinct B, the desirability for household units to generally be located on levels other than ground level
 - c. is in accordance with the policies
 - d. has regard to the relationship with existing developed areas
 - e. gives consideration to the size, shape and aspect of the land and its suitability for future development, with particular regard to the relationship of the site to the road and adjoining sites

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- f. integrates the development of sites with the relevant sub-precinct as a whole
 - g. promotes a community identity, such as through provision of design processes and guidelines.
3. The extent to which the type, form and scale of buildings, the nature and scale of proposed activities, their relationship to the water areas of the harbour and marina, and their relationship to the existing commercial centre and public amenity areas give effect to the objectives and policies for the Gulf Harbour precinct.
4. Whether pedestrian linkages have been identified which will ensure:
- a. internal (to the sub-precinct) linkages between development sites
 - b. external linkages to natural features, reserves, public open space and adjoining precincts and, where relevant, to sub-precincts A and B
 - c. the siting and design of pedestrian pathways so that they are accessible, visible and safe.
5. Whether provision to be made for public open space:
- a. has regard to the existing provision of public open space in the vicinity and proposed provision for public open space
 - b. will meet the likely open space needs of the precinct to be served
 - c. serves the needs of the community, with reference to size, shape, aspect and intended form of development
 - d. enables sun access
 - e. has regard to the need for shelter
 - f. enables retention of views
 - g. promotes safety (surveillance from public streets and dwellings)
 - h. is an appropriate shape to accommodate children's play equipment
 - i. within sub-precinct B, ensures provision for and maintenance of public access, use and enjoyment of waterways, berthing facilities, and the water edge (including beach and promenades), with such provision to be protected by covenants or other legal mechanisms approved by the council
 - j. within sub-precinct A, ensures provision for and maintenance of public access, use and enjoyment of the water edge, band rotunda and promenades, with such provision to be protected by covenants or other legal mechanisms approved by the council
6. Whether the location and extent of neighbourhood reserves is consistent with and/or complementary to the neighbourhood reserve network, and must be considered having regard to the:
- a. relationship of the neighbourhood to other reserves and open spaces, existing and proposed
 - b. distance and accessibility of the neighbourhood reserve to users
 - c. quality of the reserve in terms of its potential to be used for structured and unstructured activities
 - d. relationship of the reserve to the surrounding street and site layout such that the personal safety, surveillance and convenience of users is promoted
 - e. opportunities to link open space networks, community facilities and public services
 - f. size of the population that will be served by the neighbourhood reserve
 - g. presence of other neighbourhood reserves in the vicinity (e.g. land adjoining or nearby to existing

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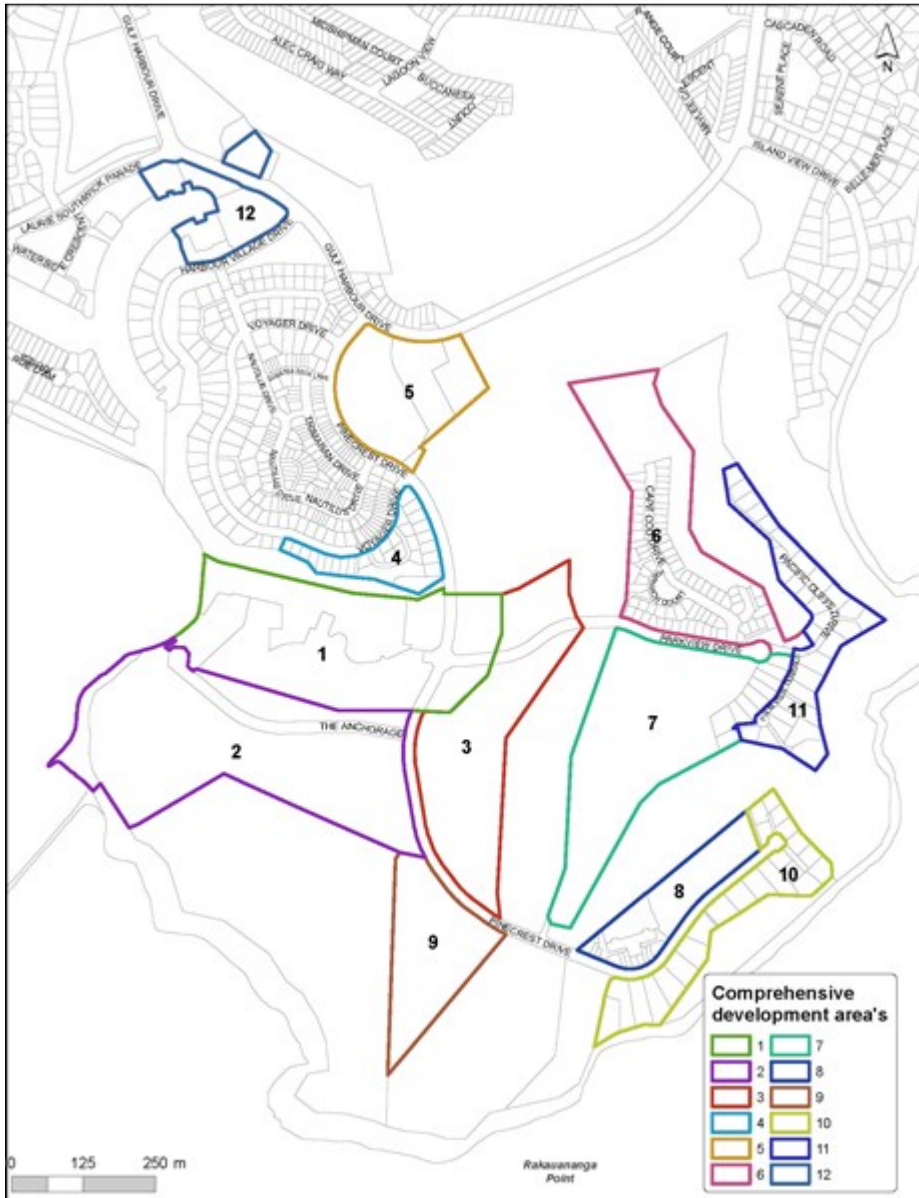
neighbourhood reserves may obviate the need to provide additional land, in which case a cash contribution shall be required).

7. Whether features of natural and historic heritage significance within the Gulf Harbour precinct are recognised by:
 - a. retaining and protecting native, significant exotic or historic trees
 - b. retaining bush and trees where this is necessary to achieve the planned character of each sub-precinct
 - c. retaining so far as practicable, bush and trees that contribute significantly to ecological or habitat values and amenity values or enhance the character of the area
 - d. undertaking earthworks, excavations and the removal of topsoil, only where and to the extent necessary to provide for the activities for which the land is to be used
 - e. designing the layout of sites and buildings so that watercourses or wetlands which are ecologically significant, and landforms which contribute to amenity values or the character of the locality are disturbed to the least practicable extent
 - f. protecting places or features which are listed for protection because of their historic, archaeological or cultural value, or which are recognised as having significance in those respects during the course of detailed planning or development
 - g. Whether existing natural features such as streams, the coast and vegetation have been identified, and natural features are protected or enhanced, by methods such as precinct design criteria or covenants.
8. Whether the availability and capacity of existing infrastructure including roads and in-ground services, and the proposed method(s) of servicing the development are satisfactory having regard to the type, intensity and scale of development proposed.

7. Precinct plans

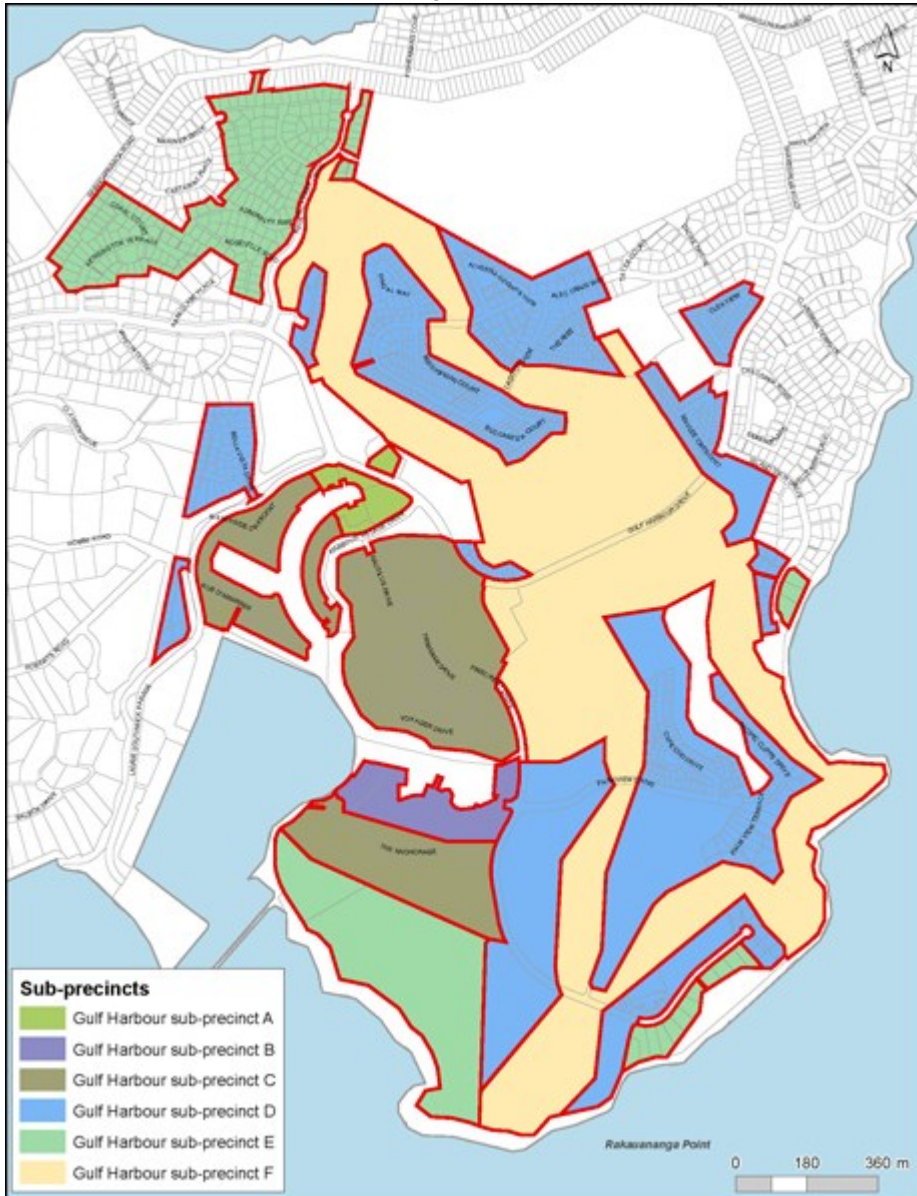
Precinct Plan 1: Gulf Harbour comprehensive development areas

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Precinct Plan 2: Gulf Harbour sub-precincts



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